

City of Fayetteville Staff Review Form

2017-0271

Legistar File ID

6/6/2017

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

Andrew Garner

5/19/2017

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 17-5770: Rezone (769 & 785 S. WASHINGTON AVE./WARFORD PROPERTIES, 563): Submitted by FLYER REAL ESTATE for properties at 769 & 785 S. WASHINGTON AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.45acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Budget Impact:

Account Number	Fund
Project Number	Project Title
Budgeted Item? <u>NA</u>	Current Budget \$ -
	Funds Obligated \$ -
	Current Balance \$ -
Does item have a cost? <u>No</u>	Item Cost
Budget Adjustment Attached? <u>NA</u>	Budget Adjustment
	Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF JUNE 6, 2017

TO: Mayor, Fayetteville City Council

THRU: Andrew Garner, Planning Director

FROM: Harry Davis, Planner

DATE: May 19, 2017

SUBJECT: RZN 17-5770: Rezone (769 & 785 S. WASHINGTON AVE./WARFORD PROPERTIES, 563): Submitted by FLYER REAL ESTATE for properties at 769 & 785 S. WASHINGTON AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.45acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

RECOMMENDATION:

The City Planning staff recommends denial and the Planning Commission recommend approval of an ordinance to rezone the subject property to RI-U, Residential Intermediate-Urban as shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject three properties totaling 0.45 acres are located at 769 and 785 South Washington Avenue near the intersection of Washington and 7th Street. These parcels are zoned NC, Neighborhood Conservation, comprising Block 1, Lots 35-40 of the historic and original plat of Glenwood Park Subdivision, which was recorded in 1912. There are currently single-family homes on two of the three parcels. As depicted in the attached photographs by staff (found in the PC report), the property is surrounded on three sides by relatively small, one-story single-family homes in NC, Neighborhood Conservation and DG, Downtown General districts. To the east is a 1,200 square foot commercial building and more single-family homes across Washington Avenue.

In July of 2008, the subject property, along with approximately 300 acres of the wider Walker Park Neighborhood, were rezoned in accordance with the Walker Park Neighborhood Master Plan. Among other changes, this rezoning removed the existing RMF-24, Residential Multi-family, 24 Units per Acre, designation on the subject property, and replaced it with the current NC, Neighborhood Conservation, zoning district.

Request: The request is to rezone the parcel from NC, Neighborhood Conservation to RI-U, Residential Intermediate-Urban. The applicant stated the rezoning is needed to allow flexibility in lot widths and area to meet housing demands in South Fayetteville.

Public Comment: There is considerable public comment from citizens of Fayetteville and residents of the neighborhood who are opposed to the rezone. Concerns are largely centered around a perceived disregard for Walker Park and a fear that the neighborhood's character is 'under attack,' with current residents under being pressure to sell their properties against the best interest of the larger neighborhood. Neighbors have expressed opposition to uses stating compatibility issues for development other than single-family homes, increases in density, the lack of a density cap in RI-U, and traffic associated with developing these lots with anything above single-family. There is some enthusiasm for development and redevelopment that is occurring in Walker Park, as long as it is single-family in character and use in wherever areas zoned for it.

Land Use Compatibility: The proposed zoning is generally not compatible in this location. The immediately surrounding properties are single-family, detached residences in a well-established neighborhood of Fayetteville. It is certainly possible to develop attached residential housing in a manner that is compatible and even complimentary to detached single-family housing, but the exceptionally small lot widths allowed under RI-U, with only 18 feet required for any dwelling versus 40 feet for a single-family dwelling and 80 for a two-family dwelling under NC, can create an indisputably divergent development pattern when compared with most properties in the immediate and greater vicinity. The neighbors who have provided public comment have a significantly strong argument, as they understand at an intimate level what could and could not be compatible to their neighborhood. Based on the proposed RI-U, the applicant could very quickly densify this area with four-plexes by utilizing the adjoining alley right-of-way and constructing unit types that may or may not be context sensitive to the rest of the neighborhood. Permitting attached dwellings by right also removes the conditional use permit requisite under the NC zoning. By requiring a conditional use permit, neighbors, staff, and the Planning Commission are all able to review and comment upon whether a proposal is compatible and complimentary. The applicant also owns the properties at the corner of 7th and Washington, which are zoned DG. All the properties owned by the applicant at this location are up for sale as of writing this report. It is completely reasonable and possible that, with the proposed rezone, development is imminent for this part of the neighborhood.

There are a fair number of structures with mixed density sprinkled throughout Walker Park, with numerous 2-, 3-, and 4- family dwellings within a short walk of the subject parcels. Many of these are of a size and character that is comparable to, and compatible with, the predominantly single-family character of the neighborhood.

Land Use Plan Analysis: Fayetteville's overarching City Plan 2030 and the more localized Walker Park Neighborhood Master Plan appear to be in agreement with staff's recommendation regarding the proposed rezoning. It is staff's opinion that the proposal is generally incompatible with the intended future land use for this location.

When reviewing the Walker Park Neighborhood Master Plan in greater detail, it states that a diversity of housing is indeed desired, but that attached housing should be developed "in strategic areas, such as neighborhood commercial areas or major thoroughfares", rather than in an established single-family residential area as proposed.

City Plan 2030 states that "appropriate infill" is a priority. The City's comprehensive plan acknowledges the value of increasing density in locations where City services and utilities already exist, but only where it "reflects the existing community character." Along the same lines, the Walker Park Neighborhood Master Plan details that a balance and diversity of housing created through infill is desired and can take advantage of existing infrastructure and the neighborhood's

proximity to downtown. The Walker Park Neighborhood Master Plan goes on to note that attached housing can represent this balance and diversity of housing, but envisioned as a buffer between commercial corridors and single-family areas in order to ensure “that future development follows the traditional pattern of growth.” In both of these examples, there is a clear call for infill, but in a manner that preserves community character. Staff does not feel that the proposed rezoning achieves this. The parcels zoned DG at the corner of 7th and Washington are intended to be the buffer zone between Jefferson Square’s higher-densities of residential and small commercial uses, constricted by the limited size of the lots, and gradually taper to the established and functioning single-family neighborhoods behind them.

Staff believes that the applicant’s intention of developing this site for denser residential, while still allowing only single-family homes, could be done under a different zoning district, such as RSF-18, Residential Single-family, 18 Units per Acre. This district would retain detached single-family function and form.

DISCUSSION:

On May 8, 2017, the Planning Commission forwarded the proposal to City Council with a recommendation for approval passed by a vote of 6-0-1. Commissioner Niederman recused.

BUDGET/STAFF IMPACT:

N/A

Attachments:

- Exhibit A
- Exhibit B
- Application
- Planning Commission Staff Report

RZN 17-5770

WARFORD PROPERTIES

17-5770

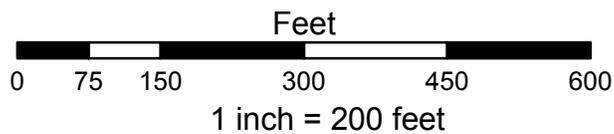
Close Up View

EXHIBIT 'A'



Legend

- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Building Footprint



- RSF-18
- Downtown General
- Neighborhood Conservation
- P-1

17-5770
EXHIBIT 'B'

Legal Description of Subject Property:

Lots Thirty five (35), Thirty six (36), Thirty seven (37), Thirty eight (38), Thirty nine (39), and Forty (40) in Block One of Glenwood Park Addition to the City of Fayetteville, Arkansas, as per Plat of said Addition, on file in the office of the Circuit Clerk and Ex-Officio Register of Deeds of Washington County, Arkansas.

CITY OF FAYETTEVILLE, ARKANSAS

REZONING

FOR STAFF USE ONLY	FEE: \$325.00
Date Application Submitted:	Sign Fee: \$5.00
Date Accepted as Complete:	S-T-R:
Case / Appeal Number:	PP#:
Public Hearing Date:	Zone:

Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the Planning Commission agenda until this information is furnished.

