



Chandler Crossing PZD

- 366 single family residential units proposed
- Developer is proposing dedicating land
- Staff is recommending Fee-in-Lieu, mainly due to site being well served by two parks (~600 acres) which fall well within the one mile service radius. Also considering the problems and inefficiencies of redundant parks and high costs of maintenance.

January 4, 2021 PRAB Meeting

Note: This is contingent on the property being annexed into the city.

ENGINEERING SERVICES INC.

1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282
4203 Richmond Place. • Texarkana, Texas 75503-0004

Ph: 479-751-8733 • Fax: 479-751-8746
Ph: 479-318-7248

December 15, 2020

Mr. Ted Jack, CPRP, PLA
Park Planning Superintendent
1455 S Happy Hollow Road
Fayetteville, AR 72701

Via Email: tjack@fayetteville-ar.gov

RE: Chandler Crossing Subdivision
Fayetteville, AR

Dear Mr. Jack,

parks proposed, 3 storm parks proposed, and a large parkland dedication area, just north of Hilton Creek. This large parkland dedication area is requested as opposed to the fee-in-lieu route.

Parkland Dedication Breakdown

- Total Residential Lots: 366

- o Land Dedication (Requested): 8.418 Acres (0.023 acres/unit)
- o Fee-In-Lieu: \$398,574 (\$1,089/Unit)

Please let this letter serve as a narrative to accompany the application to the Parks and Recreation Advisory Board on January 4, 2021. The property which is proposed to be developed is a combination of parcel numbers 765-13219-000 (ECT Farmland LLLP) and 765-13219-000 (Burge). The ECT Farmland property is currently within the City, while the Burge property is currently in the county. The Burge property is currently going through the annexation process with the City, and was approved through planning commission last night. This annexation goes before the City Council on January 5th. Both of these properties are currently under contract to be sold, pending approval through the City's planning process.

Site Layout

The proposed site will be a mixed use development designed as a planned zoning district, consisting of single family, multi-family, and commercial properties. The multi-family lots are each broken up on their own individual lot, so they are calculated the same way as the single family lots. With the proposed layout, there are two linear parks proposed, 3 storm parks proposed, and a large parkland dedication area, just north of Hilton Creek. This large parkland dedication area is requested as opposed to the fee-in-lieu route.

Parkland Dedication Breakdown

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- o Fee-In-Lieu: \$398,574 (\$1,089/Unit)

Continued on next page.

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Parkland Dedication

Parkland dedication is requested instead of the fee-in-lieu option on this project. With the fact that this is a planned zoning district that we are working with planning and engineering staff, as well as the planning commission and city council, we are requesting parkland dedication instead, based on the following information:

1. The parkland dedication area is directly adjacent to Hilton Creek. A portion of the dedication area is within the FEMA floodplain, while a large portion of it is not. Having this area as a dedicated parkland promotes the conservation of natural areas, as well as site walkability to natural areas on-site. The neighbors had concerns with water quality related to this creek. Having this area as parkland dedication provides a buffer area from the proposed development, encouraging water quality, while still having a suitable use for this area that residents (and neighbors) can enjoy.
2. The parkland dedication on Hilton Creek is ideal due to its proximity to Lake Fayetteville Trail. Ideally, there would be a trail (by others) along Hilton Creek that would then eventually continue northwest to the existing Lake Fayetteville Trail, promoting pedestrian connectivity.
3. The parkland dedication is approximately 0.4 miles away from the edge of Lake Fayetteville's park system, and over 0.25 miles away from David Lashley Park on E Zion Road. There are no other parks on the east side of Highway 265, south of this development until Rocky Branch Park, approximately 1.85 miles south of the project area.

Total Required Parkland Dedication: 8.418 Acres

Total Provided Parkland Dedication: 8.53 Acres

Sincerely,



Blake Murray, P.E., CFM

Project Engineer

Ph:479-318-7248

Park Service Radius

City of
Springdale

Just under a mile to
Hobby Use Area

Springdale

Washington
County

North Shore Park

LAKE
FAYETTEVILLE

Botanical
Garden

265

Hearthstone Dr

Albright Rd

Breakstone Dr

< DAVID LASHLEY N. PARK

0.4 mile

~420'

One Mile Radius

< Crossover >

FAC

City of
Fayetteville

Washington
County

Note: Developer's proposal
includes annexing the land
where the park land is proposed.

