

City of Fayetteville Staff Review Form

2021-0867

Legistar File ID

11/16/2021

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

10/29/2021

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RPZD-2021-000004: Residential Planned Zoning District (SOUTH OF 2936 S. BLACK OAK RD./RIVERSIDE VILLAGE, 682/683): Submitted by RAUSCH COLEMAN HOMES, INC. for properties located SOUTH OF 2936 S. BLACK OAK RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 101.77 acres. The request is to rezone the properties, once annexed, from R-A, RESIDENTIAL AGRICULTURAL to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

Budget Impact:

Account Number	Fund									
Project Number	Project Title									
Budgeted Item? <u> No </u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Current Budget</td> <td style="width: 10%;">\$</td> <td style="width: 30%; text-align: right;">-</td> </tr> <tr> <td>Funds Obligated</td> <td>\$</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Current Balance</td> <td>\$</td> <td style="text-align: right;">-</td> </tr> </table>	Current Budget	\$	-	Funds Obligated	\$	-	Current Balance	\$	-
Current Budget	\$	-								
Funds Obligated	\$	-								
Current Balance	\$	-								
Does item have a cost? <u> No </u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Item Cost</td> <td style="width: 10%;">\$</td> <td style="width: 30%; text-align: right;">-</td> </tr> <tr> <td>Budget Adjustment Attached? <u> No </u></td> <td>\$</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Remaining Budget</td> <td>\$</td> <td style="text-align: right;">-</td> </tr> </table>	Item Cost	\$	-	Budget Adjustment Attached? <u> No </u>	\$	-	Remaining Budget	\$	-
Item Cost	\$	-								
Budget Adjustment Attached? <u> No </u>	\$	-								
Remaining Budget	\$	-								

V20210527

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF NOVEMBER 16, 2021

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Ryan Umberger, Senior Planner

DATE: October 29, 2021

SUBJECT: **RPZD-2021-000004: Residential Planned Zoning District (SOUTH OF 2936 S. BLACK OAK RD./RIVERSIDE VILLAGE, 682/683):** Submitted by RAUSCH COLEMAN HOMES, INC. for properties located SOUTH OF 2936 S. BLACK OAK RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 101.77 acres. The request is to rezone the properties, once annexed, from R-A, RESIDENTIAL AGRICULTURAL to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

RECOMMENDATION:

City staff and Planning Commission recommend approval of RPZD-2021-000004 as shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is in south Fayetteville off S. Black Oak Road, immediately south of Combs Park. The subject property is composed of four parcels, encompassing approximately 101.77 acres, that lie within unincorporated Washington County. An associated annexation request (ANX-2021-000003) is under consideration to incorporate the subject property. In terms of the natural features of the site, the property is undeveloped with most of the tree canopy present near the West Fork White River which generally forms the east boundary of the subject property. The eastern extent of property is encumbered by the floodway and floodplain of the river. An unnamed protected tributary of the West Fork White River is present in the northeast quadrant of the property.

Proposal: The applicant requests to rezone the property to a Residential Planned Zoning District (RPZD) with two planning areas, described as follows:

- **Development Area A – 2.20 acres:** This planning area is intended to be commercial in nature with allowances for the following Use Units:
 - 1, City-wide Uses by Right
 - 13, Eating Places
 - 15, Neighborhood Shopping
 - 25, Offices
 - 26, Multi-Family

- 40, Sidewalk Cafes
- 46, Short Term Rental.

Setbacks include a front build-to zone 10-25 feet interior to the front property line and no setbacks on the side or rear, except when adjacent to a single-family, in which case the setbacks will be 15-feet. The applicant proposes a maximum building height of three stories and a minimum lot width of 18 feet. Other zoning and development requirements defer to the standards established in the CS zoning district.

- **Development Area B – 97.80 acres:** This planning area is intended to be residential and parkland/greenspace in nature with allowances for the following Use Units:
 - 1, City-wide Uses by Right
 - 8, Single-Family
 - 9, Two-Family
 - 10, Three and Four Family
 - 41, Accessory Dwellings
 - 46, Short Term Rentals

The applicant proposes a maximum of 250 residential lots and suggests the development will be a conservation-style subdivision formed to the natural features of the area. They propose approximately 17 acres of greenspace and an additional 33 acres of open space to be dedicated for a public park. Setbacks are a front build-to zone 0-25 feet interior to the front property line, five feet on the sides and rear, or 12-feet on the rear when measured from the centerline of an alley. The applicant proposes a maximum building height of two stories and 35 feet. Minimum lot widths and sizes are 40 feet and 4,000 square feet, respectively, which aligns with the NC, Neighborhood Conservation zoning district. Lots fronting greenspaces and trails will not have direct street frontage but instead 40 feet of width measured along the greenspace, allowing housing to face these areas. A density limitation is not proposed.

Two areas are identified for a cluster housing development plan. The first area is located close to the stream that bisects the property and will include a small trail extension that provides a mid-block access to the north. A small parking lot will be provided for these homes and the homes will face towards a public street with a large green space in front of the homes. The second cluster area will be near the entrance to the park. These units will have a narrow, one- way parking lot that will be screened from the street with landscaping and a short fence. These units will all face towards a common green that will be shared space for the residents. A smaller trail will connect these units together and provide a connection back to the park entrance. Cluster housing will comply with Chapter 164.22 Cluster Housing Development.

Land Use Compatibility: Staff finds that the proposal is generally compatible with surrounding land uses. The area is almost entirely undeveloped to the east, south and west of the subject property. Those areas reside in unincorporated Washington County. Though generally rural in nature, the proposal introduces a residential development near employment centers and a City park. North

of the property, in incorporated City limits are facilities for Black Hills, Lift It Moving and Storage, and those formerly occupied by Superior Industries Inc. Combs Park also abuts the property to the north. Development Area A would add roughly 2.2 acres of commercial or mixed-use property to the area. The presence of nearby services helps create a walkable neighborhood in an area that might otherwise be entirely vehicle dependent. Alley-loaded residences which require front build-to-zones instead of setbacks contribute toward creating an urban, pedestrian-friendly feel.

In terms of the natural features of the site, the proposed development is contextually sensitive to its environment. Development is proposed to be concentrated in a way that leaves the eastern third of the property, the area immediately south of Combs Park, undisturbed. Greenspace and tree preservation areas are intermittently dispersed throughout the development along a protected stream and two non-regulated streams near the north property line. Greenspaces are proposed to be activated with walking trails which would ultimately connect to a proposed extension of the White River West off-street trail. While the development is beyond the periphery of City limits, staff finds the proposal would create a complete and connected neighborhood in an area that might otherwise be typified by suburban sprawl. On the other hand, regional access to the further extents of the City would likely be limited to vehicular travel. The nearest school is Happy Hollow Elementary which is nearly three miles north of the proposed development. The nearest grocery store is further removed, with the Walmart Neighborhood Market at 660 W. Martin Luther King Jr. Boulevard.

Land Use Plan Analysis: Staff finds that the request is mostly inconsistent with the Future Land Use Map designation for the area and the City's adopted land use policies. The majority of the site is called out as an Industrial Area which is reserved for uses that could be considered a nuisance and require separation from other uses. Small portions of the site, along the river to the east, are designated as Natural Areas. The proposed development does not meet the intent of the Industrial Area designation which can be used to recruit and encourage new industry to locate in Fayetteville. The future land use designation, though, suggests green technologies and other remedial techniques should be taken to minimize noise, air, and water pollution. Staff finds the RPZD to be a more suitable transition to an area with significant ecological value. The proposed development meets the intent of the Natural Area designation in that those areas are to remain undeveloped. While Fayetteville does not include an adopted definition or standards for a conservation subdivision, the proposed RPZD could be construed as an example of one. Conservation subdivisions are specifically called out by the Natural Area future land use designation as a preferred development type. When considering if the development meets the goals in City Plan 2040 staff finds the proposal to be mixed. The infill score for this site is very low, which counters stated Goal #1 in City Plan 2040 Goal which is to make infill development a priority. Conversely, proximate employment centers and recreational facilities contribute toward meeting Goal #3, making compact and connected development the standard. Staff also finds that the urban design considerations on the site, such as the use of build-to-zones rather than front setbacks, alley-loaded development, and the addition of mixed-use services would meet the intent of Goal #4 to grow a livable transportation network. The Master Street Plan, however, does classify S. Black Oak Road as a Neighborhood Link Street, which calls for a design service volume of 6000 vehicle trips per day, indicating that future development could be absorbed should the street be redeveloped to those standards. Finally, regarding Goal #6 and the Enduring Green

Network, the proposal pays much heed to protecting some of the most sensitive portions of the property, particularly in continuing the corridor along the West Fork of the White River.

On the balance of considerations, staff finds the proposed RPZD to be compatible and consistent with existing land uses and adopted land use plans.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a varying score for the subject property, ranging from 0-3. The elements vary by the area of the property being considered, and include the following:

- Near Park (Combs Park)
- Near Water Main (8-inch main east of S. Black Oak Road)
- Appropriate Fire Response (Station #3, 1050 S. Happy Hollow Road)
- Near Paved Trail (St. Paul Trail)

DISCUSSION:

At the October 11, 2021 Planning Commission meeting, the Commission elected to hear both the associated annexation and planned zoning district request in tandem. The annexation was forwarded but the planned zoning district was tabled by the Commission until the October 25, 2021 meeting to allow time to revise the packet to create a more compatible request. In the intervening weeks the applicant included additional residential lots, clarification on permitted uses in each development area, diversified residential by-right uses in Development Area B, two areas identified for cluster housing, and specifications on the proposed trail system. Two members of the public spoke at the October 11th meeting. The first was a representative of the sellers of the property who supported the proposal and discussed the shortage of affordable homes in Fayetteville. The second, a neighbor, did not indicate whether they opposed or supported the development but urged the Commission to consider their responsibility to protect the safety, health, and welfare of the area.

At the October 25, 2021 Planning Commission meeting Commissioners voted to forward the item to City Council with a recommendation of approval with a vote of 5-2-0. Commissioner Canada made the motion and Commissioner Winston seconded. Commissioners Johnson and Garlock voted against the proposal. Commissioners in support of the item appreciated that the proposal would locate residences near a large employment center and deceptively close to downtown. Commissioners in favor characterized the proposed development as workforce housing and suggested it would improve attainable housing in the Fayetteville. Commissioners opposed to the item cited concerns with sprawl, the remoteness of the area, environmental sensitives, and opportunity to further concentrate residential density among the reasons for their opposition. Commissioner Johnson felt the inclusion of Use Unit 26, Multi-family Dwellings in Development Area B was inappropriate as well.

