Planning Commission Officers

Porter Winston, Chair

Kyle Cook, Vice-Chair

Sarah Bunch, Secretary

Planning Commissioners

Blake Pennington
William Chesser
Matthew Cabe
Ryan Noble
Craig Honchell
Tracy Hoskins

Tentative Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
September 24, 2012

A meeting of the Fayetteville Planning Commission will be held on September 24, 2012 at 5:30 PM in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Call to Order

Roll Call

Consent:

1. Approval of the minutes from the September 10, 2012 meeting.

2. VAC 12-4221: Vacation (2111 MARTIN LUTHER KING/PANDA EXPRESS, 559): Submitted by LOREL HOFFMAN for property located at 2111 MARTIN LUTHER KING. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.04 acres. The request is to vacate a portion of a water and sewer easement on the subject property. Planner: Jesse Fulcher

New Business:

3. LSD 12-4215: Large Scale Development (585 WILLOUGHBY/THE CULLS II, 361): Submitted by CLAY GROTE for property located at 585 WILLOUGHBY RD. The property is zoned I-1, Heavy Commercial and Light Industrial and contains a total of 2.33 acres. The request is for a 24,250 square foot office and warehouse building. Planner: Quin Thompson

4. CUP 12-4218: Conditional Use Permit (191 E. SUNBRIDGE/THE NEW SCHOOL, 290): Submitted by JORGENSEN AND ASSOCIATES for property located at 191 E. SUNBRIDGE. The property is zoned R-O, RESIDENTIAL OFFICE AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.23 acres. The request is for an expansion to the existing school (Use Unit 4) in the R-O zoning district. Planner: Andrew Garner

5. LSD 12-4217: Large Scale Development (191 E. SUNBRIDGE/THE NEW SCHOOL, 290): Submitted by JORGENSEN AND ASSOCIATES for property located at 191 E. SUNBRIDGE. The property is zoned R-O, Residential Office and C-2, Thoroughfare Commercial and contains a total of 19.23 acres. The request is for a 46,905 square foot preschool/auditorium addition. Planner: Andrew Garner

6. LSD 12-4190: Large Scale Development (1325 JOYCE BLVD/LEGACY BANK, 175): Submitted by USI CONSULTING ENGINEERS, INC. for property located at 1325 JOYCE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains a total of 1.53 acres. The request is for a bank of 4,850 square feet with associated drive-thru facility and parking. Planner: Jesse Fulcher

THE APPLICANT HAS REQUESTED THAT THIS ITEM BE TABLED UNTIL OCTOBER 8, 2012.

7. PPL 12-4216: Preliminary Plat (NORTHWEST OF MISSION AND SHELTON/CHAPEL VIEW, 259): Submitted by BATES AND ASSOCIATES for property located NORTHWEST OF MISSION AND SHELTON. The property is in the Planning Area and contains approximately 22.88 acres. The request is for a residential subdivision with nineteen single family lots. Planner: Quin Thompson

8. CUP 12-4214: Conditional Use Permit (1417 MARTIN LUTHER KING BLVD./EZ MART, 521): Submitted by EB LANDWORKS for property located at 1417 MARTIN LUTHER KING BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.96 acres. The request is for more parking spaces than allowed by ordinance. Planner: Jesse Fulcher

THE APPLICANT HAS REQUESTED THAT THIS ITEM BE TABLED INDEFINITELY.

9. CUP 12-4223: Conditional Use Permit (793 E. LIGHTON/THOMPSON, 525): Submitted by COMMUNITY BY DESIGN for property located at 793 E. LIGHTON. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.45 acres. The request is for an accessory structure on a lot without a principal structure. Planner: Andrew Garner

---

The following item has been approved administratively by City staff:

LSP 12-4172: Lot Split (793 E. LIGHTON TRAIL/THOMPSON, 525): Submitted by COMMUNITY BY DESIGN for property located at 793 EAST LIGHTON TRAIL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.26 acres. The request is to divide the subject property into two tracts of approximately 1.13 and 0.13 acre. Planner: Andrew Garner

NOTICE TO MEMBERS OF THE AUDIENCE
All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed official, staff, or others for response. Please keep your comments brief, to the point, and relevant to the agenda item being considered so that everyone has a chance to speak.

Interpreters or TDD, Telecommunication Device for the Deaf, are available for all public hearings; 72 hour notice is required. For further information or to request an interpreter, please call 575-8330.

As a courtesy please turn off all cell phones and pagers.

A copy of the Planning Commission agenda and other pertinent data are open and available for inspection in the office of City Planning (575-8267), 125 West Mountain Street, Fayetteville, Arkansas. All interested parties are invited to review the petitions.

MINUTES OF A MEETING OF THE PLANNING COMMISSION

A regular meeting of the Fayetteville Planning Commission was held on September 10, 2012 at 5:30 p.m. in Room 219, City Administration Building in Fayetteville, Arkansas.

ITEMS DISCUSSED	**ACTION TAKEN**
Consent:	
MINUTES: August 27, 2012 **Page 3**	Approved
VAC 12-4198: Vacation (5439 MAYWOOD DR./WIN, 219): **Page 3**	Approved
VAC 12-4199: Vacation (2864 PRINCE WILLIAM/COOPER, 250): **Page 3**	Approved
VAC 12-4205: Vacation (21ST AMENDMENT/DICKSON STREET, 484): **Page 3**	Approved
ADM 12-4222: Administrative Item (2233 W. STONE/FHS PHASING MODIFICATION, 522): **Page 3**	Approved
Old Business:	
PPL 12-4140: Preliminary Plat (1730 N. OLD WIRE RD./COTTAGES AT OLD WIRE, 369): **Page 4**	Approved
New Business:	
CUP 12-4197: Conditional Use Permit (2443 GREGG STREET/MEEKS, 289): **Page 5**	Approved

MEMBERS PRESENT

William Chesser
Tracy Hoskins
Porter Winston
Kyle Cook
Ryan Noble
Matthew Cabe
Blake Pennington
Sarah Bunch
Craig Honchell

MEMBERS ABSENT

STAFF PRESENT

Andrew Garner
Quin Thompson
Jesse Fulcher
Glenn Newman

CITY ATTORNEY

Kit Williams, City Attorney

5:30 PM - Planning Commission Chairman Porter Winston called the meeting to order.

Chairman Winston requested all cell phones to be turned off and informed the audience that listening devices were available.

Upon roll call all members were present.

Consent:

Approval of the minutes from the August 27, 2012 meeting.

VAC 12-4198: Vacation (5439 MAYWOOD DR./WIN, 219): Submitted by ALAN REID & ASSOCIATES for property located at 5439 MAYWOOD DRIVE. The property is in the PLANNING AREA and contains approximately 0.75 acres. The request is to vacate a portion of a utility easement.

VAC 12-4199: Vacation (2864 PRINCE WILLIAM/COOPER, 250): Submitted by ALAN REID & ASSOCIATES for property located at 2864 PRINCE WILLIAM DRIVE. The property is zoned RT-12, RESIDENTIAL TWO AND THREE FAMILY and contains approximately 0.28 acres. The request is to vacate a portion of a utility easement.

VAC 12-4205: Vacation (21ST AMENDMENT/DICKSON STREET, 484): Submitted by JOHN STARNES for property located at 406 W. DICKSON STREET. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.10 acres. The request is to vacate a sidewalk easement.

ADM 12-4222: Administrative Item (2233 W. STONE/FAYETTEVILLE HIGH SCHOOL I PHASING MODIFICATION, 522): Submitted by RYAN GILL for property located at 2233 W. STONE STREET. The property is zoned P-1, INSTITUTIONAL and contains approximately 18 acres. The request is for a modification to approved phasing of the public improvements associated with Phase I of the Fayetteville High School Development (LSD 10-3588).

Motion:

Commissioner Cook made a motion to approve the consent agenda. **Commissioner Chesser** seconded the motion. **Upon roll call the motion passed with a vote of 9-0-0**

Old Business:

PPL 12-4140: Preliminary Plat (1730 N. OLD WIRE RD./COTTAGES AT OLD WIRE, 369): Submitted by BATES AND ASSOCIATES for property located at 1730 NORTH OLD WIRE ROAD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 13.64 acres. The request is for a residential subdivision with 53 single family lots.

Andrew Garner, Senior Planner, gave the staff report.

Geoff Bates, applicant, was present for any questions.

Public Comment:

Shawn ??, lives on Old Wire road, discussed concerns with the floodplain, water and flooding over the road, traffic is bad and the creeek is an issue.

Keven Sanchez, adjacent property owner to the north, discussed comments with the sidewalk connection that will be adjacent to his property.

No more public comment was presented.

Commissioner Chesser asked about retaining walls next to sidewalks.

Glenn Newman, staff engineer, discussed the retaining wall requirements.

Kevin Sanchez indicated that he was okay with City staff's response.

Kit Williams, City Attorney, asked about placing the trees that will be preserved along the entrance into an easement.

Geoff Bates, applicant, indicated that they could place the trees into an easement.

Motion:

Commissioner Chesser made a motion to approve **PPL 12-4140** with all conditions as recommended by staff. **Commissioner Cook** seconded the motion.

Commissioner Honchell asked to address the member of the public's concerns with flooding.

Geoff Bates, applicant, discussed the detention pond and the drainage plan that will address these concerns.

Commissioner Chesser called Shawn ?? back up to the stand.

Glenn Newman, staff engineer, discussed that the City is aware of the issue with this road being flooded.

Commissioner Hoskins asked the applicant if the pipe in question will be re-done with this project.

Geoff Bates, applicant, indicated that 'no' that is not in their project scope.

Upon roll call the motion passed with a vote of 8-0-1, with Commissioner Bunch recusing.

New Business:

CUP 12-4197: Conditional Use Permit (2443 GREGG STREET/MEEKS, 289): Submitted by SMITH TWO-WAY RADIO for property located at 2443 GREGG STREET. The property is zoned I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL and contains approximately 12 acres. The request is for a cell tower.

Jesse Fulcher, Current Planner, gave the staff report.

Dave Reynolds, applicant, had no additional comments.

Motion:

Commissioner Cabe made a motion to approve **CUP 12-4197** with all conditions as approved by staff. **Commissioner Chesser** seconded the motion. **Upon roll call the motion passed with a vote of 9-0-0.**

There being no further business, the meeting was adjourned at 6:05 PM.

PC Meeting of September 24, 2012

THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO:	Fayetteville Planning Commission
FROM:	Jesse Fulcher, Current Planner
THRU:	Jeremy Pate, Development Services Director
DATE:	September 19, 2012

VAC 12-4221: Vacation (2111 MARTIN LUTHER KING/PANDA EXPRESS, 559): Submitted by LOREL HOFFMAN for property located at 2111 MARTIN LUTHER KING. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.04 acres. The request is to vacate a portion of a water and sewer easement on the subject property. Planner: Jesse Fulcher

Findings:

Property Description and Background: The subject property is located at 2111 Martin Luther King Boulevard and is zoned C-2, Thoroughfare Commercial. The site is currently developed with a commercial building. The applicant has submitted a Site Improvement Plan application to redevelopment the property with a new Panda Express restaurant. Before this development proposal can move forward, a portion of the existing water and sewer easement must be vacated.

Request: The applicant's request is to vacate a portion of an existing water and sewer easement. The Water and Sewer Division has reviewed this request and does not object to the vacation. Utility improvements will be required at the time of development.

Easement Vacation Approval: The applicant has submitted the required easement vacation notification forms to the utility companies and to the City with the results summarized below.

UTILITIES	RESPONSE
AEP/SWEPCO	No Objections
Ozarks Electric Cooperative	No Objections
Cox Communications	No Objections
Source Gas	No Objections

AT&T	No Objections
CITY OF FAYETTEVILLE:	**RESPONSE**
Water/Sewer	No Objections
Transportation	No Objections
Solid Waste	No Objections

Public Comment: No public comment has been received.

Recommendation: Staff recommends forwarding **VAC 12-4221** to the City Council with a recommendation for approval subject to the following condition:

1. Relocation of or damage to any existing utilities will be at the owner's expense.

CITY COUNCIL ACTION: Required

PLANNING COMMISSION ACTION: Required

Planning Commission Action: ❒ **Forwarded** ❒ **Denied** ❒ **Tabled**

Date: September 24, 2012

Motion:
Second:
Vote:

Notes: _____

Panda Express Water line Vacation

PETITION TO VACATE A WATER LINE EASEMENT, LOCATED IN (lot 2, block 2, Fayetteville Center Subdivision), **CITY OF FAYETTEVILLE, ARKANSAS**

TO: The Fayetteville City Planning Commission and
The Fayetteville City Council

I, the undersigned, being the authorized agent of all the owners of the real estate abutting the water line easement, hereinafter sought to be abandoned and vacated, lying in (lot 2, block 2, Fayetteville Center Subdivision), City of Fayetteville, Arkansas, a municipal corporation, petition to vacate a water line easement, which is described as follows:

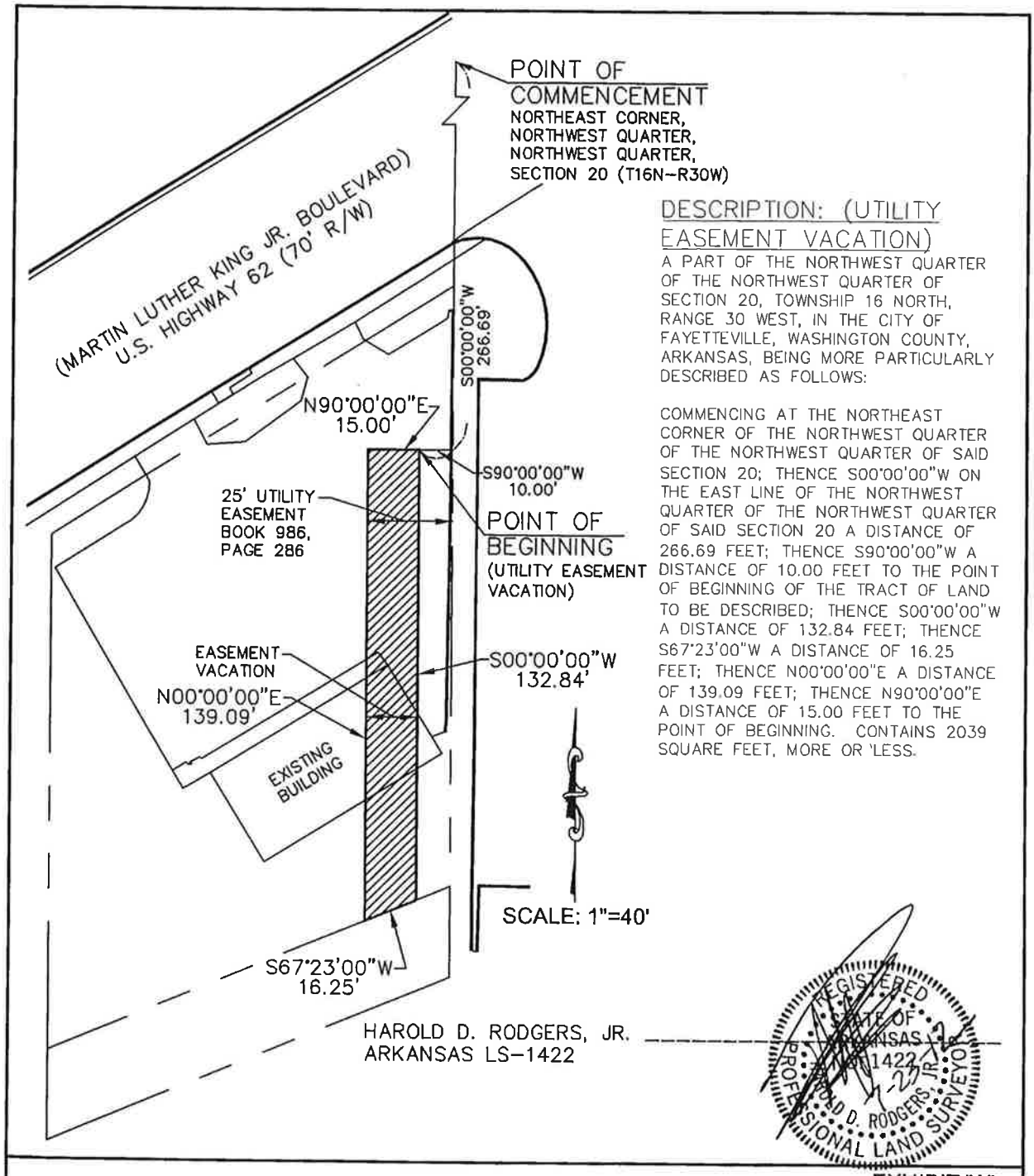
(see attached survey by Surveys 4 Design, LLC)

That the abutting real estate affected by said abandonment of the alley are (see attached Special Certificate provided to applicant by Waco Title) City of Fayetteville used by the public for a period of many years, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above described easement.

The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject, however, to the existing utility easements and sewer easements as required, and that the above described real estate be used for their respective benefit and purpose as now approved by law.
The petitioners further pray that the above described real estate be vested in the abutting property owners as provided by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject to said utility and sewer easements, and that title to said real estate sought to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners be free from the easements of the public for the use of said alley.
Dated this 15 day of August, 2012

Printed Name: Lorel Hoffman, agent
Signature Lorel Hoffman



DESCRIPTION: (UTILITY EASEMENT VACATION)

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 30 WEST, IN THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE S00°00'00"W ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 A DISTANCE OF 266.69 FEET; THENCE S90°00'00"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE S00°00'00"W A DISTANCE OF 132.84 FEET; THENCE S67°23'00"W A DISTANCE OF 16.25 FEET; THENCE N00°00'00"E A DISTANCE OF 139.09 FEET; THENCE N90°00'00"E A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINS 2039 SQUARE FEET, MORE OR LESS.

SURVEYS 4 DESIGN, LLC
1302 CHESTNUT LANE
EUDORA, KANSAS 66025
PH. (660) 596-2666

EXHIBIT "A"
PROJECT #: 12-2207
PANDA EXPRESS
2111 U.S. HIGHWAY 62
FAYETTEVILLE, ARKANSAS
UTILITY EASEMENT VACATION EXHIBIT
2207EXHIBIT.dwg

BENCHMARK INFO

BM-1:
5/8" REBAR W/CAP (ARKANSAS DOT) FOUND APPROXIMATELY 250 FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 62
ELEVATION=1270.75

TBM-1:
RAILROAD SPIKE IN EAST SIDE OF POWER POLE LOCATED APPROXIMATELY 40 FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY
ELEVATION=1272.70

TBM-2:
CUT "+" ON SOUTH CARRIAGE BOLT OF FIRE HYDRANT LOCATED APPROXIMATELY 35 FEET SOUTH OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY
ELEVATION=1275.22

ELEVATIONS BASED ON ARKANSAS STATE PLAN NORTH ZONE COORDINATES - U.S. SURVEY FOOT (NAVD 88)

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20 IN TOWNSHIP 16 NORTH OF RANGE 30 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

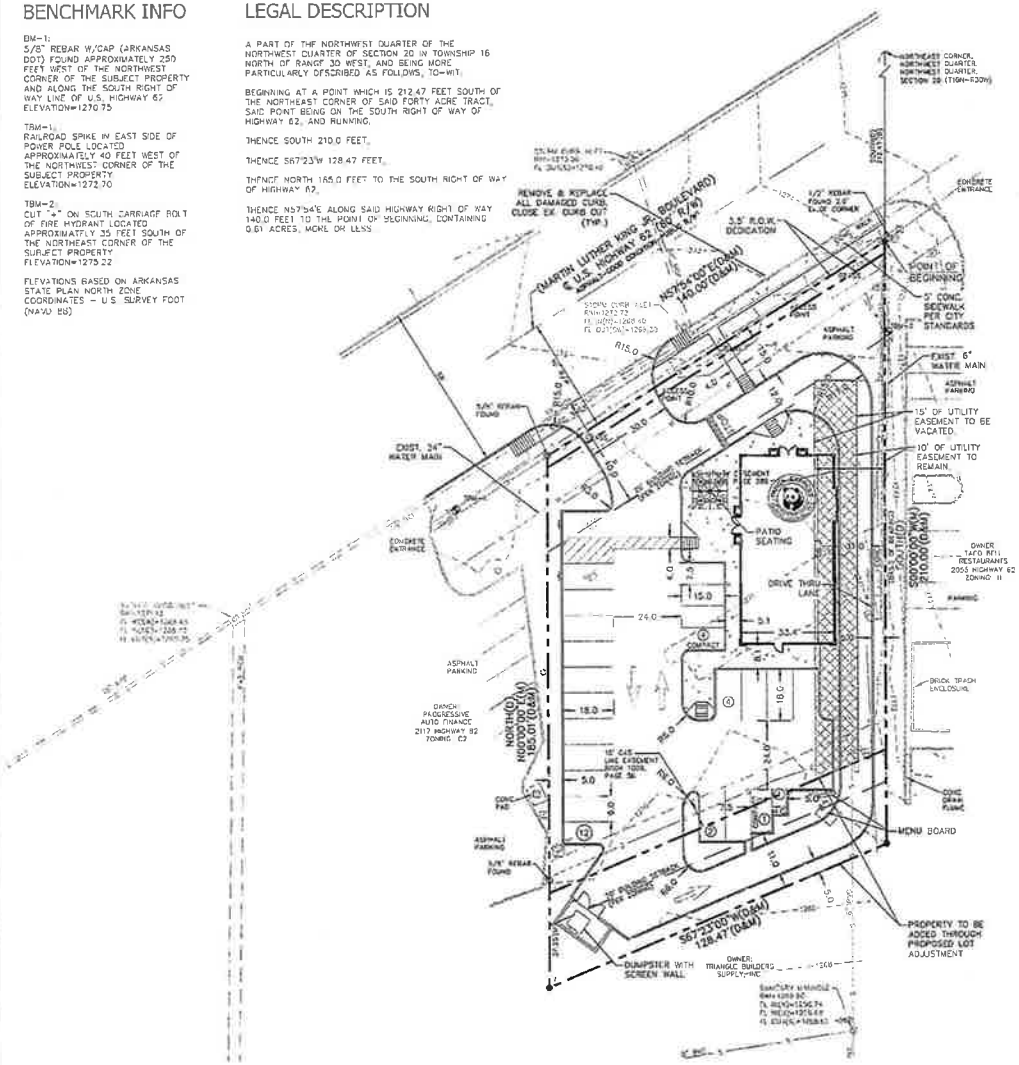
BEGINNING AT A POINT WHICH IS 212.47 FEET SOUTH OF THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF HIGHWAY 62, AND RUNNING,

THENCE SOUTH 210.0 FEET,

THENCE S87°23'W 128.47 FEET,

THENCE NORTH 165.0 FEET TO THE SOUTH RIGHT OF WAY OF HIGHWAY 62,

THENCE N57°54'E ALONG SAID HIGHWAY RIGHT OF WAY 140.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.61 ACRES, MORE OR LESS.

