

City of Fayetteville Staff Review Form

2014-0353

Legistar File ID

8/19/2014

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

Andrew Garner

7/31/2014

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM 14-4808: Administrative Item (REGIONAL PARK AND KESSLER MOUNTAIN MASTER STREET PLAN AMENDMENT/674, 675, 676, 714, 715): Submitted by CITY PARKS DEPARTMENT AND CHAMBERS BANK for property located at the REGIONAL PARK AND KESSLER MOUNTAIN. The request is for a Master Street Plan amendment.

Budget Impact:

Account Number		Fund	
Project Number		Project Title	
Budgeted Item?	NA	Current Budget	\$ -
		Funds Obligated	\$ -
		Current Balance	\$ -
Does item have a cost?	NA	Item Cost	
Budget Adjustment Attached?	NA	Budget Adjustment	
		Remaining Budget	\$ -

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:

Long Plate

Legend of map not consulted with collector street

AK 8-1-14

Paul A. Butler 8-1-2014

Wade Man 8-1-14



[Handwritten signature]



CITY COUNCIL AGENDA MEMO

MEETING OF AUGUST 19, 2014

TO: Mayor and City Council

THRU: Jeremy Pate, Development Services Director *J*

FROM: Andrew Garner, City Planning Director *ang*

DATE: July 31, 2014

SUBJECT: **ADM 14-4808: Administrative Item (REGIONAL PARK AND KESSLER MOUNTAIN MASTER STREET PLAN AMENDMENT/674, 675, 676, 714, 715):** Submitted by CITY PARKS DEPARTMENT AND CHAMBERS BANK for property located at the REGIONAL PARK AND KESSLER MOUNTAIN. The request is for a Master Street Plan amendment.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of **ADM 14-4808**.

BACKGROUND:

The subject property is located along Cato Springs Road (south Razorback Road) just west of I-49/540 and the Fulbright Expressway. The property is part of the SouthPass Planned Zoning District that was approved in 2008 on approximately 900 acres. The SouthPass development was not successful and never moved past the entitlement stage. However the City of Fayetteville now owns a 200-acre regional park property deeded to the City as part of the Planned Zoning District approval, a 56-acre capped landfill, the 328-acre Mount Kessler property purchased by the City with a 50/50 matching grant, and a 48-acre parcel deeded by Chambers Bank to be used as a parkland credit for future development. The remainder of the original SouthPass property is now owned by Chambers Bank and is in the process of being rezoned.

DISCUSSION:

Master Street Plan: The 2008 SouthPass development included several Collector Streets in a modified grid pattern throughout the development, consistent with the City's street hierarchy system. These streets were later included on the Master Street Plan as Collectors with the update of City Plan 2030 in 2011. The City is now in the process of designing a regional park on the property that is scheduled to be submitted for Large Scale Development review later this summer. The property owned by Chambers Bank does not have immediate plans for development. Because of changes in property ownership including the City purchase of approximately 328 acres planned for development, and abandonment of the SouthPass project, the series of Collector Streets that followed the SouthPass street pattern are no longer relevant.

Proposal: City staff and Chambers Bank propose to remove several internal Collector Streets that were in the SouthPass development and provide Collector Street connections from Shiloh Drive in the northeast portion of the property that will connect to the new public street into the regional

park, providing a loop back out to Cato Springs Road. The location of required Collector Streets is a key factor in the City's design of the regional park Large Scale Development. As indicated on the exhibits and described in the letter request, a new Local Street is proposed through the regional park, not a Collector Street. Additionally, because of topographical challenges the Collector Streets through this site and Finger Road to the north all the way to Finger Road/Plumerosa (Walmart/Lowe's area) are being downgraded to Local Streets. City Planning staff recommends that the Master Street Plan be formally amended prior to review of the Large Scale Development for the regional park.

BUDGET/STAFF IMPACT:

Not applicable

Attachments:

- Resolution
- Exhibit A
- Planning Commission memo

RESOLUTION NO. _____

A RESOLUTION AMENDING THE MASTER STREET PLAN BY REMOVING THE INTERNAL COLLECTOR STREETS THAT WERE PLANNED IN THE SOUTHPASS R-PZD 08-2898 AND DOWNGRADING FINGER ROAD FROM A COLLECTOR TO A LOCAL STREET FROM THE INTERSECTION OF PLUMEROSA ROAD SOUTH TO THE MOUNT KESSLER AREA, AS DESCRIBED AND DEPICTED IN THE ATTACHED MAP.

WHEREAS, the SouthPass R-PZD 08-2898 is no longer an ongoing project and the internal streets planned through this area are no longer relevant; and

WHEREAS, the City Council finds that the extension of a new local streets through the regional park and Chambers Bank property as indicated in the attached maps maintains the intent of the Master Street Plan for connectivity to Shiloh Drive, Cato Springs Road, and Finger Road, while providing a street cross section that is more compatible with the mountainous and rural context than a Collector.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby amends the Master Street Plan as indicated in Exhibit "A," attached hereto and made a part hereof.