BUDGET/STAFF IMPACT:
N/A

Attachments:

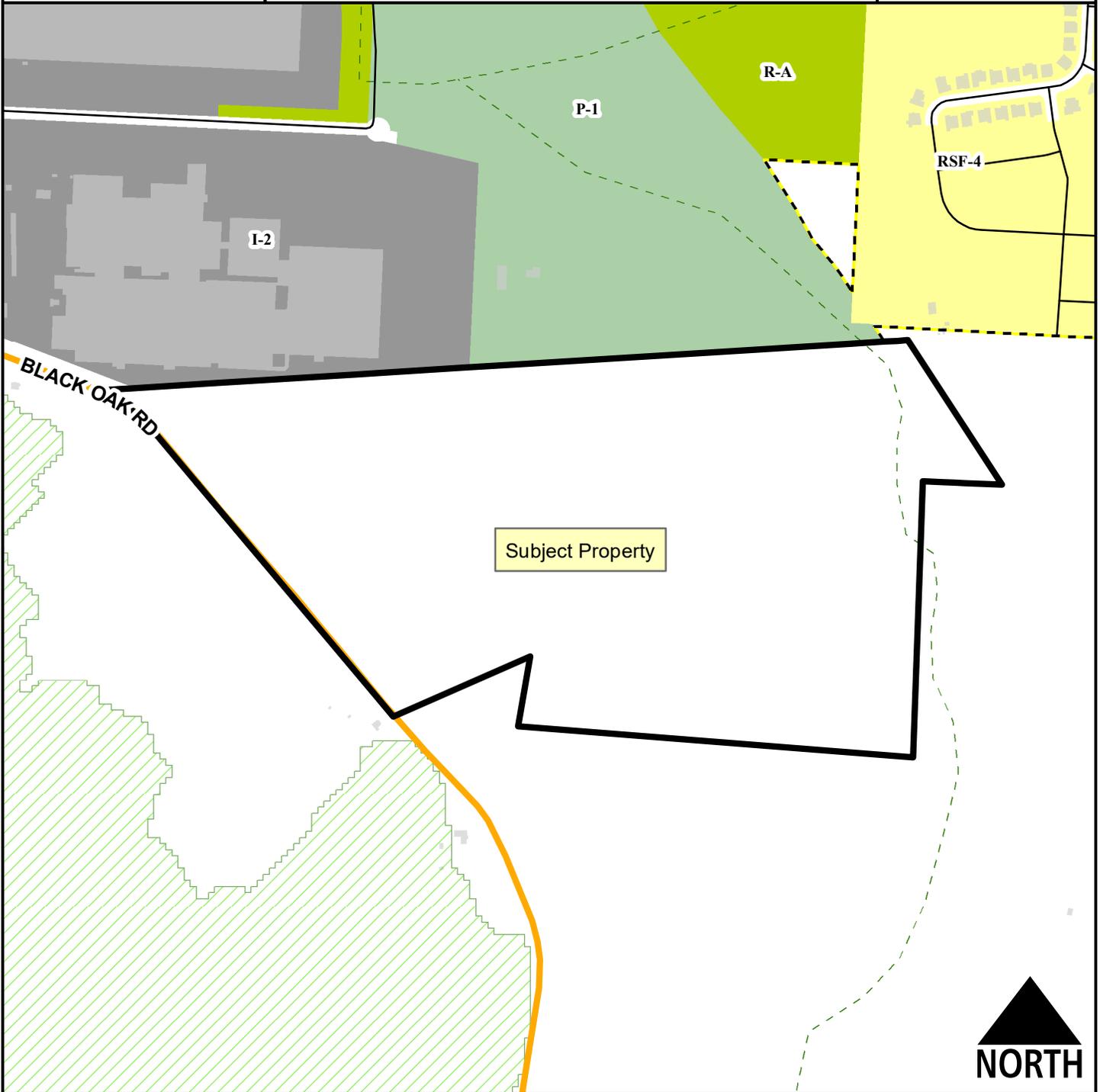
- Exhibit A
- Exhibit B
- Planning Commission Staff Report with RPZD Booklet

PZD-2021-000004

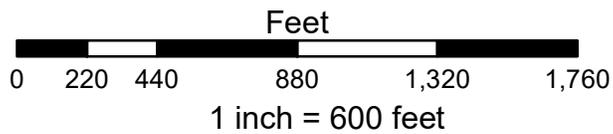
Riverside Village

PZD-2021-000004
EXHIBIT 'A'

Close Up View



- Neighborhood Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)



- Residential-Agricultural
- RSF-4
- I-2 General Industrial
- P-1

RPZD-2021-000004
EXHIBIT 'B'

PART OF THE E 1/2 OF THE SW 1/4 AND PART OF THE SE 1/4 OF SECTION 26 AND PART OF THE W 1/2 OF THE SW OF SECTION 25 ALL IN TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 26;
THENCE 1318.68 FEET EAST;
THENCE 1164.14 FEET NORTH TO THE POINT OF BEGINNING, SAID POINT BEING AN IRON PIN IN THE CENTER OF COUNTY ROAD #57, AS DESCRIBED IN DEED RECORD 93-63230;
THENCE WITH SAID COUNTY ROAD #57, AS DESCRIBED IN DEED RECORD 93-63202 AND DEED RECORD 93-63230 THE FOLLOWING FOUR COURSES:
THENCE N42°03'46"W 124.60 FEET;
THENCE N42°05'32"W 1129.42 FEET TO AN IRON PIN IN THE CENTER OF COUNTY ROAD #57;
THENCE N42°20'42"W 370.42 FEET;
THENCE N62°29'47"W 203.96 FEET TO THE CENTER OF COUNTY ROAD #57;
THENCE LEAVING SAID COUNTY ROAD #57 N84°22'16"E 3345.86 FEET;
THENCE S35°11'30"E 711.40 FEET;
THENCE N89°36'30"W 325.72 FEET;
THENCE S00°02'30"E 234.00 FEET;
THENCE S00°02'30"E 903.16 FEET;
THENCE N87°36'30"W 1631.00 FEET;
THENCE N07°55'50"E 292.33 FEET;
THENCE S64°12'15"W 616.00 FEET TO THE POINT OF BEGINNING, CONTAINING 96.76 ACRES, MORE OR LESS AND SUBJECT TO SOUTH BLACK OAK ROAD / COUNTY 57 ALONG THE WEST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.



TO: Fayetteville Planning Commission

THRU: Jonathan Curth, Development Services Director

FROM: Ryan Umberger, Senior Planner

MEETING: October 25, 2021 **Updated with Planning Commission Results**

SUBJECT: **RPZD-2021-000004: Residential Planned Zoning District (SOUTH OF 2936 S. BLACK OAK RD./RIVERSIDE VILLAGE, 682/683):** Submitted by RAUSCH COLEMAN HOMES, INC. for properties located SOUTH OF 2936 S. BLACK OAK RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 101.77 acres. The request is to rezone the properties, once annexed, from R-A, RESIDENTIAL AGRICULTURAL to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

RECOMMENDATION:

Staff recommends forwarding **PZD-2021-000004** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

"I move to forward **PZD-2021-000004** to City Council with a recommendation of approval, with conditions as outlined by staff."

October 11, 2021 PLANNING COMMISSION MEETING:

On October 11th, the item was tabled by the Planning Commission until the meeting scheduled for October 25th. Commissioners requested that the applicant revise the PZD packet to create a more compatible request. In the intervening weeks the applicant revised the document to include:

- **Additional residential lots;**
- **Clarification on permitted uses in each development area;**
- **Diversified residential by-right uses in Development Area B;**
- **Two area identified for cluster housing; and**
- **Trail specifications**

BACKGROUND:

The subject property is in south Fayetteville off S. Black Oak Road, immediately south of Combs Park. The subject property is composed of four parcels, encompassing approximately 101.77 acres, that lie within unincorporated Washington County. An associated annexation request (ANX-2021-000003) is under consideration to incorporate the subject property. In terms of the natural features of the site, the property is undeveloped with most of the tree canopy present near the West Fork White River which generally forms the east boundary of the subject property. The eastern extent of property is encumbered by the floodway and floodplain of the river. An unnamed protected tributary of the West Fork White River is present in the northeast quadrant of the property. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Superior Industries Combs Park	I-2, General Industrial P-1, Institutional
South	Undeveloped	Washington County
East	Undeveloped	Washington County
West	Undeveloped	Washington County

Proposal: The applicant requests to rezone the property to a Residential Planned Zoning District with two planning areas, described as follows:

- **Development Area A – 2.20 acres:** This planning area is intended to be commercial in nature with allowances for the following Use Units:
 - 1, City-wide Uses by Right
 - 13, Eating Places
 - 15, Neighborhood Shopping
 - 25, Offices
 - 26, Multi-Family
 - 40, Sidewalk Cafes
 - 46, Short Term Rental.

Setbacks include a front build-to zone 10-25 feet interior to the front property line and no setbacks on the side or rear, except when adjacent to a single-family, in which case the setbacks will be 15-feet. The applicant proposes a maximum building height of three stories and a minimum lot width of 18 feet. Other zoning and development requirements defer to the standards established in the CS zoning district.

- **Development Area B – 97.80 acres:** This planning area is intended to be residential and parkland/greenspace in nature with allowances for the following Use Units:
 - 1, City-wide Uses by Right
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The applicant proposes a maximum of 250 residential lots and suggests the development will be a conservation-style subdivision formed to the natural features of the area. They propose approximately 17 acres of greenspace and an additional 33 acres of open space to be dedicated for a public park. Setbacks are a front build-to zone 0-25 feet interior to the front property line, five feet on the sides and rear, or 12-feet on the rear when measured from the centerline of an alley. The applicant proposes a maximum building height of two stories and 35 feet. Minimum lot widths and sizes are 40 feet and 4,000 square feet, respectively, which aligns with the NC, Neighborhood Conservation zoning district. Lots fronting greenspaces and trails will not have direct street frontage but instead 40 feet of width measured along the greenspace, allowing housing to face these areas. A density limitation is not proposed.