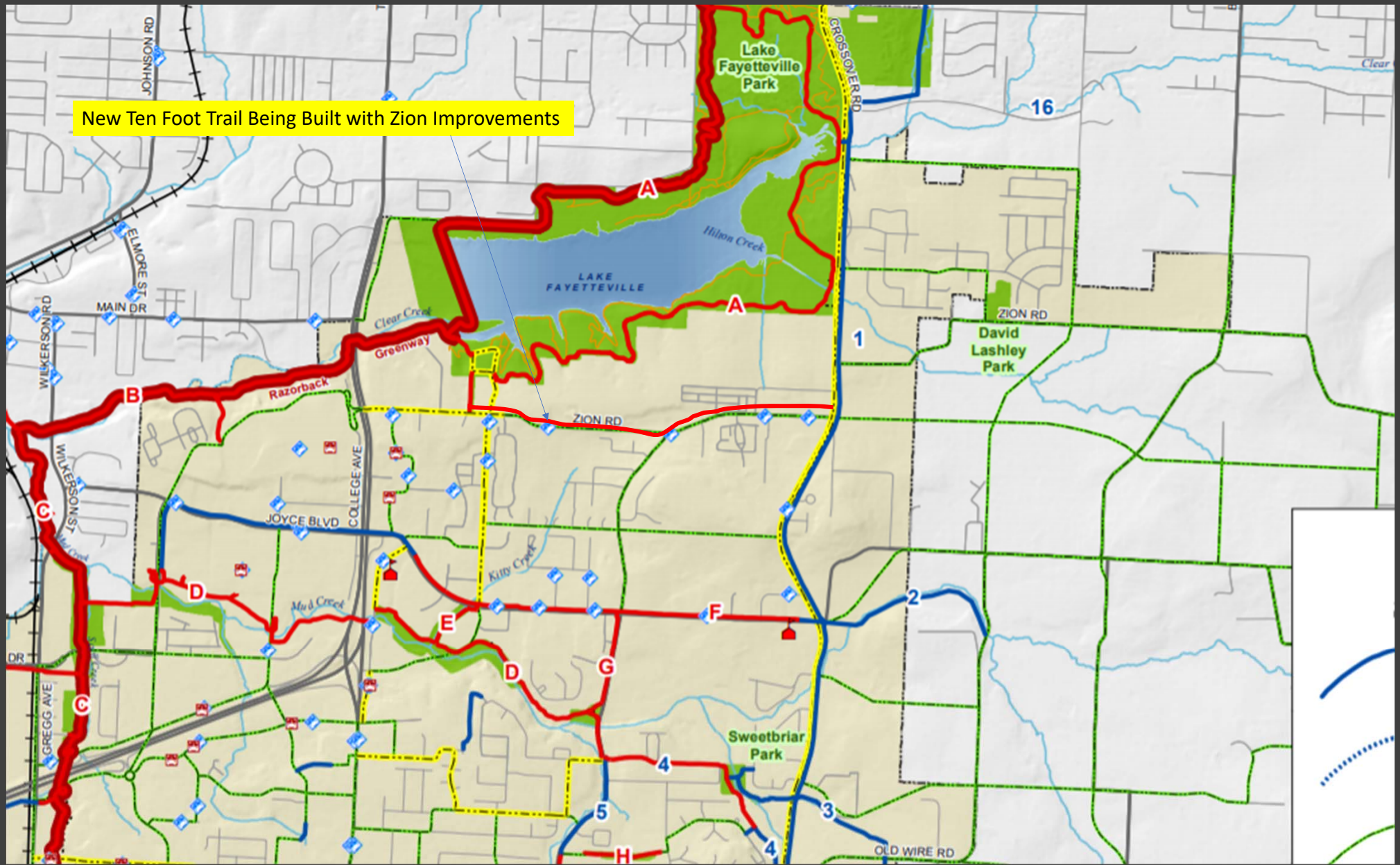
Stearns St

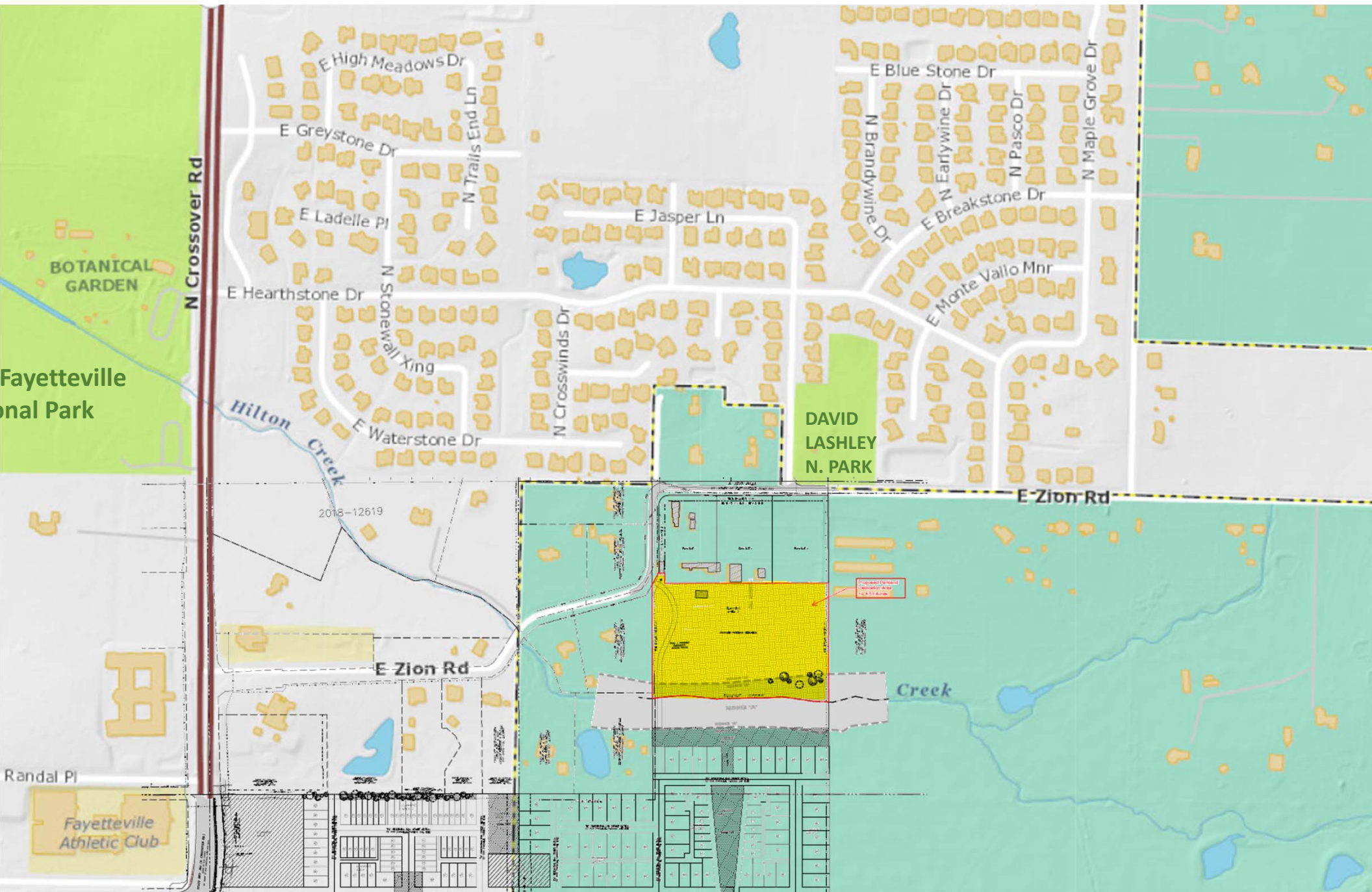
Old Missouri Rd

0.2mi

-94.126 36.122 Degrees

New Ten Foot Trail Being Built