Application:

Indicate one contact person for this request: ___ Applicant Representative

Applicant (person making request):

Representative (engineer, surveyor, realtor, etc.):

Name: Kevin Warford

Name: Michael Ward

Flyer Real Estate

Address: 12396 S Harris Dr.

Address: 205 N College Ave

Fayetteville, AR 72701

Fayetteville, AR 72701

E-mail:

E-mail: michael@michaelwardnwa.com

Phone: (479) 236-1568

Phone: (479) 790-6303

Fax: ()

Fax: ()

Site Address / Location: 769, 785 S Washington Ave.

Current Zoning District: NC

Requested Zoning District: RI-U

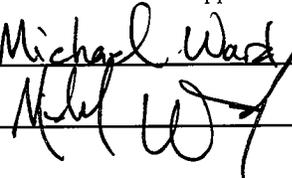
Assessor's Parcel Number(s) for subject property: 765-05669-000, 765-05668-000, 765-05667-000

FINANCIAL INTERESTS

The following entities and / or people have financial interest in this project:

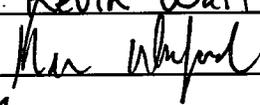
Warford Family Trust

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Name (printed): Michael Ward Flyer Real Estate Date: _____
Signature: 

PROPERTY OWNER(S) / AUTHORIZED AGENT: I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

Property Owners of Record (attach additional info if necessary):

Name (printed): <u>Kevin Warford</u>	Address: <u>12396 S Harris Dr.</u>
Signature: <u></u>	<u>Fayetteville, AR 72701</u>
Date: <u>3/27/11</u>	Phone: _____ ()

Name (printed): _____	Address: _____
Signature: _____	_____
Date: _____	Phone: _____ ()

Rezoning Checklist:

Attach the following items to this application:

- (1) Payment in full of applicable fees for processing the application:
 \$325.00 application fee
 \$5.00 public notification sign fee
- (2) A legal description of the property to be rezoned. A survey may be required if the property description can not accurately be platted or if it is described by referring to other deeds.
- (3) CD containing a copy of the legal description in MS Word and all required submittal items should be also included on the CD in PDF format.
- (4) A copy of the county parcel map from the Washington County Assessor's office or from the Washington County website (www.co.washington.ar.us). The subject property and all adjacent parcels should be identified on this parcel map. The owner's name, official mailing address, and the parcel number for every adjacent property shall be shown on this map.



PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Harry Davis, Planner

MEETING DATE: May 8, 2017 **UPDATED WITH PC RESULTS**

SUBJECT: **RZN 17-5770: Rezone (769 & 785 S. WASHINGTON AVE./WARFORD PROPERTIES, 563):** Submitted by FLYER REAL ESTATE for properties at 769 & 785 S. WASHINGTON AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.45 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.

RECOMMENDATION:

Staff recommends denial of **RZN 17-5770** based upon the findings herein.

BACKGROUND:

The subject three properties totaling 0.45 acres are located at 769 & 785 South Washington Avenue near the intersection of Washington and 7th Street. These parcels are zoned NC, Neighborhood Conservation, comprising Block 1, Lots 35-40 of the historic and original plat of Glenwood Park Subdivision, which was recorded in 1912. There are currently single-family homes on two of the three parcels. As listed in *Table 1* and depicted in the attached photographs by staff, the property is surrounded on 3 sides by relatively small, one-story single-family homes in Neighborhood Conservation and DG, Downtown General districts. To the east is a 1,200 square foot commercial building and more single-family homes across Washington Avenue.

In July of 2008, the subject property, along with approximately 300 acres of the wider Walker Park Neighborhood, were rezoned in accordance with the Walker Park Neighborhood Master Plan. Among other changes, this rezoning removed the existing RMF-24, Residential Multi-family, 24 Units per Acre, designation on the subject property, and replaced it with the current NC, Neighborhood Conservation, zoning district.

**Table 1
Surrounding Land Use and Zoning**

Direction from Site	Land Use	Zoning
North	Single-Family Residential	DG, Downtown General
South	Single-Family Residential	NC, Neighborhood Conservation
East	Single-Family Residential; Commercial	NC, Neighborhood Conservation; DG, Downtown General
West	Single-Family Residential	NC, Neighborhood Conservation

Request: The request is to rezone the parcel from NC, Neighborhood Conservation to RI-U, Residential Intermediate, Urban. The applicant stated the rezoning is needed to allow flexibility in lot widths and area to meet housing demands in South Fayetteville.

Public Comment: There is considerable public comment from citizens of Fayetteville and residents of the neighborhood who are opposed to the rezone. Concerns are largely centered around a perceived disregard for Walker Park and a fear that the neighborhood's character is 'under attack,' with current residents under being pressure to sell their properties against the best interest of the larger neighborhood. Neighbors have expressed opposition to uses stating compatibility issues for development other than single-family homes, increases in density, the lack of a density cap in RI-U, and traffic associated with developing these lots with anything above single-family. There is some enthusiasm for development and redevelopment that is occurring in Walker Park, as long as it is single-family in character and use in wherever areas zoned for it.

INFRASTRUCTURE:

Streets: The subject parcel has access to Washington Avenue, an improved local street with curb/gutter, sidewalk at back of curb, and storm drainage. Any street improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the site. There is an existing 6-inch main along the western side of the Washington Avenue right of way.

Sewer: Sanitary Sewer is available to the site. There is an existing 8-inch main in Washington Avenue available for service connections.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. No portion of this property is identified as FEMA regulated floodplains. No protected streams exist onsite. No portion of this parcel lies within the Hillside-Hilltop Overlay District.

Fire: The Fire Department expressed no concerns with this request.

Police: The Police Department expressed no concerns with this request.

CITY PLAN 2030 FUTURE LAND USE PLAN: *City Plan 2030 Future Land Use Plan designates this site as a **Complete Neighborhood Plan** Area associated with the Walker Park Neighborhood Plan. A central goal of the plan was to preserve single-family neighborhoods while encouraging additional housing types and a mix of uses.*

Walker Park neighborhood adopted a plan in 2008. That plan states that the neighborhood should have a balance of non-residential uses and housing. Stakeholders wanted zoning and other city regulations to reflect and encourage that balance while conserving the existing single-family fabric where it is intact. This means the neighborhood will retain and develop a variety of housing types for different income levels and retain and develop neighborhood commercial nodes that serve the neighborhood residents as well as the nearby employment centers. There is also an emphasis on connectivity and walkability. Connection of the street grid and improved pedestrian mobility between key destinations will unify the neighborhood, making it sustainable over time. Third, creating Jefferson Square as a core of the neighborhood will help to preserve some of the rich history embedded in the Jefferson Building and create a neighborhood center. Last, accessible greenspace in the form of community gardens throughout the neighborhood and additional uses

and access points to Walker Park will capitalize on existing resources within the neighborhood and provide function and beauty for both residents and visitors.

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: *Land Use Compatibility:* The proposed zoning is generally not compatible with the existing neighborhood. Although the applicant has made some valid points in the request letter about compatibility between adjacent and nearby lots, the immediately surrounding properties are single-family, detached residences in a well-established neighborhood of Fayetteville. It is certainly possible to develop attached residential housing in a manner that is compatible and even complimentary to detached single-family housing, but the exceptionally small lot widths allowed under RI-U, with only 18 feet required for any dwelling versus 40 feet for a single-family dwelling and 80 for a two-family dwelling under NC, can create an indisputably divergent development pattern when compared with most properties in the Walker Park Neighborhood. If this were a new neighborhood without significant context, the situation and compatibility would be different. The neighbors who have provided public comment have a significantly strong argument, as they understand at an intimate level what could and could not be compatible to their neighborhood. Based on the proposed RI-U, the applicant could very quickly densify this area with four-plexes by utilizing the adjoining alley right-of-way and constructing unit types that may or may not be context sensitive to the rest of the neighborhood. Permitting attached dwellings by right also removes the conditional use permit requisite under the NC zoning. By requiring a conditional use permit, neighbors, staff, and the Planning Commission are all able to review and comment upon whether a proposal is compatible and complimentary. The applicant also owns the properties at the corner of 7th and Washington, which are zoned DG. All the properties owned by the applicant at this location are up for sale as of writing this report. It is completely reasonable and possible that, with the proposed rezone, development is imminent for this part of the neighborhood.