Two areas are identified for a cluster housing development plan. The first area is located close to the stream that bisects the property and will include a small trail extension that

provides a mid-block access to the north. A small parking lot will be provided for these homes and the homes will face towards a public street with a large green space in front of the homes. The second cluster area will be near the entrance to the park. These units will have a narrow, one-way parking lot that will be screened from the street with landscaping and a short fence. These units will all face towards a common green that will be shared space for the residents. A smaller trail will connect these units together and provide a connection back to the park entrance. Cluster housing will comply with Chapter 164.22 Cluster Housing Development.

Public Comment: Two members of the public spoke at the October 11th Planning Commission meeting. The first was a representative of the sellers of the property who supported the proposal and discussed the shortage of affordable homes in Fayetteville. The second, a neighbor, did not indicate whether they opposed or supported the development but urged the Commission to consider their responsibility to protect the safety, health, and welfare of the area. They indicated concerns with traffic, the presence of nearby floodplain, wildlife, and air quality and noise associated with the adjoining industrial park.

INFRASTRUCTURE:

Streets: The subject property has approximately 1,830 feet of frontage along the east side of S. Black Oak Road. This road is paved and approximately 23 feet wide, but is otherwise unimproved, and consists of open ditches on either side. Any street improvements required in these areas would be determined at the time of development proposal. It should be anticipated that a Traffic Impact Study (TIS) will be required at the time of development proposal. This TIS should identify impacts to nearby streets due to increased traffic.

Water: Public water is available to the subject property. An 8-inch diameter water main is located along the east side of S. Black Oak Road near the property's frontage.

Sewer: Sanitary sewer is not available to the subject property. A main extension would be required with a future development. The nearest sanitary sewer main is approximately 1/4 of a mile to the northwest, at the intersection of S. Black Oak Road and E. Borick Drive.

Drainage: A portion of the subject area lies within a FEMA floodplain, has hydric soils, and a protected stream is present in the area. No portion of the property is located within the Hillside-Hilltop Overlay District.

The portion of the subject area within the FEMA floodplain will necessitate the need for a floodplain development review at the time of permit or plan submittal. This will restrict the type of development and impact allowed in flood zones; and may require additional documentation such as flood studies or elevation certificates depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA. floodplain is present throughout the entirety of the subject property.

Hydric soils are also present on the subject property. They are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It is important to

identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal. Hydric soils are present throughout the entirety of the subject property.

A protected stream is present in the subject area. Streamside Protection Zones generally consist of a protected area on each side of a stream or creek. This protected area is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, the protected area will be 50 feet wide as measured from the top of bank but, depending on the shape and extent of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited. The streamside protection area is present on the east side of the subject property. Any additional improvements or requirements for drainage will be determined at time of development.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. The primary fire and EMS response for this area is covered by the Round Mountain Fire Department (RMFD). RMFD is located approximately 7.6 miles away. The property is also covered by the Fayetteville Fire Department under an automatic aid agreement with RMFD. Per the agreement, if there is a reported structure fire in this area, RMFD is dispatched as well as the Fayetteville Fire Department. The Fayetteville Fire Department will respond with two fire companies and one command unit. This is a reduction of fire companies that are dispatched within the city limits of Fayetteville where five fire companies and one command unit are on the initial dispatch of a reported structure fire. EMS calls, service calls or other emergency calls types in this area will only get the response of RMFD.

Police: The Police Department did not comment on this request.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040's Future Land Use Map designates the properties within the proposed rezone as **Industrial and Natural Areas**.

Industrial Areas are those areas where buildings by their intrinsic functions, disposition or configuration, cannot conform to one of the other designated areas and/or its' production process requires the area to be separated from other uses.

Natural Areas consist of lands approximating or reverting to a wilderness conditions, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, many of which are identified in the generalized enduring green network. A Natural Area designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development stormwater infrastructure for all developments. Natural Areas are prime candidates for conservation subdivision design and/or clustered development patterns.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a varying score for the subject property, ranging from 0-3. The high score translates to a weighted score of 5 at the highest level. The elements vary by the area of the property being considered, and include the following:

- Near Park (Combs Park)
- Near Water Main (8-inch main east of S. Black Oak Road)
- Appropriate Fire Response (Station #3, 1050 S. Happy Hollow Road)
- Near Paved Trail (St. Paul Trail)

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: *Land Use Compatibility:* Staff finds that the proposal is generally compatible with surrounding land uses. The area is almost entirely undeveloped to the east, south and west of the subject property. Those areas reside in unincorporated Washington County. Though generally rural in nature, the proposal introduces a residential development near employment centers and a City park. North of the property, in incorporated City limits are facilities for Black Hills, Lift It Moving and Storage, and those formerly occupied by Superior Industries Inc. Combs Park also abuts the property to the north. Development Area A would add roughly 2.2 acres of commercial or mixed-use property to the area. The presence of nearby services helps create a walkable neighborhood in an area that might otherwise be entirely vehicle dependent. Alley-loaded residences which require front build-to-zones instead of setbacks contribute toward creating an urban, pedestrian-friendly feel.

In terms of the natural features of the site, the proposed development is contextually sensitive to its environment. Development is proposed to be concentrated in a way that leaves the eastern third of the property, the area immediately south of Combs Park, undisturbed. Greenspace and tree preservation areas are intermittently dispersed throughout the development along a protected stream and two non-regulated streams near the north property line. Greenspaces are proposed to be activated with walking trails which would ultimately connect to a proposed extension of the White River West off-street trail. While the development is beyond the periphery of City limits, staff finds the proposal would create a complete and connected neighborhood in an area that might otherwise be typified by suburban sprawl. On the other hand, regional access to the further extents of the City would likely be limited to vehicular travel. The nearest school is Happy Hollow Elementary which is nearly three miles north of the proposed development. The nearest grocery store is further removed, with the Walmart Neighborhood Market at 660 W. Martin Luther King Jr. Boulevard.

Land Use Plan Analysis: Staff finds that the request is mostly inconsistent with the Future Land Use Map designation for the area and the City's adopted land use policies. The majority of the site is called out as an Industrial Area which is reserved for uses that could be considered a nuisance and require separation from other uses. Small portions of the site, along the river to the east, are designated as Natural Areas. The proposed development does not

meet the intent of the Industrial Area designation which can be used to recruit and encourage new industry to locate in Fayetteville. The future land use designation, though, suggests green technologies and other remedial techniques should be taken to minimize noise, air, and water pollution. Staff finds the PZD to be a more suitable transition to an area with significant ecological value. The proposed development meets the intent of the Natural Area designation in that those areas are to remain undeveloped. The proposed PZD could be construed as a conservation subdivision which is specifically called out by the future land use designation. When considering if the development meets the goals in City Plan 2040 staff finds the proposal to be mixed. The infill score for this site is very low, which counters stated Goal #1 in City Plan 2040 Goal which is to make infill development a priority. Conversely, proximate employment centers and recreational facilities contribute toward meeting Goal #3, making compact and connected development the standard. Staff also finds that the urban design considerations on the site, such as the use of build-to-zones rather than front setbacks, alley-loaded development, and the addition of mixed-use services would meet the intent of Goal #4 to grow a livable transportation network. The Master Street Plan, however, does classify S. Black Oak Road as a Neighborhood Link Street, which calls for a design service volume of 6000 vehicle trips per day, indicating that future development could be absorbed should the street be redeveloped to those standards. Finally, regarding Goal #6 and the Enduring Green Network, the proposal pays much heed to protecting some of the most sensitive portions of the property, particularly in continuing the corridor along the West Fork of the White River.

On the balance of considerations, staff finds the proposed PZD to be compatible and consistent with existing land uses and adopted land use plans.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Staff finds that the proposed zoning is not necessarily justified at this time. That said, residential density with the addition of non-residential uses in this area, added open space, and potential connection to a multi-use trail shows that this proposed development is contextually sensitive to the surroundings and future of the area. On a larger scale, and to the applicant's point, the case could be made that the proposal is justified through a larger need for housing.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: The proposed PZD will increase traffic, and possibly to a significant degree. With the addition of potentially 250 homes staff finds this may negatively contribute to the free flow of vehicle traffic on S. Black Oak Road, with residents having no viable alternative transportation option to access the broader region. That said, with the potential for nearby walkable services in the area, staff finds that the concern is somewhat alleviated. The proposal also provides an opportunity to construct a portion of the planned White River West multi-use trail. Since the only nearby trail connections are

planned, though, the improvements would do little to provide multi-modal connectivity to the wider region in the short term. Given the proposed unit count the applicant will be required to submit a Traffic Impact Study (TIS) with any proposed preliminary plat, should the rezoning at this site be approved.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: Rezoning the property from its current zoning designation will significantly alter the potential population density in the area. Initial Engineering Division review indicates that utility extensions or upgrades are likely required, especially with regards to sanitary sewer service to the site, which would require a main extension. No comments were received from the Fayetteville Public School district.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
 - a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

Sec. 161.35. Planned Zoning Districts (PZD)

(B) *Purpose.* The intent of the Planned Zoning District is to permit and encourage comprehensively planned zoning and developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development. The City Council may consider any of the following factors in review of a Planned Zoning District application.

- (1) *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
- (2) *Compatibility.* Providing for compatibility with the surrounding land uses.
- (3) *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- (4) *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
- (5) *No negative impact.* Does not have a negative effect upon the future development of the area;
- (6) *Coordination.* Permit coordination and planning of the land surrounding the PZD and cooperation between the city and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.

- (7) *Open space.* Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
- (8) *Natural features.* Maximum enhancement and minimal disruption of existing natural features and amenities.
- (9) *Future Land Use Plan.* Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding policies of the Future Land Use Plan.
- (10) *Special Features.* Better utilization of sites characterized by special features of geographic location, topography, size or shape.
- (11) *Recognized zoning consideration.* Whether any other recognized zoning consideration would be violated in this PZD.

Findings: As outlined in previous findings, staff finds that the proposal is generally in line with the factors that may be considered with a Planned Zoning District. The proposed PZD is particularly well suited to meet the flexibility, harmony, open space, and natural feature tenets of the ordinance.

RECOMMENDATION: Staff recommends forwarding **PZD-2021-000004** to City Council, with a recommendation of approval, with conditions as outlined below.