with Zion Improvements





Flood Data

Fayetteville, AR

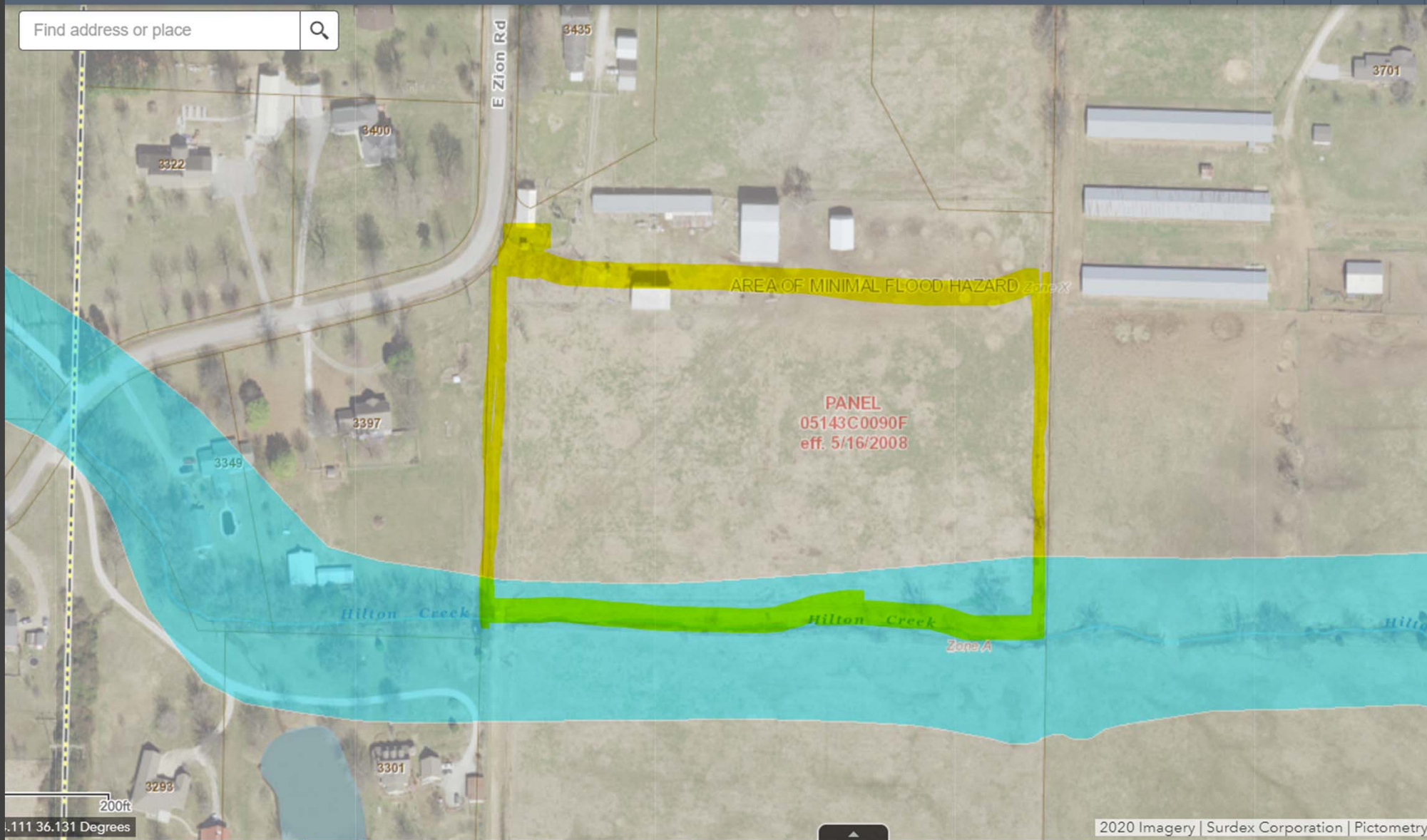
City Website

GIS Maps

Portal



Find address or place