In fairness to the applicant, it is worth noting there are numerous structures of mixed density sprinkled throughout Walker Park, with numerous 2-, 3-, and 4- family dwellings within a short walk of the subject parcels. Many of these are of a style and character that is comparable to, and compatible with, the predominantly single-family character of the neighborhood.

Land Use Plan Analysis: When considered together, Fayetteville's overarching City Plan 2030 and the more localized Walker Park Neighborhood Master Plan appear to be in agreement with staff's recommendation regarding the proposed rezoning. It is staff's opinion that the proposal is generally incompatible with the intended future land use for this location.

One principal area where the Plans agree is the identified need for increasing opportunities for attainable housing and offering a variety of housing types.

Rezoning the subject property would undoubtedly address these goals by increasing the spectrum of housing that can be developed. At the same time, this claim could be made about any property with single-family zoning in Walker Park, or the rest of Fayetteville for that matter. When reviewing the Walker Park Neighborhood Master Plan in greater detail, it states that a diversity of housing is indeed desired, but that attached housing should be developed “in strategic areas, such as neighborhood commercial areas or major thoroughfares”, rather than in an established single-family residential area as proposed.

City Plan 2030 states that “appropriate infill” is a priority. The City’s comprehensive plan acknowledges the value of increasing density in locations where City services and utilities already exist, but only where it “reflects the existing community character.” Along the same lines, the Walker Park Neighborhood Master Plan details that a balance and diversity of housing created through infill is desired and can take advantage of existing infrastructure and the neighborhood’s proximity to downtown. The Walker Park Neighborhood Master Plan goes on to note that attached housing can represent this balance and diversity of housing, but envisioned as a buffer between commercial corridors and single-family areas in order to ensure “that future development follows the traditional pattern of growth.” In both of these examples, there is a clear call for infill, but in a manner that preserves community character. Staff does not feel that the proposed rezoning achieves this. The parcels zoned DG at the corner of 7th and Washington are intended to be the buffer zone between Jefferson Square’s higher-densities of residential and small commercial uses, constricted by the limited size of the lots, and gradually taper to the established and functioning single-family neighborhoods behind them.

Although the applicant’s arguments for infill and a mixture of residential types in one area are well-received, the key to infill and mixed unit types are appropriateness. Fayetteville does not have any ordinances that significantly impact design of infill projects when relating to contextual properties and buildings.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Based on the applicant’s perspective, the requested rezoning is justified and needed to allow redevelopment of the parcels for greater flexibility in meeting the City’s future housing needs. The existing NC zoning district only permits single-family dwellings by right, and 2-, 3-, and 4-family dwellings by conditional use. The proposed RI-U zoning district will allow single-, 2-, 3-, and 4-family dwellings by right, and on lots as narrow as 18 feet. However, staff does not believe there are sufficient reasons to rezone the properties to a zone other than single-family.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: Rezoning the property to RI-U, with its lack of density requirements, has the potential to increase traffic in this area as the site develops. Given the size of the potential development, higher densities could appreciably increase traffic and congestion along Washington Avenue. Public comment has already drawn attention to the difficulties of maneuvering vehicles up and down Washington, where there is little room to drive if people park on-street. Pedestrians use the street as a footpath in this location, which will contribute to any traffic danger or congestion.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: Rezoning this property from NC to RI-U would potentially increase the density, but it is not expected to undesirably create or increase any burden on schools or City services.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
 - a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: Staff believes that the applicant’s intention of developing this site for denser residential, while still allowing only single-family homes, could be done under a different zoning district, such as RSF-18, Residential Single-family, 18 Units per Acre. This district would retain detached single-family function and form.

RECOMMENDATION: Planning staff recommends denial of RZN 17-5770, finding that the proposed zone allows development that is incompatible with surrounding uses, neighborhood character, and elements of both City Plan 2030 and the Walker Park Neighborhood Master Plan.

PLANNING COMMISSION ACTION:	Required	<u>YES</u>
Date: <u>May 8, 2017</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded
Motion: Hoffman	<input type="checkbox"/> Denied	
Second: Noble	Motion to forward with recommendation of approval	
Vote: 6-0-1	Motion passes; Neiderman recused	

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code sections 161.27 & RI-U Exhibit
- Staff Photos
- Public Comment
 - Notes (Walk-ins and Voicemails)
 - Emails
- Request letter
- Rezone exhibit
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map



PLANNING COMMISSION MEMO

- **161.27 - Neighborhood Conservation**

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(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 9	Two (2) family dwellings
Unit 10	Three (3) family dwellings
Unit 12	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cottage Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single Family	40 feet
Two Family	80 feet
Three Family	90 feet

(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations.*

Building Height Maximum	45 feet
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(Ord. No. 5128, 4-15-08; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. [5800](#), § 1(Exh. A), 10-6-15>)

ADM 16-5631 EXHIBIT “A”

§161.12 - District RI-U, Residential Intermediate - Urban

(A) *Purpose.* The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory Dwellings
Unit 44	Cluster 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 5	Government facilities
Unit 12a	Limited business
Unit 24	Home occupations
Unit 26	Multi-family Dwellings
Unit 36	Wireless communications facilities

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)
Lot width minimum	18 feet
Lot area minimum	None

ADM 16-5631 EXHIBIT "A"**(E) Setback Requirements.**

Front	Side Other Uses	Side Single & Two (2) family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet

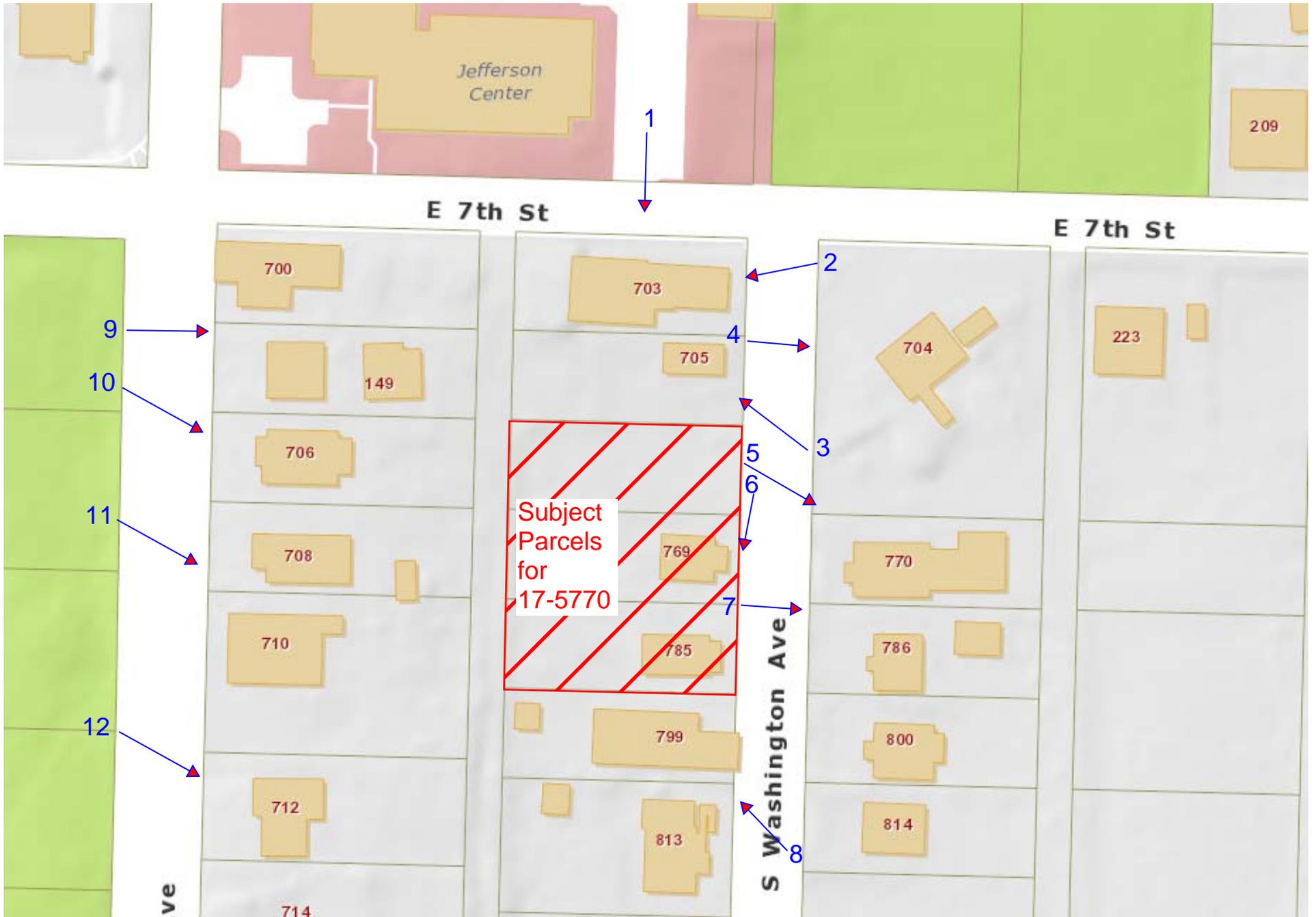
(F) Building Height Regulations.

Building height maximum	30/45 feet
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*A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of 30 feet. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of 45 feet.

(G) Building Area. The area occupied by all buildings shall not exceed 60% of the total lot area.

(H) Minimum Buildable Street Frontage. 50% of the lot width.



17-5770 RZN - Staff Photograph Location Map



1. Staff Photo - 17-5770 RZN - Looking at 703 S Washington at corner of 7th and Washington from Jefferson Center



2. Staff Photo - 17-5770 RZN - Looking at 703 & 705 S Washington (north of proposal) from 704 S Washington



3. Staff Photo - 17-5770 RZN - Looking at 705 S Washington (north of proposal) and the empty lot from rezone proposal



4. Staff Photo - 17-5770 RZN - Looking at 704 S Washington from 705 S Washington; Across from rezone



5. Staff Photo - 17-5770 RZN - Looking at 770 S Washington from 705 S Washington; Across from rezone



6. Staff Photo - 17-5770 RZN - Looking at 769 & 785 S Washington, which are part of the rezone proposal



7. Staff Photo - 17-5770 RZN - Looking at 786 & 800 S Washington from 785 S Washington; Across from rezone



8. Staff Photo - 17-5770 RZN - Looking at 799 & 813 S Washington from 814 S Washington; South of rezone



9. Staff Photo - 17-5770 RZN - Looking at 700 & 702 S College from Walker Park; NW of rezone



10. Staff Photo - 17-5770 RZN - Looking at 706 S College from Walker Park; Across alley ROW from rezone



11. Staff Photo - 17-5770 RZN - Looking at 708 & 710 S College from Walker Park; Across alley ROW from rezone



12. Staff Photo - 17-5770 RZN - Looking at 712 S College from Walker Park; SW from rezone

Walk-in Public Comment Notes for RZN 17-5770:

Nancy Kahonek

Concerns over increased density to neighborhood

Concerns over uses different from single-family

Concerns over traffic from density and the current way S. Washington performs with traffic and on-street parking

Marian Kunetka

Concerned over how tall new structures would be in relation to nearby homes

Concerns over compatibility between single-family and other uses

Concerns over increased density in the neighborhood

Concerns over the impact of density on traffic

David Williamson

Concerns over uses other than single-family

Concerns over increased density

Voicemail Notes for RZN 17-5770:

Darla Newman

Concerns over traffic due to small streets

Concerns over change in use away from single-family

Concerns over changes in character with development other than single-family

Davis, Harry

From: Khalisa Kitz <dkitz@uark.edu>
Sent: Monday, May 01, 2017 8:44 AM
To: Davis, Harry
Subject: Concerned about rezoning proposal on S. Washington Ave

Good morning Mr. Davis,

I live at 1127 S. Washington Avenue in Fayetteville, and understand that there is a request for several properties in the 700 block to be re-zoned RIU – Residential Intermediate – Urban.

I oppose allowing the building of another block of multifamily units at that location. The street is narrow and the traffic load is already climbing as more development back behind the 900 block will deeply affect that traffic. There are no speed bumps or features to slow the traffic down.

I want to speak in favor of keeping the zoning Neighborhood Conservation (NC) – and allow for the building of more single family homes. The south Fayetteville (“Tin Cup”) and surrounding neighborhoods are a **special part of living in Fayetteville** for me, and I really want continue to **have more of the quality of good old fashioned neighbors** living in one of the precious little pockets of Fayetteville.

When I first bought my home there in 2010, an acquaintance found out where I was buying, and she voiced concern for my moving into “that” neighborhood... that is, until she drove to my house. Then she changed her mind. “When I was driving here, I have to say I’ve never seen so many people out on their porches or walking the neighborhood and visiting...Now I see why you wanted to move here!”. To me that is one quality that I deeply value here on South Washington. Children play in the street... neighbors help each other... visit... and become friends.

Please help us keep it that way for years to come! We value our unique neighborhood!!

Thank you for considering this.

Khalisa Kitz
University of Arkansas
Administrative Specialist
479-575-8423

Davis, Harry

From: Nancy Kahanak <nananak27@gmail.com>
Sent: Tuesday, May 02, 2017 1:16 PM
To: Davis, Harry; Karen Bley; Khalisa Kitz
Subject: zoning

I have been thinking a lot about the zone change requests in our neighborhood, and here are my current observations:

The double lot at 1320 S. College cannot hold enough homes to cause real traffic congestion, and well-thought-out small apartments or small homes would be a good addition to our neighborhood, as affordable places in the area are getting harder to find.

However, the property at 7th St. and down Washington Ave. is actually comprised of at least 5 lots, perhaps more when you count the end ones zoned DG. The owner is interested in selling, I understand, but whether they sell or build, that area, if rezoned to RIU could be combined and possibly be developed into a large apartment complex. My concern is that such a large area could be built without the interest of the neighborhood in mind, and generate a lot of traffic, and students or other short-term residents.

--

Nancy Kahanak
479 935-5013

JEMI Facebook address: **Judicial Equality for Mental Illness (JEMI)**

Davis, Harry

From: Davis, Harry
Sent: Tuesday, April 18, 2017 10:49 AM
To: 'Combs, Paula'
Cc: paula_research@yahoo.com; Garner, Andrew (agarner@fayetteville-ar.gov)
Subject: RE: South Washington Project

Ms. Combs,

Good morning, and thank you so much for your email. Your knowledge and connection to your neighborhood appears to be very deep and I greatly appreciated reading your story. Your concerns about increased density, compatibility issues between existing single-family and current and potential new development, and traffic have been noted and we will be sure to attach your letter to my report.

One thing I would like to state is that the Planning Department is expected to be neutral and objective in matters that come before City of Fayetteville planners. Our recommendations are based primarily on facts regarding compatibility between zoning districts and existing conditions both on-site and contextual to the subject property. Planners are professionally, ethically, and legally obligated to not be personally involved in a project. To do so would render the opinion or recommendation biased and tip the scale against the applicant. Therefore, we must give our full attention and fair or impartial consideration to both citizens and developers, otherwise our integrity as professional planners could be questioned.