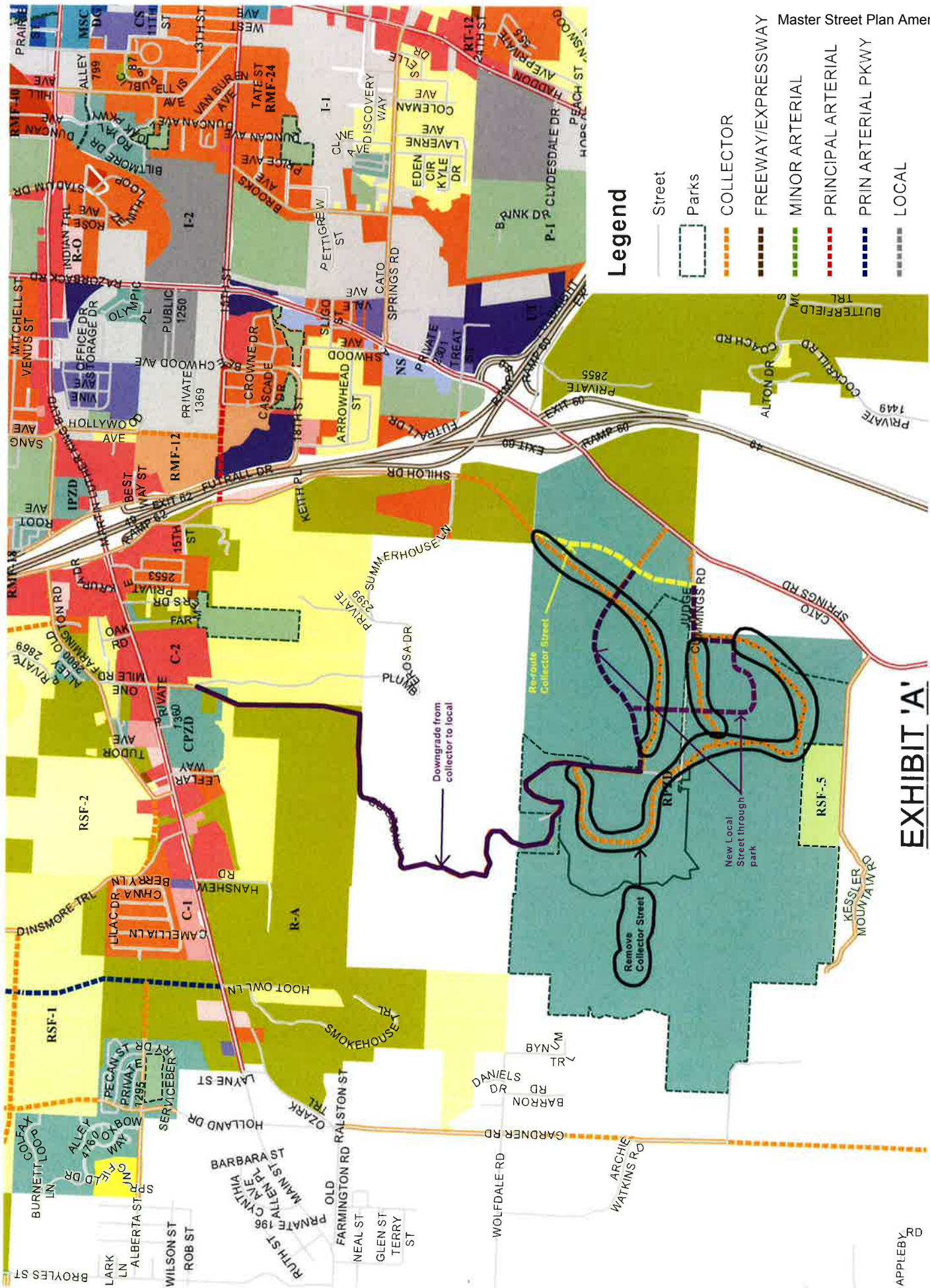
PASSED and **APPROVED** this day of , 2014.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer



Legend

- Street
- ▭ Parks
- COLLECTOR
- FREEWAY/EXPRESSWAY
- MINOR ARTERIAL
- PRINCIPAL ARTERIAL
- PRIN ARTERIAL PKWY
- LOCAL

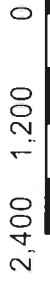


EXHIBIT 'A'
14-4808

Master Street Plan Amendment Request

APPLEBY RD



PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Andrew Garner, City Planning Director

MEETING DATE: ~~July 28, 2014~~ *Updated July 30, 2014*

SUBJECT: **ADM 14-4808: Administrative Item (REGIONAL PARK AND KESSLER MOUNTAIN MASTER STREET PLAN AMENDMENT/674, 675, 676, 714, 715):** Submitted by CITY PARKS DEPARTMENT AND CHAMBERS BANK for property located at the REGIONAL PARK AND KESSLER MOUNTAIN. The request is for a Master Street Plan amendment.

RECOMMENDATION:

Staff recommends forwarding **ADM 14-4808** to the City Council with a recommendation for approval.