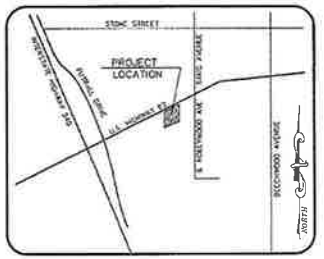


GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

765-14852-000

NOTE:

PRIOR TO OBTAINING A FINAL PLAT, CERTIFICATE OF OCCUPANCY, OR TEMPORARY CERTIFICATE OF OCCUPANCY, THE FOLLOWING ITEMS MUST BE PERFORMED OR PROVIDED TO THE SATISFACTION OF THE ENGINEERING DEPARTMENT:
- THE WORK SHOWN ON THE CIVIL SITE PACKAGE MUST BE COMPLETE AND THE ITEMS ON THE FINAL PUNCH LIST COMPLETED.
- VEGETATION MUST BE ESTABLISHED IN ACCORDANCE WITH SECTION 169.06 OF THE UDC AND PERIMETER CONTROLS REMOVED.
- ONE SET OF AS-BUILT DRAWINGS OF THE COMPLETE PROJECT (EXCLUDING DETAILS) AS A HARD COPY AND TIFF OR PDF FORMAT.
- PUBLIC INFRASTRUCTURE AND SERVICES SHALL BE SURVEYED AFTER INSTALLATION IN RELATION TO EASEMENTS, PROPERTY LINES, AND R.O.W.
- PROFESSIONAL SURVEYOR SHALL PROVIDE STAMP DRAWINGS SPECIFICALLY IDENTIFYING THE LIMITS OF AS-BUILT SURVEY PERFORMED.
- MORE THAN 2-FT DEVIATION OF DESIGN ALIGNMENT SHALL REQUIRE NEW EASEMENT DEDICATION OR ADJUSTMENT OF THE UTILITY/STORM DRAIN.
- UNIT PRICE CONSTRUCTION COSTS AND A SINGLE 2 YEAR MAINTENANCE BONDS IN THE AMOUNT OF 25% OF THE PUBLIC IMPROVEMENTS HAVE BEEN PROVIDED TO THE CITY;
- CERTIFICATION THAT THE STREETS, SIDEWALK, STORM SEWER, WATER, FIRE LINE, AND SEWER LINES ETC.,WERE INSTALLED PER APPROVED PLANS AND CITY OF FAYETTEVILLE REQUIREMENTS;
- CERTIFICATION THAT THE DESIGNED RETAINING WALLS WERE INSTALLED PER APPROVED PLANS AND CITY OF FAYETTEVILLE REQUIREMENTS;
- CROSS SECTIONS, VOLUME CALCULATIONS, AND CERTIFICATION RETENTION/DETENTION PONDS ARE IN ACCORDANCE WITH THE APPROVED DRAINAGE REPORT;
- SURVEYOR'S CERTIFICATION OF COMPLIANCE FOR MONUMENTS AND PROPERTY PINS. THE AS- BUILT FINAL DRAINAGE REPORT IN PDF FORMAT.



VICINITY MAP
N.T.S.

Addie Lister

SITE SUMMARY TABLE

General Site Data:	
Zoning:	Commercial - C2
Land Use:	Restaurant w/ Drive Through
Lot Area:	0.54 acres
Total Building Area:	2,252 sf (Bldg) + 150 sf (Patio)
Total Surface Coverage (Paving & Building):	18,434 sf
Building Height (stories):	1 story
Lot Coverage (Building Only):	9.4%
Floor Area Ratio:	0.094:1
Parking:	
Parking Ratio Required:	1 space per 100 sq. feet
Required Parking:	2,302 / 100 = 24 spaces
Provided Parking:	24 spaces
Access Site Parking Required:	1
Accessible Parking Provided:	1

LOT 2 BLK 2 FAYETTEVILLE CENTER SUBDIVISION

SITE IMPROVEMENT PLAN
for
Panda Express
2111 U.S. Highway 62
(Martin Luther King Jr. Boulevard)
City of Fayetteville
Washington County, Arkansas

BANNISTER ENGINEERING
714 Hunters Row Ct., Ste. 104 | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

OWNER:
IVY FUNDS DISTRIBUTOR, INC
6300 LAMAR AVE.
SHAWNEE MISSION, KS 66202
(913) 236-1492
CONTACT: JERRY L. LISTER

ENGINEER:
BANNISTER ENGINEERING, LLC
714 HUNTERS ROW CT.
STE. 104
MANSFIELD, TX 76063
(817) 842-2094
CONTACT: DAVID GREER

DEVELOPER:
PANDA RESTAURANT GROUP, INC
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
(626) 799-9999
CONTACT: JAMES K. HEDGES

JULY 27, 2012

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 8/13/2012

UTILITY COMPANY: City of Fayetteville Water & Sewer

APPLICANT NAME: LOREL HOFFMAN, AGENT APPLICANT PHONE: (479) 784-7373

REQUESTED VACATION (*applicant must check all that apply*):

✓ Utility Easement

~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.

~ Alley

~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

** 2141 MARTIN LUTHER KING, FAYETTEVILLE, AR.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

_____

_____

(•) No objections provided the following conditions are met:

It does not appear that this parcel has legal sewer service. A sewer main must be adjacent to the parcel to provide legal sewer service. A main extension will be required.

_____
Signature of Utility Company Representative

Utilities Engineer
Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 8/13/2017

UTILITY COMPANY: _____

APPLICANT NAME: LOREL HOFFMAN, AGENT APPLICANT PHONE: (479) 784-7513

REQUESTED VACATION (*applicant must check all that apply*):

✓ Utility Easement

~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.

~ Alley

~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

** 2811 MARTIN LUTHER KING, FAYETTEVILLE, AR.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

_____

_____

- No objections provided the following conditions are met:

_____

_____

Brian A. Dampert - Supervisor
Signature of Utility Company Representative

_____
Title

July 2009
Page 5

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 8/13/2012

UTILITY COMPANY: AEP-SWEPCO

APPLICANT NAME: LOREL HOFFMAN, AGENT APPLICANT PHONE: (479) 785-7388

REQUESTED VACATION (*applicant must check all that apply*):

✓ Utility Easement

~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.

~ Alley

~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

** 2111 MARTIN LUTHER KING, FAYETTEVILLE, AR.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

_____

_____

- No objections provided the following conditions are met:

_____

_____

John Byers
Signature of Utility Company Representative

Dist. Engineer
Title

July 2009
Page 5

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 8/13/2012

UTILITY COMPANY: Ozarks

APPLICANT NAME: LOREL HOFFMAN, AGENT APPLICANT PHONE: (479) 785-7313

REQUESTED VACATION (*applicant must check all that apply*):

✓ Utility Easement

~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.

~ Alley

~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

** 2111 MARTIN LUTHER KING, FAYETTEVILLE, AR.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

X No objections provided the following conditions are met:

This is in AEP Territory. Ozarks Electric has no objection.

Greg McGee
Signature of Utility Company Representative

Lead Staking Tech.
Title

July 2009
Page 5

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 8/13/2012

UTILITY COMPANY: AT&T/SWBT

APPLICANT NAME: LOREL HOFFMAN, AGENT APPLICANT PHONE: (479) 785-7373

REQUESTED VACATION (*applicant must check all that apply*):

✓ Utility Easement

~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.

~ Alley

~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

** 2111 MARTIN LUTHER KING, FAYETTEVILLE, AK.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

_____

_____

- No objections provided the following conditions are met:

DAMAGE TO OR RELOCATION OF ANY EXISTING ATT FACILITIES WILL BE AT THE OWNER AND OR DEVELOPES EXPENSE

Susan K Clowder
Signature of Utility Company Representative

ENGINEER OSP DESIGN
Title

July 2009
Page 5

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 8/13/2012

UTILITY COMPANY: COX

APPLICANT NAME: LOREL HOFFMAN, AGENT APPLICANT PHONE: (479) 785-7373

REQUESTED VACATION (*applicant must check all that apply*):

- ✓ Utility Easement
- – Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- – Alley
- – Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

** 2111 MARTIN LUTHER KING, FAYETTEVILLE, AR.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

_____

_____

- No objections provided the following conditions are met:

Any damage to or relocation of any existing factilities will be at the owners/developers expense.

_____

Signature of Utility Company Representative

8-13-12

Title

July 2009
Page 5

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 8/13/2012

UTILITY COMPANY: _____

APPLICANT NAME: LOREL HOFFMAN, AGENT APPLICANT PHONE: (479) 789-7373

REQUESTED VACATION (*applicant must check all that apply*):

✓ Utility Easement

~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.

~ Alley

~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

** 2141 MARTIN LUTHER KING, FAYETTEVILLE, AR.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

(•) No objections to the vacation(s) described above.

• No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

_____

_____

• No objections provided the following conditions are met:

_____

_____

Brian Pugh
Signature of Utility Company Representative

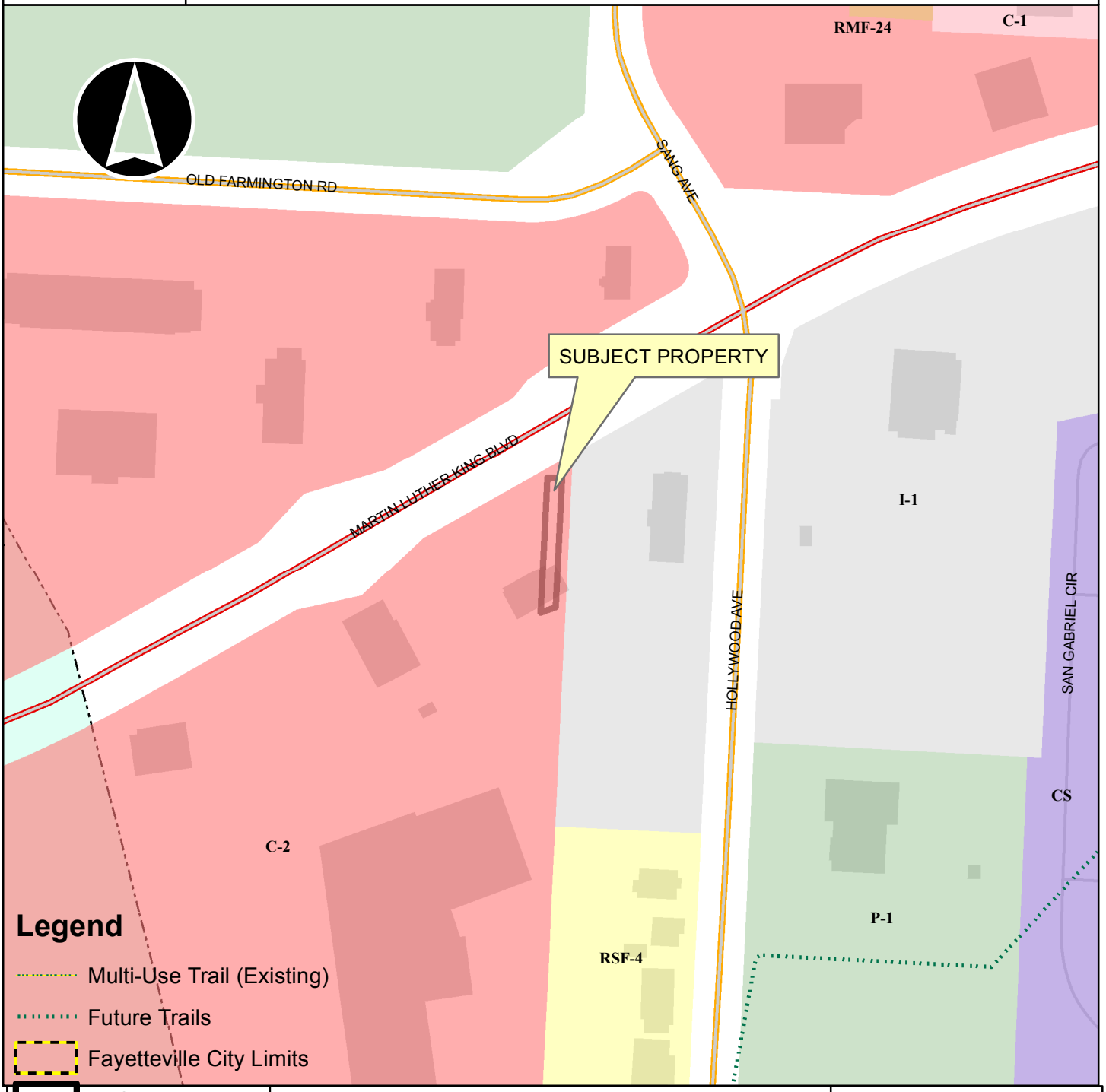
Waste Reduction Coordinator
Title

July 2009
Page 5

VAC12-4221

Close Up View

PANDA EXPRESS



Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits
- VAC12-4221
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area

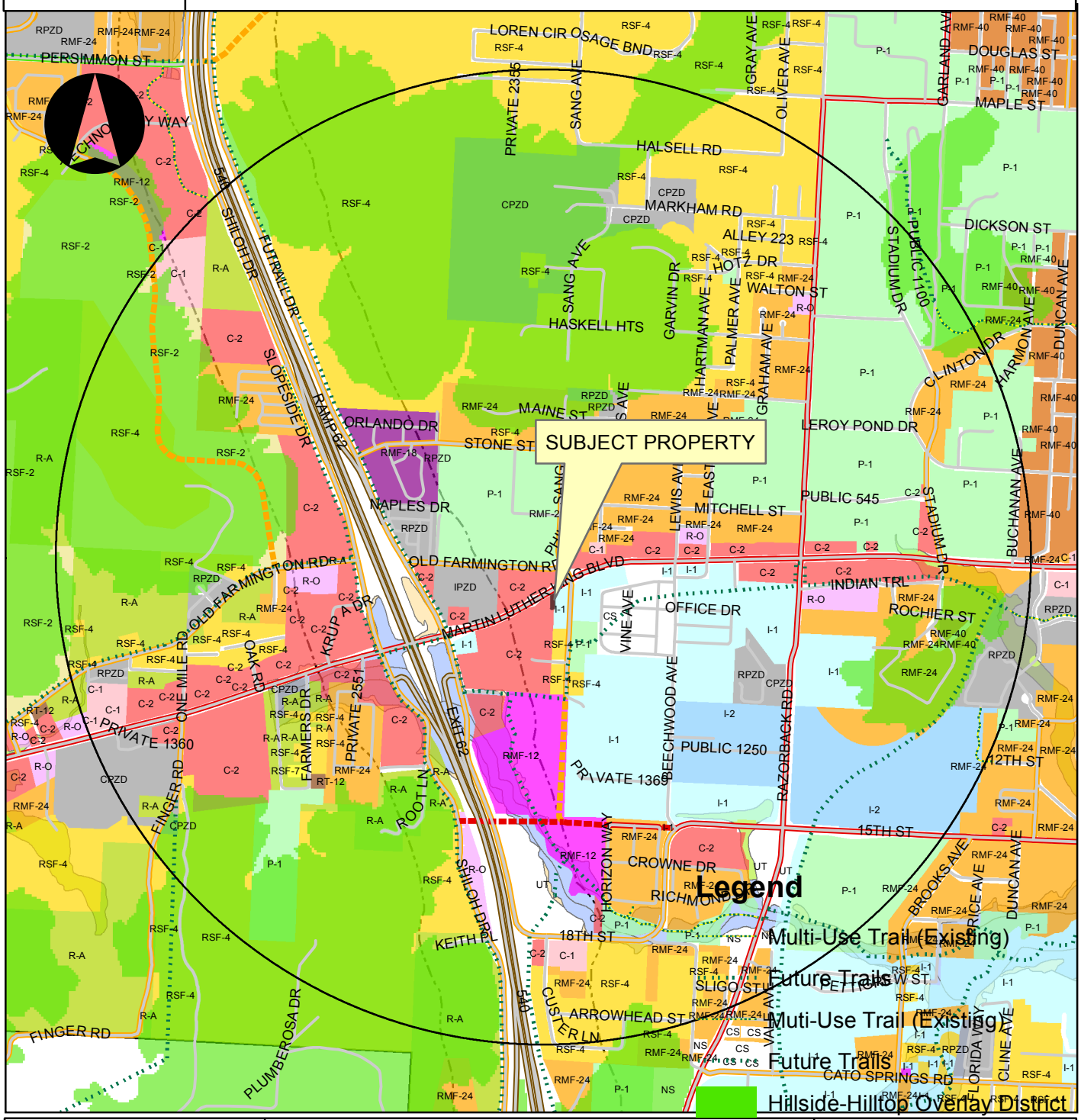
Overview

0 62.5 125 250 375 500 Feet

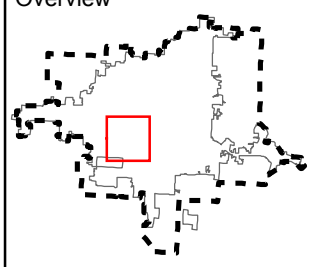
VAC12-4221

One Mile View

PANDA EXPRESS



Overview



Legend

Subject Property

VAC12-4221

Boundary

VAC12-4221

Design Overlay District

Planning Area

Fayetteville

0 0.25 0.5 1 Miles

Fayetteville
ARKANSAS

PC Meeting of September 24, 2012

THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO:	Fayetteville Planning Commission
FROM:	Quin Thompson, Current Planner
	Glenn Newman, Staff Engineer
THRU:	Jeremy Pate, Director of Development Services
DATE:	September 18, 2012

LSD 12-4215: Large Scale Development (CULLS II, 717): Submitted by CLAY GROTE, PE for property located at 585 W. WILLOUGHBY ROAD. The property is zoned I-1, HEAVY COMMERCIAL/LIGHT INDUST and contains approximately 2.69 acres. The request is for 24,250 s.f. of office and warehouse space.

Planner: Quin Thompson

Findings:

Background: On May 17, 2006, the Planning Division approved a building permit for the construction of a 9,960 square foot industrial use structure with associated parking. The subject property and the two adjacent lots are under common ownership, but development was only proposed on one of the lots less than 1-acre, so large scale development approval was not required. The applicant submitted a large scale development proposal in October 2006 for two additional structures and associated parking; however, the large scale development application was later withdrawn prior to Planning Commission approval.

On January 12, 2009, the Planning Commission approved, with conditions, a Large Scale Development (LSD 08-3167) that was never constructed.

Property: The subject property is located at the southwest corner of Willoughby Road, Hwy 156, and McCollum Road. The Property contains 2.69 acres, is zoned I-1, and is used for warehousing.

Proposal: The applicant requests large scale development approval for an approximately 24,250 sq. ft. industrial building with 29 parking spaces, originally approved as LSD 08-3167.

Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Vacant	RSF-4, Residential Single-family
South	Vacant	I-1, Heavy Commercial/Light Industrial
East	Vacant; agricultural	R-A, Residential Agricultural
West	Industrial (Tract 3)	I-1, Heavy Commercial/Light Industrial

Water and Sewer System: Water and sewer service is available to the property.

Adjacent Master Street Plan Streets: McCollum Avenue (Local Street) and Willoughby Road (Collector Street)

Right-of-way to be dedicated: Sufficient right-of-way has been previously dedicated for Willoughby Road. However, right-of-way in the amount of 25' from centerline for McCollum Road is required to be dedicated by easement plat, as well as any right-of-way required with the associated vacation request.

Street Improvements: Staff is recommending that McCollum Drive be improved 14' from centerline with pavement, curb and gutter, storm drains and a 5' sidewalk. A 5' sidewalk shall be constructed along Willoughby Road.