We have not done a thorough analysis of the project, which will be publically available Thursday afternoon (5/4/17) before the meeting the following Monday (5/8/17) and heard in its entirety at Planning Commission. Between now and then, I encourage you and other neighbors to write-, come-, or call-in about the rezone, whether you or your neighbors are for, against, or merely curious about the request. I also encourage you and your neighbors to come to the Planning Commission for your best chance to ask questions to the entire Commission and have concerns be heard individually from each resident and citizen. Please do call me if you have any further concerns or questions about the proposal. Thank you again for sharing your knowledge and perspective.

Sincerely,
Harry Davis

Harry Davis
Planner
City of Fayetteville, Arkansas
(479) 575-8263
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

From: Combs, Paula [mailto:pcombs@KeyTronicEMS.com]
Sent: Tuesday, April 18, 2017 9:55 AM
To: Davis, Harry <hdavis@fayetteville-ar.gov>
Cc: paula_research@yahoo.com
Subject: South Washington Project

Mr. Davis,

It is my understanding that you are willing to stand up for the S. Washington Ave. residences to keep single family homes on our street. First of all, I want to thank you for standing up for us and trying to help keep our neighborhood as single family homes as it has been for many, many years. There are residents that have lived on this street for 30 or more years and we want to keep it our little neighborhood quiet, friendly and safe for our children, grandchildren and elderly folks. Fighting with the City and Developers is really not what we want to do, but feel like we are being railroaded out of our homes for some new "great" development idea. I just want to provide a little history of the changes after the multi-family structures were built in the area 20 years ago and how much our little neighborhood started becoming the "ghetto" as many outsiders see it.

Our neighborhood is a very old neighborhood and most of the residents have either passed away or moved into nursing homes. Most of the people that lived here when I moved here in 1981 have passed away. The homes were sold and became rent houses, which is a problem many times. The house across from me was built in 1911 and I knew the little woman that lived there very well until her passing. My 88 year old mother lived on this street when she was in her 20's along with her sister. When this project was first proposed in 2010, we were promised the homes would be built to fit in with the way the older homes were built and the looked. There would be no apartments or duplex type dwellings. Everything was going to be homes that were modeled after the style of housing already in the neighborhood. There were many discussions on how the area where the new homes were being built would be affected by the creek that runs through the wooded area now and when the heavy spring rains start, there has been flooding. Pictures have been provided that show the lower end of my property with water. The garden usually didn't get planted until June because of the soggy wet mud. I have many concerns about this whole project to begin with because of the drainage, crime, overcrowded, etc.

My late husband, Doug Williford, worked for the City of Fayetteville street department as the Assistant Street Superintendent for 22 years. He built and maintained many of the streets in the City of Fayetteville and knew them better than most that work there today will ever know. There is a reason that the area behind our house was never developed and built up and a street was never built. When the property was first platted out there were plans for a house on the two back lots that we own. However, our forefathers knew what they were doing. The small creek running where the street would be, always has water in it, even when it is dry, dry and our back yards have wide cracks. There will be crawdad mounds that will kill the lawn mower when you run over them. Even the cleared areas are super wet during the spring months. Who in their right mind, would want to build a house on that wet soupy land. When you haul in the red fill dirt for the houses, then all that water will end up on the back side of my land and it will for sure be nothing but a mosquito breeding place.

The crime in our area was null and void until the construction of Morgan Manor. Once that area was built with multifamily structures, then our crime rate went way up and the neighborhood became the "ghetto" as some seem to think of it. So, please, please do what you can to discourage the construction of any more multi-family structures. I have some real concerns about moving the Willow Heights residents into the Morgan Manor area as well. I remember when the Willow Heights structures were built, also. There seems to be no respect for those type buildings. There is no sense of ownership so they could care less if the place is kept up or not. You want the "new project" to be attractive to low to medium income families, but you want to throw in these poverty level apartments and duplexes that make people not want to live in this area. Ask around and you will hear people say they would not live in the "ghetto". They can move into a much nicer neighborhood just east of town in the Baldwin community where new homes are being constructed now and are more affordable than these that are planned in this project. I would buy in Baldwin before I would buy in the swamp behind my current house for sure.

My children grew up on this street and my grandchildren are now growing up on this street. My daughter was able to purchase the home next door to her childhood home and wants to continue to live there. However, she has had her tires slashed, cars broken into, mail boxes ran over three times by speeding cars that use the street as a drag strip from the old Jefferson school to Morgan Manor. Why we can have speed bumps in every other neighborhood in the city and not on this street is beyond me. The metal plate covering the street now does help the situation! Traffic is non-stop all hours of the night. It is very difficult to back out of your drive or try to back a boat down your drive, without having a

vehicle waiting until you are out of the way. Adding more houses is not going to help the traffic at all. Adding apartments will do nothing either. And I'm sure those nice little curbs for the street parkers will be associated with those apartments as well. That will be another cluster like you have at 15th and Razorback. Would hate for a firetruck to have to turn down Washington Ave. with those cars lined up in front of the apartments because widening out the street is not really an option as I see it.

The parking on the streets is another major issue. Either park on one side or the other. There used to be signs that you can park on one side but not the other. It is hard enough to back out of your driveways without having to dodge all the cars parked up and down the streets. Whoever, Engineered the Beechwood Ave. apartment parking was absolutely dumb as a box of rocks. I have worked at what used to be Baldwin Piano, now KeyTronic for 45 years and only since the apartments were built has it been a problem to get to work because of the cars parked along the street when you meet a big truck or even another vehicle. Those big trucks go up and down that street all day long every day to the Schaefer Foods facility. So, let's narrow the street and park cars along the street with those cute curbs! Again, at the corner of Razorback Road and Fifteenth Street. Let's park cars along the street where, again those big trucks turn and are in and out all day long. I wouldn't park my car there!!

I was waiting to back out of my drive when I had to wait on a dump truck full of dirt from the street project on 11th street. He pulled out and headed north on S. Washington and couldn't get through because of the cars that were parked every which way from Sunday, and then he finally had to back all the way up to where he started and go down the street. You couldn't get a fire truck down S. Washington Ave. most of the time now. I'm not sure what happened to the NO PARKING ON THIS SIDE OF THE STREET signs that have been up and down that street for YEARS. Only during the ice storm of 2010 do I ever remember seeing a fire truck that could not get through. Just recently a firetruck running HOT could not get through. That is a real shame!

I know that I have just written you a book and I do apologize if it is TOO MUCH information. I'm sure you can sense the frustration of feeling like our quiet little neighborhood is being turned upside down. I do appreciate your help and if I can do anything to help you, please let me know. I really do like the newer houses that have been built to replace many of the very old homes that torn down, burnt, etc. The newer ones at the 9th street area are not exactly what we wanted to see, as they really don't fit. Most are in line with what we want to see. Let's keep our area nice, quiet and a neighborhood we can be proud to live in and not the "ghetto" as even my son calls our area now. My stepson and his friend called it the "ghetto" the first time they came to my house. The newer homes need to have character like many of the older homes instead of every one of them looking exactly alike.

Have a great day!

Regards,

Paula Williford-Combs
Program Manager
[KeyTronicEMS](#)
1101 S. Beechwood Ave.
Fayetteville, AR 72701
Phone #: 479-684-2302
Cell #: 479-841-9807

Davis, Harry

From: Sandra Easley <sandra-easley@sbcglobal.net>
Sent: Monday, April 17, 2017 5:05 PM
To: Davis, Harry
Subject: Zoning on S. Washington

Was made aware of the rezoning on Washington Street. I am totally against this. The "projects" that are under construction now is going to bring in more traffic than the streets can accommodate. They use it as a race track now. The crime in this area, tires slashed, vehicles broken into, on street parking to the point you can't get through sometimes. A few weeks ago a fire truck came from 15th Street with lights and sirens going and they had to wait for someone to move a vehicle to get through. Several of us attended meeting when the Willow Bend started up and we were assured no apartments would be put in our neighborhood. Seen an article in the newspaper where they are moving Willow Heights to Morgan Manor so with that it brings MORE crime to the area.