BACKGROUND:

Property: The subject property is located along Cato Springs Road (south Razorback Road) just west of I-49/540 and the Fulbright Expressway. The property is part of the SouthPass Planned Zoning District that was approved in 2008 on approximately 900 acres. The SouthPass development was not successful and never moved past the entitlement stage. However the City of Fayetteville now owns a 200-acre regional park property deeded to the City as part of the Planned Zoning District approval, a 56-acre capped landfill, the 328-acre Mount Kessler property purchased by the City with a 50/50 matching grant, and a 48-acre parcel deeded by Chambers Bank to be used as a parkland credit for future development. The remainder of the original SouthPass property is now owned by Chambers Bank and is in the process of being rezoned. Surrounding land use and zoning is depicted on *Table 1*.

**Table 1
 Surrounding Land Use and Zoning**

Direction from Site	Land Use	Zoning
North	Single-family residential	Washington County
South	Single-family residential	Washington County
East	Single-family residential	Washington County, R-A Residential Agricultural
West	Single-family residential	Washington County

Master Street Plan: The 2008 SouthPass development included several Collector Streets in a modified grid pattern throughout the development, consistent with the City's street hierarchy system. These streets were later included on the Master Street Plan as Collectors with the update of City Plan 2030 in 2011. The City is now in the process of designing a regional park on the property that is scheduled to be submitted for Large Scale Development review later this summer. The property owned by Chambers Bank does not have immediate plans for development.

Because of changes in property ownership including the City purchase of approximately 328 acres planned for development, and abandonment of the SouthPass project, the series of Collector Streets that followed the SouthPass street pattern are no longer relevant.

Proposal: City staff and Chambers Bank propose to remove several internal Collector Streets that were in the SouthPass development and provide Collector Street connections from Shiloh Drive in the northeast portion of the property that will connect to the new public street into the regional park, providing a loop back out to Cato Springs Road. The location of required Collector Streets is a key factor in the City's design of the regional park Large Scale Development. As indicated on the exhibits and described in the letter request, a new Local Street is proposed through the regional park, not a Collector Street. Additionally, because of topographical challenges the Collector Street designation through this site and Finger Road to the north all the way to Finger Road/Plumerosa (Wal-mart/Lowe's area) are being downgraded to a Local Street. City Planning staff recommends that the Master Street Plan be formally amended prior to review of the Large Scale Development for the regional park.

DISCUSSION:

The City's Master Street Plan was updated in 2011 consistent with the 2008 SouthPass development plan. However the City's purchase of Mount Kessler Reserve and abandonment of the SouthPass development has changed the necessary alignment of Collector Streets through property now owned by Chambers Bank and the City. While it is anticipated that development will occur on Chambers Bank and surrounding private property and Local Street connections are needed, the number and location of Collector Streets in the current Master Street Plan are excessive. As the Chambers Bank property and surrounding private property is developed public streets will be required. However, given the steep topography and constrained development potential, multiple Collector Streets over and through this mountainous area including the regional park and the Chambers Bank property are not reasonable or necessary. Because Finger Road connects to this property and is designated as a Collector Street through very steep terrain, it should also be downgraded to a Local Street.

Recommendation: Staff recommends ADM 14-4808 be forwarded to City Council with a recommendation for approval to amend the Master Street Plan as proposed.

Planning Commission Action: **Approved** **Forwarded** **Denied**

Meeting Date: July 28, 2014

Motion: Chesser
Second: Autry
Vote: 9-0-0

BUDGET/STAFF IMPACT:

None

Attachments:

- Request letter
- City and Chambers Bank rezoning map
- SouthPass Development Plan
- Regional Park Master Plan
- Regional Park street layout
- Master Street Plan Amendment Exhibit
- Future Land Use Plan map
- Aerial Photo
- One Mile Map
- Close Up Map



July 21, 2014

Mr. Tracy Hoskins, Chair
Fayetteville Planning Commission
City of Fayetteville, Arkansas
113 W. Mountain St.
Fayetteville AR 77201

Re: Master Street Plan Amendment- Fayetteville Regional Park

Dear Planning Commission Chair,

Please accept this letter as a formal request to amend the Master Street Plan with regard to the property located at 2600 E. Judge Cummings Road. The property was recently rezoned from R-PZD Residential Planned Zoning District, to P-1, Institutional and is owned by the City of Fayetteville. The previous development plan for the area was created and established in 2006 including a mix of uses, centered around a 200 acre regional park. This development was much more dense and included residential housing west of the park property. Since that time, the City has acquired approximately 367 additional acres to the west that will be preserved as a natural area and will not be developed.

This master street plan amendment request includes removing a collector street originally planned through the park and replacing it with a local street. Additionally, a collector to the north located on land owned by Chambers Bank, is proposed to be re-routed and downgraded to a local street to better serve the future needs of that land. The City has negotiated this change with Chambers Bank, and they have signed as an applicant on this request.

Downsizing the park road from a collector to a local will better meet the needs of the park by creating a narrower right of way and slower street. The consulting team designing the Regional Park recommends designing the park road in a manner that is more closely aligned with a local road, moving traffic safely, accommodating and emphasizing the pedestrian and making access to amenities convenient.

Thank you for your consideration of this request.

Kindest Regards,

A handwritten signature in cursive script that reads "Alison Jumper".