Conditions of Approval:

1. Revise the PZD booklet and plans to reflect the following:
 - a. Identify the appropriate Use Units in the “Permitted Uses” row for each planning area;
 - b. Revise the booklet to include Use Unit 46, Short Term Rentals as a permitted use in both Development Areas.
2. The conceptual site plan for the property shall be revised in accordance with Parks and Recreation staff comments, including:
 - a. Setbacks in Development Area A shall be revised to match the CS standard, including no side or rear setbacks except in instances where a property abuts a residential district. In such cases side and rear setbacks are 15 feet;
 - b. Setbacks and building height maximums in Development Area B are revised to match the NC standard, including five-foot side and rear setbacks or 12-foot rear setbacks from the centerline of an alley when applicable;
 - c. Provide space to install a park sign on S. Black Oak Road;
 - d. Include a 40-foot buffer from house property lines to the dedicated park area;
 - e. Park access is provided on a typical Residential Link Street road section;
 - f. Access to the park must be large enough to host a trailhead and parking for at least five vehicles.
3. Any proposed lots without frontage shall provide adequate access for water, sewer, and emergency services;
4. Proposed streets shall meet minimum 2040 Master Street Plan requirements for Residential Link Streets and alleys; additional variances will be needed for alternative street sections;
5. Proposed fire apparatus access roads shall meet requirements as stated by all applicable fire codes;

6. Traffic Impact Study (TIS) shall be provided at the time of development proposal;
 7. A statement from an environmental professional regarding the presence of wetlands must be provided at the time of development proposal.
-

Planning Commission Action: Forwarded Tabled Denied

Meeting Date: October 25, 2021

Motion: Canada

Second: Winston

Vote: 5-2-0

BUDGET/STAFF IMPACT:

None

Attachments:

- Applicant Request Letter
- PZD Booklet
- One Mile Map
- Close Up Map
- Current Land Use Map
- Future Land Use Map

August 26, 2021

Jessie Masters
City of Fayetteville
113 W. Mountain Street
Fayetteville, AR 72701

RE: Armstrong Road Annexation and Planned Zoning District – Riverside Village

Please accept this letter as a request to annex four parcels, containing approximately 101.77 acres, into the Fayetteville City limits. Additionally, we are requesting rezoning of the subject property to Planned Zoning District. The subject properties are located on Black Oak Road, are currently undeveloped, and historically been used as hay fields. The West Fork of the White River is located along the east boundary of the properties.

Even though the property is outside of the city limits, the property is in a very convenient location. Downtown and the University Campus are only 3 miles away and Happy Hollow Elementary is about 2.5 miles away. Additionally, there are multiple parks in the area, including Walker Park, Combs Park, and White River Park, as well as Saint Paul Trail, which is planned to be connected to the Razorback Greenway and Town Branch Trail by 2026. Fire Station #3 is located less than 2 miles from the property.

Utilities are also present. There is an existing 8-inch water line adjacent to the site and an 8-inch sewer line, just north of the property. There is an existing utility easement in place that can be used to make the sewer connection. Upgrades to these utility lines are not expected.

The property itself has many unique properties, including the White River and associated floodplain, forest, fields, and a small creek that bisects the property. The associated site plan, which is being submitted as a Planned Zoning District, has been laid out to account for these important environmental features. Also, included with this submittal is a delineation study of Waters of the United States.

Consistent with the principles of a conservation subdivision, Riverside Village has been designed to: preserve native vegetation and tree canopy, protect, and preserve unique environmental resources, conserve open space, protect areas of significant riparian benefit and encourage recreation and exploration of environmental resources.

River frontage is a great amenity for this property and future residents, but the layout was formed around a much smaller feature. Bisecting the property, is a small intermittent stream that is flanked on either side by a variety of trees and shrubs, including red cedar, sassafras, oaks, and blackberries. On either side of the tree line, a walking trail will be constructed, establishing the western portion of the trail system. This trail system will also serve as access to the front doors for many of the homes.

Along the north property, there are two more intermittent streams that run through the trees. The entire north property line is being preserved to protect these streams and provide a natural buffer from the nonresidential land uses north of this site. Along Armstrong Road, a wide greenspace will remain in place to serve as a buffer from the street and to provide open space for the rear-loaded homes at the entrance.

One unique aspect of this project is the various parking locations scattered throughout the project. There are approximately 57 lots that do not have direct street frontage, for on-street parking. Rather, these lots are alley-loaded and face onto common greens, pathways, or forest preserves. The parking pods are offered in strategic locations to provide guest parking for these residences.

Additionally, a cottage development of approximately 11 units is being proposed. These units will be situated around a common green space and will have a trail system that connects to the larger, neighborhood trail system. These units will be subject to the cottage development ordinance.

The goal of this development is to have a variety of housing styles and sizes and a wide range of price points that are appealing and affordable to a range of families. Additionally, the development will provide many options for outdoor recreation, including a series of connected trails, access to woods, fields, and the West Fork of the White River. According to the City's trail construction schedule, the St. Paul Trail will be built out and connected to the Razorback Greenway by 2026. The planned trail connection is just north of this property and provides an excellent opportunity to connect this community to the broader community.

This project complies with most of the goals of City Plan 2040. The design is based on common principles of a conservation subdivision, by preserving open space, forests, and other natural resources. The project is surrounded on three sides by greenspace. The location of the subject property, while outside of the City limits, is very close to downtown Fayetteville and thousands of jobs. Pedestrian improvements within the subdivision and upcoming trail improvements from the City of Fayetteville Trails Department, will make this area extremely walkable and within close proximity to jobs and parks.

The project is very connected and compact, while also respecting many of the natural features of the property. Housing is a mixture of front and rear loaded homes, to respond to a wide variety of market needs. House sizes will vary in size from 1,100 square feet to 2,400 square feet, providing a range of house sizes and prices. Every home will have convenient access to trails, park land and open space. Future commercial uses have also been contemplated. The area at the northwest corner of the property is being reserved for future commercial use. It's doubtful that a commercial business is viable in this location today. However, in several years when the project is fully developed and tied into the trail system, a combination of homeowners and employees in the area could prompt the need for services in the area.

Walking and future trail access is very important component of this development plan. Approximately, 4,500' of walking trails are proposed for this development. We are also working with the Trails Coordinator to ensure a connection to the trail system when the St. Paul Trail is completed. Interior streets will have on-street parking, street trees and sidewalks, creating a welcome environment for pedestrians.

Greenspace, tree preservation and outdoor recreation are at the heart of the Riverside Village concept. Homes are surrounded by open space and trees. Tree preservation will also far exceed minimum requirements. Trails are provided throughout the project, so that every resident can walk, run, or ride a bike and enjoy the outdoors. Access to the river is also being provided, so that residents can fish, or kayak.

Regarding annexation policies, the subject property is adjacent to the city limits; the areas to be annexed include entire parcels and do not exclude any property; the boundaries follow the property lines; the properties do contain sensitive environmental areas and should therefore be annexed to protect these areas during development; public services are

available to serve the property; utilities are at are adjacent to the property; and upgrades to these utilities are not expected.

The fact is, Fayetteville and Northwest Arkansas as a region need more housing. Specifically, housing that is priced for modest wage earners. According to Our Housing Future: A Call to Action for Northwest Arkansas, which was prepared by the Walton Family Foundation, there are nearly 80,000 families projected to move to Northwest Arkansas' four largest cities by 2040. Approximately half of the new homes that will be needed must serve workforce households earning \$33,000-\$78,000. The City of Fayetteville can impact certain housing, particularly by financially supporting institutions and non-profits. However, none of the cities in the region can meet the overwhelming demand for new housing, particular at an affordable price point. This must be addressed by the private sector. This development provides an opportunity to provide new housing, in a location that is convenient to jobs, downtown, the trail system, and will provide outdoor recreational opportunities for residents.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jesse Fulcher". The signature is fluid and cursive, with the first name "Jesse" being more prominent than the last name "Fulcher".

Jesse Fulcher

Planned Zoning District

Riverside Village

TOTAL PLOTS = 71 STALS
TOTAL PAVED AREA = 4,827,019 SF (106.33 AC)
TOTAL CAPACITY TO BE AD = 1,193,642 SF (27.54 AC)
SPREADSHEET = 1,071,191 SF (24.58 AC)
TOTAL DEVELOPABLE = 2,226,787 SF (51.12 AC)
RAJUDO TOTAL = 422 IF



Ownership:
Pamela Skipper
Walter Skipper
Pamela Skipper Joint Revocable Trust
Jacki Mohney

Representative:
Jesse Fulcher
4058 N. College Avenue
Fayetteville, AR 72703

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LEGAL DESCRIPTIONS

Parcel Nos. 001-11269-001 and 001-11264-000

A part of the SE 1/4 of the SW 1/4, a part of the NE 1/4 of the SW 1/4, a part of the NW 1/4 of the SE 1/4, a part of the SW 1/4 of the SE 1/4, a part of the NE 1/4 of the SE 1/4 and a part of the SE 1/4 of the SE 1/4 of Section 26 and a part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the SW 1/4 of Section 25 all in Township 16 North, Range 30 West, Washington County, Arkansas and more particularly described as beginning at an iron pin in County Road # 57 that is 1318.68 feet East and 1164.14 feet North of the SW corner of the SE 1/4 of the SW 1/4 of said Section 26; thence S 87°45'20" E, 2986.0 feet; thence N 00°02'30" W, 234.0 feet; thence S 89°36'30" E, 325.72 feet to the center of West Fork of White River; thence down said River N 35°11'30" W, 711.4 feet; thence leaving said river, S 84°22'16" W, 3345.86 feet to the center of County Road # 57; thence with said road, S 62°29'47" E, 203.96 feet; thence S 42°20'42" E 370.42 feet to the point of beginning and containing 50.57 acres more or less and subject to the right-of-way of County Road #57 and any easements of record.

Parcel Nos. 001-11269002-001 and 001-11264-001

A part of the SW 1/4 of the SE 1/4 and a part of the SE 1/4 of the SE 1/4 of Section 26 and a part of the SW 1/4 of the SW 1/4 of Section 25 all in Township 16 North, Range 30 West, Washington County, Arkansas and more particularly described as beginning at an iron pin in the center of County Road #57 that is 2159.24 feet East and 233.53 feet North of the SE 1/4 of the SW 1/4 of said Section 26; thence N-64°-12'-15"-E, 616.0 feet; thence S-7°-55'-50"-W, 292.33 feet; thence S-87°-36'-30"-E, 1631.0 feet; thence N-0°-02'-30"-W, 903.16 feet; thence N-87°-45'-20"-W, 2986.0 feet to the center of County Road #57; thence along said road, S-42°-05'-32"-E, 1129.42 feet; thence S-42°-03'-46"-E, 124.6 feet to the point of beginning and containing 51.2 acres more or less and subject to the right of way of County Road #57 and any easements of record.