I have lived here since 1977 and have seen several changes to the area. The "projects" are going to be bad enough as I believe it will flood my property. Nobody seems to care that the area "back in the woods" floods. I have pics to prove my point but they don't care.

If this zoning change comes about it will open up the door for more of this. Nip it in the bud NOW and keep our neighborhood with single dwellings.

Sandra Easley
sandra-easley@sbcglobal.net
Home (479)582-4080
Cell (479)601-4375

Davis, Harry

From: Alan Ostner <alan.72701@gmail.com>
Sent: Thursday, April 13, 2017 9:56 PM
To: Harrison, Andy
Subject: Neighbor's Opinion on Rezoning

Hello Mr. Harrison,

I would like to share with the Planning Department my opinion that the RI-U rezoning requests at 769-785 South Washington and 1320 South College do not fit and are not compatible for our neighborhood. They will cause major traffic dangers. I live a few blocks away from these 2 properties. In 2008 we managed to move a mountain when we got away from multi-family zoning in South Fayetteville. The new NC zoning is working wonders today! Redevelopment on small lots is everywhere in the form of brand-new and heavily-renovated, lovely, single family homes. The 2008 Walker Park Neighborhood Plan and its massive, 700-acre downzoning from multi-family to single-family should be a nationally-respected, shining example of neighborhood revitalization. Let's keep following that plan set forth by dozens of neighbors over months of hard work! No more zoning such as RI-U. The zoning we have today is working miracles.

Please share this note with the Planning Commissioners. I will also attend the public meeting on these rezoning requests.

Best,

Alan Ostner
312 South Block Ave.

Davis, Harry

From: Harrison, Andy
Sent: Friday, April 07, 2017 8:18 AM
To: Davis, Harry; Curth, Jonathan
Subject: FW: APARTMENTVILLE

I guess this applies to both rezone applications, 5770 and 5776.

Andy Harrison
Development Coordinator
Planning Division
125 W. Mountain
City of Fayetteville, Arkansas 72701
aharrison@fayetteville-ar.gov)
T 479.575.8267 | F 479.575.8202
Website | Facebook | Twitter | Instagram | YouTube

-----Original Message-----

From: Mark Hatwig [mailto:wineboy101@sbcglobal.net]
Sent: Thursday, April 06, 2017 3:39 PM
To: Harrison, Andy <aharrison@fayetteville-ar.gov>
Subject: APARTMENTVILLE

As long time residents of the Washington Willow neighborhood I am against any and all new zonings that involve the College Avenue rezoning for multi living as well the Washington Ave rezoning on three lots.
No more giant oversized behemoth apartment developments. We are quickly losing the notoriety of being some of the best places to live in the US.

I

Mark Hatwig
wineboy101@sbcglobal.net
479.790.9463

Davis, Harry

From: John Remmers <jremmers@pgtc.com>
Sent: Wednesday, May 03, 2017 9:59 AM
To: Davis, Harry
Subject: rezoning of lots on S. Washington

Greetings Mr. Davis, I would like to express my opinion regarding the proposed Rezoning of some lots on S. Washington. I urge that this Rezoning not be granted. To change the zoning status from NC to RIU, in my opinion, would potentially degrade the atmosphere of this neighborhood with excess traffic. My wife and I purchased a lot on S. Washington to build our retirement home. The thought of the possibility of large apartment complexes and the related traffic moving in to the area is disheartening.

Thanks for your time. John Remmers

Davis, Harry

From: Karen Bley <kbley@pgtc.com>
Sent: Wednesday, May 03, 2017 1:12 PM
To: Davis, Harry
Subject: Rezoning

Mr. Davis,

I am writing to voice my concern about the proposed rezoning request for the property near the corner of 7th and Washington.

My husband and I own the lot at 1067 S Washington, which we are slowly improving before building a home. I am concerned about the potential impact increased traffic will have on this street if this property is rezoned to RIU and apartments are built. Access to the Willow Bend homes will be on Washington, and I believe any additional traffic will be extremely detrimental. I am also concerned about the effect this could have on the neighborhood if this should turn into student housing.

Thank you!
Karen Bley

Marian Kunetka
706 South College Ave.
Fayetteville, AR 72701
847-644-6510

May 5, 2017

Re: Request of Zoning change from NC to RI-U
769 - 789 South Washington &
1320 South College Ave

Harry Davis, Jonathan Curt & Planning Commission - Fayetteville

I have owned and occupied my home, 706 South College for 17 years. The current zoning is NC (neighborhood conservation), single family homes. The requested change to both properties listed above is RI-U, which would allow multi-family structures. This request does not fit with our neighborhood. I attended meetings for the 2008 Walker Park Neighborhood Plan which designated 700 acres in South Fayetteville to NC. This change from multi-family to single family homes, has revitalized South Fayetteville, a great example of providing the neighborhood with safety for families, especially with young children.. Numerous new single family structures have already been built in South Fayetteville, complementing our neighborhood. RI-U, multi-family is not in our best interest and will create traffic problems, which we already have on South College*.

Developers of the Willow Bend project as well as the 240 homes to be built east of Morningside between Huntsville Rd and 15th street have respected the current zoning illustrated by their plans for building single family homes. Please help us to maintain a safe neighborhood.

Sincerely,



Marian Kunetka

*A good majority of daily traffic is over the speed limit as they pass my home. The speed picks up after they cross MLK blvd.

Written description of request per the City of Fayetteville Rezoning Application

a. Current ownership information and any proposed or pending property sales.

The subject are properties are currently owned by the Warford Family Trust. The properties are currently for sale.

b. Reason (need) for requesting the zoning change.

The primary reason for the zoning change request is to increase flexibility in lot widths and areas to meet demand for housing in South Fayetteville.

c. Statement of how the proposed rezoning will relate to surrounding properties in terms of land use, traffic, appearance, and signage.

The proposed zoning change will remain consistent with the surrounding neighborhood because it is a residential use. The proposed zoning is consistent with Walker Park neighborhood plan, which designates this area as City Neighborhood Area, calling for a moderately dense residential urban fabric. The properties to the north are currently zoned Downtown General.

d. Availability of water and sewer (state size of lines).

A 6" water main and 8" sewer main are available along Washington Ave.

e. The degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

The proposed zoning is compatible with the Walker Park master plan and the City Plan 2030. The properties directly the north are zoned Downtown General. The properties to the south are currently Neighborhood Conservation. The Walker Park plan designates this area as City Neighborhood Area, and the proposed RI-U zoning offers flexibility for a range of housing types. The proposed zoning becomes an excellent example of how to encourage the transect development model because it offers an appropriate transition between the denser, mixed-use zoning, Downtown General, and the less dense, single-use category, Neighborhood Conservation. The proposed zoning category, RI-U, remains residential in use, consistent with NC, but allows for smaller lots and greater density, consistent with DG. The proposed zoning will encourage a range of housing types and successfully demonstrate the transect model of urbanism.

f. Whether the proposed zoning is justified and/or needed at the time of the request.

The proposed zoning is needed at this time to meet market demand for housing.

g. Whether the proposed zoning will create or appreciably increase traffic danger and congestion.

The proposed zoning would not appreciably increase traffic danger or congestion any more than the current zoning, Downtown General, to the north.