Alison Jumper
Park Planning Superintendent

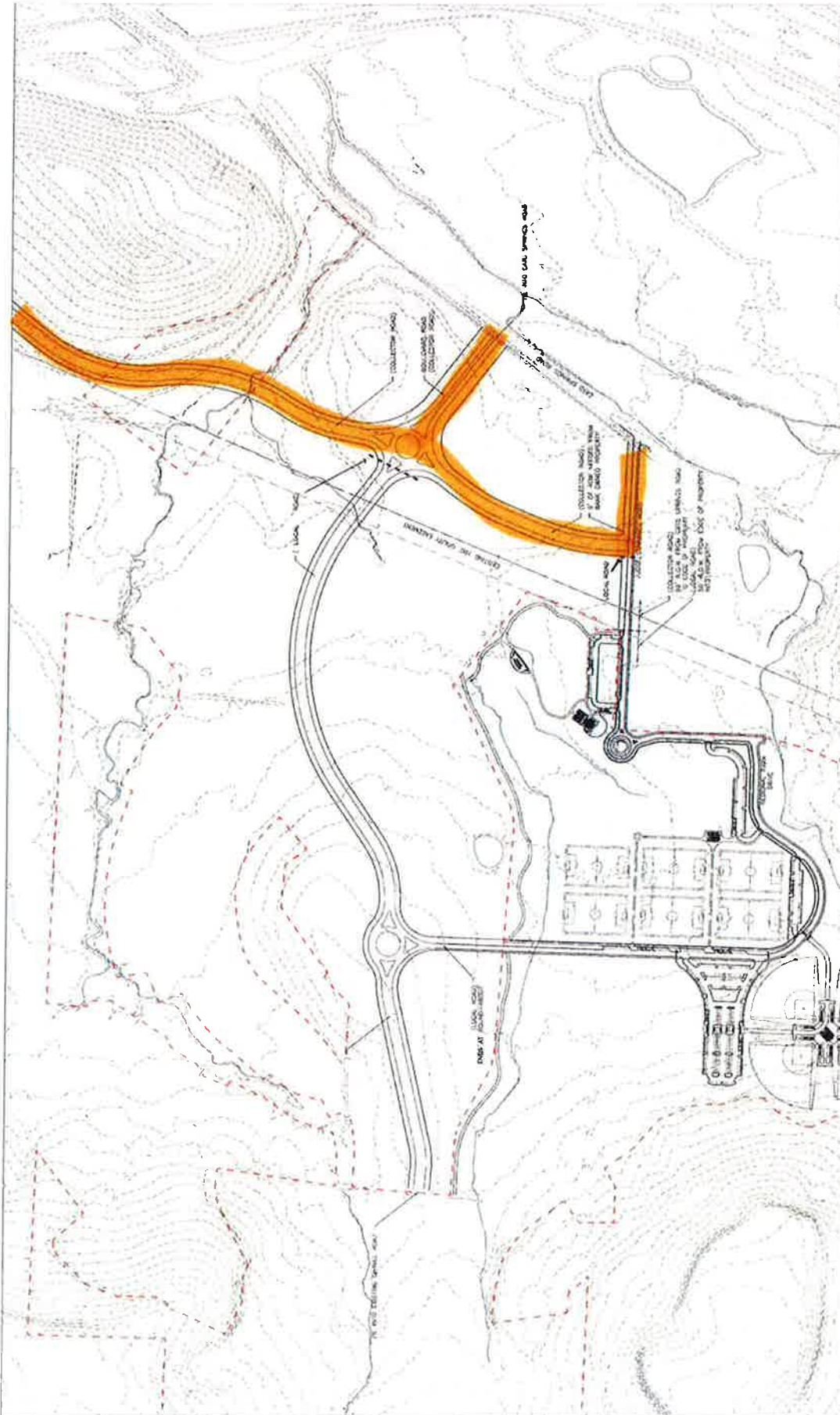


FAYETTEVILLE REGIONAL PARK

FINAL MASTER PLAN ENLARGEMENT

FAYETTEVILLE, ARKANSAS



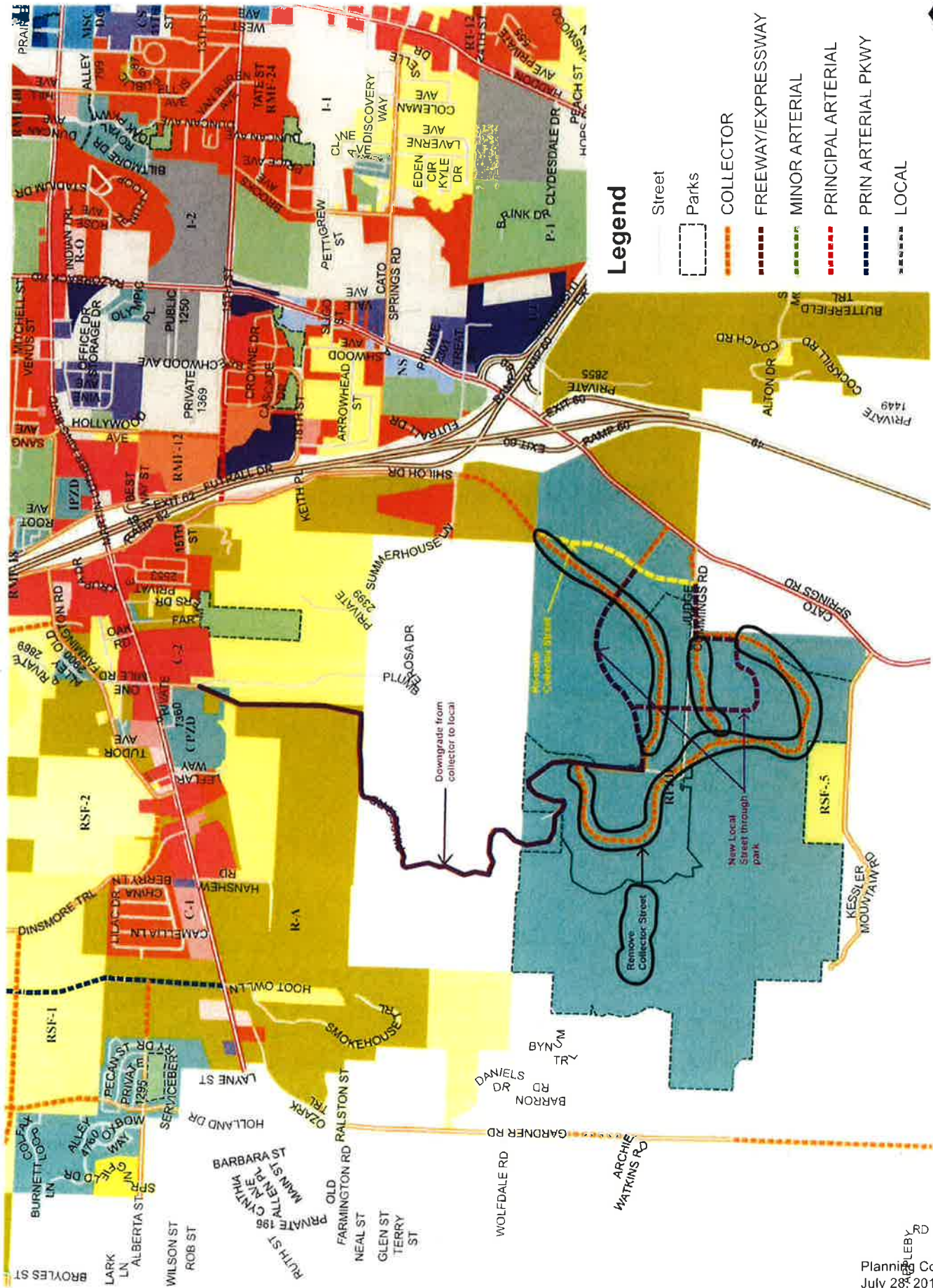


FAYETTEVILLE REGIONAL PARK

MASTER STREET PLAN