111 36.131 Degrees

2020 Imagery | Surdex Corporation | Pictometry



Find address or place



Lake Fayetteville Trail

Grossover Rd

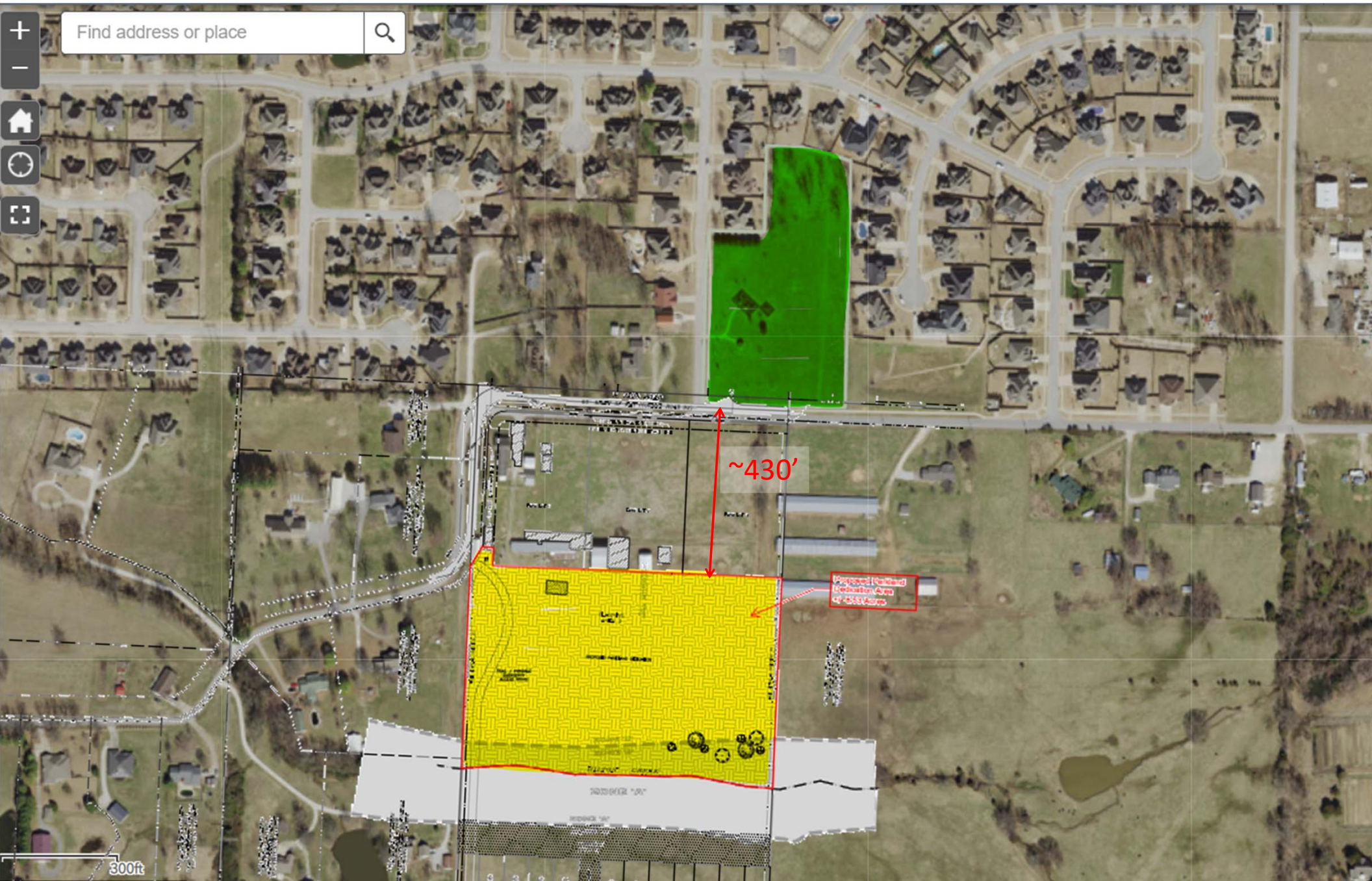
DAVID
LASHLEY



600ft

-94.118 36.128 Degrees

City of Fayetteville, AR | 2020 Imagery



Find address or place



~430'

Proposed Limited
Dedication Area
of 455,500 sq. ft.