Setback Variance: On January 5, 2009, the Board of Adjustment granted a front setback variance of 7' along Willoughby Road, permitting the building to be located 43' from the existing state right-of-way line. (BOA 09-3186)

Landscape/Greenspace: The applicant requests a variance of the requirements of Chapter 177.04(D)(2)(a) to allow less than the required 15' of greenspace adjacent to the right-of-way. In this case, there is substantially more right-of-way along Willoughby Road (HWY 156) than required by the City's Master Street Plan. In the most recent Master Street Plan update, the designation of this street changed from a Principal Arterial (110') to a Collector (59'). However, with previous actions, the applicant had already dedicated the 55' of right-of-way from centerline, now resulting in an undue hardship to the developer. (This request was initially made in 2008, approved under LSD 08-3167 by the Planning Commission, and has since expired.) Due to the excess right-of-way, and the approximately 40' of greenspace between the proposed parking lot and the street, staff is supportive of the request.

Tree Preservation: The Urban Forester finds that trees had been previously removed from the site without development approval; therefore, the applicant is subject to *Prior Tree Removal* Chapter 167.04(D)(1). This may be satisfied first by on-site mitigation of 72 trees, then by off-site tree mitigation or off-site preservation (as requested), or last priority paying $48,600 into the Tree Escrow fund. Off-site tree preservation is the preferred option by staff.

Existing Canopy (2007):	6,640sf (10.3%)
Preserved Canopy:	400sf (0.6%)
Prior Removal (Penalty trees removed in 2008):	2,900sf (4.5%)
Removed Canopy (No Penalty due to 2009 ice storm):	3,340sf (5.2%)
Required Canopy:	15%
Penalty: 15% + 10% =	15,763sf or 0.36 acres
Mitigation Type Requested:	On-site planting and Off-site preservation

The applicant may elect to wait until January 2014 to submit the LSD Application, thereby avoiding the 5-year prior removal penalty.

The applicant owns a separate property proposed for off-site tree preservation, as permitted by Chapter 167. This tree canopy is proposed to be permanently protected within a Tree Preservation Area easement. An Off-Site Preservation Plan identifying the Tree Preservation Area will be required prior to being placed on the Planning Commission agenda.

Recommendation: Staff recommends approval of **LSD 12-4215** with the following conditions:

Conditions of Approval:

1. Planning Commission determination of a variance from Chapter 177.04(D)(2)(a) to allow less than 15' of greenspace between the parking lot and Willoughby Road. *In general, staff has supported greenspace waivers where unique circumstances exist and the variance will be in harmony with the general purpose and intent of the landscape regulations. In this case, there is substantially more right-of-way than required by the City's Master Street Plan (City requires 29.5' from centerline and there exists approximately 55' from centerline), resulting in an undue hardship to the developer. The resulting greenspace between the parking lot and street varies from 40' to 45' in width. Accordingly, staff recommends in favor of a greenspace variance, with the condition that all tree and shrubs are planted in greenspace outside of the right-of-way or within the right-of-way with AHTD approval.*

2. Planning Commission determination of street improvements. *Staff recommends the following street improvements:*
    a. *Staff recommends McCollum Street be improved 14' from centerline with pavement, curb and gutter, storm drains and a 5' sidewalk at the right-of-way line.*
    b. *A 5' sidewalk shall be constructed along the entire Willoughby frontage, and be located at the City's current Master Street Plan line, 29.5' from centerline.*
    c. *Street lights shall be installed at every intersection and with a maximum separation of 300'.*

3. Planning Commission recommendation to City Council for a variance of Chapter 167.04(D) Prior Tree Removal. As stated herein, prior tree removal has occurred within the last five years, and therefore the site must be reforested. The applicant is requesting a combination of on-site reforestation and money-in-lieu paid into escrow. *Staff recommends in favor of the request to provide a combination of on-site reforestation and escrow payment, provided that the site has been reforested as much as is practical, finding that there is not enough available landscape in which to meet the reforestation requirement. See attached memo from the Urban Forester.*

4. Right-of-way in the amount of 25' from centerline for McCollum Road is required to be dedicated by easement plat, as well as any right-of-way required with the associated vacation request at the corner of McCollum and Willoughby.

5. Engineering Division, Fire Marshal, Solid Waste, and Urban Forester conditions of approval included herein shall apply and shall be addressed prior to building permit approval (attached).

6. The following revisions shall be made prior to Planning Commission review:
    a. Correct Lot 2 legal description.

b. The sidewalk along Willoughby Road should be relocated so that it is at the back of the 29.5' right-of-way.

Urban Forester Conditions:

7. Address all items marked 'N' in the Tree Preservation Comments, as well as redlines.

8. Provide a complete Off-site Mitigation Plan with Tree Preservation Easement noted. Include title block and scale.

9. Provide Tree Inventory Table.

10. Show Tree Preservation Fencing.

11. Show construction traffic flow and storage.

12. Prior to Building Permit approval, all required landscaping will require a performance bond and a completed Landscape Surety Form. Submit a landscape estimate for review at time of construction plan review.

13. Prior to Certificate of Occupancy, a 3-year Maintenance Plan must be submitted with a 3-year surety (letter of credit, bond, or cash) and completed Landscape surety Form.

Standard conditions of approval:

14. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance.

15. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives: AR Western Gas, SWBT, Ozarks, SWEPCO, Cox Communications).

16. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with City's current requirements.

17. Trash enclosures shall be screened with access not visible from the street. The trash enclosures shall be constructed with materials that are complimentary to and compatible with the proposed building. A detail of the proposed screening shall be submitted and approved by the Planning Division prior to issuance of the building permit.

18. All exterior lights shall comply with the City lighting ordinance. Manufacturer's cut-sheets are required for review and approval prior to issuance of a building permit.

19. All mechanical/utility equipment (roof and ground mounted) shall be screened using materials that are compatible with and incorporated into the structure. **A note shall be clearly placed on the plat and all construction documents indicating this**

requirement.

20. All freestanding and wall signs shall comply with ordinance specifications for location, size, type, number, etc. Any proposed signs shall be permitted by a separate sign permit application prior to installation.

21. All existing utilities below 12kv shall be relocated underground. All proposed utilities shall be located underground.

22. Large scale development shall be valid for one calendar year.

23. Prior to building permit, a cost estimate for all required landscaping is to be submitted to the Landscape Administrator for review. Once approval is gained, a guarantee is to be issued (bond/letter of credit/cash) for 150% of the cost of the materials and installation of the plants. This guarantee will be held until the improvements are installed and inspected, at the time of Certificate of Occupancy.

24. Prior to the issuance of a building permit the following is required:
    a. Grading and drainage permits
    b. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance.
    c. Separate easement plat for this project that shall include the tree preservation area and all utility easements.
    d. Project Disk with all final revisions
    e. One copy of final construction drawings showing landscape plans including tree preservation measures submitted to the Landscape Administrator.
    f. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

Planning Commission Action: ☐ Approved ☐ Denied ☐ Forwarded

Meeting Date: **September 24, 2012**

Motion:
Second:
Vote:

Fayetteville ARKANSAS
www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS
PARKS AND RECREATION DIVISION
1455 S Happy Hollow Rd
Fayetteville, AR 72701
P (479) 444-3471 F (479) 521-7714
TDD (Telecommunications Device for the Deaf)
(479) 521-1316

URBAN FORESTRY DIVISION

LANDSCAPE REGULATIONS – Chapter 177

To: Clay Grote

CC: Quin Thompson, Current Planner

From: Megan Dale, Urban Forester/Landscape Administrator

Date: 24 September 2012

Subject: LSD 12-4215: Culls II Planning Commission Review Comments

Applicable Requirements:

Y	**Site Development & Parking Lot Standards**
Y	**Street Tree Planting Standards**
N/A	**Stormwater Facilities**

Plan Checklist:

Y= submitted by applicant
N=required by City Code but not included on submitted plan
NA= not applicable

Tech Plat	SC	PC	
			All Landscape Plans
Y	*Y*	*Y*	**Irrigation** *notes either automatic or hose bib 100' o.c.* (177.03A.7.g & 177.04.B.3.a)
Y	*Y*	*Y*	**Species of plant material identified** (177.03.A.7.d & e)
Y	*Y*	*Y*	**Size of plant material at time of installation indicated** minimum size *2" caliper for trees and 3 gal. shrubs* ([177.03.A.7.b & c)
Y	*Y*	*Y*	**Soil amendments** *notes include that soil is amended and sod removed* (177.03.C.6.b)
Y	*Y*	*Y*	**Mulch** *notes indicate organic mulching around trees and within landscape beds* (177.03.C.6.c & d)
N	*N*	*N*	**LSD and Subdivisions plans stamped by a licensed Landscape Architect, others by Landscape Designer** (177.03.B)
N	*N*	*Y*	**Planting bed contained by edging** (177.03.C.6.f)
N	*N*	*N*	**Planting details according to Fayetteville's Landscape Manual** (177.03.C.6.g)

Tech Plat	SC	PC	
			Site Development & Parking Lot Standards
N	*N*	*Y*	**Wheel stops/ curbs** (177.04.B.1)
N	*N*	*Y*	**Interior landscaping** (177.04.C) *Narrow tree lawn (8' min width, 37.5' min length/ 1 tree per 12 spaces)* OR *Tree island (8' min. width, 18.7' min. lenght/1 tree per 12 spaces)* *All parking lot trees must be deciduous* (177.04.C.3)
N	*N*	*Y*	**Placement of Trees** (177.04.C.2) *Either side at points of access (entrance/exit)*
N	*N*	*N*	**Perimeter landscaping** (177.04.D) *Side and rear property lines (5' wide landscaped)* *Front property line (15' wide landscape)* (177.04.D.2.a) Shade trees planted on south and west sides of parking lots (177.04.D.2.e) *Parking lot adjacent to R.O.W.- continuous row planting of shrubs - 50% evergreen. Remaining landscaping to be ground cover and / or turf.)* (177.04.D.4a) *NOTE: Shade trees are described in street tree planting standards*
			Street Tree Planting Standards *(time of F.P. or permit)* (177.05)
NA	*NA*	*NA*	**Residential Subdivisions- 1 large species shade tree/ lot** *tree planted within R.O.W. if possible*
N	*Y*	*Y*	**Nonresidential Subdivision- 1 large species shade tree/30 L.F.** *tree planted within 15-25' greenspace*
NA	*NA*	*NA*	**Urban Tree Wells-***urban streetscape only- 8' sidewalk* , trees every 30 L.F. (177.05.B.3.a-f)
NA	*NA*	*NA*	**Structural Soil-***if urban wells are used, a note or detail of structural soil must be indicated on the landscape plan*
NA	*NA*	*NA*	**Timing of planting indicated on plans (subdivisions only)** (177.05.A.4)
NA	*NA*	*NA*	**Written description of the method for tracking plantings** (177.05.A.4.e)
Y	*Y*	*Y*	**Plan contains 3-year Maintenance and Monitoring Agreement. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate.** (177.05.A.2.e)
Tech Plat	**SC**	**PC**	
			Stormwater Facilities *(time of F.P. or permit)* (177.06.A – C)
NA	*NA*	*NA*	**1 deciduous or evergreen tree/ 3000 square feet**
NA	*NA*	*NA*	**4 large shrubs or small trees (3 gal) / 3000 square feet**
NA	*NA*	*NA*	**6 shrubs or grasses (1 gal) / 3000 square feet**
NA	*NA*	*NA*	**Ground cover unless seed or sod is specified**
NA	*NA*	*NA*	**50% of facility planted with grass or grass like plants**

Conditions of Approval:

1. Address all items above marked with "N" and redlines.
2. Plant List states mitigation trees as Pin Oak. Plan lists mitigation trees as Red Cedar. Red Cedar not accepted for mitigation trees. Revise plan.
3. Plans to be stamped and signed by a Landscape Architect.
4. Tree planting detail to match City of Fayetteville detail.

5. Screening shrubs to be 50% evergreen and continuous. Draft 3' o.c.
6. Prior to Building Permit approval, all required landscaping will require a performance bond and a completed Landscape Surety Form. Submit a landscape estimate for review at time of construction plan review.
7. Prior to Certificate of Occupancy, a 3-year Maintenance Plan must be submitted with a 3-year surety (letter of credit, bond or cash) and completed Landscape Surety Form.
8. Landscape Architect of record shall inspect site and direct Contractor to make changes to meet Approved plans and details prior to Urban Forester Certificate of Occupancy inspection. No changes to the approved landscape plan may be made without Urban Forester approval.

Fayetteville
ARKANSAS
www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS
PARKS AND RECREATION DIVISION
1455 S Happy Hollow Rd
Fayetteville, AR 72701
P (479) 444-3471 F (479) 521-7714
TDD (Telecommunications Device for the Deaf)
(479) 521-1316

URBAN FORESTRY DIVISION

TREE PRESERVATION AND PROTECTION – Chapter 167

To: Clay Grote

CC: Quin Thompson, Current Planner

From: Megan Dale, Urban Forester/Landscape Administrator

Date: 24 September 2012

Subject: LSD 12-4215: Culls II Planning Commission Review Comments

Requirements Submitted:

N	**Initial Review with the Urban Forester**
N	**Site Analysis Map Submitted**
N	**Site Analysis Written Report Submitted**
N/A	**Complete Tree Preservation Plan Submitted**
N/A	**Tree Mitigation Form Submitted**
N/A	**Tree Preservation Wavier Submitted**

Canopy Measurements:

Total Site Area (minus Master Street Plan ROW, existing easements, and Dedicated Parkland)	
acres	1.48
square feet	64,650
Existing Tree Canopy (minus existing easements)	
square feet (2007)	6,640
percent of site area	10.3%
Tree Canopy Preserved	
square feet	400
percent of total site area	0.6%
Tree Canopy Removed (including off-site canopy)	
square feet (2008 prior removal – **penalty** / 2009 ice storm - no penalty)	2,900 / 3,340
percent of total site area	4.5%
Site Percent Min. Canopy Required – Zoning I-1	**15%**
9,698sf (15% min zoning penalty) – 400sf (preserved) – 3,340 (ice damage) = 5,958sf 5,958sf + 6,465sf (10% above zoning penalty) = 15,763sf	12,423sf

Mitigation: ***Required -***

Canopy Below Required	Preservation Priority/Type	Forestation Base Density (ft2)	Number of 2" caliper trees to be planted
12,423 ft2	High Priority	218	57
ft2	Mid Priority	290	
ft2	Low Priority	436	
Total Mitigation			**57**

On-site Mitigation: 20 trees
Off-site Mitigation: 5 trees - Lot 3 Joe Termilla owns
Tree Escrow: 57 trees – 25 trees = 32 Tree Escrow (at $675 per tree) = $21,600.00

Mitigation Type Requested:
☒ On-Site ☒ Off-Site ☒ Tree Escrow ☐ Not Requested Yet

Mitigation Type Requested Approved: ☐ YES ☒ NO

TREE PROTECTION PLAN CHECKLISTS AND COMMENTS:

Plan Checklist:

NA = not applicable
Yes = submitted by applicant
No = required by City Code but not included on submitted plan

The Site Analysis Plan [167.04(H)(1)]

Tech Plat	SD	PC	Site Analysis Plan Components
Y	Y	Y	5 year aerial check on existing trees
Y	Y	Y	Property Boundary
N	N/A	N/A	Natural Features 100ft beyond property line shown
N/A	N/A	N/A	Existing Topography with slopes ≤ 15% highlighted
Y	Y	Y	Soils
N	N	Y	Significant Tree(s): 24", 18" and 8" DBH
N	N	Y	Table listing Sig. Trees with species, size, health, priority
N	N	Y	Grouping of Trees: all other trees that do not meet significant requirements
N	N	Y	Table listing Grouped Trees with average species, size, health, priority
Y	Y	Y	All existing utilities
N/A	N/A	N/A	All perennial and intermittent streams with approximate center line
N/A	N/A	N/A	Floodplains/Floodways
Y	Y	Y	Existing street, sidewalk or bike path ROW
N	N	N	Submitted Site Analysis Plan

Telecommunications Device for the Deaf TDD (479) 521-1316 113 West Mountain - Fayetteville, AR 72701

The Analysis Plan Report [167.04(H)(4)]

Tech Plat	SD	PC	Analysis Plan Report Components
Y	Y	Y	Detail Design Approaches used to minimize damage to OR removal of existing canopy
Y	Y	Y	Justification for removal of individual or groupings of trees/canopy
N/A	N/A	N/A	Details providing information on on-site mitigation OR off-site alternatives
N	N	N	Submitted Analysis Report

Tree Preservation Plan [167.04(H)(2)]

Tech Plat	SD	PC	Tree Preservation Plan Components
Y	Y	Y	Shows ALL Proposed Site Improvements
Y	Y	Y	Delineates trees/canopy to be preserved and removed
Y	Y	Y	Delineates existing and proposed grading
N	Y	Y	Depict limits of soil disturbance
			Detail methods that will be used to protect trees during construction:
N	N	N	1. Tree Protection Fencing
N	Y	Y	2. Limits of Root Pruning
N	N	N	3. Traffic flow on work site
N	N	N	4. Location of material storage
N	N	N	5. Location of concrete wash out
N	N	N	6. Location of construction entrance/exit
Y	Y	Y	Location of ALL existing and new utility/drainage easements

To Planning Commission:

1. This site did not meet Tree Preservation requirements and penalties for prior removal during the LSD application in 2009. Off-site Tree Preservation Easements were never filed at the County Courthouse; therefore, this applicant must meet the penalty requirements for prior tree removal since the application is still within 5 years of prior tree removal.

2. This project is recommended for Approval with the following mitigation requirements:
   On-site Mitigation: 20 trees
   Off-site Preservation: 6,976sf / 0.16ac – Location 765-08460-000, 430 W Willoughby Rd, owner Joe Terminella
   Off-site Mitigation: 5 trees – Shown on Landscape Plan Lot 3, owner Joe Terminella

   Note that the applicant is requesting Tree Escrow instead of Off-site Preservation. A determination needs to be made. The ordinance states the following:

   §167.01(B) Principles. This chapter shall be enforced according to the following principles:
   (1) Preservation shall be the first, best, and standard approach.
   (2) If preservation cannot be achieved, on-site mitigation shall next be pursued.
   (3) If on-site mitigation cannot be achieved, off-site preservation shall be pursued.

(4) If off-site preservation cannot be achieved, off-site forestation shall be pursued.
(5) If none of the above approaches can be achieved, payment shall be made to the tree escrow account.

3. A variance is required at Planning Commission and must be approved by the City Council in order to accept anything other than On-Site Mitigation for prior tree removal. As noted, the ordinance specifically states the site must be reforested.

   §167.04(D)(1) Prior tree removal. If trees have been removed below the required minimum within the five (5) years preceding application for development approval, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional ten percent (10%) of the total area of the property for which the Applicant is seeking approval. The number of trees required to be planted shall be calculated using the Base Density for High Priority trees.

4. Please note that the trees were removed sometime in 2008. The City of Fayetteville GIS aerial imagery is taken January 1st each year. The applicant would be held to the January 1, 2009 imagery. The applicant may wait until January 2014 to submit LSD application to avoid 5 year prior removal penalty.

Conditions of Approval:

1. Address all items above marked with "N" and redlines.
2. Revise plans to request Off-site Mitigation - 5 trees, Shown on Landscape Plan Lot 3, owner Joe Terminella
3. Revise plans to request 6,976sf / 0.16ac - Location 765-08460-000, 430 W Willoughby Rd, owner Joe Terminella. An Off-site Preservation Plan is required prior to City Council for review and approval. Tree Preservation Area Easement to be identified.
4. Show Tree Preservation Fencing.
5. Show construction traffic flow and storage.
6. Prior to Building Permit approval, all required landscaping will require a performance bond and a completed Landscape Surety Form. Submit a landscape estimate for review at time of construction plan review.
7. Prior to Certificate of Occupancy, a 3-year Maintenance Plan must be submitted with a 3-year surety (letter of credit, bond or cash) and completed Landscape Surety Form.

Telecommunications Device for the Deaf TDD (479) 521-1316 113 West Mountain - Fayetteville, AR 72701

Fayetteville
ARKANSAS
www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS
FIRE DEPARTMENT
303 West Center Street
Fayetteville, AR 72701
P (479) 575-8365 F (479) 575-0471

ARKANSAS FIRE CODE REQUIREMENTS

To: Clay Grote
CC: Quin Thompson
From: Harley Hunt, Fire Marshal
Date: 9/10/12
Project 12-4215 Subdivision Committee Review Comments

Note: The code items in this review are not intended to be a complete listing of all possible fire code requirements adopted by the jurisdiction. Additional information may be required prior to building permit approval and/or building occupancy.

The Fire Marshal's office has completed the initial review of the subject development application. Each item will be identified as Meets, Does Not Meet or N/A. "**All Does Not Meet**" items must be resolved prior to Fire Department approval.

Fire Apparatus Access Road

☒ Meets ☐ Does Not Meet — The facility, the building, or portions of the building shall be accessible to fire apparatus by way of an approved fire apparatus access road.

☐ Meets ☐ Does Not Meet — ☒ N/A Developments of single- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads that meet the requirements of D104.3

Exceptions:
a. Where there are 30 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.

b. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Comments:

☐ Meets ☐ Does Not Meet — ☒ N/A Multi-family residential projects with more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Comments:

☐ Meets ☐ Does Not Meet ☒ N/A Multi-family residential projects with more than 200 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads regardless of being equipped with an approved automatic sprinkler system.