FAYETTEVILLE, ARKANSAS

COLLECTOR STREET



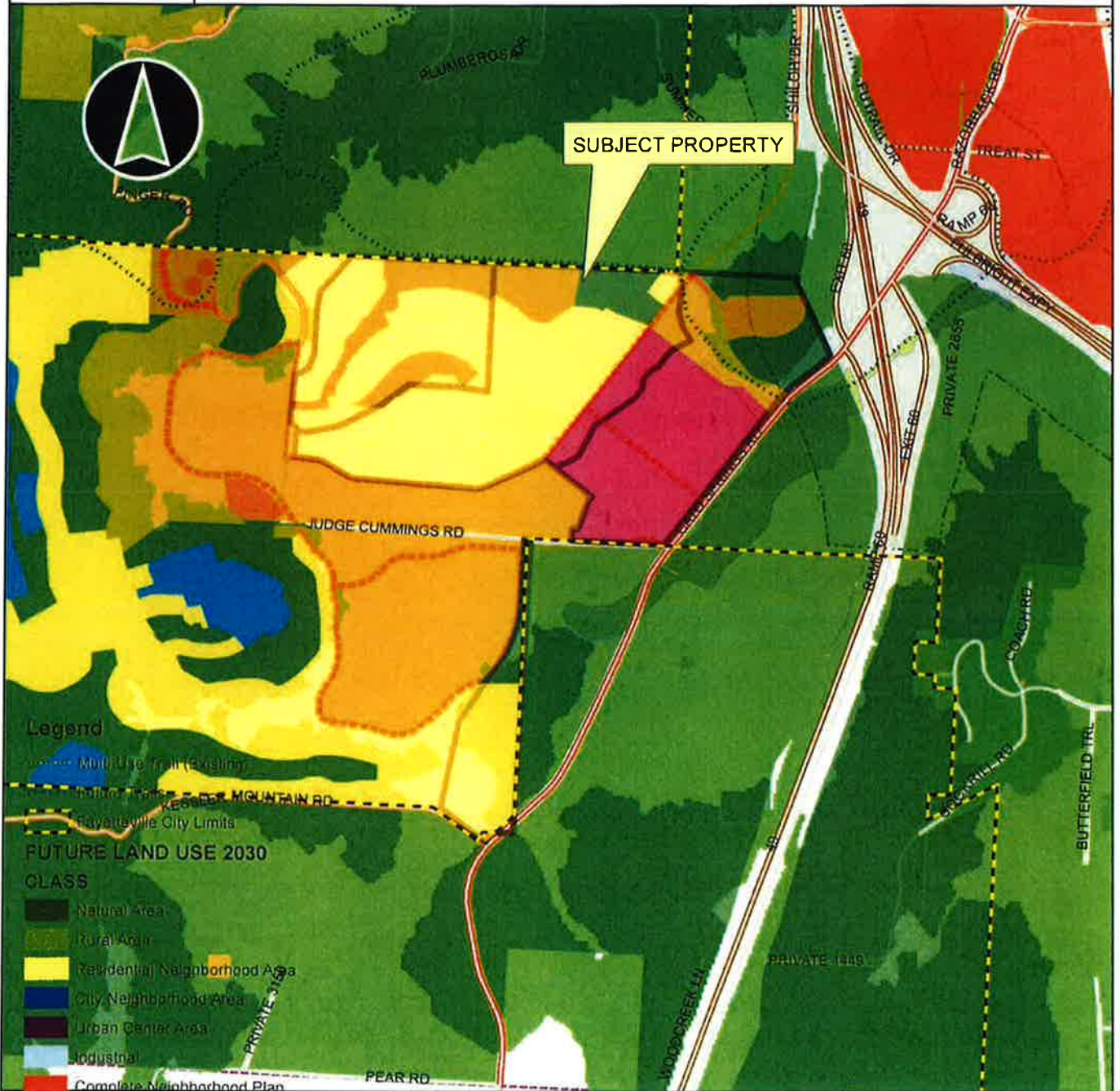
2,400 1,200 0 2,400 Feet

Master Street Plan Amendment Request

RZN14-4729

CHAMBERS BANK

Future Land Use



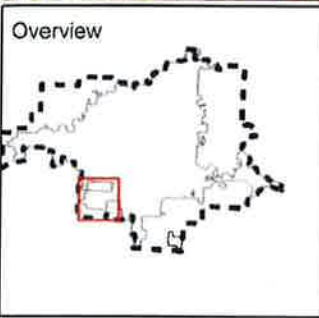
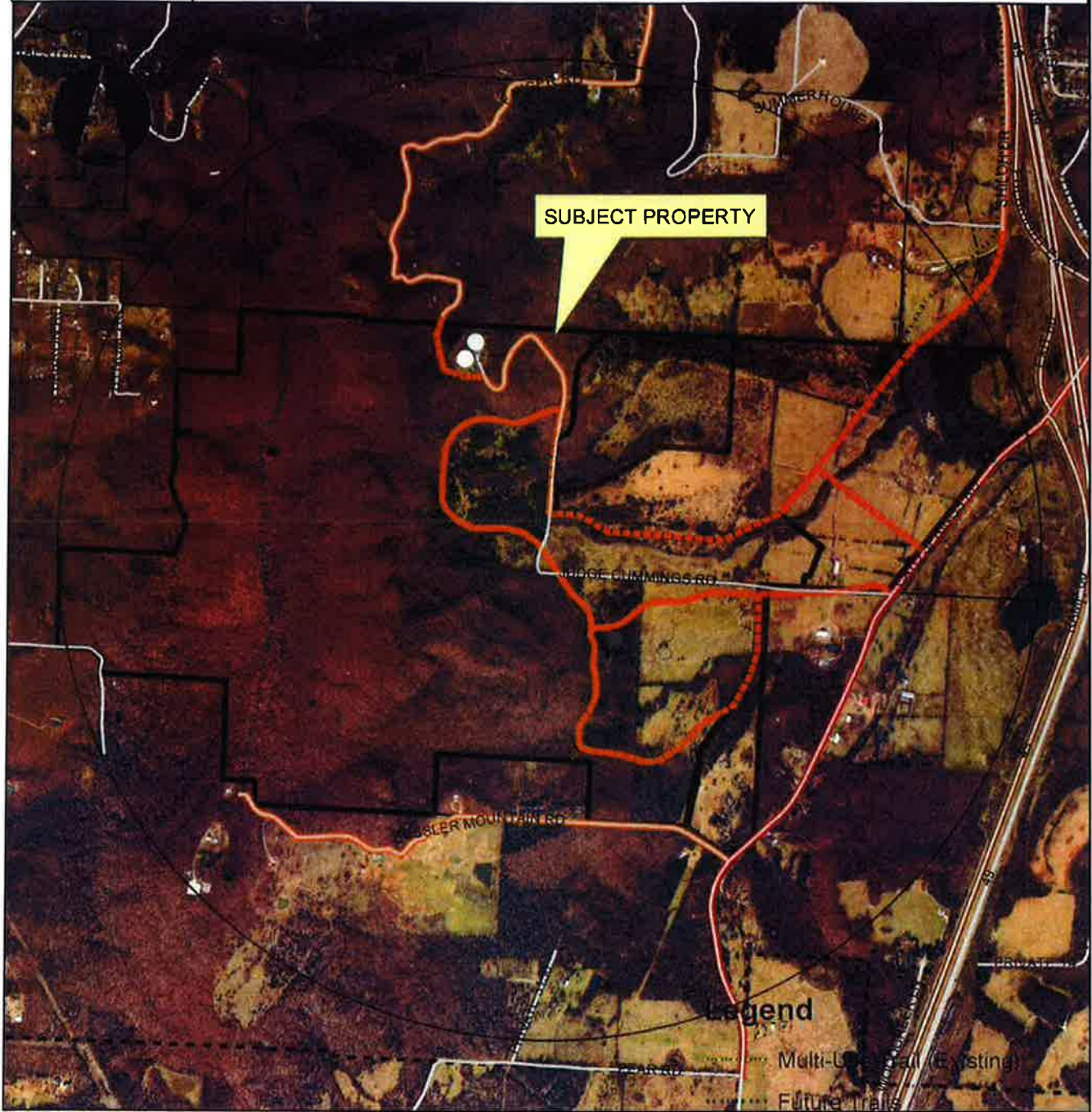
Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits
- FUTURE LAND USE 2030**
- CLASS**
- Natural Area
- Rural Area
- Residential Neighborhood Area
- City Neighborhood Area
- Urban Center Area
- Industrial
- Complete Neighborhood Plan

- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW
- RZN14-4729
- Design Overlay District
- Design Overlay District
- Planning Area



ADM14-4808	MT. KESSLER MSP AMENDMENT
Aerial	

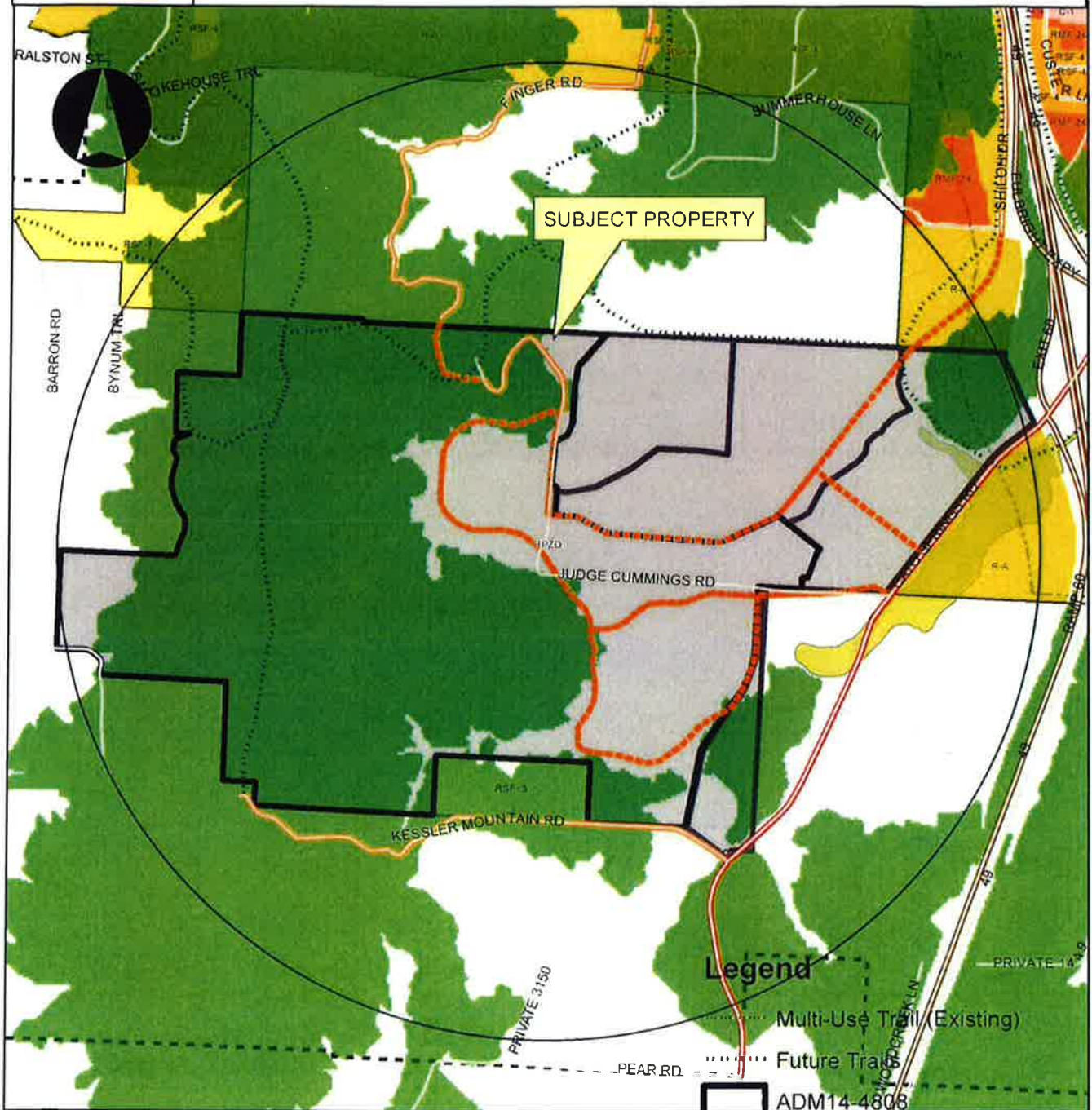


<p>Legend</p> <p>Subject Property</p> <p> ADM14-4808</p> <p style="text-align: center;">Boundary</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px;"></td> <td>ADM14-4808</td> </tr> <tr> <td></td> <td>Design Overlay District</td> </tr> <tr> <td></td> <td>Planning Area</td> </tr> <tr> <td></td> <td>Fayetteville</td> </tr> </table> <p style="text-align: center;">0 0.25 0.5 1</p> <p style="text-align: center;"> Miles</p>		ADM14-4808		Design Overlay District		Planning Area		Fayetteville
	ADM14-4808								
	Design Overlay District								
	Planning Area								
	Fayetteville								