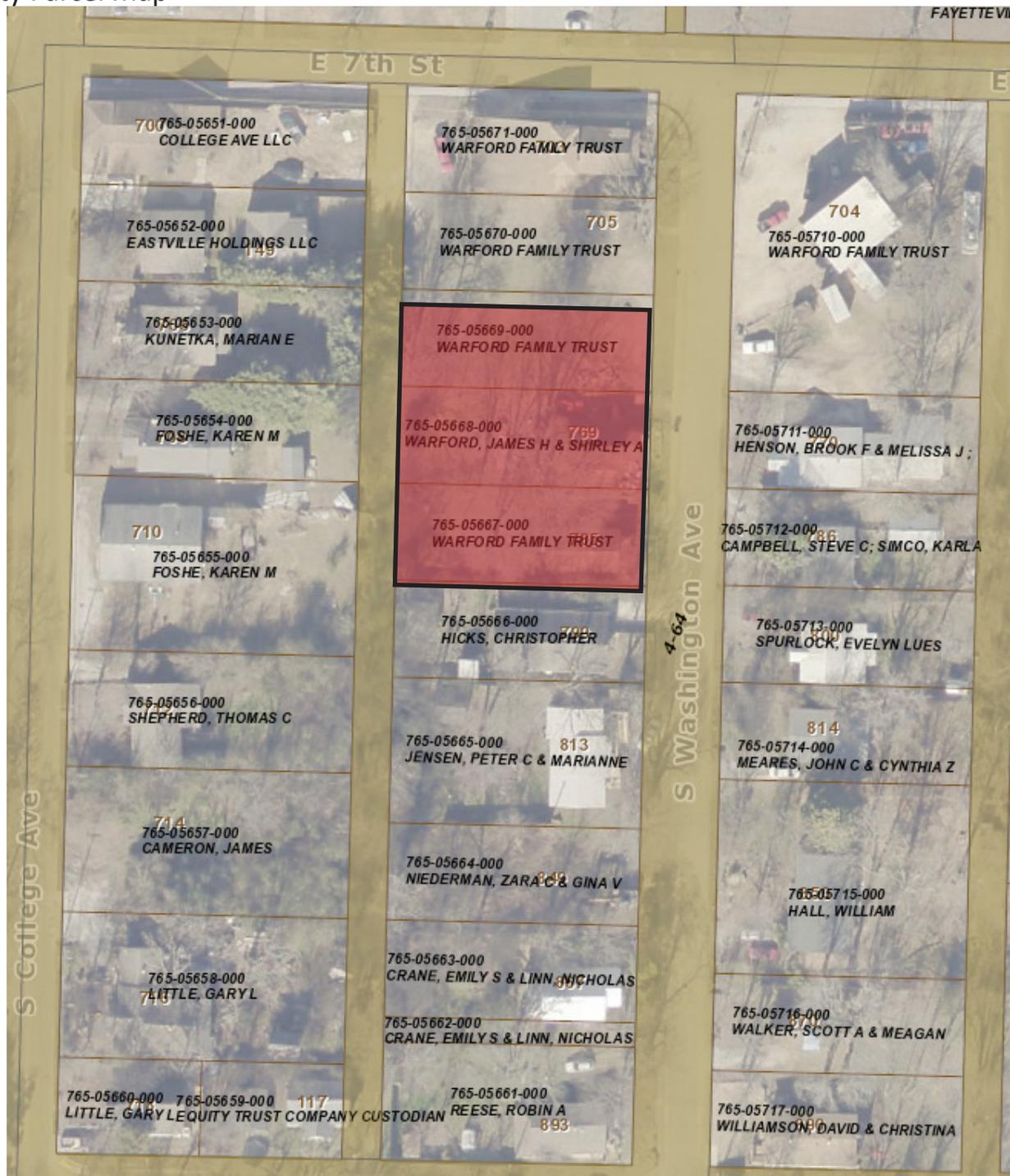
h. Whether the proposed zoning will alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

The proposed zoning would potentially double the number of households currently allowed, which would not have a significant effect on public services. The proposed zoning would in fact increase efficiencies of public infrastructure and resources.

i. Why it would be impractical to use the land for any of the uses permitted under its existing zoning classification.

The current zoning is a residential use zoning and the proposed zoning is also a residential use that encourages smaller lots for detached or attached homes.

County Parcel Map



765-05666-000
Hicks, Christopher
799 S Washington Ave
Fayetteville, AR 72701

765-05655-000
Foshe, Karen
14506 Director Rd
West Fork, AR 72774

765-05654-000
Foshe, Karen
14506 Director Rd
West Fork, AR 72774

765-05653-000
Kunetka, Marian
706 S College Ave
Fayetteville, AR 72701

765-05652-000
Eastville Holdings, LLC
149 E 7th St
Fayetteville, AR 72701

765-05710-000
Warford Family Trust
12369 S Harris Dr
Fayetteville, AR 72701

765-05670-000
Warford Family Trust
12369 S Harris Dr
Fayetteville, AR 72701

765-05711-000
Henson, Brook & Melissa
770 S Washington Ave
Fayetteville, AR 72701

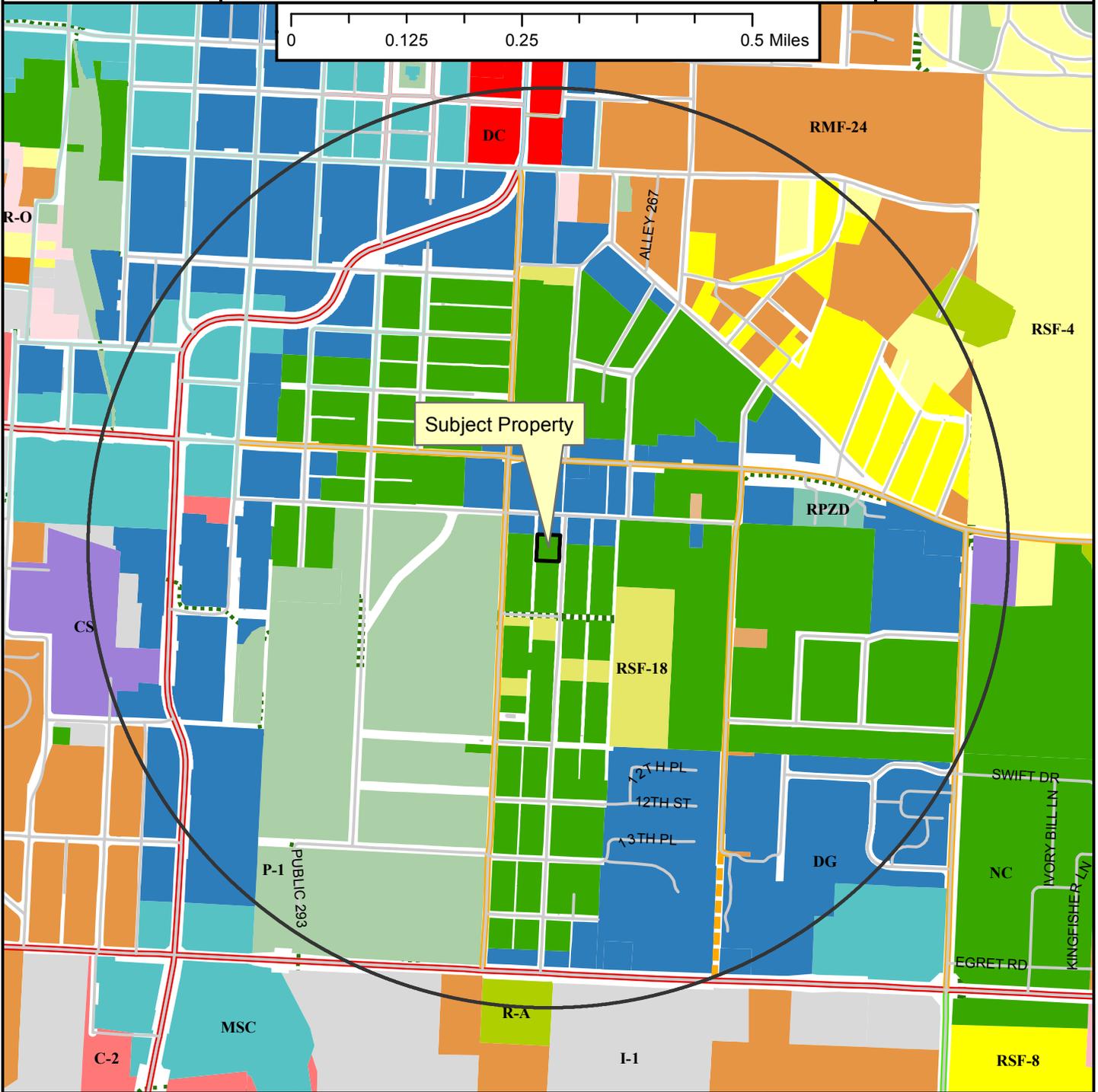
765-05712-000
Campbell, Steve; Karla Simco
PO Box 93
Goshen, AR 72735