Comments:

☒ Meets ☐ Does Not Meet ☐ N/A Fire apparatus access roads shall have an unobstructed width of no less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches, unless a greater width is required as listed herein.

Comments:

☒ Required The fire apparatus access road shall be designed with an approved driving surface to provide all-weather driving capabilities and capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds.

Comments:

☒ Required The fire apparatus access roads shall not exceed 10% in grade.

Comments:

☒ Meets ☐ Does Not Meet ☐ N/A The minimum turning radius shall allow for the largest apparatus to turn onto an adjacent street without entering into on-coming traffic and without going over a curb.

Comments:

☐ Meets ☐ Does Not Meet ☒ N/A Dead-end fire apparatus access roads in access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Comments:

☒ Meets ☐ Does Not Meet ☐ N/A The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: Fire code official is authorized to increase the dimension of 150 feet where: 1) The building is equipped throughout with a fire sprinkler system. 2) Road cannot be installed because of location on the property, topography, nonnegotiable grades or other similar conditions and an approved alternative means of fire protection is provided. 3) There are not more than two Group R-3 or Group U occupancies.

☐ Meets ☐ Does Not Meet ☒ N/A Gates securing the fire apparatus access road(s) shall comply with all of the following criteria:

a. The minimum gate width shall be 20 feet
b. Gates shall be of the swinging or sliding type
c. Construction of gates shall be of materials that allow manual operation by one person
d. Electric gates shall be equipped with a means of opening the gate by Fire Department personnel for emergency access. These devices shall be approved by the fire code official.
e. Locking device specifications shall be submitted for approval by the fire code official.

Comments:

Buildings exceeding 30 feet in height above the lowest level of fire department vehicle access:

☒ Meets ☐ Does Not Meet ☐ N/A Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of the building or portion of the building.

Comments: If building or portion of building exceeds 30ft in height measured from the lowest level of fire access. Then a 26ft wide aerial apparatus access roadway will be required. AFC D105.1

☒ Required Overhead utility lines shall not be located within the aerial fire apparatus access road.

Comments:

☒ Meets ☐ Does Not Meet ☐ N/A Buildings exceeding 30 feet in height or three stories shall have at least two means of fire apparatus access for each structure.

Comments: The Fire Marshal has determined that and shall serve as the required means of access.

☒ Meets ☐ Does Not Meet ☐ N/A At least one of the required access routes shall be located within 15 feet and 30 feet from the building and shall be positioned parallel to one entire side of the building.

Comments: The Fire Marshal has determined that shall serve to meet this requirement.

Fire Lanes

☒ Required

The following locations have been identified by the Fire Marshal as fire lanes: All areas not designated for parking spaces shall be labeled as "no parking fire lane".

Please see the redlined plat for more detail. Striping shall be coordinated with the Fire Marshal during construction.

Fire Hydrants

☒ Meets ☐ Does Not Meet

Fire hydrant spacing in accordance with Table C105.1

Comments:

☐ Meets ☐ Does Not Meet

☒ N/A Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be installed, subject to Fire Marshal approval.

Comments:

☐ Required

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.

Comments:

Fire Flow

☐ Required ☒ Not Required

Automatic sprinkler system

Comments: Sprinkler system not required if storage/warehouse area does not exceed 12,000 sq ft.

☐ Meets ☐ Does Not Meet

The required fire flow for fire protection is provided to the premises.

Comments:

☒ Required

An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site.

Comments:

Fire Department Connections

☐ Required ☒ Not Required — The Fire Department Connection (FDC) shall be a freestanding, 4-inch diameter minimum sized pipe with a 5-inch Storz hose thread connection. It shall also include a 30 degree turn down and a Knox Box brand locking cap.

Comments:

☐ Meets ☐ Does Not Meet — ☐ N/A A dedicated hydrant shall be located within 100 feet of the FDC on the same side a street or driveway to prevent fire hose from blocking access.

☐ Meets ☐ Does Not Meet — ☐ N/A The FDC shall be located on the street side of the building, fully visible and recognizable from the street, and shall be located no closer than the height of the building plus 15% from the structure. In special cases, the FDC can be located at the corner of taller structures.

Comments:

General Requirements

☒ Required — Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant, and maintained until replaced by permanent signs.

Comments:

Review Status

☒ Approved ☐ Denied

Fayetteville
ARKANSAS
www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS
SOLID WASTE AND RECYCLING
1560 S. Happy Hollow Road
Fayetteville, AR 72701
P (479) 575-8398 F (479) 444-3478

September 10th, 2012

A Clay Grote P.E.
10585 Thunder Rd.
Fayetteville, AR. 72701
(479) 409-6406

RE: 12-4215 LSD 585 W. Willoughby

Mr. Grote,

The site plan for this development shows two dumpster pads for dumpster service. Please contact me to discuss the location and size of the dumpster pad. In addition, an enclosure for the dumpster needs to be sized at 15' wide and 12' deep.

Please contact me at 479-718-7685 or bpugh@ci.fayetteville.ar.us to discuss the service needs and enclosure requirements for this development.

Sincerely,

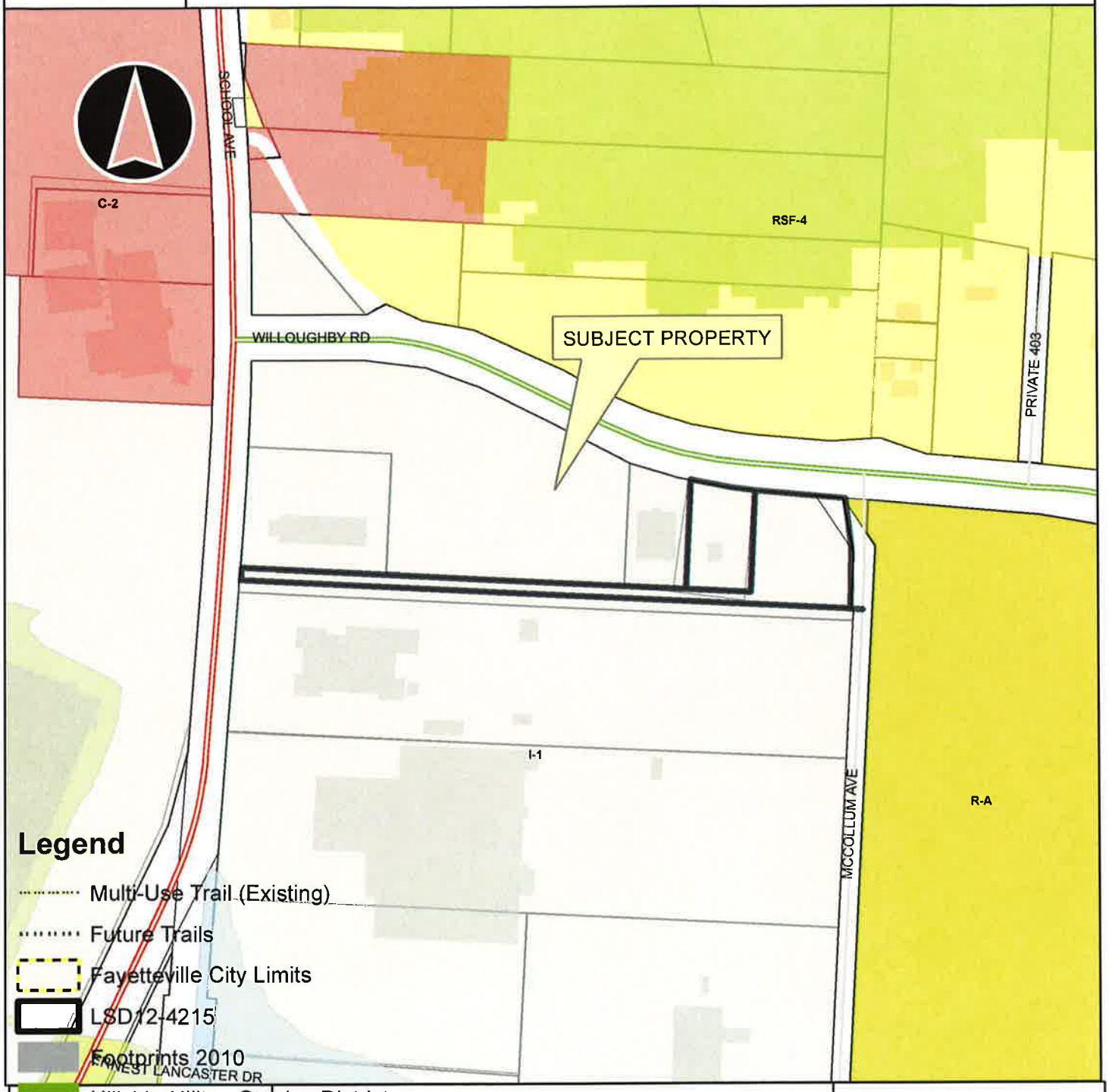
Brian Pugh

Brian Pugh
Waste Reduction Coordinator
Fayetteville Solid Waste and Recycling

LSD12-4215

Close Up View

THE CULLS II



Legend

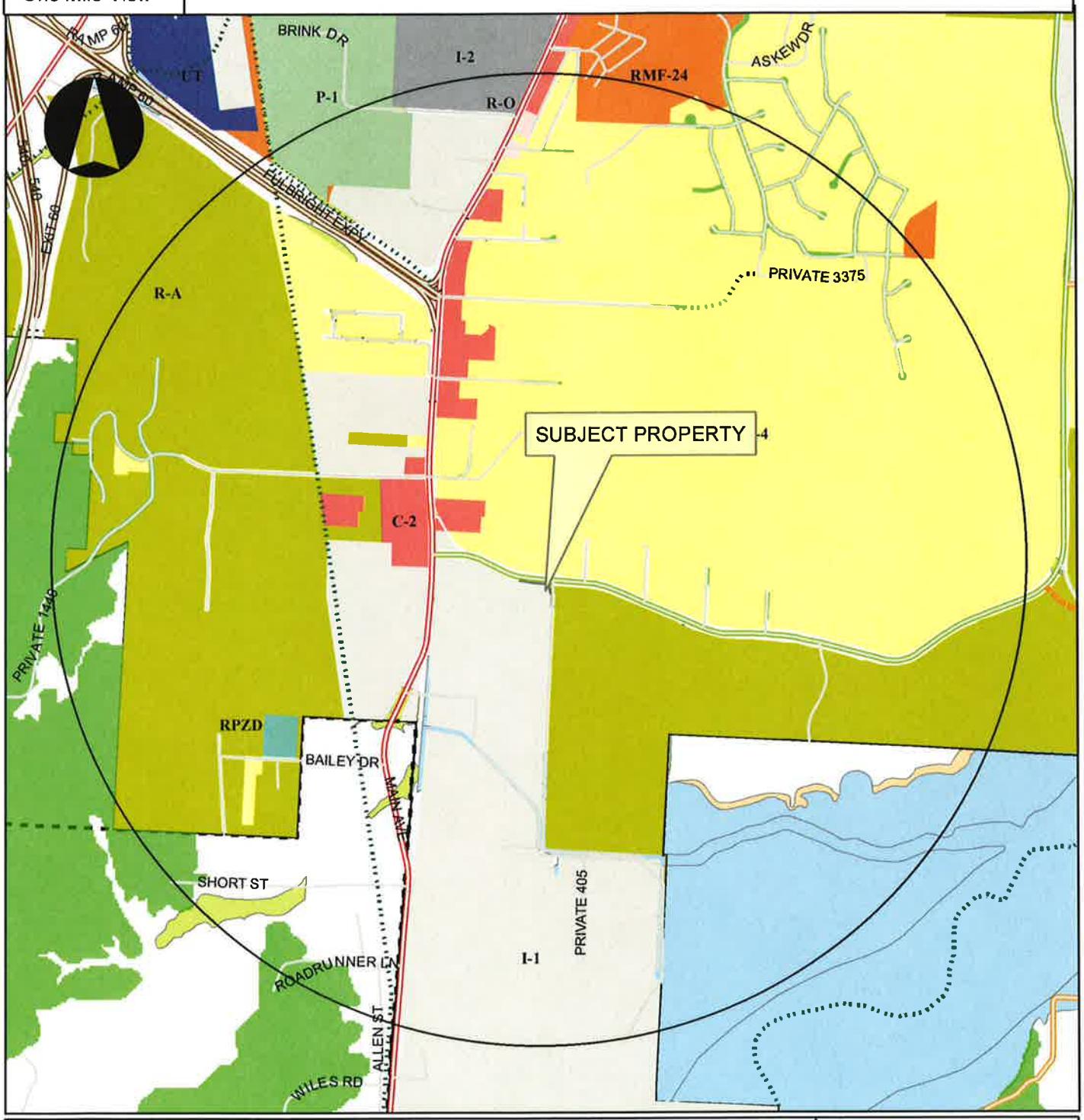
- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits
- LSD12-4215
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area
- Parcel Lines
- County Parcels

0 125 250 500 750 1,000 Feet

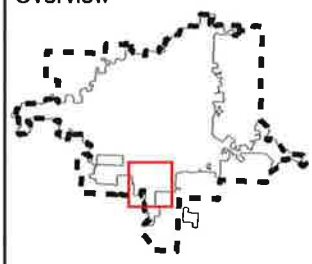
LSD12-4215

One Mile View

THE CULLS II



Overview



Legend

Subject Property

LSD12-4215

Boundary

0 0.25 0.5 1 Miles

Fayetteville
ARKANSAS

PC Meeting of September 24, 2012

THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO: Fayetteville Planning Commission
FROM: Andrew Garner, Senior Planner
THRU: Jeremy Pate, Development Services Director
DATE: September 18, 2012

CUP 12-4218: Conditional Use Permit (191 E. SUNBRIDGE/THE NEW SCHOOL, 290): Submitted by JORGENSEN AND ASSOCIATES for property located at 191 E. SUNBRIDGE. The property is zoned R-O, RESIDENTIAL OFFICE AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.23 acres. The request is for an expansion to the existing school (Use Unit 4) in the R-O zoning district. Planner: Andrew Garner

BACKGROUND:

Property Description and Background: The subject property is the New School campus on the south side of Sunbridge Drive. The New School is a private school for preschool students through 7th grade that has been in operation since 1971 according to their website (www.thenewschool.org). The overall site contains approximately 19.23 acres and is zoned R-O, Residential Office and C-2, Thoroughfare Commercial. Surrounding land use and zoning is depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North and West	Office	R-O, Residential Office
South	Mixed commercial uses on Township Street	C-2, Thoroughfare Commercial
East	Undeveloped	C-2, Thoroughfare Commercial

Request: The applicant requests approval to construct improvements to New School including a new a new preschool/auditorium building of 46,905 square feet along with new parking lots.

In addition to the conditional use permit for the expansion and improvements, this conditional use permit would bring the existing school into compliance. A school is classified in the zoning code as Use Unit 4, Cultural and Recreational Facilities. Use Unit 4 is a conditional use in this zoning district. Therefore a conditional use permit is required to bring the existing school into compliance and for the proposed addition.

Public Comment: Staff has not received public comment.

RECOMMENDED MOTION: Staff recommends approval of CUP 12-4218 to bring the existing school into compliance and allow for the proposed expansion subject to the following conditions of approval:

Conditions of Approval:

1. **Future additions or expansions to the school beyond those described herein shall be required to go through an additional conditional use permit.**

2. **This conditional use permit is subject to all conditions of approval with the associated large scale development LSD 12-4217 (New School).**

PLANNING COMMISSION ACTION: Required YES

Motion: _____ ☐ **Approved** ☐ **Denied**
Second: _____
Vote: _____
Date: September 24, 2012

Comments: _____

The "CONDITIONS OF APPROVAL" listed in this report are accepted in total without exception by the entity requesting approval of this conditional use.

Name: _____ Date: _____

GENERAL PLAN DESIGNATION: Residential Neighborhood Area

§ 163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent

of this chapter.

C. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: **The applicant has submitted a written application requesting approval for a an expansion of the school in the R-O zoning district.**

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: **The applicant has paid the required filing fee.**

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: **The Planning Commission is empowered under § 161.17 to grant the requested conditional use permit.**

(b.) That the granting of the conditional use will not adversely affect the public interest.

Finding: **Granting the requested conditional use will not adversely affect the public interest. This property has been developed and used for a school for many years. Allowing the proposed development on the property will be an appropriate and expected use of the property.**

(c.) The Planning Commission shall certify:

(1.) Compliance with the specific rules governing individual conditional uses; and

Finding: **Not applicable.**

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed

structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: **Ingress and egress to the property will remain unchanged.**

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **Existing and proposed parking for the school will not result in adverse economic, noise, glare, or odor effects on adjoining properties. All lighting shall meet the requirements of the Chapter 176 Outdoor Lighting and should not pose impacts to the surrounding non-residential uses.**

(c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading,

Finding: **The solid waste service locations for the school are indicated on the large scale development plans and will not pose adverse impacts to adjacent properties.**

(d.) Utilities, with reference to locations, availability, and compatibility;

Finding: **Utilities will be required to be extended to serve proposed school expansion. No compatibility issues exist in regards to the utility locations.**

(e.) Screening and buffering with reference to type, dimensions, and character;

Finding: **The proposed improvements do not require screening and staff does not recommend any additional screening.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **All signage shall be permitted in accordance with Chapter 174 Signs.**

(g.) Required setbacks and other open space; and

Finding: **The new structure is located outside of the building setbacks.**

(h.) General compatibility with adjacent properties and other property in the district.

Finding: **Staff finds the proposed use school improvements are compatible with the surrounding non-residential, primarily office uses. This property was developed and has been used for a school for many years. Granting the conditional use permit will be in harmony with the general purpose and intent of General Plan and zoning regulations, and will not be injurious to the neighborhood.**

161.17 District R-O, Residential Office

(A) *Purpose.* The Residential-Office District is designed primarily to provide area for offices without limitation to the nature or size of the office, together with community facilities, restaurants and compatible residential uses.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 12	Limited business
Unit 25	Offices, studios, and related services
Unit 44	Cottage Housing Development

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 11	Manufactured home park*
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities*
Unit 42	Clean technologies

(C) *Density.*

Units per acre	24 or less

(D) *Bulk and area regulations.*
(Per dwelling unit for residential structures)

(1) *Lot width minimum.*

Manufactured home park	100 ft.
Lot within a manufactured home park	50 ft.
Single-family	60 ft.
Two-family	60 ft.
Three or more	90 ft.

(2) *Lot area minimum.*

Manufactured home park	3 acres
Lot within a manufactured home park	4,200 sq. ft.
Townhouses:	

Development Individual lot	10,000 sq. ft. 2,500 sq. ft.
Single-family	6,000 sq. ft.
Two-family	6,500 sq. ft.
Three or more	8,000 sq. ft.
Fraternity or Sorority	1 acre

(3) *Land area per dwelling unit.*

Manufactured home	3,000 sq. ft.
Townhouses & apartments: No bedroom One bedroom Two or more bedrooms	 1,000 sq. ft. 1,000 sq. ft. 1,200 sq. ft.
Fraternity or Sorority	500 sq. ft. per resident

(E) *Setback regulations.*

Front	**15 ft.**
Front, if parking is allowed between the right-of-way and the building	50 ft.
Front, in the Hillside Overlay District	15 ft.
Side	10 ft.
Side, when contiguous to a residential district	15 ft.
Side, in the Hillside Overlay District	8 ft
Rear, without easement or alley	25 ft.
Rear, from center line of public alley	10 ft.
Rear, in the Hillside Overlay District	15 ft.

(F) *Building height regulations.*

Building Height Maximum	60 ft.

Height regulations. Any building which exceeds the height of 20 feet shall be set back from any side boundary line of an adjacent single family district an additional distance of one foot for each foot of height in excess of 20 feet.

(G) *Building area.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot.

(Code No. 1965, App. A., Art. 5(x); Ord. No. 2414, 2-7-78; Ord. No. 2603, 2-19-80; Ord. No. 2621, 4-1-80; Ord. No. 1747, 6-29-70; Code 1991, §160.041; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 4726, 7-19-05; Ord. 4943, 11-07-06; Ord. 5079, 11-20-07; Ord. 5195, 11-6-08; Ord. 5224, 3-3-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11)

JORGENSEN & ASSOCIATES
CIVIL ENGINEERS • SURVEYORS

124 WEST SUNBRIDGE, SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 582-4807

DAVID L. JORGENSEN, P.E., P.L.S.
JUSTIN L. JORGENSEN, P.E.
BLAKE E. JORGENSEN, P.E.
JARED S. INMAN, P.E.

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

Attn: Planning Department
Re: The Pines

To Whom It May Concern:

Please find the attached Large Scale Development Application, Conditional Use Application, and other various submittal materials as required. This development will be located on the western portion of the existing New School Campus off of Sunbridge Drive and New School Place.