ADM14-4808

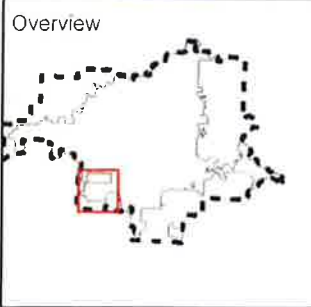
MT. KESSLER MSP AMENDMENT

One Mile View



Legend

- Multi-Use Trail (Existing)
- Future Trail
- ADM14-4808



- Subject Property
- ADM14-4808

Boundary

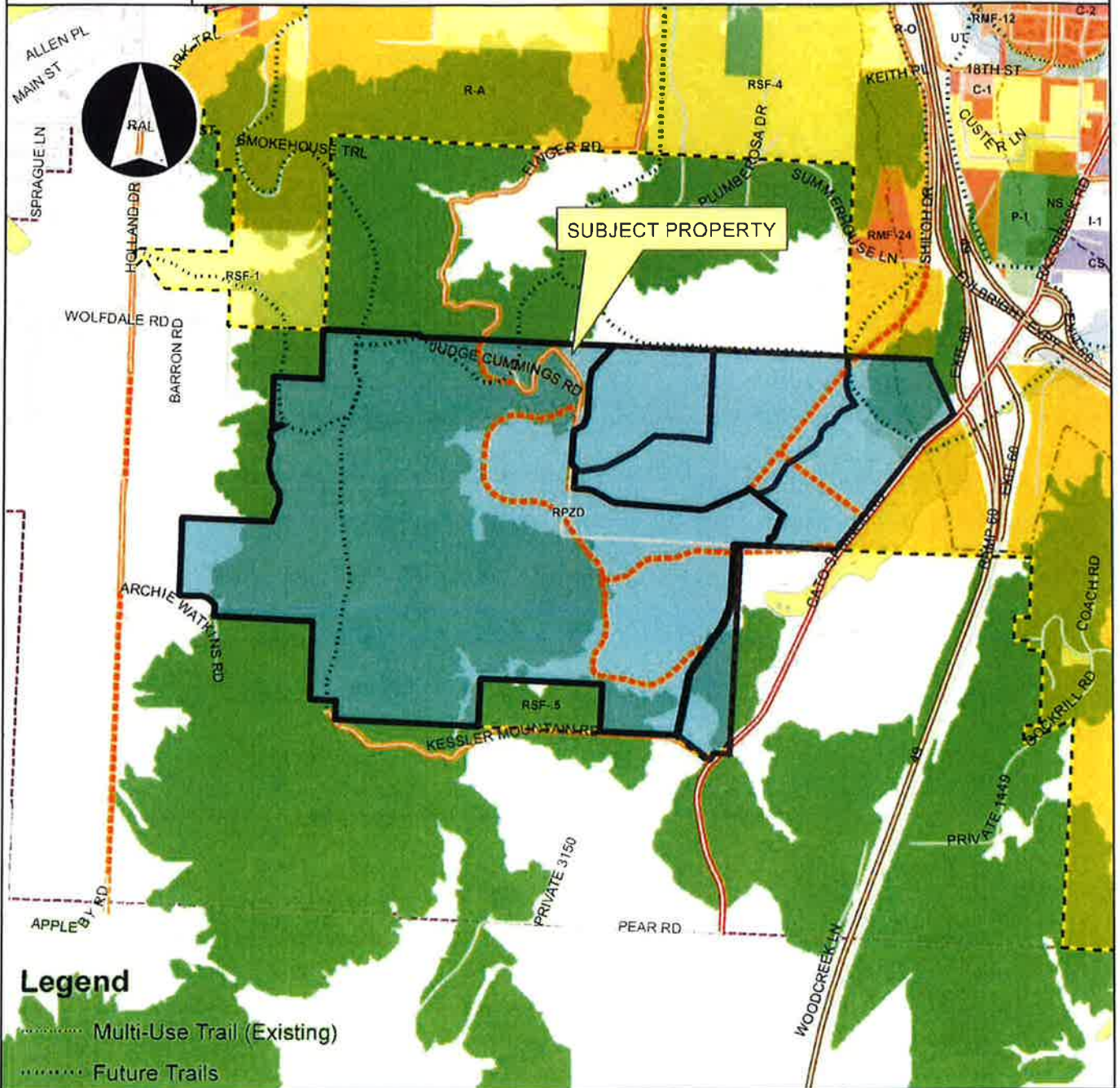


- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area
- Fayetteville

ADM14-4808

MT. KESSLER MSP AMENDMENT

Close Up View



Legend

- Multi-Use Trail (Existing)
- Future Trails

Overview ADM14-4808

Fayetteville City Limits

Footprints 2010

Hillside-Hilltop Overlay District

Design Overlay District

Planning Area