300ft



Approximate Location of Proposed Park Property Lines

HILTON CREEK AT TREES

< E. ZION ROAD >

**<--- CORNER OF DAVID
LASHLEY PARK**

N COPPER CREEK DRIVE





View from SW corner of David Lashley Park



View from SW corner of David Lashley Park

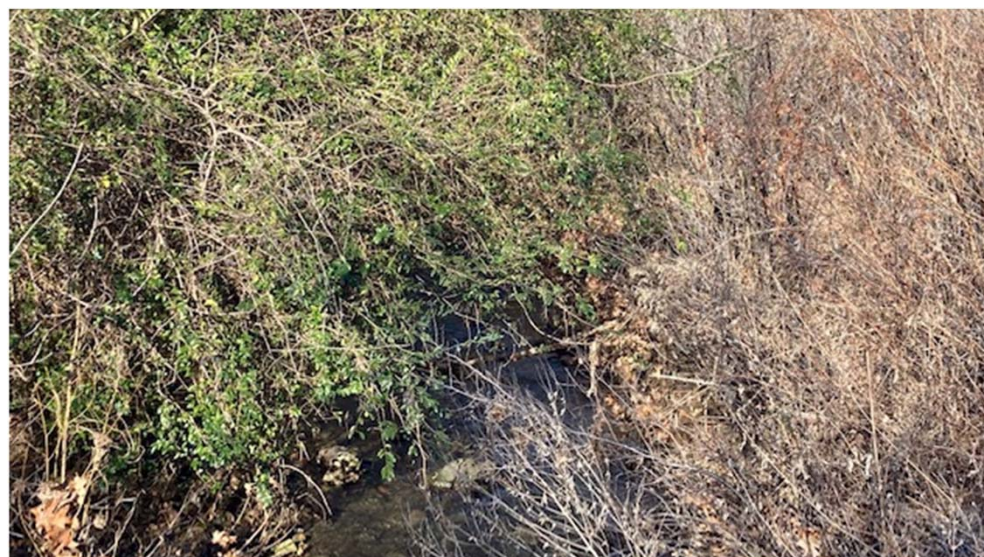


One Lane Bridge East Zion Road



East Zion Road

Site



Creek at Bridge



Google Street view at the curve where the entrance to the site is from E. Zion.



Google Street View of Existing David Lashley Park

Emails from Neighbors

From: Kari Griggs
Sent: Sunday, January 3, 2021 7:40 AM
To: tjacks@fayetteville-ar.gov
Subject: Potential 3435 E. Zion Rd. Park - 01/04/2021 Meeting

Hello Mr. Jacks,

This email is in regard to a potential 11.8 acre park that would be north of Hylton Creek on the Burge property the City of Fayetteville is trying to annex from Washington County.

First, let me say that we support the green space. Very much so, in fact. We believe it would improve our county neighborhood and possibly offer some protection from the current situation with Hylton Creek.

At this point, Hylton Creek, from the point that the Copper Creek subdivision run-off pond dumps into the creek to Lake Fayetteville, has not been cleaned out or improved in the last 20 years.

There is currently a low water bridge and a grate imbedded in the creek bed, build by Robert Burge on the property in question. This change to natural creek flow, along with the fact that the Copper Creek collection pond drains in 2 hours, rather than the advertised 40 hours, frequently causes unnecessary flooding in our area. I've attached a few pictures of what we now experience with a heavy rain. Not a 100 or a 500-year flood event, but a simple heavy rain. During the flood of late April of 2017, our home was completely flooded. We have just completed rebuilding. While flood insurance helps, it fell far short of what we had to do just to bring our property back to pre-flood status. We would love to be able to improve our property and not keep rebuilding and recovering.

While we greatly support the addition of a park, we are concerned that we will see increased flooding problems. If the park is located north of Hylton Creek on the potentially annexed land off of E. Zion Rd., we ask that you look at increasing the depth and width of the creek in the area of the park. The low-water bridge and grate that creates a flood-inducing dam should also be removed. The remainder of the creek, down to Lake Fayetteville, should also be deepened, widened and cleaned of debris. I realize that some of this is probably the responsibility of the homeowners that have the creek flowing through their property (we are, unfortunately, not one of them), but support is needed from more than just those in our neighborhood to help get a handle on property destruction in this area.