In regard to the CUP, the following information has been provided:

a) The Existing Elementary School is ~ 29,778 sq.ft., the Existing Middle School is ~11,991 sq.ft., the exising Arts Annex is ~ 8340 sq.ft., and the Proposed PreSchool/Auditorium will be ~ 46,905 sq.ft.

b) 119 parking spaces (110 standard, 5 ADA, & 4 Motorcycle spaces) will be added for the New Preschool/Auditorium and Existing Elementary School. 125 spaces are required, however 119 spaces falls within the range of allowable spaces.

c) The campus operates from 7:15 am – 5:30 pm Monday – Friday.

d) Outdoor Lighting varies for each facility, the eastern buildings have more residential style lighting and the new building will contain lighting similar to commercial uses and will meet the City of Fayetteville Standards.

e) The campus operates like similar schools, where children will create noise while outside on the playgrounds.

f) This site contains a lot of significant canopy which screens the majority of the campus in all directions. The majority of this canopy will be retained with the development, however portions of the western side will require canopy to be removed, this will be mitigated with the installation of landscaping.

g) Trash service will be located on the south side of the development, off of the access drive. It will be contained within a trash enclosure as per City Requirements.

h) Currently the campus has a private drive at the northeast corner, this drive services the existing Arts/Annex and the Existing Middle School. The primary ingress is through 'New School Place', this Cul-de-sac street has two parking lots branching off of it and an existing asphalt drive loops to the west to 'Hiram Davis Place'. The proposed development will essentially re-create the same driving patterns; however, the plan is to convert the 'New School Place' Cul-

de-sac into a through street to the west over to 'Hiram Davis Place'. The intention is to create a safer driving pattern at the main entrance to the facilities off of 'New School Place' and have a designated 'Access Easement' that will route traffic east and west. To remove the circulatory pattern of the existing cul-de-sac, a portion of the existing right-of-way will be vacated and the street will be re-configured as per the plans.

i) The New School has been in operation for over 40 years; the campus has had various additions throughout the years and has enjoyed good company with the adjacent businesses. The surrounding properties are zoned R-0 and C-2 and the expansion of this campus will be compatible with surrounding uses.

In regards to the LSD, this development will involve vacation of existing easements and right-of-way and termination of portions of existing utilities (water, sewer, and fiber optic) to make way for the proposed addition. Vacation of existing easements will be offset with the installation of new utilities and accompanying easements, and the vacation of the existing right-of-way has been pursued due to the aforementioned reasons, and will be offset by the installation of a more permanent driveway and access easement.

A fire access driveway in the back will provide access for trash services as well as delivery for materials for The New School.

Please contact us with any questions or comments. We look forward to your assistance.

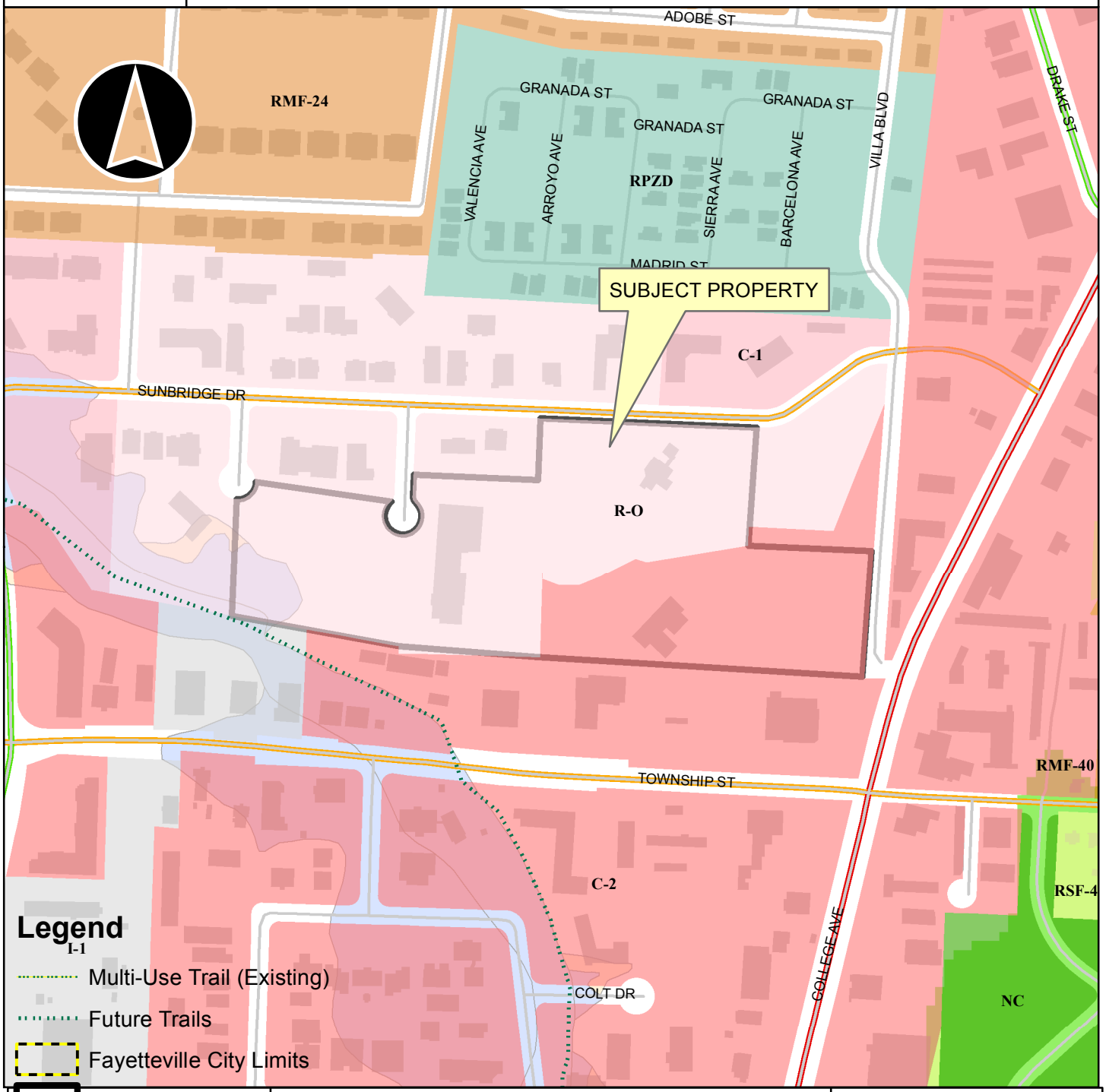
Sincerely;

Blake E. Jorgensen, P.E.

CUP12-4218

Close Up View

THE NEW SCHOOL



Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits
- CUP12-4218
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area

Overview

0 150 300 600 900 1,200 Feet

CUP12-4218

Current Land Use

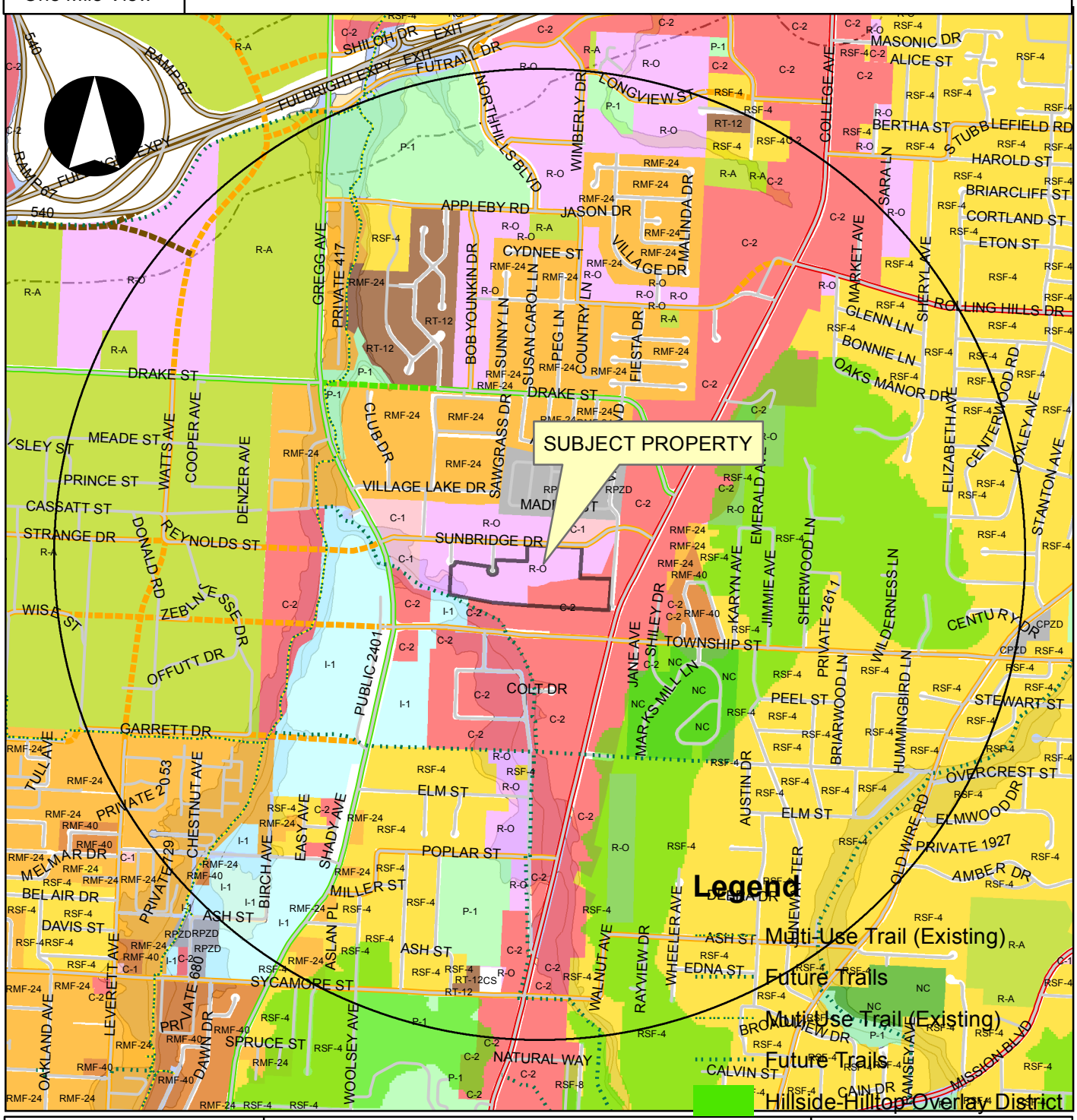
THE NEW SCHOOL

Overview

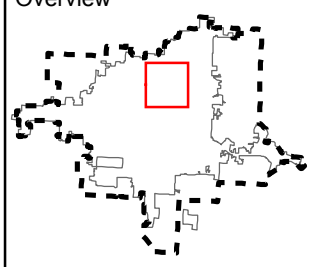
CUP12-4218

One Mile View

THE NEW SCHOOL



Overview



Legend

Subject Property

CUP12-4218

Boundary

CUP12-4218

Design Overlay District

Planning Area

Fayetteville

0 0.25 0.5 1 Miles

Fayetteville
ARKANSAS

PC Meeting of September 24, 2012

THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO: Fayetteville Planning Commission
FROM: Andrew Garner, Senior Planner
Glenn Newman, Staff Engineer
THRU: Jeremy Pate, Development Services Director
DATE: September 12, 2012

LSD 12-4217: Large Scale Development (191 E. SUNBRIDGE/THE NEW SCHOOL, 290): Submitted by JORGENSEN AND ASSOCIATES for property located at 191 E. SUNBRIDGE. The property is zoned R-O, Residential Office and C-2, Thoroughfare Commercial and contains a total of 19.23 acres. The request is for a 46,905 square foot preschool/auditorium addition.

Planner: Andrew Garner

Findings:

The subject property is the New School campus on the south side of Sunbridge Drive. The New School is a private school for preschool students through 7th grade. The overall site contains approximately 19.23 acres and is zoned R-O, Residential Office and C-2, Thoroughfare Commercial. Surrounding land use and zoning is depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North and West	Office	R-O, Residential Office
South	Mixed commercial uses on Township Street	C-2, Thoroughfare Commercial
East	Undeveloped	C-2, Thoroughfare Commercial

Proposal: The applicant proposes to construct a new preschool/auditorium building of 46,905 square feet along with new parking lots.

Conditional Use Permit: The applicant is requesting a conditional use permit along with the large scale development to expand the school/institutional use within the R-O, Residential Office zoning district.

Water and Sewer System: The property has access to existing public water and sewer services.

Adjacent streets and right-of-way: The school's primary entrance is off of New School Place that connects to Sunbridge Drive. Secondary points of access are located on the eastern end of the campus with a driveway connection directly to Sunbridge Drive and an access onto Hiram Davis Place on the western end of the campus. No new access points are proposed, however, the

applicant proposes to vacate a portion of the New School Place right-of-way to reconfigure their entrance and parking in that area of the site. The entrance around Hiram Davis Place is also proposed to be modified with connections to additional parking lots.

Right-of-way Dedication: New School Place and Hiram Davis Place are Local Streets with adequate 50-foot right-of-way and Sunbridge Drive is a Collector Street requiring right-of-way dedication in the amount of 29.5 feet from centerline along the site's street frontage.

Street Improvements: Street lights are required at intersections and spaced every 300 feet in compliance with ordinance. Staff does not recommend that Sunbridge Drive be widened to its Master Street Plan standard with bike lanes with this development because the road is currently functional and the transitions on either end of the project site may be unsafe if the road is widened. Sidewalk shall be installed along the site's Sunbridge Drive frontage in accordance with the Master Street Plan. Sidewalk shall be provided along the sites frontage of New School Place and Hiram Davis Place, connecting to the onsite private sidewalk.

Tree Preservation:	Existing Tree Canopy:	54.9%
	Tree Canopy Preserved:	41.3%
	Minimum Canopy Required:	15%
	Mitigation Required:	20 two-inch caliper trees (due to offsite disturbance)

Public Comment: Staff has not received public comment.

Recommendation: Staff recommends approval of **LSD 12-4217** with the following conditions of approval:

Conditions of Approval:

1. Planning Commission determination of street improvements. *Street lights are required at intersections and spaced every 300 feet in compliance with ordinance. Staff does not recommend that Sunbridge Drive be widened to its Master Street Plan standard with bike lanes with this development because the road is currently functional and the transitions on either end of the project site may be unsafe if the road is widened. Sidewalk shall be installed along the site's Sunbridge Drive frontage in accordance with the Master Street Plan. Sidewalk shall be provided along the site's frontage of New School Place and Hiram Davis Place, connecting to the onsite private sidewalk.*
   SUBDIVISION COMMITTEE RECOMMENDED IN FAVOR OF THESE STREET IMPROVEMENTS (09-13-2012).

2. New School Place and Hiram Davis Place are Local Streets with adequate 50-foot right-of-way and Sunbridge Drive is a Collector Street requiring right-of-way dedication in the amount of 29.5 feet from centerline along the project's street frontage by easement plat or separate document prior to building permit.

3. All tree preservation, landscape, solid waste, engineering and fire department

conditions included herein shall apply.

4. The approval of this large scale development is subject to the approval of the associated conditional use permit CUP 12-4218.

5. Prior to building permit easements and right-of-way are required to be vacated in the area of the proposed development. The applicant is responsible for submitting the required application materials to vacate these easements and right-of-way.

Standard conditions of approval:

6. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance.

7. If applicable, a business license shall be obtained prior to opening the business to the public.

8. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives: AR Western Gas, SWBT, Ozarks, SWEPCO, Cox Communications).

9. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with City's current requirements.

10. All exterior lights shall comply with the City lighting ordinance. Manufacturer's cut-sheets are required for review and approval prior to issuance of a building permit.

11. All freestanding and wall signs shall comply with ordinance specifications for location, size, type, number, etc. Any proposed signs shall be permitted by a separate sign permit application prior to installation. Freestanding pole signs and electronic message boards (direct lighting) are prohibited in the Design Overlay District.

12. Large scale development shall be valid for one calendar year.

13. Prior to building permit, a cost estimate for all required landscaping is to be submitted to the Landscape Administrator for review. Once approval is gained, a guarantee is to be issued (bond/letter of credit/cash) for 150% of the cost of the materials and installation of the plants. This guarantee will be held until the improvements are installed and inspected, at the time of Certificate of Occupancy.

14. Prior to the issuance of a building permit the following is required:
    a. Grading and drainage permits
    b. An on-site inspection by the Landscape Administrator of all tree protection

measures prior to any land disturbance.

c. Separate easement plat for this project that shall include the tree preservation area and all utility easements.
d. Project Disk with all final revisions
e. One copy of final construction drawings showing landscape plans including tree preservation measures submitted to the Landscape Administrator.
f. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

Planning Commission Action: ☐ **Approved** ☐ **Tabled** ☐ **Forwarded**

Meeting Date: **September 24, 2012**
Motion: _____
Second: _____
Vote: _____

Fayetteville
ARKANSAS
www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS
SOLID WASTE AND RECYCLING
1560 S. Happy Hollow Road
Fayetteville, AR 72701
P (479) 575-8398 F (479) 444-3478

September 11, 2012

Blake Jorgensen, P.E.
Jorgensen & Associates
124 West Sunbridge Suite 3.
Fayetteville, AR. 72703
(479) 442-9127 fax (479) 582-4807

RE: 12-4217 LSD 191 E. Sunbridge (The New School)

Dear Mr. Jorgensen,

Per our last discussion, recycling was to be considered in the development of the site. The Solid Waste and Recycling Division offers dumpster service for cardboard and paper in addition to the normal trash service. All public schools in Fayetteville have the three dumpster service for the large amounts of paper and cardboard recovered in the schools.

I don't see an area large enough to house the three dumpsters for this type of service. Please contact me at 479-718-7685 or bpugh@ci.fayetteville.ar.us to discuss final plans for including these services for the New School.

Sincerely,

Brian Pugh

Brian Pugh
Waste Reduction Coordinator
Fayetteville Solid Waste and Recycling

Fayetteville ARKANSAS
www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS
PARKS AND RECREATION DIVISION
1455 S Happy Hollow Rd
Fayetteville, AR 72701
P (479) 444-3471 F (479) 521-7714
TDD (Telecommunications Device for the Deaf)
(479) 521-1316

URBAN FORESTRY DIVISION

LANDSCAPE REGULATIONS – Chapter 177

To: Jorgensen and Associates, Blake Jorgensen

CC: Andrew Garner, Current Planner

From: Megan Dale, Urban Forester/Landscape Administrator

Date: 24 September 2012

Subject: LSD 12-4217: The New School Planning Commission Review Comments

Applicable Requirements:

Y	**Site Development & Parking Lot Standards**
Y	**Street Tree Planting Standards**
Y	**Stormwater Facilities**

Plan Checklist:

Y= submitted by applicant
N=required by City Code but not included on submitted plan
NA= not applicable

Tech Plat	SC	PC	
			All Landscape Plans
Y	*Y*	*Y*	**Irrigation** *notes either automatic or hose bib 100' o.c.* (177.03A.7.g & 177.04.B.3.a)
Y	*Y*	*Y*	**Species of plant material identified** (177.03.A.7.d & e)
Y	*Y*	*Y*	**Size of plant material at time of installation indicated** minimum size *2" caliper for trees and 3 gal. shrubs* ([177.03.A.7.b & c)
Y	*Y*	*Y*	**Soil amendments** *notes include that soil is amended and sod removed* (177.03.C.6.b)
Y	*Y*	*Y*	**Mulch** *notes indicate organic mulching around trees and within landscape beds* (177.03.C.6.c & d)
Y	*N*	*N*	**LSD and Subdivisions plans stamped by a licensed Landscape Architect, others by Landscape Designer** (177.03.B)
N	*N*	*Y*	**Planting bed contained by edging** (177.03.C.6.f)
Y	*Y*	*Y*	**Planting details according to Fayetteville's Landscape Manual** (177.03.C.6.g)

Tech Plat	SC	PC	
			Site Development & Parking Lot Standards
Y	Y	Y	**Wheel stops/ curbs** (177.04.B.1)
Y	Y	Y	**Interior landscaping** (177.04.C) *Narrow tree lawn (8' min width, 37.5' min length/ 1 tree per 12 spaces)* OR *Tree island (8' min. width, 18.7' min. lenght/1 tree per 12 spaces)* *All parking lot trees must be deciduous* (177.04.C.3)
Y	Y	Y	**Placement of Trees** (177.04.C.2) *Either side at points of access (entrance/exit)*
Y	Y	Y	**Perimeter landscaping** (177.04.D) *Side and rear property lines (5' wide landscaped)* *Front property line (15' wide landscape)* (177.04.D.2.a) Shade trees planted on south and west sides of parking lots (177.04.D.2.e) *Parking lot adjacent to R.O.W.- continuous row planting of shrubs - 50% evergreen. Remaining landscaping to be ground cover and / or turf.)* (177.04.D.4a) *NOTE: Shade trees are described in street tree planting standards*
			Street Tree Planting Standards *(time of F.P. or permit)* (177.05)
NA	NA	NA	**Residential Subdivisions- 1 large species shade tree/ lot** *tree planted within R.O.W. if possible*
N	Y	Y	**Nonresidential Subdivision- 1 large species shade tree/30 L.F.** *tree planted within 15-25' greenspace*
NA	NA	NA	**Urban Tree Wells-***urban streetscape only- 8' sidewalk* , trees every 30 L.F. (177.05.B.3.a-f)
NA	NA	NA	**Structural Soil-***if urban wells are used, a note or detail of structural soil must be indicated on the landscape plan*
NA	NA	NA	**Timing of planting indicated on plans (subdivisions only)** (177.05.A.4)
NA	NA	NA	**Written description of the method for tracking plantings** (177.05.A.4.e)
N	N	Y	**Plan contains 3-year Maintenance and Monitoring Agreement. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate.** (177.05.A.2.e)
Tech Plat	SC	PC	
			Stormwater Facilities *(time of F.P. or permit)* (177.06.A – C)
Y	Y	Y	**1 deciduous or evergreen tree/ 3000 square feet**
Y	Y	Y	**4 large shrubs or small trees (3 gal) / 3000 square feet**
Y	Y	Y	**6 shrubs or grasses (1 gal) / 3000 square feet**
Y	Y	Y	**Ground cover unless seed or sod is specified**
Y	Y	Y	**50% of facility planted with grass or grass like plants**

Notes to Planning Commission:

1. There are existing trees along Sunbridge. Preferred option is to keep existing trees and design sidewalk to work around trees. Root pruning and tree preservation fencing is required. If these existing trees can be retained, the Urban Forester feels new street trees would not be necessary. If damaged, street trees would be required 30' o.c.

