

**Fayetteville Council of Neighborhoods
Room 326, City Administration Building
January 18, 2007**

Agenda

Meeting Called to Order at 5:30 by President Mark Kinion

Introductions

Jo Ann Kvamme	- Root School NA
Don Conner	- Root School NA
Katherine Adam	- Town Mountain South
Mark Kinion	- Wilson Park
Bob Caulk	- Mount Sequoyah Woods
Susan Jenkins	- Elm/Easton/Baker
Claire Wisman	- Woodland NA
Michael H. Thomas	- Sunset Woods
Aubrey Shepherd	-Town Branch
Karon Reese	-Washington Willow
Sarah Lewis	- Sang Valley

Ruskin Heights presented by Jeremy Pate City Planning

Monday, January 22, 2007 5:30pm will go to Planning Commission for a PZD rezoning and development

Planning has been reviewing this for two months (and is still being processed)
If it is denied at Planning it can be put to council by the appeal of one council member
Staff will post report January 19th Number 06-22-99 on web

Developer want 295 units on 29 acres 120 single family homes and the rest attached, flats, condos and live/work PLUS 58,500 square feet of non residential business
Parking is to be within structures or on street (will have to create a standard).

Phase I - 57 units 16,000 square feet of business

Katherine asked if it was affordable and Jeremy replied he did not think that was what they were after

Karon felt was affordable since small size of units makes them less expensive compared to large homes

Mission street traffic very heavy

AR Highway have commitment to improve (turn lane and light at Lisa Lane) (this was not accurate at the time of this meeting)

Subdivision Commission – physical improvements to Greenview needed - curb and gutter from Viewpoint/Greenview intersection to Mission (one block)

They will have three exits onto Mission directly

Aubrey is concerned about the slope (as are the neighbors)

Jeremy stated that 62% of the property lies in the Hillside overlay (mostly on the south and west portions of the property)

They will have to have water retention – rain gardens

Mark's concerns

- 1) Who will manage the hilltop
- 2) Traffic will be a big issue
- 3) Where on Mission
- 4) Grandview

Jeremy **streets-**

251/peak times for Phase 1

West access directly across from Lisa Lane

Can install signal but won't work until certain number of trips

2nd access across from Westwood Gardens

They are estimating 3000 trips/day

There is a fiber optic line down the side of Mission and it would be very expensive to move so need a variance not to disturb this

Hillslope

Hillslope overlay district requirements met: including narrower streets

Decrease utility easement

Plats will be stamped and all must be done even if change hands

Bob- new development would have to go through the process again

Jeremy – we recommend approval 43 conditions of approval

Lots of waivers requested

Jeremy feels it is compatible with neighborhoods (neighbors do not), street plan and 6 goals of 2025 plan

Mike – Who defines livable?

JP – City Plan 2025 speaks of one means of transportation

Talk with university about a bus no commitment

Aubrey – Does soil, trees uphill stay – no earthmoving?

Jeremy – each year they have to get new permits a permit is good for three years if not must go through process again

Don – What about Parks Department?

Jeremy they see first parkland services, land or money

Park and Rec. recommended construction of \$250,000 tower/observation platform this will have to meet hillside overlay and will dedicate 0.11 acre of land, several easements

There are 11 conditions from parks which are safeguards which the tower design would have to go through

Trail corridor in southwest doesn't go to anything

Phase 1 the developer will give the city \$47,000 and the city saves it until they have donated enough to build the tower – the tower will belong to the city

Road width concerns

Jeremy has concerns too

We have 24' streets with 10' drive lanes instead of 2' gutter and asphalt goes to curb but gives width

Sarah – what about the northeast slope won't they have water/drainage problems?

What will they do?

Jeremy they will need storm water basins or rain basins.

If the development is approved it will have to be approved for each phase

Don – If PZD approved doesn't it give ok for the whole plan?

Jeremy – PZD will rezone to density that will stick

Don- Don't they just sell lots and the buyer can build what they want?

Jeremy – The builders will have to follow the rules agreed to in the PZD

Bob – Area in the Hillslope ordinance will have to be followed (will have to leave 30% of each lot not developed)

Must meet ordinances in place at the time of development

Don – Affordable housing least expensive lots 50' wide \$90,000 for a LOT

No real definition of affordable housing

Can't consider design standards

The rezoning would be from RSF-4 to RPZD 06-22-99 (=RSF-10)

Aubrey – When will park be constructed?

Jeremy – Phase 2 and 4

Aubrey – What will happen to land until development of park? Will land be preserved until use?

Jeremy Yes

Aubrey – I have seen them destroy similar areas while building

Don – They have generally gone around the neighbors and just to city council

We need a bigger buffer to the neighborhoods

Mark – transition is an area of interest

Jeremy – transition – we looked at the site seriously and try to have single family against single family as a better buffer

Sarah – Any way planning check and talk to neighbors?

Jeremy – Not required

Usually there is a Ward meeting before a PZD is approved

Mark – It would be nice if the developer contacted the Neighborhood Association

Activity in Neighborhoods

Diane FCON attempt to get sign on bank account

FCON Board voted to replace the old officers

President Nancy Allen to Mark Kinion

Vice President Katherine Adams to Sarah Lewis
Secretary Sarah Lewis to Jo Ann Kvamme
Treasurer Bob Caulk to Karon Reece

Bank of Fayetteville Account 20057865

Mark Kinion move to accept new officers and Don Conner second the movement – vote all in favor

Mt Sequoyah Woods Bob – no concerns

Sunset Woods Mike was disappointed that 38 neighborhoods and only a few show up each month – he will lead a PR committee

We need reminders in the paper and on the city calendar

Elm/Easton/Baker Susan – house at the end of street condemned

Wilson Park Mark – Wilson Park will be included in City traffic plan – the Wilson Park traffic calming will be traffic circles (not round about) on south and north side speed tables will be placed Rob Petre is the engineer

Washington Willow Karon – Washington Willow was part of the bond issue. We defined where speed tables were needed but one street got four and didn't talk to the rest of the neighborhood – Lafayette probably the worst but it is a state highway

Julie – there are criteria and that is how they decide where to place speed tables

Rob Petre guest speaker next month! Julie will ask him.

Sang Neighborhood Sarah – still waiting for speed tables

Julie – you will get something on the stop sign first and will be coming soon

Sarah – work with Steve Shepherd on traffic/parking survey

Sarah – Could we have Craig with the police department come and speak on graffiti? IT is becoming more frequent and America in Bloom donate funding to clean up graffiti

Julie – Shannon Gabbard and Grisham looking at an ordinance to toughen up
There are donated buckets, goggles, and sponges you can check out after police document Neighborhood Associations can check out to clean

Several ways to keep this under control

Call if see graffiti

Root School NA Don – Root school Christmas caroling a disaster, Ruskin Heights problem very much on the neighbors minds (especially those in near proximity to the project)

Town Branch Aubrey – See if art is worth keeping before remove graffiti. 30 acres were cleared three years ago and infrastructure put in and trees removed - now reairoad is very loud because all the trees are gone . Town Branch runs from School and 6th to School and 15th and west to Razorback Road We have adjusted and are on hiatus for months need reforest and stop erosion – this is from Economic problems so not predictable
Every change has to be predicted because they are small things but really problematic after the fact an examples –

Run off fences don't work well but prevent box turtles from getting to creek

If a large wetland and don't dig a hole and make a dam that releases in creek directly on big storms

Mark – this is good to show what impacts on neighborhoods as things go on
7:30pm Adjourn