Scope & Concept

Riverside Village will be a conservation-style subdivision, located along the West Fork of the White River. The unique environmental features of the site formed the layout of the lots and streets. These include a Corp regulated stream that bisects the site, two non-regulated streams along the north property line, dense vegetation along the river and the floodplain of the river.

The project consists of approximately 244 single-family lots, as well as a future commercial/office lot at the north entrance. Homes along Black Oak Road will be set back from the road, providing a large greenspace area that provides privacy for the homes, as well as an area for outdoor recreation. Other homes will face onto tree preservation areas and will be provided with front-door access to the walking trails. Two areas within the site will be developed with cluster housing with shared parking.

Greenspace and outdoor recreation are the defining elements of this development plan. There will be approximately 17 acres of greenspace within the residential portion of the project and another 33 acres of open space that will be dedicated for a public park. In total, half of the entire property will be retained as greenspace and natural area. In addition to these valuable assets, residents will have access to several thousand feet of walking trails, including trail access to the banks of the river.

While this property is located south of Commerce Park, the area is very quiet, with several existing homes on the west side of Black Oak Road. The project has been designed with large vegetative buffers along Black Oak Road, to provide privacy for the homes facing Black Oak, and to provide a buffer from properties on the west side of the road. A very large buffer has also been provided on the north side of the project, to separate it from existing, non-residential land uses.

The Future Land Use Map designates the subject property as an Industrial Area, so the proposed, mixed-use project is not consistent with the Future Land Use Map. However, adding additional industrial uses across from several existing homes is not consistent or compatible with the existing land uses in the area. Nor is an industrial use of the property appropriate given the existing environmental resources. Further, there are multiple, undeveloped, industrial parcels within Commerce Park that have been vacate for decades.

The fact is, Fayetteville and Northwest Arkansas as a region need more housing. Specifically, housing that is priced for modest wage earners. According to Our Housing Future: A Call to Action for Northwest Arkansas, which was prepared by the Walton Family Foundation, there are nearly 80,000 families projected to move to Northwest Arkansas' four largest cities by 2040. Approximately half of the new homes that will be needed must serve workforce households earning \$33,000-\$78,000. The City of Fayetteville can impact certain housing, particularly by financially supporting institutions and non-profits. However, none of the cities in the region can meet the overwhelming demand for new housing, particular at an affordable price point. This must be addressed by the private sector. This development provides an opportunity to provide new housing, in a location that is convenient to jobs, downtown, the trail system, and will provide outdoor recreational opportunities for residents.

Development Standards

This PUD shall be governed by the use and development regulations of the Fayetteville Zoning Code except as provided as follows:

Development Area A (Commercial)

*All interior lots shall be provided access to a public street by access easement approved by the City of Fayetteville during development or platting review.

Gross Land Area	2.86 Acres
Permitted Uses	Use Units: 1, City-wide Uses by Right; 13, Eating Places; 15, Neighborhood Shopping; 25, Offices; 26, Multi-Family; 40, Sidewalk Cafes; 46, Short Term Rentals
Maximum Building Heights	No to exceed 3 stories
Minimum Lot Width	18 Feet
Front Setback	10-25 Foot Build to Zone
Rear Setback	None, except 15 Feet when adjacent to a single-family zoning district.
Side Setback	None, except 15 Feet when adjacent to a single-family zoning district.
Minimum Landscaping	Per Unified Development Code for CS District
Minimum & Maximum Parking Ratio	As per applicable use unit
Other Bulk and Area Requirements	As required within the CS District

Development Area B (Residential)

Gross Land Area	60.42 Acres
Permitted Uses	Use Units: 1, City-wide Uses by Right; 8, Single-Family; 9, Two-Family; 10, Three and Four Family; 41, Accessory Dwellings; 46, Short Term Rentals
<u>Maximum</u> Number of Lots	250
Minimum Lot Width	40 Feet *Lots that front open space will be at least 40 Feet wide, but without direct frontage on a street.
Minimum Lot Size	4,000 Square Feet
Maximum Building Height	2 Stories and 35 Feet
Off-Street Parking and Front Yard Coverage	Minimum of 2 parking enclosed off-street spaces require per dwelling unit.
Front Setback	0-25 Foot Build to Zone
Rear Setback	5 Feet
Rear Setback, From Centerline of an Alley	12 Feet
Side Setback	5 Feet

Existing County Zoning (Residential)

Gross Land Area	101 Acres
Permitted Uses	Use Units: ;46, Short Term Rentals
Maximum Number of Lots	439
Minimum Lot Width	75 Feet
Minimum Lot Size	10,000 Square Feet
Maximum Building Height	2 Stories and 35 Feet
Off-Street Parking and Front Yard Coverage	Minimum of 2 parking enclosed off-street spaces require per dwelling unit.
Front Setback	25 Feet
Rear Setback	20 Feet
Side Setback	10 Feet

TOTAL PARCELS = 71 TOTAL
TOTAL PAVED AREA = 4,027,017 SF 109.23 AC
TREE CANOPY TO REMAIN = 1,160,000 SF 27.24 AC
REVENUE = 1,021,140 SF 23.58 AC
TOTAL OPEN SPACE = 2,226,781 SF 63.12 AC
HAZARD TANK = 4029 SF



Purpose

The purpose of using the Planned Zoning District ordinance, is to allow flexibility in the application of zoning standards, so that this property can be developed based on the unique site conditions instead of the constraints of a basic zoning district. As described throughout this application, the subdivision has been laid out to account for the major environmental features, so that hardscapes are in harmony with the softscapes. The development provides a variety of housing types, provides for future nonresidential uses, and multi-family uses, and places homes in walking distance of major employers.

The layout also preserves approximately 35 acres of property along the West Fork of the White River. This will include an approximately 5-acre public park and an additional 30 acres of park property that will be dedicated to the City. We are also actively working with the Trails Department to connect the development to the extension of the Saint Paul Trail. Working together with staff, we will be able to preserve large areas of open space and natural features that will be beneficial to both the homes owners and the public.

Architectural Standards

Development in Planning Area A will comply with the design standards in Chapter 166.23 Urban Residential Design Standards, or Chapter 166.24 Nonresidential Design Standards. Lots with less than 50 feet of street frontage in Planning Area B shall comply with Chapter 164.23 Small Lot Design Standards.

Cluster Housing

Two areas will be devoted to a cluster housing development plan. The first area is located close to the stream that bisects the property and will include a small trail extension that provides a mid-block access to the north. A small parking lot will be provided for these homes and the homes will face towards a public street with a large green space in front of the homes. The second cluster area will be near the entrance to the park. These units will have a narrow, one-

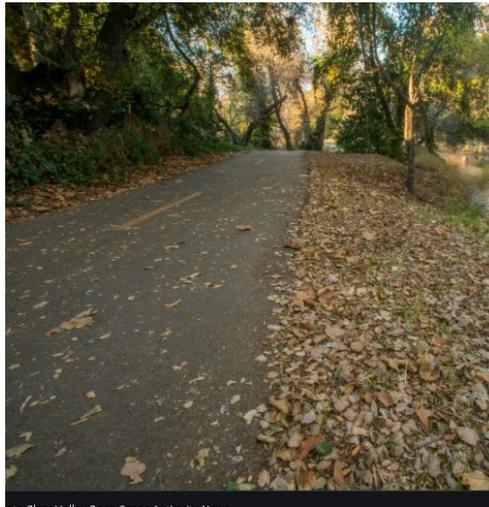
way parking lot that will be screened from the street with landscaping and a short fence. These units will all face towards a common green that will be shared space for the residents. A smaller trail will connect these units together and provide a connection back to the park entrance. Cluster housing will comply with Chapter 164.22 Cluster Housing Development.

Parks

The Parks Department has indicated that they have plans for improving Combs Park, which will be directly north of the 35 acres of park land that we will dedicate to the city. The park will be mainly a nature park, since it's running along the White River. Long term plans include a hard surface trail following the river. Additionally, there will be nature trails along the river. The open space on the east side of Riverside Village will provide the Parks Department with an opportunity to provide a variety of recreational uses, based on input from the public.

Trails

Trails will be an important focus within this development. For the units that face out onto common property, these trails will be the pedestrian access to the front of the homes. Further, the trail system will provide a pedestrian linkage between every resident and the planned park. Two additional mid-block trail sections will be constructed to offer more walking-route options. All trails will be 8-10 feet wide and constructed with either asphalt or concrete.



Landscaping and Screening

A landscape plan shall be submitted to the City during the preliminary plat. The plans will be designed to enhance the appearance of both the development and the Black Oak roadway frontage.

Development Area "A": The commercial property shall be developed in accordance with Chapter 177 of the Unified Development Code.

Development Area "B": The residential property shall be developed in accordance with Chapter 177 of the Unified Development Code.

Tree preservation and removal shall be governed by the standards of Chapter 167 of the Unified Development Code.

Grading and Utility Plans

Site grading and utility plans shall be submitted for review during the design phase of the development. All utilities are available to serve this development, including water and sewer. Drainage plans shall be prepared in accordance with City engineering requirements.

City Department Requirements

Unless specified otherwise within the PUD document, the development of this property shall be in compliance with other local, state and federal requirements, including those of the Fire Department and City Engineer.

Streets

Streets shall be constructed in accordance with City regulations.

Parking

Two car garages will be provided with each dwelling unit except for the cottage units, which will have parking areas to serve each of the units. Due to the unique design, with many homes fronting common property instead of public streets, parking pods have been provided throughout the site to allow for guest parking when needed. This will be in addition to on-street parking that will be allowed.

Restrictive Covenants

Restrictive covenants shall be adopted and recorded for the PUD with the subdivision plat. The maintenance of all common areas, including parks and entrances shall be the responsibility of the Homes Owners Association, or by the Fayetteville Parks Department, depending on final ownership.

Signage

Commercial signs shall be permitted in accordance with the standards of R-O, Residential Office regulations.

Residential subdivision entrance signs shall be permitted along Black Oak Road, in accordance with the sign regulations for RSF regulations.