Conditions of Approval:

2. Plans to be stamped and signed by a Landscape Architect.
3. Add note: Owner is responsible for maintaining mitigation and street trees for 3 years and shall provide a surety to the City of Fayetteville.
4. There are existing trees along Sunbridge. Preferred option is to keep existing trees and design sidewalk to work around trees. Root pruning and tree preservation fencing is required. If these existing trees can be retained, the Urban Forester feels new street trees would not be necessary.
5. Prior to Building Permit approval, all required landscaping will require a performance bond and a completed Landscape Surety Form. Submit a landscape estimate for review at time of construction plan review.
6. Prior to Certificate of Occupancy, a 3-year Maintenance Plan must be submitted with a 3-year surety (letter of credit, bond or cash) and completed Landscape Surety Form.
7. Landscape Architect of record shall inspect site and direct Contractor to make changes to meet Approved plans and details prior to Urban Forester Certificate of Occupancy inspection. No changes to the approved landscape plan may be made without Urban Forester approval.

Fayetteville
ARKANSAS
www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS
PARKS AND RECREATION DIVISION
1455 S Happy Hollow Rd
Fayetteville, AR 72701
P (479) 444-3471 F (479) 521-7714
TDD (Telecommunications Device for the Deaf)
(479) 521-1316

URBAN FORESTRY DIVISION

TREE PRESERVATION AND PROTECTION – Chapter 167

To: Jorgensen and Associates, Blake Jorgensen

CC: Andrew Garner, Current Planner

From: Megan Dale, Urban Forester/Landscape Administrator

Date: 24 September 2012

Subject: LSD 12-4217: The New School Planning Commission Review Comments

Requirements Submitted:

Y	**Initial Review with the Urban Forester**
N	**Site Analysis Map Submitted**
N	**Site Analysis Written Report Submitted**
N	**Complete Tree Preservation Plan Submitted**
N/A	**Tree Mitigation Form Submitted**
N/A	**Tree Preservation Wavier Submitted**

Canopy Measurements:

Total Site Area (minus Master Street Plan ROW, existing easements, and Dedicated Parkland)		
area of R-0 zoning (Minimum required 20% = 2.27ac)	11.37ac	495,277sf
area of C-2 zoning (Minimum required 15% = 0.7423)	4.95ac	215,622sf
Total	16.32ac	710,899sf
Existing Tree Canopy (minus existing easements)		
area	8.96ac	390,298sf
percent of site area		54.9%
Tree Canopy Preserved		
area	6.74ac	293,595sf
percent of total site area		41.3%
Tree Canopy Removed (including off-site canopy)		
area	2.22ac	96,703sf
percent of total site area		13.6%
Site Percent Min. Canopy Required – Zoning R-0 (20%) & C-2 (15%)	**3.01 ac**	**131,116sf**

Mitigation: ***Required -***

Canopy Below Required	Preservation Priority/Type	Forestation Base Density (ft2)	Number of 2" caliper trees to be planted
4,400 ft2	High Priority	218	20
ft2	Mid Priority	290	
ft2	Low Priority	436	
Total Mitigation			**20**

Tree Escrow (at $675 per tree) equivalent of $13,500.00

Mitigation Type Requested:
☒ On-Site ☐ Off-Site ☐ Tree Escrow ☐ Not Requested Yet

Mitigation Type Requested Approved: ☒ YES ☐ NO

TREE PROTECTION PLAN CHECKLISTS AND COMMENTS:

Plan Checklist:

NA = not applicable
Yes = submitted by applicant
No = required by City Code but not included on submitted plan

The Site Analysis Plan [167.04(H)(1)]

Tech Plat	SD	PC	Site Analysis Plan Components
Y	Y	Y	5 year aerial check on existing trees
Y	Y	Y	Property Boundary
Y	Y	Y	Natural Features 100ft beyond property line shown
Y	Y	Y	Existing Topography with slopes ≤ 15% highlighted
Y	Y	Y	Soils
N	Y	Y	Significant Tree(s): 24", 18" and 8" DBH
N	Y	Y	Table listing Sig. Trees with species, size, health, priority
N	Y	Y	Grouping of Trees: all other trees that do not meet significant requirements
N	Y	Y	Table listing Grouped Trees with average species, size, health, priority
Y	Y	Y	All existing utilities
Y	Y	Y	All perennial and intermittent streams with approximate center line
Y	Y	Y	Floodplains/Floodways
Y	Y	Y	Existing street, sidewalk or bike path ROW
N	Y	Y	Submitted Site Analysis Plan

The Analysis Plan Report [167.04(H)(4)]

Tech Plat	SD	PC	Analysis Plan Report Components
N	Y	Y	Detail Design Approaches used to minimize damage to OR removal of existing canopy
N	Y	Y	Justification for removal of individual or groupings of trees/canopy
N	N	Y	Details providing information on on-site mitigation OR off-site alternatives
N	N	N	Submitted Analysis Report

Tree Preservation Plan [167.04(H)(2)]

Tech Plat	SD	PC	Tree Preservation Plan Components
Y	Y	Y	Shows ALL Proposed Site Improvements
N	Y	Y	Delineates trees/canopy to be preserved and removed
Y	Y	Y	Delineates existing and proposed grading
N	Y	Y	Depict limits of soil disturbance
			Detail methods that will be used to protect trees during construction:
N	Y	Y	1. Tree Protection Fencing
N	Y	Y	2. Limits of Root Pruning
Y	Y	Y	3. Traffic flow on work site
Y	Y	Y	4. Location of material storage
Y	Y	Y	5. Location of concrete wash out
Y	Y	Y	6. Location of construction entrance/exit
Y	Y	Y	Location of ALL existing and new utility/drainage easements

Conditions of Approval:

1. An easement plat will be required for this LSD. A Tree Preservation Easement for Tree #1 (preserved trees within this phase of works) will need to be dedicated at this time.
2. Prior to Building Permit approval, all required landscaping will require a performance bond and a completed Landscape Surety Form. Submit a landscape estimate for review at time of construction plan review.
3. Prior to Certificate of Occupancy, a 3-year Maintenance Plan must be submitted with a 3-year surety (letter of credit, bond or cash) and completed Landscape Surety Form.

Telecommunications Device for the Deaf TDD (479) 521-1316 113 West Mountain - Fayetteville, AR 72701

JORGENSEN & ASSOCIATES
CIVIL ENGINEERS · SURVEYORS

124 WEST SUNBRIDGE, SUITE 5 · FAYETTEVILLE, ARKANSAS 72703 · (479) 442-9127 · FAX (479) 582-4807

DAVID L. JORGENSEN, P.E., P.L.S.
JUSTIN L. JORGENSEN, P.E.
BLAKE E. JORGENSEN, P.E.
JARED S. INMAN, P.E.

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

Attn: Planning Department
Re: The Pines

To Whom It May Concern:

Please find the attached Large Scale Development Application, Conditional Use Application, and other various submittal materials as required. This development will be located on the western portion of the existing New School Campus off of Sunbridge Drive and New School Place.

In regard to the CUP, the following information has been provided:

a) The Existing Elementary School is ~ 29,778 sq.ft., the Existing Middle School is ~11,991 sq.ft., the exising Arts Annex is ~ 8340 sq.ft., and the Proposed PreSchool/Auditorium will be ~ 46,905 sq.ft.

b) 119 parking spaces (110 standard, 5 ADA, & 4 Motorcycle spaces) will be added for the New Preschool/Auditorium and Existing Elementary School. 125 spaces are required, however 119 spaces falls within the range of allowable spaces.

c) The campus operates from 7:15 am – 5:30 pm Monday – Friday.

d) Outdoor Lighting varies for each facility, the eastern buildings have more residential style lighting and the new building will contain lighting similar to commercial uses and will meet the City of Fayetteville Standards.

e) The campus operates like similar schools, where children will create noise while outside on the playgrounds.

f) This site contains a lot of significant canopy which screens the majority of the campus in all directions. The majority of this canopy will be retained with the development, however portions of the western side will require canopy to be removed, this will be mitigated with the installation of landscaping.

g) Trash service will be located on the south side of the development, off of the access drive. It will be contained within a trash enclosure as per City Requirements.

h) Currently the campus has a private drive at the northeast corner, this drive services the existing Arts/Annex and the Existing Middle School. The primary ingress is through 'New School Place', this Cul-de-sac street has two parking lots branching off of it and an existing asphalt drive loops to the west to 'Hiram Davis Place'. The proposed development will essentially re-create the same driving patterns; however, the plan is to convert the 'New School Place' Cul-

de-sac into a through street to the west over to 'Hiram Davis Place'. The intention is to create a safer driving pattern at the main entrance to the facilities off of 'New School Place' and have a designated 'Access Easement' that will route traffic east and west. To remove the circulatory pattern of the existing cul-de-sac, a portion of the existing right-of-way will be vacated and the street will be re-configured as per the plans.

i) The New School has been in operation for over 40 years; the campus has had various additions throughout the years and has enjoyed good company with the adjacent businesses. The surrounding properties are zoned R-0 and C-2 and the expansion of this campus will be compatible with surrounding uses.

In regards to the LSD, this development will involve vacation of existing easements and right-of-way and termination of portions of existing utilities (water, sewer, and fiber optic) to make way for the proposed addition. Vacation of existing easements will be offset with the installation of new utilities and accompanying easements, and the vacation of the existing right-of-way has been pursued due to the aforementioned reasons, and will be offset by the installation of a more permanent driveway and access easement.

A fire access driveway in the back will provide access for trash services as well as delivery for materials for The New School.

Please contact us with any questions or comments. We look forward to your assistance.

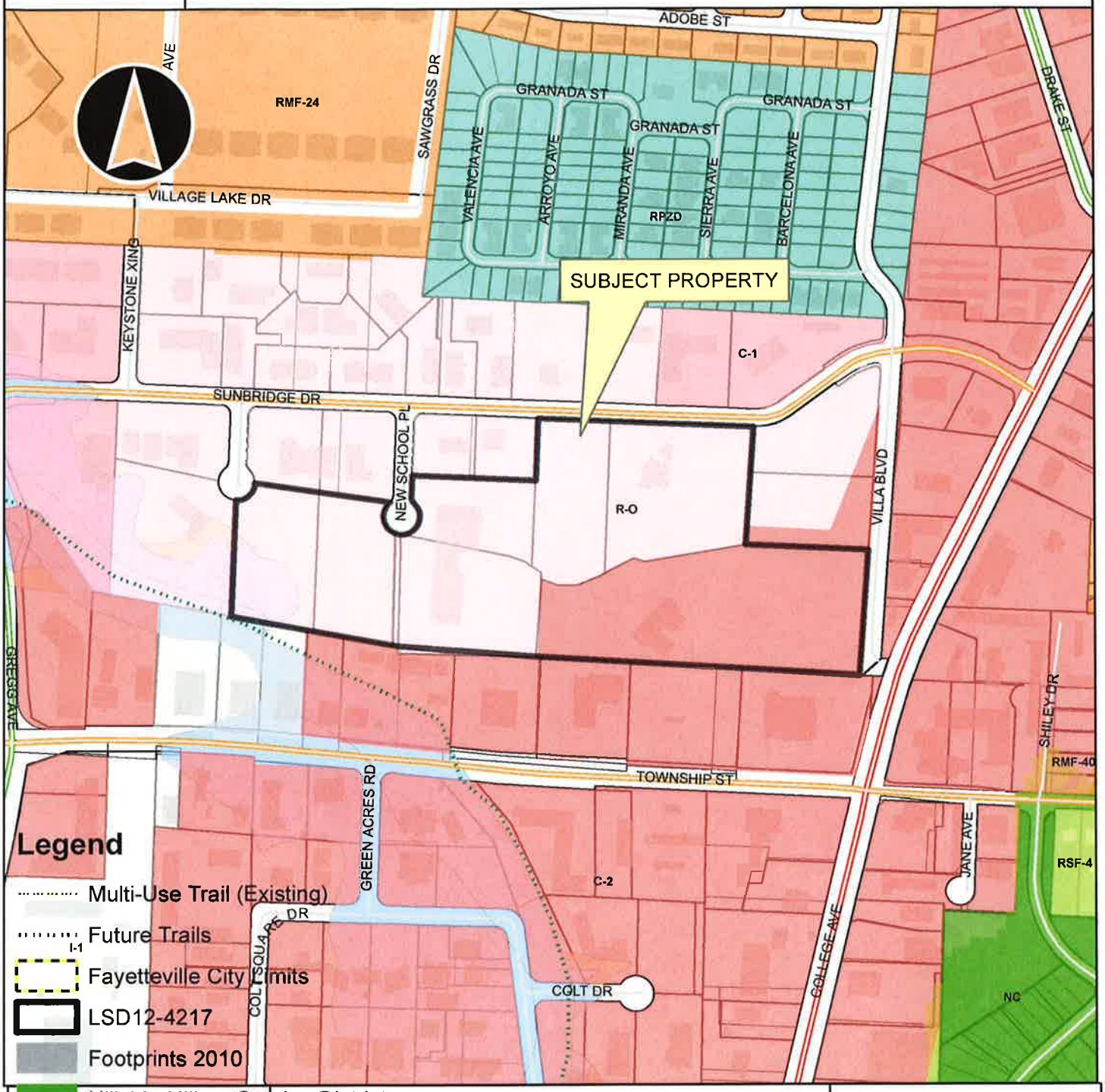
Sincerely;

Blake E. Jorgensen, P.E.

LSD12-4217

Close Up View

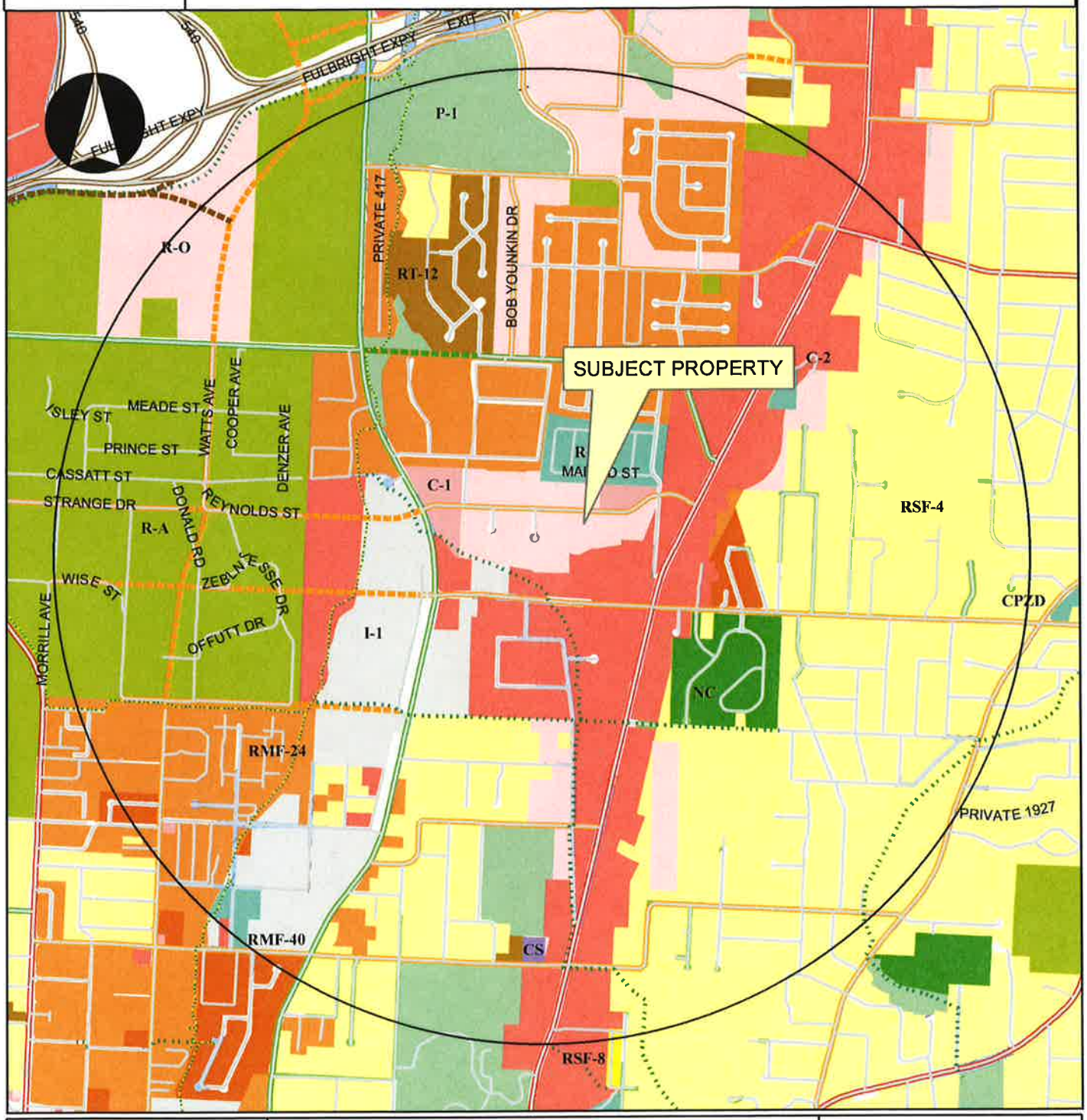
THE NEW SCHOOL



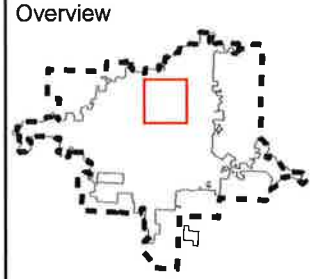
LSD12-4217

One Mile View

THE NEW SCHOOL



Overview



Legend

Subject Property

LSD12-4217

Boundary

0 0.25 0.5 1 Miles

Fayetteville
ARKANSAS

PC Meeting of September 24, 2012

THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO:	Fayetteville Subdivision Committee
FROM:	Jesse Fulcher, Current Planner
	Glenn Newman, Staff Engineer
THRU:	Jeremy Pate, Development Services Director
DATE:	September 18, 2012

LSD 12-4190: Large Scale Development (1325 JOYCE BLVD/LEGACY BANK, 175): Submitted by USI CONSULTING ENGINEERS, INC. for property located at 1325 JOYCE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains a total of 1.46 acres. The request is for a bank of 4,850 SF with associated drive-thru facility and parking.

Planner: Jesse Fulcher

THE APPLICANT HAS REQUESTED THAT THIS ITEM BE TABLED UNTIL THE OCTOBER 8, 2012 MEETING.

PC Meeting of September 24, 2012

THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO:	Fayetteville Subdivision Committee
FROM:	Quin Thompson, Current Planner
	Glenn Newman, City Engineer
THRU:	Jeremy Pate, Director of Development Services
DATE:	September 18, 2012

PPL 12-4216: Preliminary Plat (NW OF MISSION AND SHELTON/CHAPEL VIEW, 259): Submitted by BATES & ASSOCIATES for property located NW OF MISSION AND SHELTON. The property is in the PLANNING AREA and contains approximately 22.88 acres. The request is for a residential subdivision with 19 single family lots.

Planner: Quin Thompson

Findings:

Note: The property is more than one mile from the City of Fayetteville and within the City Planning Area. In compliance with the City Unified Development Code, the project was only reviewed for City water service and general street connectivity.

Property: The subject property contains approximately 22.88 acres located immediately north of State Highway 45 (Mission Boulevard) approximately 1.25 miles east of the City of Fayetteville. The property is located within the City of Fayetteville Planning Area and is largely undeveloped pasture with some single family homes.

Proposal: The applicant proposes nineteen (19) one acre lots for single family residential use. The subdivision is also currently under review by Washington County.

Water and Sewer: There are existing water lines to serve the proposed development. Appropriate approvals and permits will be required from the Arkansas Department of Environmental Quality and Arkansas Department of Health and Human Services for septic systems prior to Final Plat.

Adjacent Master Street Plan Streets: Mission Boulevard (AR State Highway 45) is a classified principal arterial; Shelton Road is classified as a local street.

Right-of-way to be dedicated: As this property is beyond one mile from the city limits right-of-way dedication to the City is not required.