765-05713-000
Spurlock, Evelyn
800 S Washington Ave
Fayetteville, AR 72701

RZN 17-5770

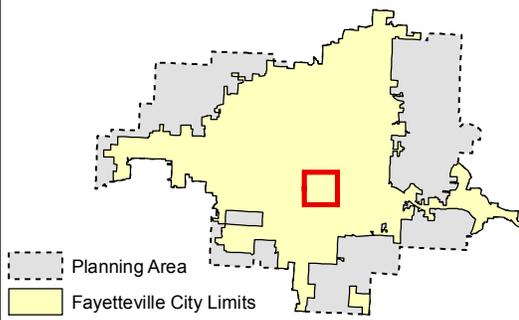
WARFORD PROPERTIES

One Mile View



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint



- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
 - RT-12 Residential Two and Three-family
 - RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
- INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
 - I-2 General Industrial
- EXTRACTION**
 - E-1
- COMMERCIAL**
 - Residential-Office
 - C-1
 - C-2
 - C-3
- FORM BASED DISTRICTS**
 - Downtown Core
 - Urban Thoroughfare
 - Main Street Center
 - Downtown General
 - Community Services
 - Neighborhood Services
 - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
 - Commercial, Industrial, Residential
- INSTITUTIONAL**
 - P-1

RZN 17-5770

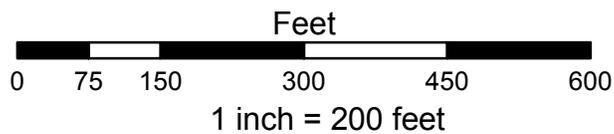
WARFORD PROPERTIES

Close Up View



Legend

- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Building Footprint



- RSF-18
- Downtown General
- Neighborhood Conservation
- P-1

RZN 17-5770

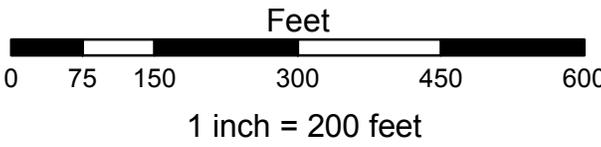
Current Land Use

WARFORD PROPERTIES



2015 Imagery

-  RZN17-5770
-  Streams
-  Street
-  COLLECTOR
-  Trail (Proposed)
-  County Parcels
-  Planning Area
-  Fayetteville City Limits



FEMA Flood Hazard Data

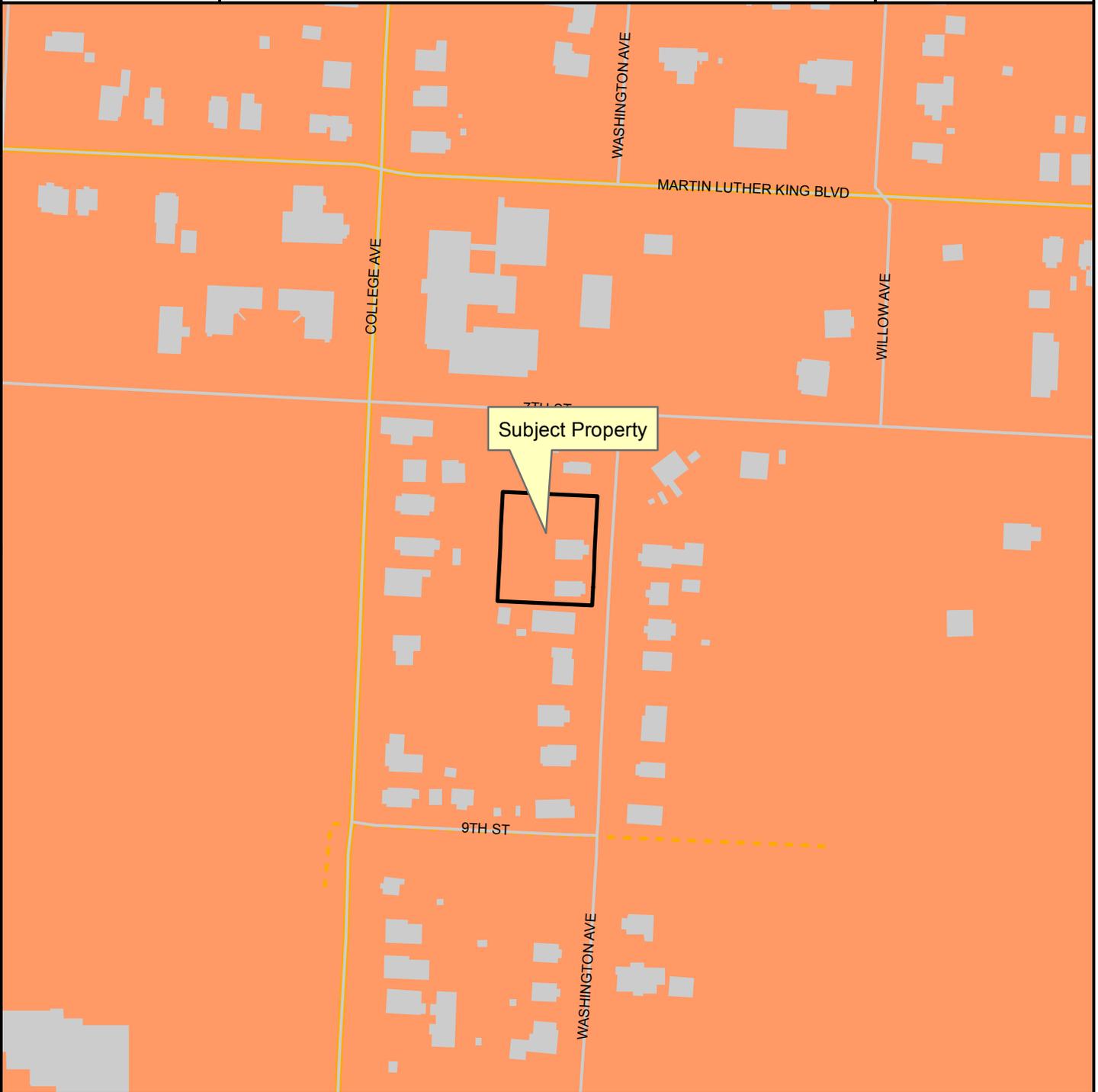
-  100-Year Floodplain
-  Floodway

RZN 17-5770

WARFORD PROPERTIES

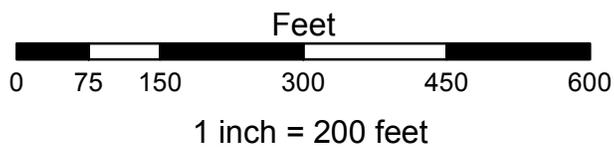


Future Land Use



Legend

- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Building Footprint



FUTURE LAND USE 2030

- Complete Neighborhood Plan