Phasing

Development will commence upon approval of the PUD, preliminary plat and construction plans, in accordance with City regulations. The development of each phase is subject to changes in market conditions, but will generally follow the schedule outlined below:

Phase 1: 2022

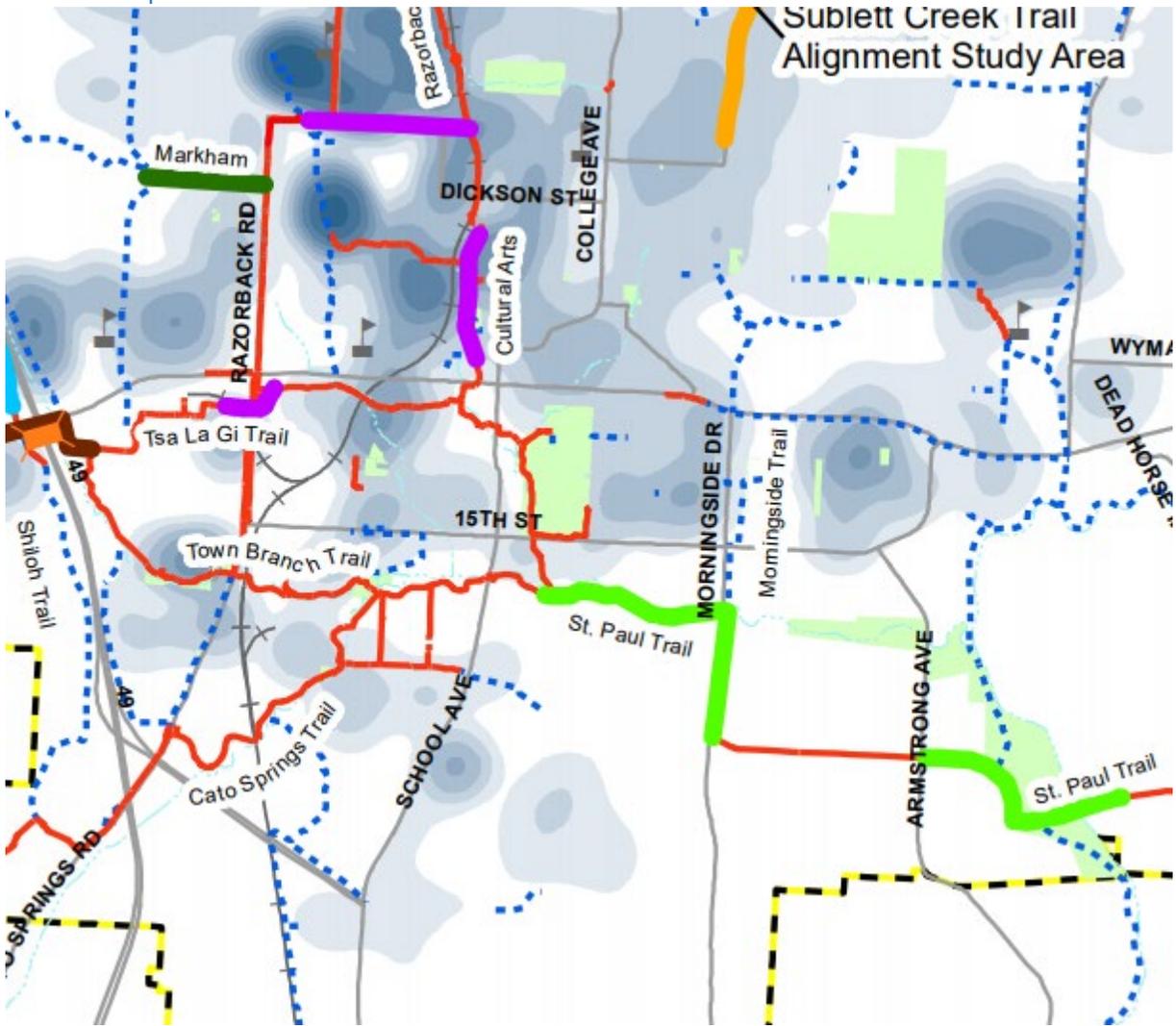
Phase 2: 2023

Phase 3: 2024

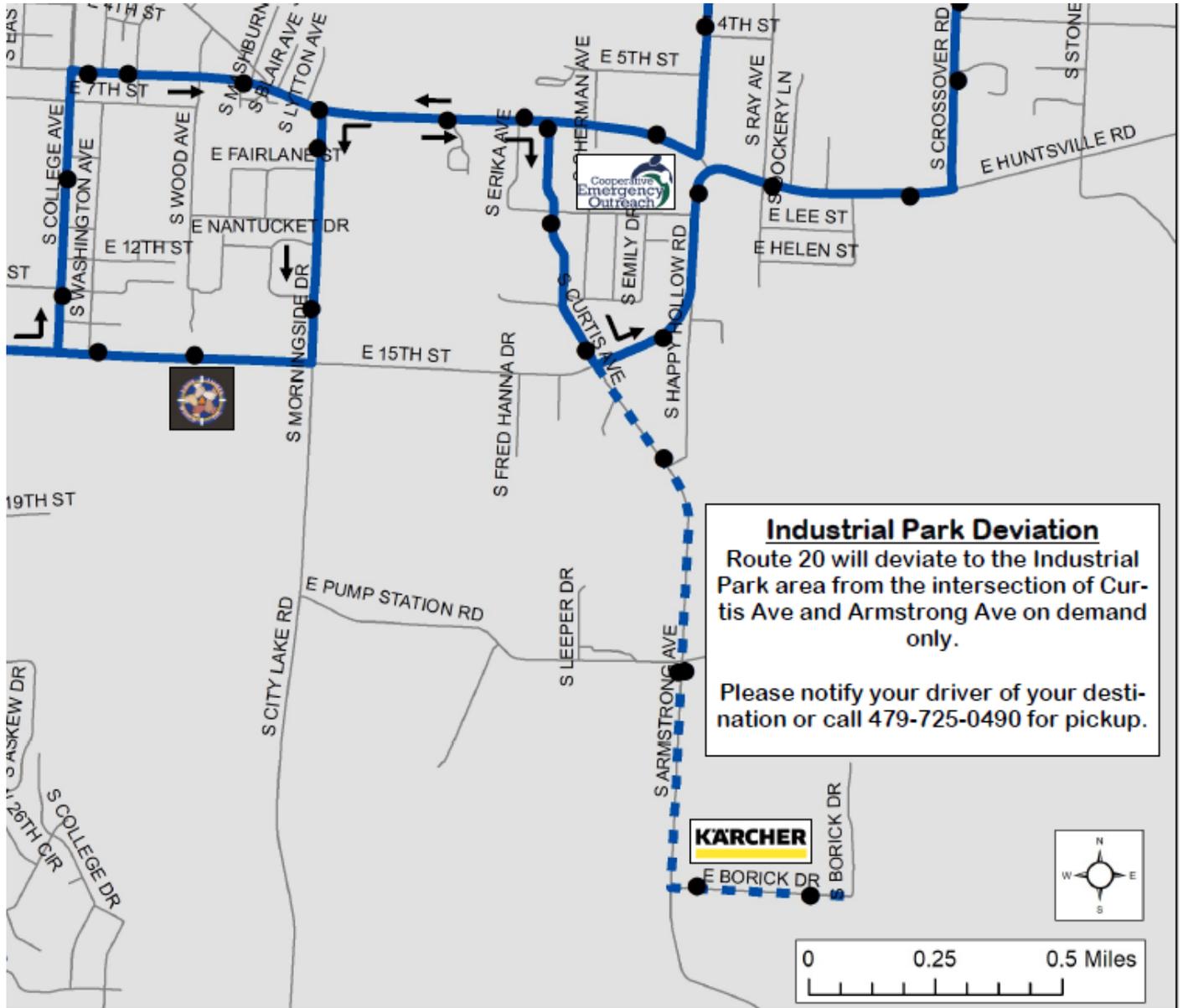
Phase 4: 2025

Development of the residential areas should occur in 3-5 phase. The commercial area will likely be developed during one the above phasing schedules. However, market conditions could expedite development or result in the commercial area being developed at a later date.