Recommendation: Staff recommends approval of **PPL 12-4216** by the Planning Commission with the following conditions:

Conditions of Approval:

1. Planning Commission determination of appropriate street connectivity. The entrance into this subdivision is off of Mission Boulevard to the south. No street connection is proposed to the east which is a fully developed subdivision (Shelton Addition) with no opportunity for street connection. A street stub-out is proposed to the largely undeveloped parcel to the west. No connection is proposed to the undeveloped nine-acre property to the north with the primary street in the subdivision ending in a dead-end cul-de-sac. *Staff recommends that a street stub-out and temporary cul-de-sac be provided to the undeveloped property to the north finding that there are no topographical or natural features that would prevent the street connection, and it would be a logical future street connection to the north.*

ON SEPTEMBER 13, SUBDIVISION COMMITTEE RECOMMENDED FORWARDING WITHOUT A CONNECTION TO THE NORTH PROPERTY, BUT WITH THE PROPOSED CONNECTION TO THE WEST SHOWN FURTHER NORTH.

2. Provide a stub out for future access to the northern boundary of the property in accordance with Chapter 166.08 D.1 of the Unified Development Code.

3. Future street extension signs shall be posted at the end of the all street stub-outs, prior to the City signing the final plat (coordinate these signs with the Transportation Department).

4. This development is subject to approval by Washington County. *The County supports the City recommendation for a stub-out for future connection to the north. A County variance for dead-end street length will be required.*

5. Prior to Final Plat the developer shall provide the City a copy of the Subdivision approval letter from the Arkansas Department of Health verifying approval of the use of septic systems for this subdivision.

Standard Conditions of Approval:

1. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives - AR Western Gas, SWBT, Ozarks, SWEPCO, Cox Communications).

2. Submit one final revised copy of the plat to the Planning Division for final approval prior

to obtaining signatures.

3. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with City's current requirements.

4. Submit a digital copy of the approved final plat on CD to the Planning Division prior to recordation of final plat.

5. All street names and addresses shall be approved by the 911 Coordinator.

Subdivision Committee Action: ☐ Approval ☐ Planning Commission ☐ Tabled
Motion: _____
Second: _____
Vote: _____
Meeting Date: **September 24, 2012**
Comments: _____

The "Conditions of Approval" listed in the report above are accepted in total without exception by the entity requesting approval of this development item.

_____ _____
Signature Date

Fayetteville
ARKANSAS
www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS
FIRE DEPARTMENT
303 West Center Street
Fayetteville, AR 72701
P (479) 575-8365 F (479) 575-0471

ARKANSAS FIRE CODE REQUIREMENTS

To:	Bates and Associates
CC:	Quin Thompson
From:	Harley Hunt, Fire Marshal
Date:	8/28/12
Project	12-4126 Technical Plat Review Comments

Note: The code items in this review are not intended to be a complete listing of all possible fire code requirements adopted by the jurisdiction. Additional information may be required prior to building permit approval and/or building occupancy.

The Fire Marshal's office has completed the initial review of the subject development application. Each item will be identified as Meets, Does Not Meet or N/A. "**All Does Not Meet**" items must be resolved prior to Fire Department approval.

Fire Apparatus Access Road

☐ Meets ☐ Does Not Meet The facility, the building, or portions of the building shall be accessible to fire apparatus by way of an approved fire apparatus access road.

☐ Meets ☐ Does Not Meet ☐ N/A Developments of single- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads that meet the requirements of D104.3

Exceptions:

a. Where there are 30 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.

b. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Comments:

☐ Meets ☐ Does Not Meet ☐ N/A Multi-family residential projects with more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Comments:

☐ Meets ☐ Does Not Meet ☐ N/A Multi-family residential projects with more than 200 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads regardless of being equipped with an approved automatic sprinkler system.

Comments:

☐ Meets ☐ Does Not Meet ☐ N/A Fire apparatus access roads shall have an unobstructed width of no less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches, unless a greater width is required as listed herein.

Comments:

☐ Required The fire apparatus access road shall be designed with an approved driving surface to provide all-weather driving capabilities and capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds.

Comments:

☐ Required The fire apparatus access roads shall not exceed 10% in grade.

Comments:

☐ Meets ☐ Does Not Meet ☐ N/A The minimum turning radius shall allow for the largest apparatus to turn onto an adjacent street without entering into on-coming traffic and without going over a curb.

Comments:

☐ Meets ☐ Does Not Meet ☐ N/A Dead-end fire apparatus access roads in access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Comments:

☐ Meets ☐ Does Not Meet ☐ N/A The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: Fire code official is authorized to increase the dimension of 150 feet where: 1) The building is equipped throughout with a fire sprinkler system. 2) Road cannot be installed because of location on the property, topography, nonnegotiable grades or other similar conditions and an approved alternative means of fire protection is provided. 3) There are not more than two Group R-3 or Group U occupancies.

☐ Meets ☐ Does Not Meet ☐ N/A Gates securing the fire apparatus access road(s) shall comply with all of the following criteria:

a. The minimum gate width shall be 20 feet
b. Gates shall be of the swinging or sliding type
c. Construction of gates shall be of materials that allow manual operation by one person
d. Electric gates shall be equipped with a means of opening the gate by Fire Department personnel for emergency access. These devices shall be approved by the fire code official.
e. Locking device specifications shall be submitted for approval by the fire code official.

Comments:

Buildings exceeding 30 feet in height above the lowest level of fire department vehicle access:

☐ Meets ☐ Does Not Meet ☐ N/A Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of the building or portion of the building.

Comments:

☐ Required Overhead utility lines shall not be located within the aerial fire apparatus access road.

Comments:

☐ Meets ☐ Does Not Meet ☐ N/A Buildings exceeding 30 feet in height or three stories shall have at least two means of fire apparatus access for each structure.

Comments: The Fire Marshal has determined that and shall serve as the required means of access.

☐ Meets ☐ Does Not Meet ☐ N/A At least one of the required access routes shall be located within 15 feet and 30 feet from the building and shall be positioned parallel to one entire side of the building.

Comments: The Fire Marshal has determined that shall serve to meet this requirement.

Fire Lanes

☐ Required

The following locations have been identified by the Fire Marshal as fire lanes:

Please see the redlined plat for more detail. Striping shall be coordinated with the Fire Marshal during construction.

Fire Hydrants

☐ Meets ☐ Does Not Meet

Fire hydrant spacing in accordance with Table C105.1

Comments:

☐ Meets ☐ Does Not Meet

☐ N/A Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be installed, subject to Fire Marshal approval.

Comments:

☐ Required

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.

Comments:

Fire Flow

☐ Required ☐ Not Required

Automatic sprinkler system

Comments:

☐ Meets ☐ Does Not Meet

The required fire flow for fire protection is provided to the premises.

Comments:

☐ Required

An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site.

Comments:

Fire Department Connections

☐ Required ☐ Not Required

The Fire Department Connection (FDC) shall be a freestanding, 4-inch diameter minimum sized pipe with a 5-inch Storz hose thread connection. It shall also include a 30 degree turn down and a Knox Box brand locking cap.

Comments:

☐ Meets ☐ Does Not Meet

☐ N/A A dedicated hydrant shall be located within 100 feet of the FDC on the same side a street or driveway to prevent fire hose from blocking access.

☐ Meets ☐ Does Not Meet

☐ N/A The FDC shall be located on the street side of the building, fully visible and recognizable from the street, and shall be located no closer than the height of the building plus 15% from the structure. In special cases, the FDC can be located at the corner of taller structures.

Comments:

General Requirements

☐ Required

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant, and maintained until replaced by permanent signs.

Comments: I spoke with Washington County Fire Marshal Dennis Ledbetter concerning this PPL because it appears to be outside the City of Fayetteville Planning Area. He advised me to make no comment and forward all questions to his office. 479-444-1723

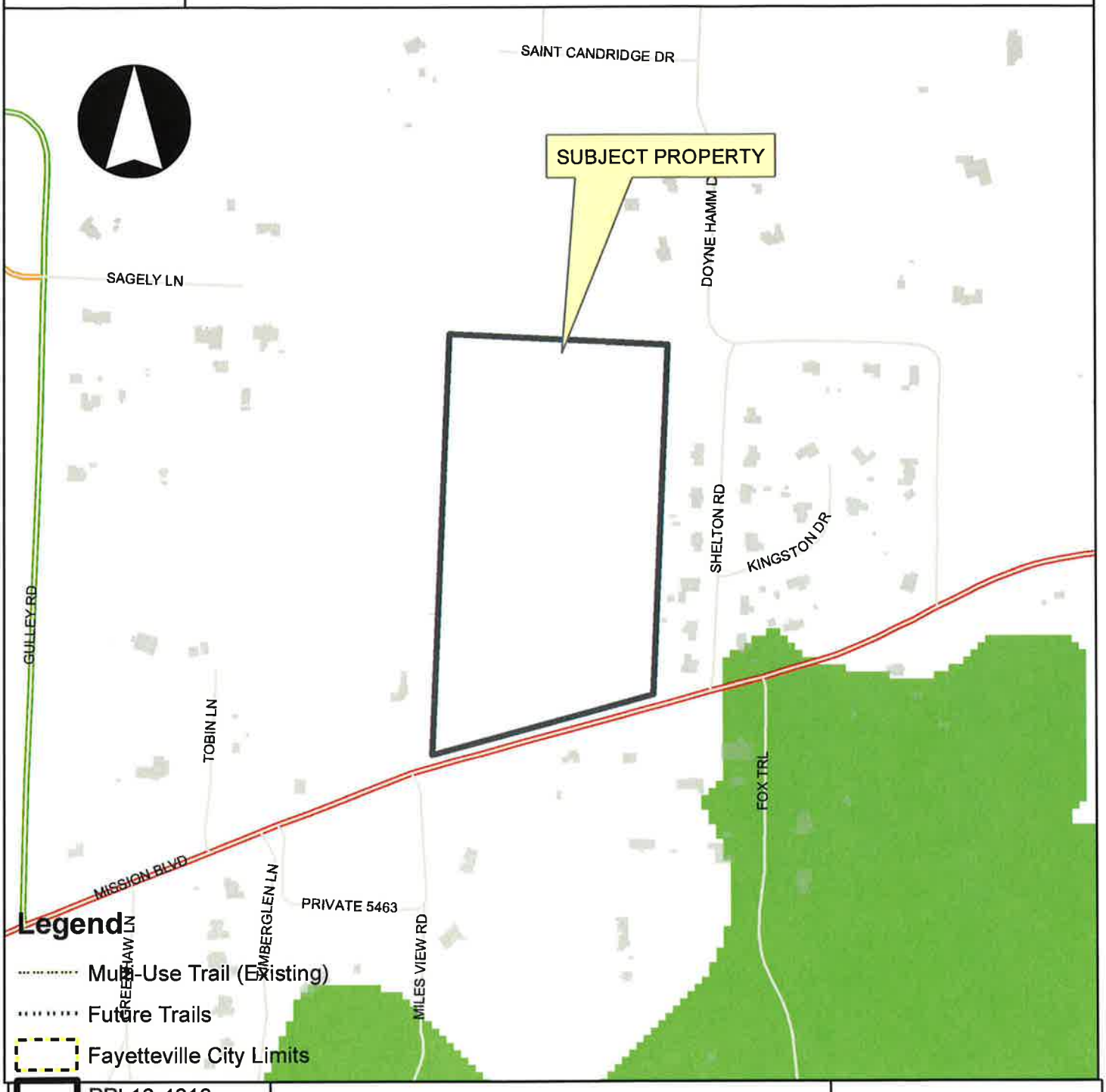
Review Status

☐ Approved ☐ Denied

PPL12-4216

Close Up View

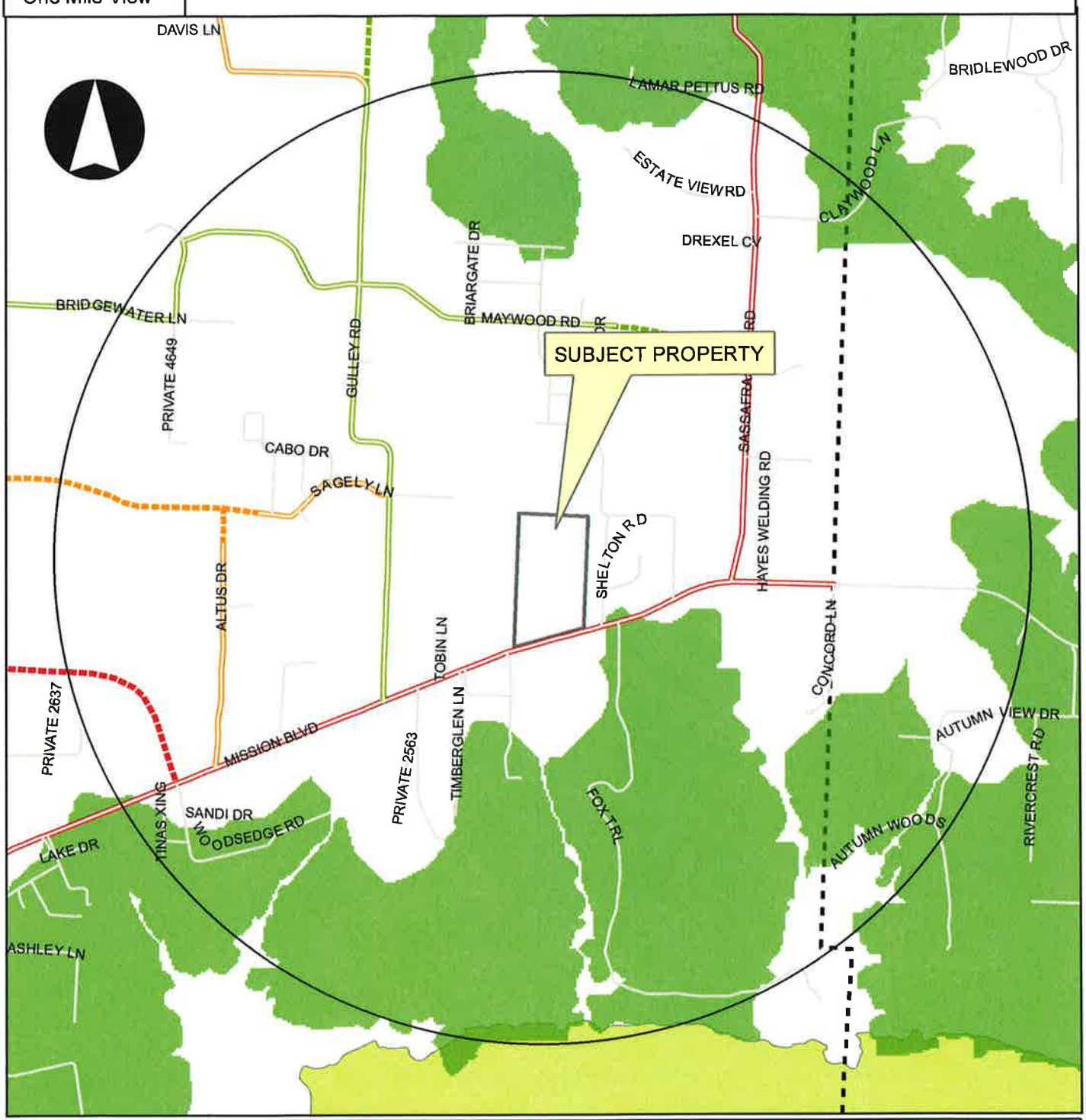
CHAPEL VIEW



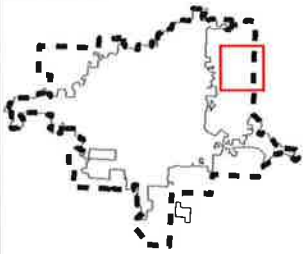
PPL12-4216

One Mile View

CHAPEL VIEW



Overview



Legend

Subject Property

PPL12-4216

Boundary

0 0.25 0.5 1 Miles

Fayetteville
ARKANSAS

PC Meeting of September 24, 2012

THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO:	Fayetteville Subdivision Committee
FROM:	Jesse Fulcher, Current Planner
	Glenn Newman, Staff Engineer
THRU:	Jeremy Pate, Development Services Director
DATE:	September 18, 2012

CUP 12-4214: Conditional Use Permit (1417 MARTIN LUTHER KING BLVD./EZ MART, 521): Submitted by EB LANDWORKS for property located at 1417 MARTIN LUTHER KING BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.96 acres. The request is for more parking spaces than allowed by ordinance. Planner: Jesse Fulcher

THE APPLICANT HAS REQUESTED THAT THIS ITEM BE TABLED INDEFINITELY.

PC Meeting of September 24, 2012

THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO: Fayetteville Planning Commission
FROM: Andrew Garner, Senior Planner
THRU: Jeremy Pate, Director of Development Services
DATE: September 18, 2012

CUP 12-4223: Conditional Use Permit (793 E. LIGHTON/THOMPSON, 525): Submitted by COMMUNITY BY DESIGN for property located at 793 E. LIGHTON. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.45 acres. The request is for an accessory structure on a lot without a principal structure.

Planner: Andrew Garner

Findings:

Property Description: The subject property is a triangular parcel of 1.26 acres located east of the intersection of Lighton Trail and Rodgers Drive. The property is zoned RSF-4 and contains a single family house of 1,149 square feet that was constructed in 1946 according to Washington County parcel records. The house is located in the northeast corner of the property. The property is fairly steep and contains some stone outcroppings, terraced gardens, and a stone outbuilding and well. A survey of the property is attached. The surrounding land uses and zoning are shown in *Table 1*.

Table 1: Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North; East	Residential	RSF-4, Residential Single-Family 4 units per acre
South	Water storage tanks	RSF-4, Residential Single-Family 4 units per acre
West	Water storage tanks; undeveloped	RSF-4, Residential Single-Family 4 units per acre; RMF-24, Residential Multi-Family 24 units per acre

Background: The current owner is in the process of splitting the lot into two lots of approximately 5,500 square feet and 49,000 square feet. On July 11, 2011 the applicant received approval of a lot area variance from the Board of Adjustment (BOA 11-3852) to split the parcel into two lots, with one of the lots being less than the minimum 8,000 square feet. The property owner is in the process of finalizing the lot split documents, however, this lot split would create a non-conforming condition in which an existing accessory structure will be on a separate parcel than the residence in the RSF-4 zoning district. A survey and photo provided by the applicant show the proposed lot split and existing accessory structure.

Proposal: §164.02 (A)(1) of the Unified Development Code does not permit an accessory structure to be located on a parcel prior to a principal structure. The applicant requests that a Conditional Use be granted to allow the existing accessory structure to remain as an accessory structure on its own lot of record, without a primary structure. This will allow a lot split to be finalized.

Public Comment: Staff has received one in-person visit from a neighbor inquiring about the application.

Staff recommends approval of **CUP 12-4233**, the requested conditional use permit to allow an accessory structure on a lot without a primary structure within the RSF-4 zone.

PLANNING COMMISSION ACTION: Required YES
Planning Commission Action ☐ **Approved** ☐ **Denied** ☐ **Tabled**
Motion: _____
Second: _____
Vote: _____
Meeting Date: September 24, 2012

City Plan 2030 designation: ***Residential Neighborhood Area***

Section 163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and

stating the grounds on which it is requested.

Finding: **The applicant has submitted an application requesting conditional use permit approval to allow an accessory structure to remain without a primary structure in the RSF-4 zoning district.**

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: **The applicant has paid the required filing fee.**

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: **The Planning Commission is empowered under UDC §164.02 to grant a conditional use permit to allow an accessory structure without a primary structure.**

(b.) That the granting of the conditional use will not adversely affect the public interest.

Finding: **Staff finds that the request will not adversely affect the public interest. The property has been used for many years and the small accessory structure has been in its current location for many years. The conditional use will therefore not adversely affect neighboring properties should that structure be allowed to remain in its existing location after the lot split.**

(c.) The Planning Commission shall certify:

(1.) Compliance with the specific rules governing individual conditional uses; and

Finding: **§164.02 (A)(1) of the Unified Development Code specifies that no accessory structure shall be erected on any property prior to the construction of the principal structure, unless such accessory structure shall have been approved by the Planning Commission as a conditional use. Although the accessory structure is existing, the applicant is creating a non-conforming situation by separating the accessory structure on its own lot through the lot split process.**

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: **The existing ingress/egress into the property is adequate and will not be affected by the lot-split; the use of the accessory will not be changed by the conditional use.**

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **The applicant is requesting a conditional use permit to allow the continued use of an existing accessory structure. No substantial economic, noise, glare or odor effects would result from the accessory structure on adjoining properties.**

(c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading,

Finding: **Refuse and service areas will be not be affected.**

(d.) Utilities, with reference to locations, availability, and compatibility;

Finding: **Utilities will be not be affected.**

(e.) Screening and buffering with reference to type, dimensions, and character;

Finding: **Screening is not required.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **Signage is not proposed.**

(g.) Required setbacks and other open space; and

Finding: **All separation and setback requirements will be met with development of the property.**

(h.) General compatibility with adjacent properties and other property in the district.

Finding: **Staff finds that the proposal is compatible with the adjacent properties and other property in the district. The continued use of the small accessory structure on its own parcel would be compatible with the surrounding uses.**

Fayetteville Unified Development Code

164.02 Accessory Structures And Uses

Accessory Structures And Uses. Accessory structures and uses shall be subject to the applicable use conditions set forth in Zoning, Chapters 160 through 165, and to the following general conditions:

(A) *Accessory structures.*

(1) *When erected.* No accessory structure shall be erected on any property prior to the construction of the principal structure, UNLESS such accessory structure shall have been approved by the Planning Commission as a conditional use. An approved accessory structure erected prior to the principal structure shall not be inhabited.

