

Jason Moles – N. Gene George Blvd, Springdale AR.

Zoning:

The property is currently dual-zoned RSF-1 (Residential Single Family-One Unit Per Acre) and R-A (Residential-Agricultural). Depending on the planned use of this area, the property will likely need to be rezoned.

Streets:

S Gene George Blvd and Elm Springs Rd are considered to be an Arterial street as specified by the City of Springdale, AR Master Street Plan. Due to not knowing the exact locations of ROW for each road, we cannot provide a formal estimate on if any additional ROW dedication will be needed along either street. Based on aerial imagery, there is currently a sidewalk/trail along the frontage of S Gene George Blvd. Since the frontage along Elm Springs does not have a sidewalk, development plans will need to include this element along the entire frontage.

Topographic and Stormwater:

There appears to be a high point along the eastern property line of the site, where approximately 10' of fall occurs to the west through an existing channel being defined as a wetland. If the channel is intended to be filled, a wetland delineation will need to occur to determine if any additional permitting through the Army Corps of Engineers is required. A large portion of the property is also located within Zone A which has been designated by FEMA. If buildings or structures are located within this zone, the finished floor elevations (FFE) will need to be at least three feet higher than the closest base flood elevation as specified by FEMA. Detention would be needed for this site which could be done via. above or below ground detention.

Utilities:

Water is available along the west side of S Gene George Blvd via. a 24" line and also available along the north side of Elm Springs Road via. an 8" line. Sanitary sewer is available via 10" sanitary sewer main that runs through the north portion of the site. There is also a 12" and 18" existing force main that run parallel to the 10" main as well. These utilities are located within an existing easement and cannot be relocated. The permanent easement for these sewer lines appears to be roughly 30' wide along the length of the sewer lines. No structures can be built within this easement.

In summary, a rezone shouldn't be an issue if in fact you wanted to move forward with multifamily development. We would need to understand the future ROW for each road by meeting with the city of Springdale. Challenges will be the loss of 30' easements for the force main that runs thru the property along with managing the wetland mitigation.