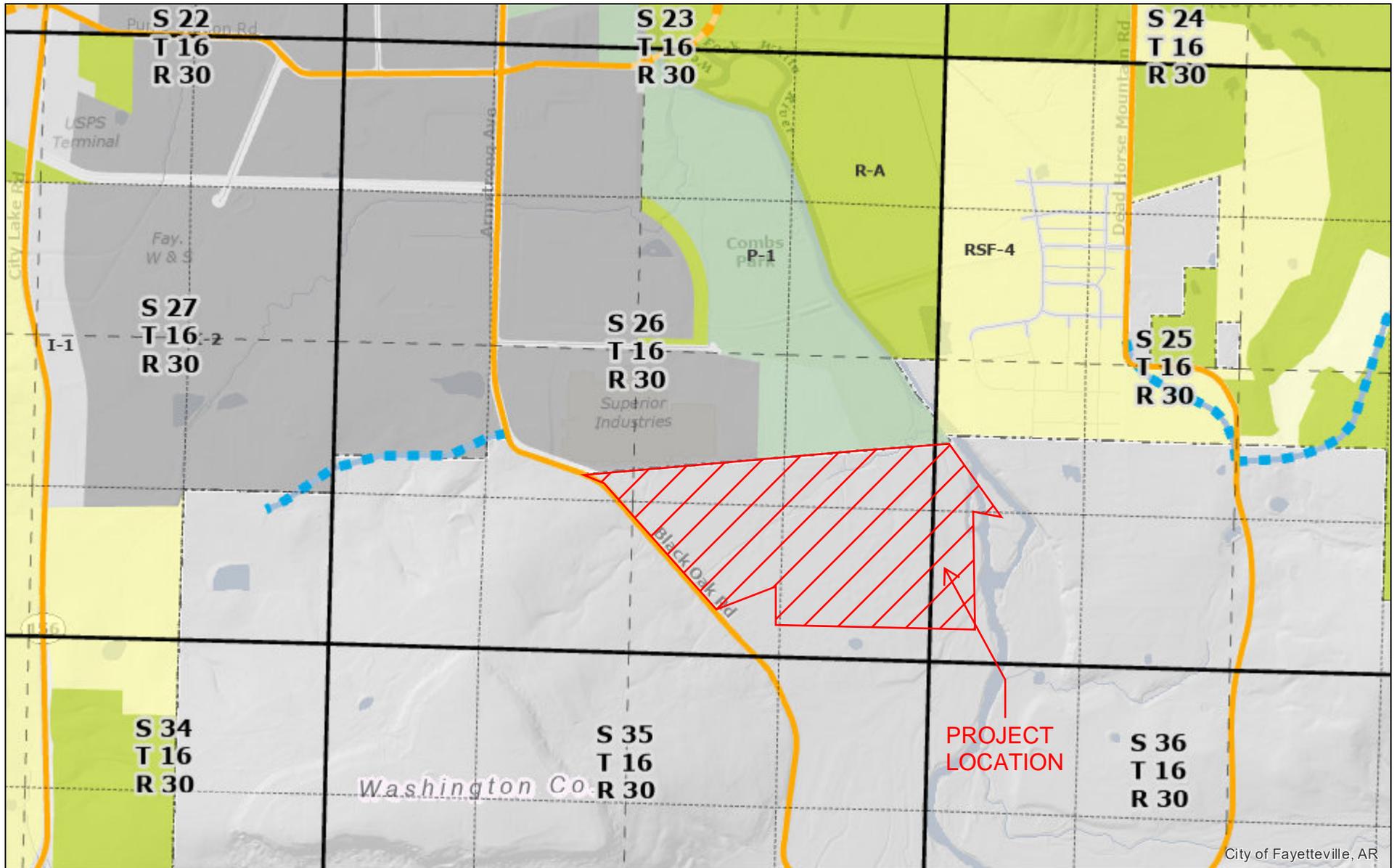
Trails Map



Ozark Regional Transit Route Map

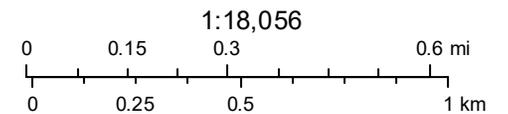


Riverside Village



9/16/2021, 12:05:23 PM

- Township PLSS Line
- Section
- Section
- Quarter Section
- Quarter Quarter Section

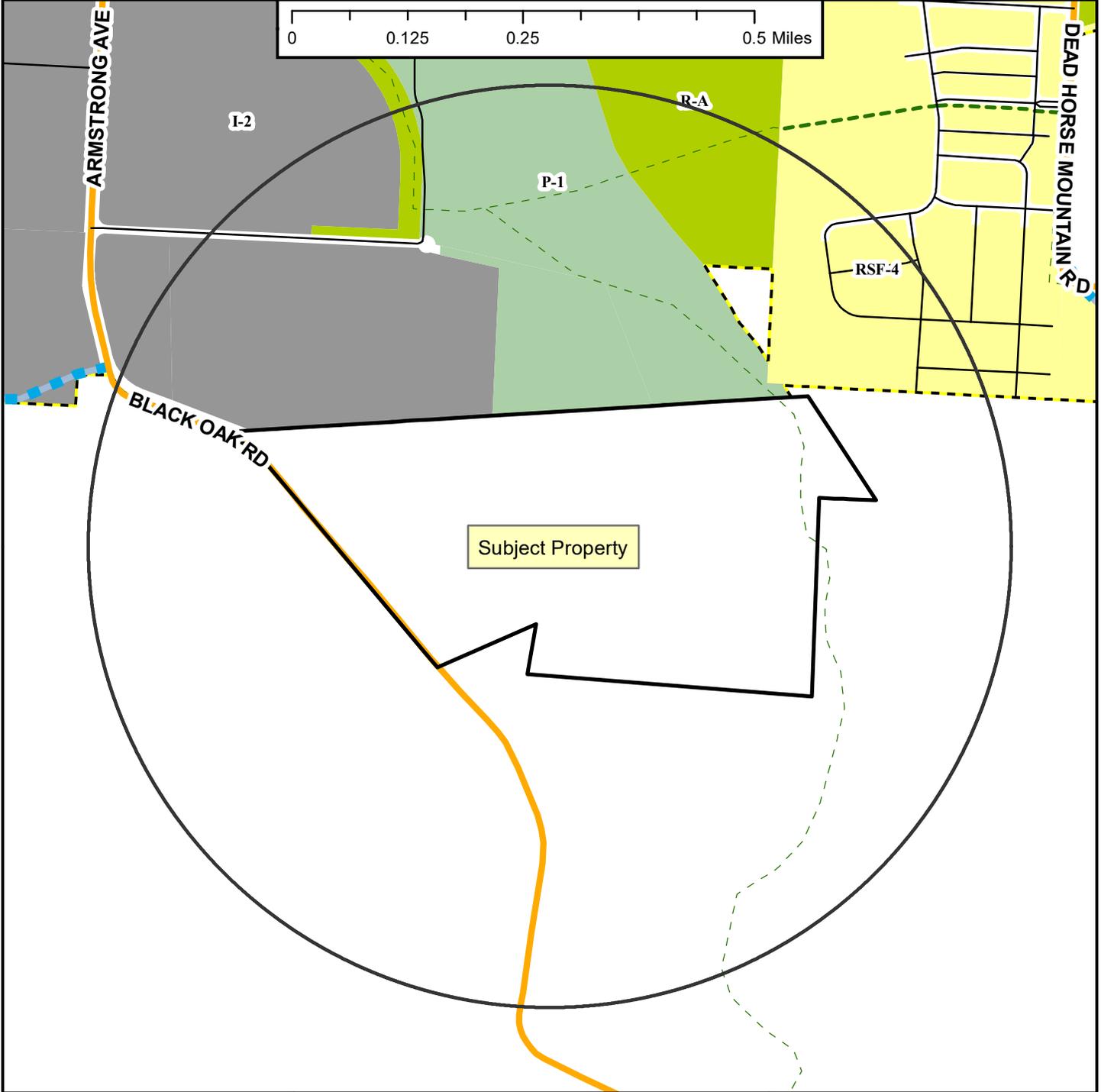
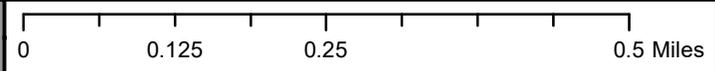


The data contained here in was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and the City of Fayetteville has no liability for any claims, actions, costs or damages of any nature included in the city's cost of defense, asserted by or on behalf of any other party arising from the use of this data. The City of Fayetteville makes no, nor does it imply, warranties with reference to the data. No word, phrase, or clause found here in shall be construed to waive the tort immunity set forth under Arkansas law.

PZD-2021-000004

Riverside Village

One Mile View



- Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area

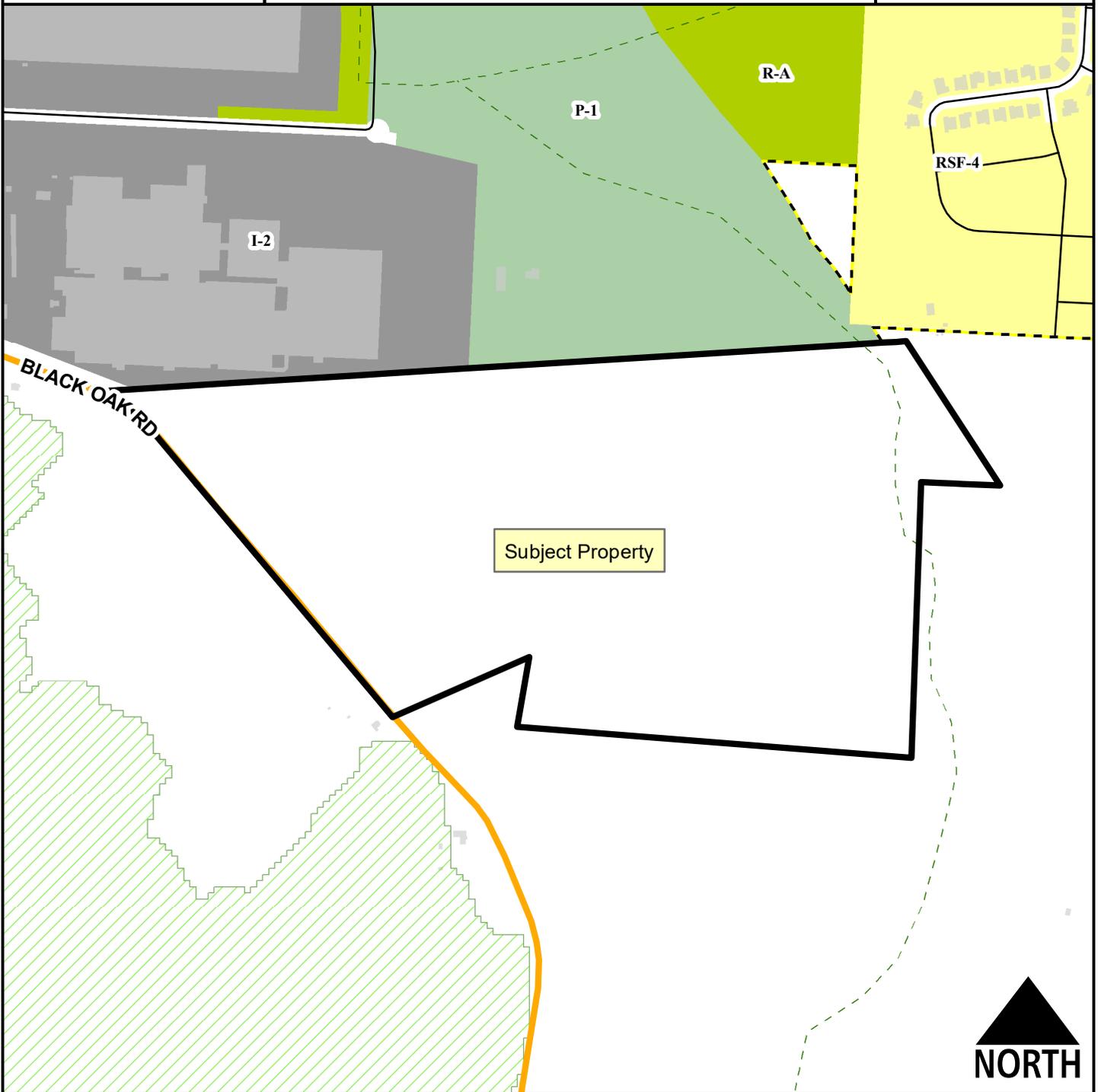


- | | |
|---|---|
| <p>Zoning</p> <p>RESIDENTIAL SINGLE-FAMILY</p> <ul style="list-style-type: none"> NS-G RI-U RI-12 NS-L Residential-Agricultural RSF-1 RSF-2 RSF-4 RSF-7 RSF-8 RSF-18 <p>RESIDENTIAL MULTI-FAMILY</p> <ul style="list-style-type: none"> RMF-6 RMF-12 RMF-18 RMF-24 RMF-40 <p>INDUSTRIAL</p> <ul style="list-style-type: none"> I-1 Heavy Commercial and Light Industrial | <p>EXTRACTION</p> <ul style="list-style-type: none"> E-1 <p>COMMERCIAL</p> <ul style="list-style-type: none"> Residential-Office C-1 C-2 C-3 <p>FORM BASED DISTRICTS</p> <ul style="list-style-type: none"> Downtown Core Urban Thoroughfare Main Street Center Downtown General Community Services Neighborhood Services Neighborhood Conservation <p>PLANNED ZONING DISTRICTS</p> <ul style="list-style-type: none"> Commercial, Industrial, Residential INSTITUTIONAL P-1 |
|---|---|