(2) *Integral part of principal structure.* An accessory structure erected as an integral part of the principal structure shall be made structurally a part thereof, shall have a common wall therewith, and shall comply in all respects with the requirements of the building code applicable to the principal structure.

(3) *Height and Setback Restrictions.* Accessory structures ten (10) feet or less in height shall maintain a minimum side setback of three (3) feet and a minimum rear setback of five (5) feet from the property lines. Accessory structures greater than ten (10) feet in height shall meet the setback requirements of the zoning district in which it is located. All accessory structures shall conform to the front setbacks of the zoning district in which is it located.

(4) *Size of accessory structure(s).* An accessory

community.by.design
TOWN PLANNING.URBAN ENGINEERING

August 14, 2012
Via Email: agarner@ci.fayetteville.ar.us

Mr. Andrew Garner
Senior Planner
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

RE: Kathy Thompson – Conditional Use Permit

Mr. Garner,

In accordance with the requirements of LSP 00-4172 and on behalf of the owner of the property I am writing to request a conditional use permit to allow an accessory structure on the proposed Tract A of the lot split prior to the primary structure being constructed.

The applicant plans to construct a residence on the proposed Tract A once the lot split is approved. The accessory structure has been in existence for many years and has primarily been used to store garden tools. It is approximately 12' x 12' with native stone walls.

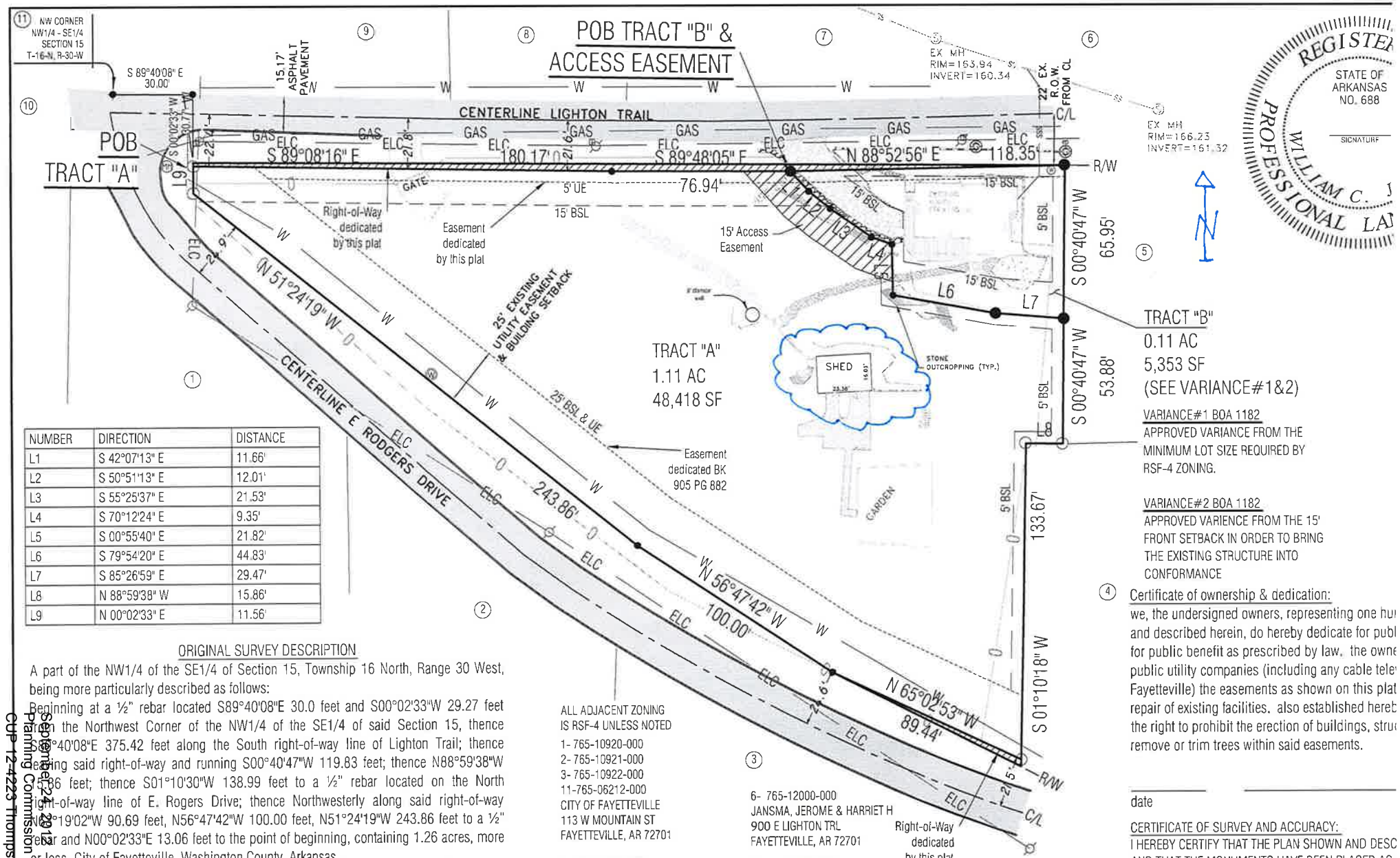
If the documentation submitted for LSP 00-4172 is not adequate for processing this request please let me know and I can provide you with additional information.

Thank you for you time and consideration on this matter.

Sincerely,

Brian Teague
Community By Design

100 West Center Street Suite 300
Fayetteville, AR 72701
479.444.0095



NUMBER	DIRECTION	DISTANCE
L1	S 42°07'13" E	11.66'
L2	S 50°51'13" E	12.01'
L3	S 55°25'37" E	21.53'
L4	S 70°12'24" E	9.35'
L5	S 00°55'40" E	21.82'
L6	S 79°54'20" E	44.83'
L7	S 85°26'59" E	29.47'
L8	N 88°59'38" W	15.86'
L9	N 00°02'33" E	11.56'

ORIGINAL SURVEY DESCRIPTION

A part of the NW1/4 of the SE1/4 of Section 15, Township 16 North, Range 30 West, being more particularly described as follows:

Beginning at a ½" rebar located S89°40'08"E 30.0 feet and S00°02'33"W 29.27 feet from the Northwest Corner of the NW1/4 of the SE1/4 of said Section 15, thence S89°40'08"E 375.42 feet along the South right-of-way line of Lighton Trail; thence leaving said right-of-way and running S00°40'47"W 119.83 feet; thence N88°59'38"W 15.86 feet; thence S01°10'30"W 138.99 feet to a ½" rebar located on the North right-of-way line of E. Rogers Drive; thence Northwesterly along said right-of-way N65°19'02"W 90.69 feet, N56°47'42"W 100.00 feet, N51°24'19"W 243.86 feet to a ½" rebar and N00°02'33"E 13.06 feet to the point of beginning, containing 1.26 acres, more or less, City of Fayetteville, Washington County, Arkansas.

Subject to a 25 foot wide City of Fayetteville utility easement along the South and West lines as filed in Book 905 at Page 882 in the Office of the Circuit Clerk, Washington County, Arkansas, and any other easements and/or right-of-ways of record.

ALL ADJACENT ZONING IS RSF-4 UNLESS NOTED

1- 765-10920-000
2- 765-10921-000
3- 765-10922-000
11-765-06212-000
CITY OF FAYETTEVILLE
113 W MOUNTAIN ST
FAYETTEVILLE, AR 72701

4- 765-70147-000
GILBRECH, RAYMOND C JR & CAROLYN
858 E RODGERS DR
FAYETTEVILLE, AR 72701

6- 765-12000-000
JANSMA, JEROME & HARRIET H
900 E LIGHTON TRL
FAYETTEVILLE, AR 72701

7- 765-11982-001
GREEN, O MICHEAL
747 E TEXAS WAY
FAYETTEVILLE, AR 72701

Right-of-Way dedicated by this plat

VARIANCE#1 BOA 1182
APPROVED VARIANCE FROM THE MINIMUM LOT SIZE REQUIRED BY RSF-4 ZONING.

VARIANCE#2 BOA 1182
APPROVED VARIENCE FROM THE 15' FRONT SETBACK IN ORDER TO BRING THE EXISTING STRUCTURE INTO CONFORMANCE

④ Certificate of ownership & dedication:
we, the undersigned owners, representing one hu
and described herein, do hereby dedicate for publ
for public benefit as prescribed by law, the owne
public utility companies (including any cable tele
Fayetteville) the easements as shown on this plat
repair of existing facilities. also established hereb
the right to prohibit the erection of buildings, stru
remove or trim trees within said easements.

date

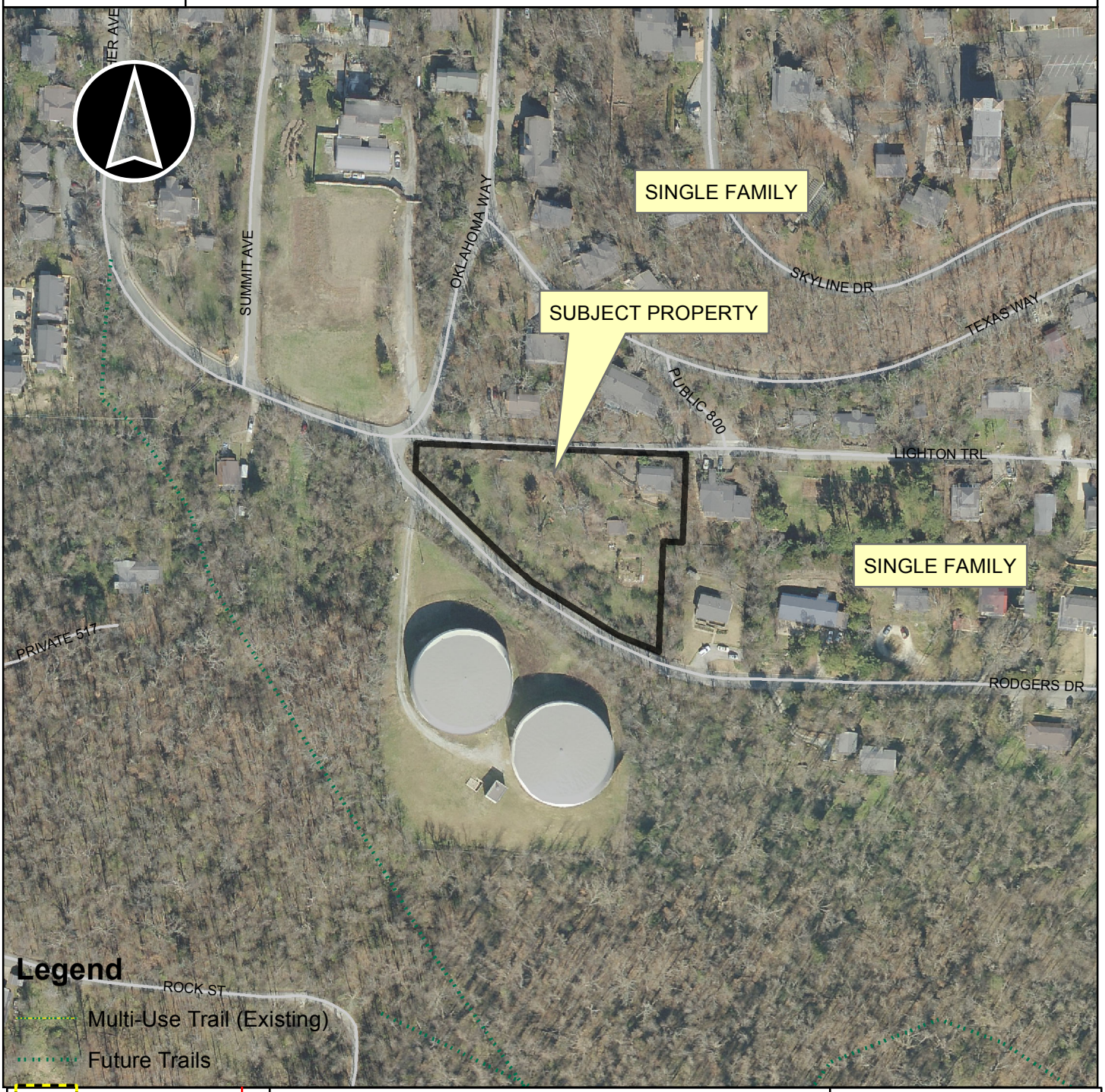
CERTIFICATE OF SURVEY AND ACCURACY:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESC
AND THAT THE MONUMENTS HAVE BEEN PLACED AS
REGULATIONS OF THE CITY OF FAYETTEVILLE, ARKANS

REGISTE
STATE OF ARKANSAS NO. 688
SIGNATURE
PROFESSIONAL LA
WILLIAM C. J

CUP12-4223

Current Land Use

THOMPSON



Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits
- CUP12-4223
- Footprints 2010
- Design Overlay District
- Design Overlay District
- Planning Area

Overview

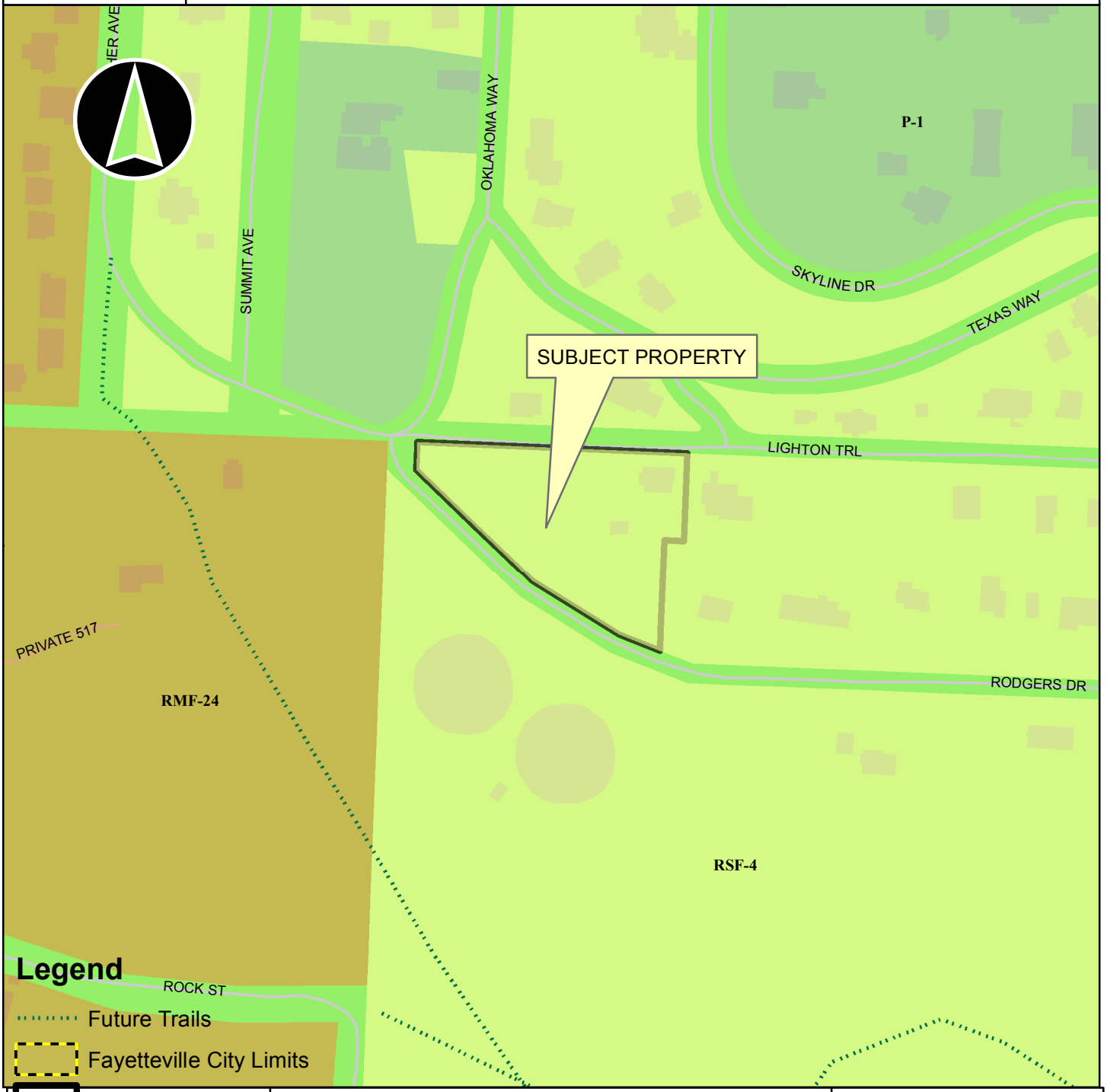
0 75 150 300 450 600 Feet

September 24, 2012
Planning Commission
CUP 12-4223 Thompson
Agenda Item 9

CUP12-4223

Close Up View

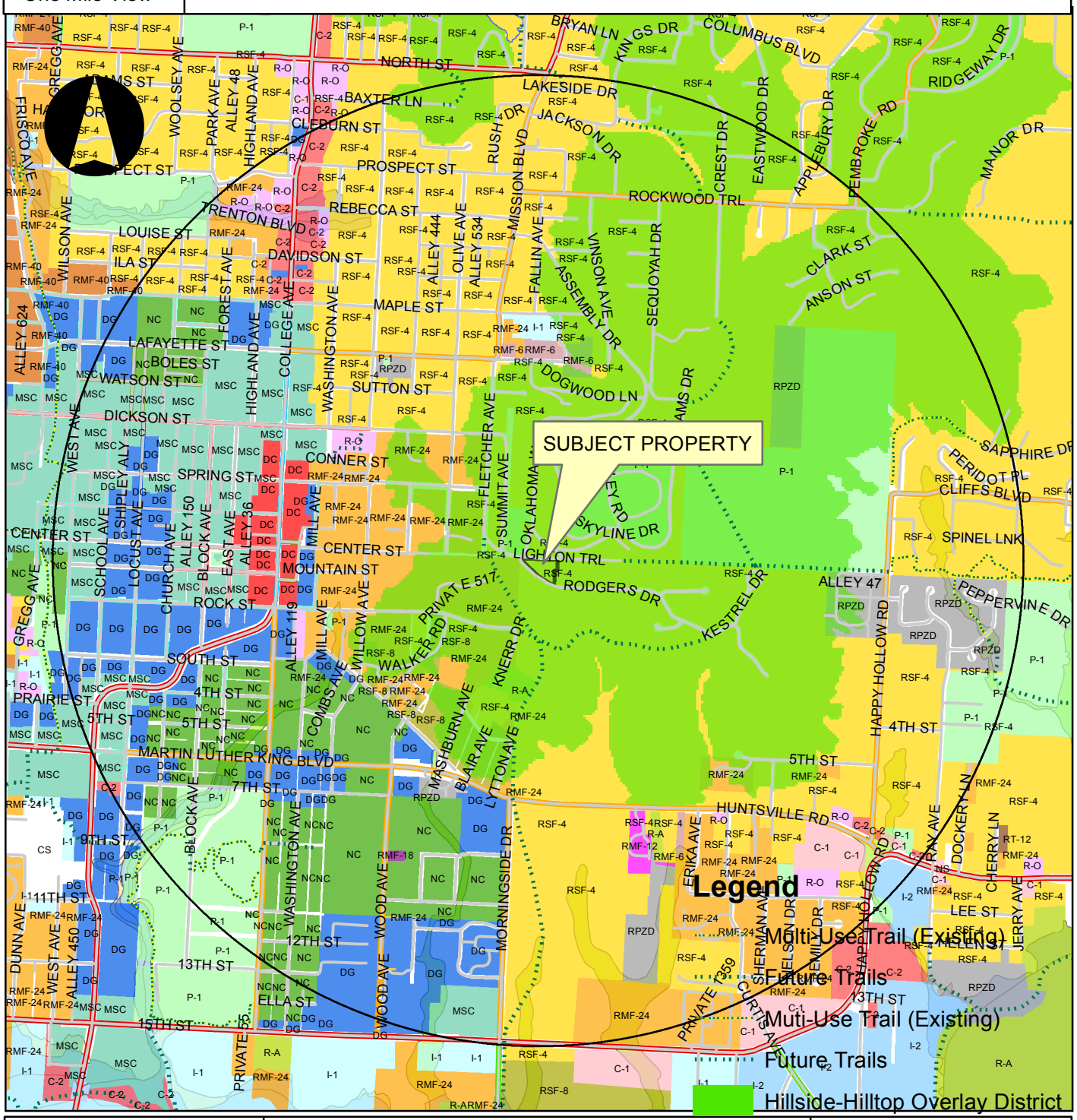
THOMPSON



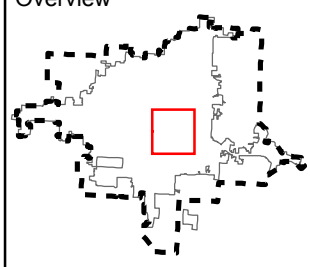
CUP12-4223

One Mile View

THOMPSON



Overview



Legend

Subject Property

CUP12-4223

Boundary

CUP12-4223

Design Overlay District

Planning Area

Fayetteville

0 0.25 0.5 1 Miles