As you can see from the pictures, the flood waters flow through our shop building after it comes across the pasture land on the property in question. It should not be a surprise that the water quality of Lake Fayetteville is being negatively impacted.

It would be a very positive move to add a green space park to part of the land that the City plans to annex. We support this more than you can probably imagine! However, we respectfully ask that you look into the current, and quickly increasing flooding problems in our area. It is possible that a well-designed park could help mitigate some of the current flooding problems, as well as add beauty and utility to the area.

We appreciate anything you can do to help with a park addition and current flooding issues. Thank you so much for your time!

Kari and Tony Griggs
3349 E. Zion Rd.
Fayetteville

Emails from Neighbors

From: Michele <mlang9669@gmail.com>
Sent: Sunday, January 3, 2021 10:17 AM
To: Jack, Theodore <tjack@fayetteville-ar.gov>
Subject: Proposed park at 3435 E Zion Road (Burge property)

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Parks and Recreation Board, c/o Ted Jack:

This email is to convey our support for a proposed green area south of East Zion Road and north of the proposed Chandler Creek development. This acreage on either side of Hilton Creek needs to be "green" in order to help prevent flooding of the neighborhood, protect the creek, and improve the water quality of Lake Fayetteville.

We are not requesting a playground-type park, but a developed green space, with proper plantings and detention ponds to control water runoff. Currently, we and our neighbors experience flooding of our property due to runoff from Copper Creek each time there are heavy rains. This happens at least once a year, sometimes more often. If Chandler Creek is developed to the proposed high density, the runoff to Hilton Creek will be increased dramatically as will our flooding.

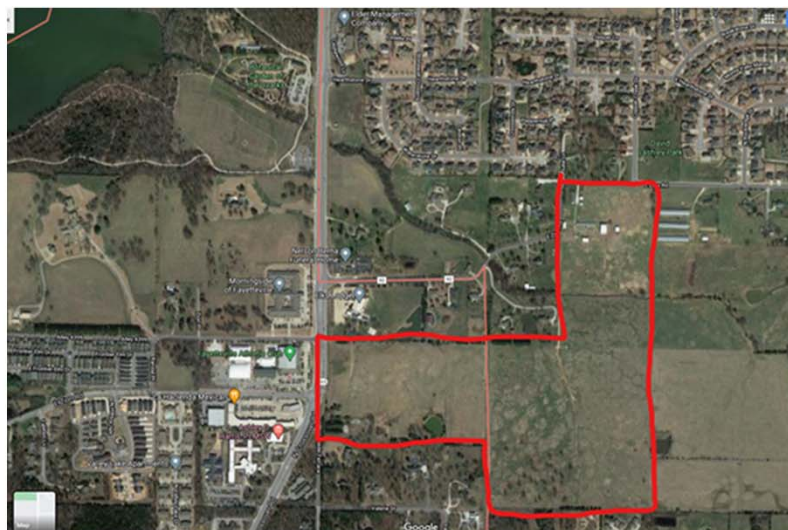
Michele and Roy Lang
3322 E Zion Rd

Consider Burge Farm for Protection



Nick Anthony <nanthony@uark.edu>
To Jack, Theodore

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[Reply All](#) [Forward](#) [...](#)

Mon 1/4/2021 1:41 PM

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Members of the Fayetteville Parks and Recreation Committee,

This letter is a request for you to consider including the acreage currently under recommended to be annexed and rezoned by the city of Fayetteville as an addition to the Fayetteville Park system. The property is the Burge farm located on East Zion Rd (see below). The developer wants to build a high-density housing project on the land which will put additional pressure on 2 key Fayetteville assets (Lake Fayetteville and the Botanical Gardens).