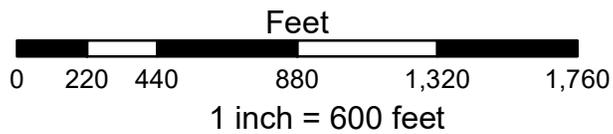
PZD-2021-000004

Riverside Village

Close Up View



- Neighborhood Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)

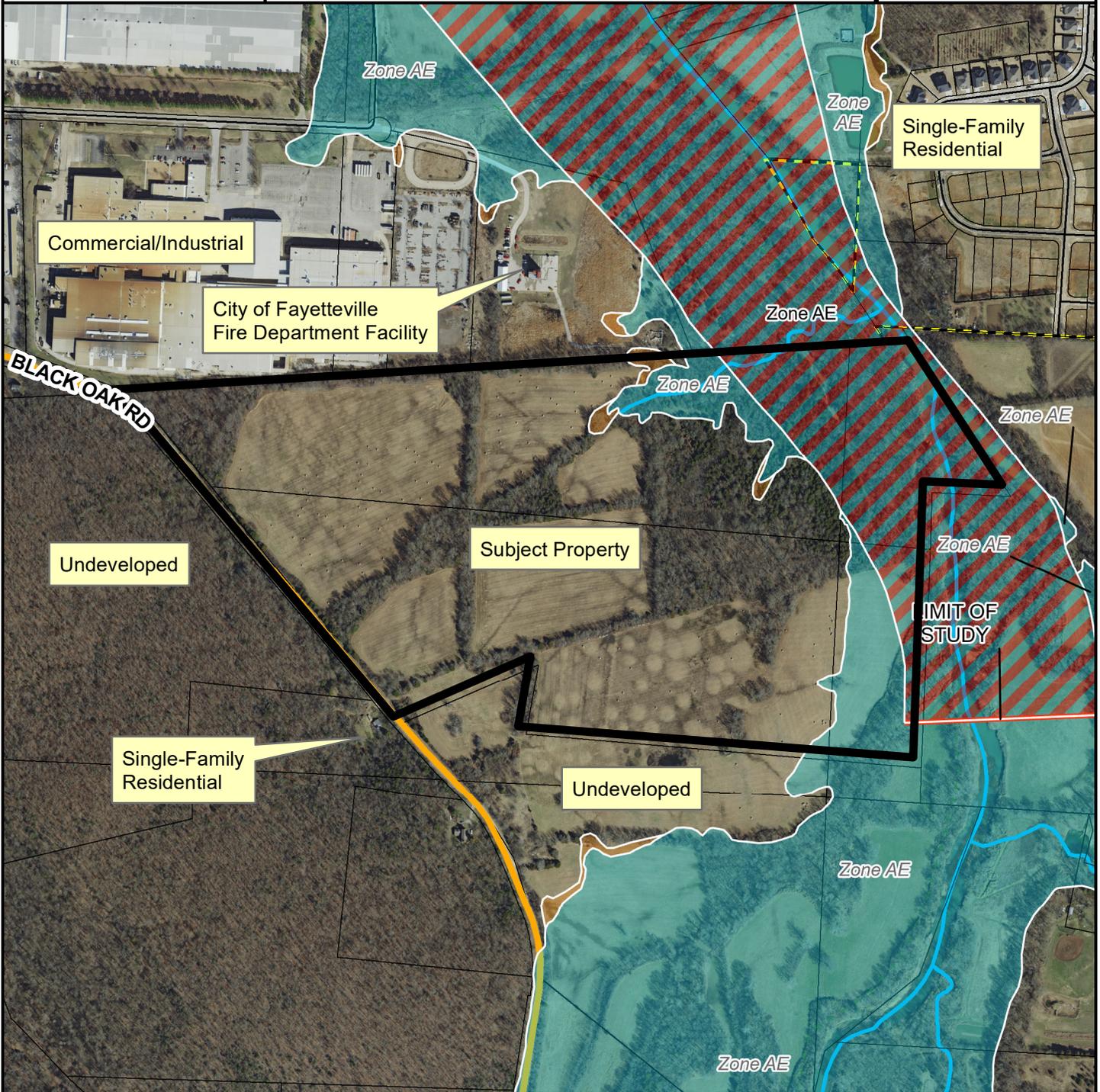


- Residential-Agricultural
- RSF-4
- I-2 General Industrial
- P-1

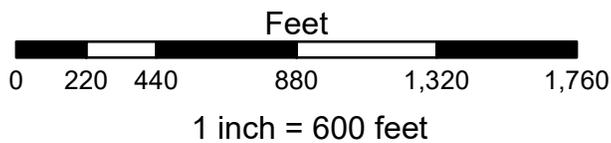
PZD-2021-000004

Riverside Village

Current Land Use



-  Neighborhood Link
-  Trail (Proposed)
-  Planning Area
-  Fayetteville City Limits



FEMA Flood Hazard Data

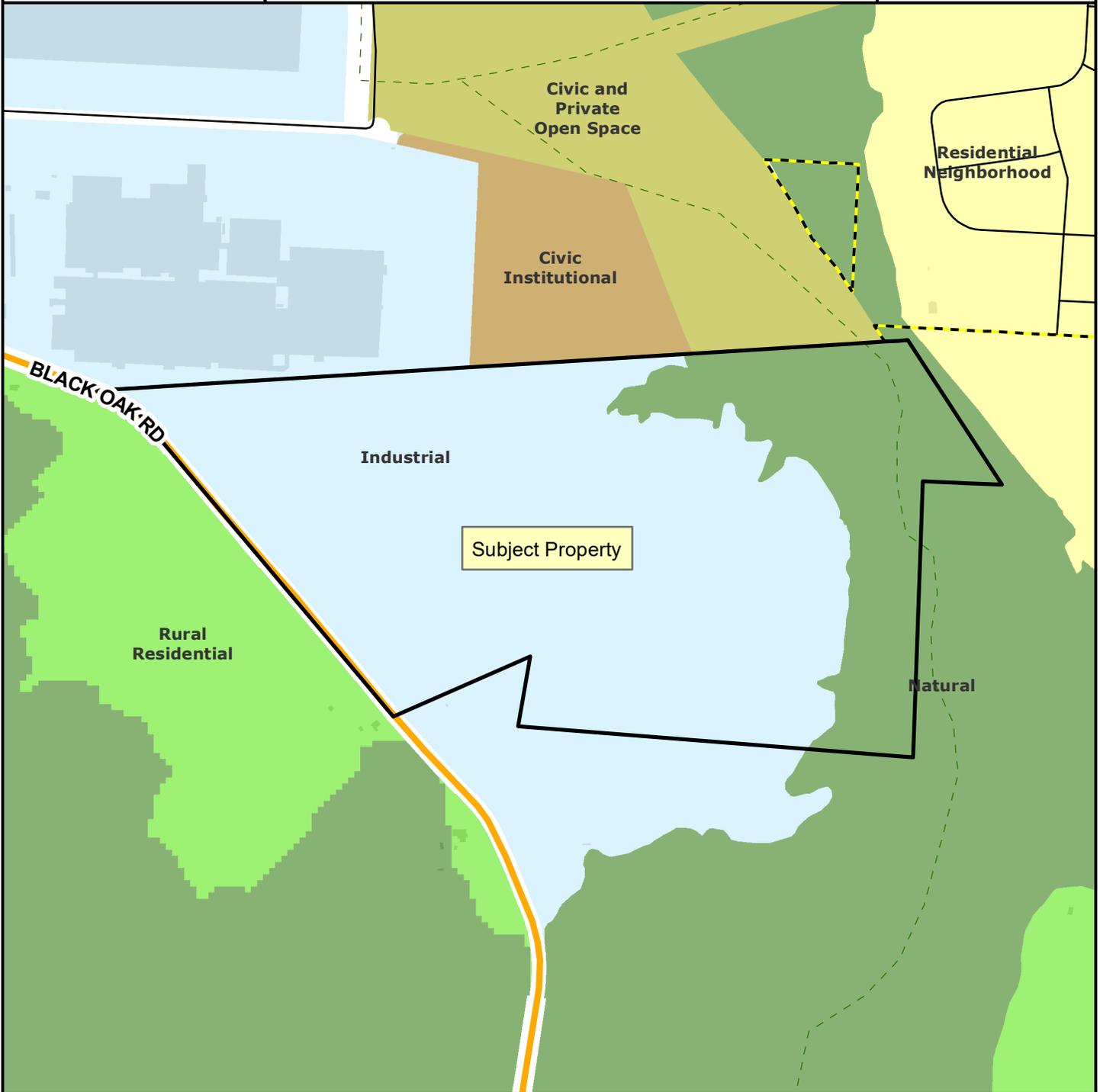
-  100-Year Floodplain
-  Floodway

PZD-2021-000004

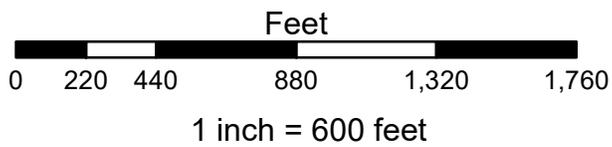
Riverside Village



Future Land Use



- Neighborhood Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)



- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center