The land in question is within the Fayetteville Clear Creek Watershed which means that water from this land makes its way to Lake Fayetteville and beyond. Current concerns regarding the deterioration of water quality of this lake has been reported. Concerns regarding the deterioration of the stream banks that lead into Lake Fayetteville are described in the powerpoint presentation (see attached). Relevant information regarding the unique features on this land have been presented. In fact, the Burge farm contains one of the only undisturbed "mound and Swales" feature in the Fayetteville Clear Creek Watershed that serves as a water filtration system for the watershed. In addition, a large "prairie" is embedded in the mound and swales region. It would be environmentally responsible to reestablish this region to support the future integrity of Lake Fayetteville, as an addition to the Botanical Gardens. Do we simply ignore the science-based research that clearly describes this region and the impact that its destruction would have on the future of Lake Fayetteville?

Early in the discussions regarding the Burge farm, the residents expressed concerns regarding the current water runoff issues associated with this property and the additional water that is being delivered from the Copper Creek subdivision. The addition of high-density housing, as proposed by the developer, does not seriously consider the water challenge that this development would have on the region. I don't think anyone can deny that when you look at slide 31 "Priority Sites for Restoration and /or Conservation" you will find that areas that have undergone neighborhood development, like what is proposed, are the highest priority areas for restoration. One would have to assume that lack of attention to water control is the main contributor to this deterioration of these waterways. Poorly planned developments, regarding water management, caused this problem. Why should the current residents around the proposed development on the Burge farm expect anything different?

There is a clear dichotomy between the developers proposed plan for urban sprawl in the form of high-density housing and the protection of the property of residents living close to the streams feeding Lake Fayetteville as well as the Fayetteville Clear Creek Watershed. For me the decision is straight forward. Please consider the protection of this land and restore it as an extension of the Botanical Gardens/ Lake Fayetteville park system.

Best Regards

Nick Anthony

Emails from Neighbors

Chandler Crossing



nfuller12 <nfuller12@aol.com>

To Jack, Theodore



If there are problems with how this message is displayed, click here to view it in a web browser.

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Mr. Jack

We are in support of a privacy fence and trees as a buffer between our property and the new subdivision.

Ray & Nancy Fuller
4260 N Hillside Terrace
479-530-2924

[Sent from the all new Aol app for iOS](#)

Problems with redundant parks

- This area is served by Lake Fayetteville Regional Park which has a large variety of recreational opportunities and David Lashley Neighborhood Park which has typical neighborhood park facilities. The Park Master Plan has a 1 mile service radius for Neighborhood Parks. This site is approximately 420 feet from David Lashley Park.
- Resources to develop existing and new parks are very limited. Many areas of the city have much poorer park coverage and these areas need parks. Accepting this new area into the park system would result in inefficient uses of resources and compromise our ability to provide an equitable park system.
- Parks often work best when multiple people are using the park. Parks too close to each other reduces the park users and the likelihood of meaningful interaction, particularly at neighborhood parks.
- We are challenged to maintain our current park system, and challenged for funding to develop existing and new parks. Having multiple parks in one location particularly in low density areas, uses resources inefficiently.
- The purposes of this park, as requested by some fall outside of the Parks and Recreation Mission.

Note: This is contingent on the property being annexed into the city.

Chandler Crossing

Development Name:	Chandler Crossing - PZD
Consultant:	Engineering Services – Blake Murry, PE
Developer:	Chandler Crossing LLC
Location:	East of Crossover and Zion
Park Quadrant	NE
Units:	366 Single Family Lots
Land Dedication Requirement:	366 x .023ac = 8.418ac (Note propose to give 8.53ac)
Money in Lieu Requirement:	366 x \$1089 = \$398,574
Existing Parks:	Lake Fayetteville Regional Park, David Lashley NP
Developer's Request:	Land Dedication
Staff Recommendation:	Fee-In-Lieu

Justification: The Park Master Plan has a 1 mile service radius on Neighborhood Parks and the proposed site is .4 mile from the 595ac Lake Fayetteville Regional Park and approximately 430' from the 5ac David Lashley Neighborhood Park. Creation of two neighborhood parks very close together utilizes city resources poorly and adversely effects the use of the parks and increases inequities in the park system. See presentation for more information and additional reasons.

PRAB Recommendation: