City of Fayetteville Staff Review Form

2018-0340

Legistar File ID

7/17/2018

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Garner Stoll	6/29/2018	City Planning / Development Services Department
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN 18-6239: Rezone (NE OF OLDHAM DR. & BROYLES AVE./NORTH LOTS-SLOANBROOKE PH. II, 477): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NE OF OLDHAM DR. & BROYLES AVE. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & NC, NEIGHBORHOOD CONSERVATION and contain approximately 3.58 acres. The request is to rezone R-A to NC and NC to R-A.

Budget Impact:

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

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____ Approval Date: _____

Comments:

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL AGENDA MEMO

MEETING OF JULY 17, 2018

TO: Mayor, Fayetteville City Council

THRU: Garner Stoll, Development Services Director

FROM: Quin Thompson, Planner

DATE: June 29, 2018

SUBJECT: **RZN 18-6239: Rezone (NE OF OLDHAM DR. & BROYLES AVE./NORTH LOTS-SLOANBROOKE PH. II, 477):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NE OF OLDHAM DR. & BROYLES AVE. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & NC, NEIGHBORHOOD CONSERVATION and contain approximately 3.58 acres. The request is to rezone R-A to NC and NC to R-A.

RECOMMENDATION:
The Planning Commission and staff recommend approval of the requested rezoning as depicted in Exhibits 'A' and 'B'.

BACKGROUND:
The subject property is located off Boyles, contains approximately 3.58 acres; four (4) total sites of approximately 1.6 acres, 0.2 acres, 0.1 acres, and 1.7 acres. Each site is located south of Owl Creek in west Fayetteville. The subject property is part of a much larger parcel that has been subdivided in part for different phases of Sloanbrooke Subdivision. The larger property and area was recently rezoned by City Council on June 2, 2015 as part of the staff-initiated rezoning (15-5174) of over 600 acres in the new South Rupple Rd. vicinity. In 2016, City Council approved a rezoning proposal (16-5400) that traded areas zoned NC and R-A similarly to the proposal outlined below in this report.

Request: The applicant requests to rezone the property as depicted in the attached rezoning exhibit. The applicant wishes to rezone a portion of land slated to become residential lots from R-A to NC to allow for their construction. In return, property elsewhere within the area will be rezoned from NC to R-A. The overall acreage swapped between districts is equivalent to one another and would allow the creation of approximately six more residential lots. This proposal is consistent with the concept approved by City Council in the South Rupple Rd. area to concentrate areas of dense development in exchange for low density and conservation in sensitive natural areas.

Public Comment: Staff has not received public comment on the proposal as of writing this report.

Land Use Plan Analysis: The proposal is mostly compatible with the goals in City Plan 2030, adopted land use policies, and the future land use designation for this location. The rezoning is

not entirely consistent with the FLUM, but staff finds it appropriate to make an equal exchange of land between the two areas. The concept for planned development of this area has been anticipated for many years. While the rezoning of the R-A portion of the site does not exactly match the purpose of Natural Areas, the applicant proposes to shift the R-A area north, but still adjacent to surrounding R-A and natural areas. The proposed NC is vice versa, with shifting the NC area south and adjacent to other NC zoned land, which is appropriate. Staff does not anticipate any significantly adverse impacts to riparian corridors or environmentally-sensitive areas.

Land Use Compatibility: The proposed zoning is generally compatible with the surrounding residential and natural properties. Rezoning the current R-A to NC would fit with the surrounding NC zoning. The current NC zoned property would fit the surrounding R-A property.

The applicant has worked with FEMA to remove the areas proposed to be rezoned from the 100-year Floodplain Map. The development team has indicated that rezoning the property is the last step in preparing said properties for development-level applications and proposals.

DISCUSSION:
At the June 25, 2018 Planning Commission meeting, this item was forwarded with a recommendation for approval by a vote of 7-0-0.

BUDGET/STAFF IMPACT:
N/A

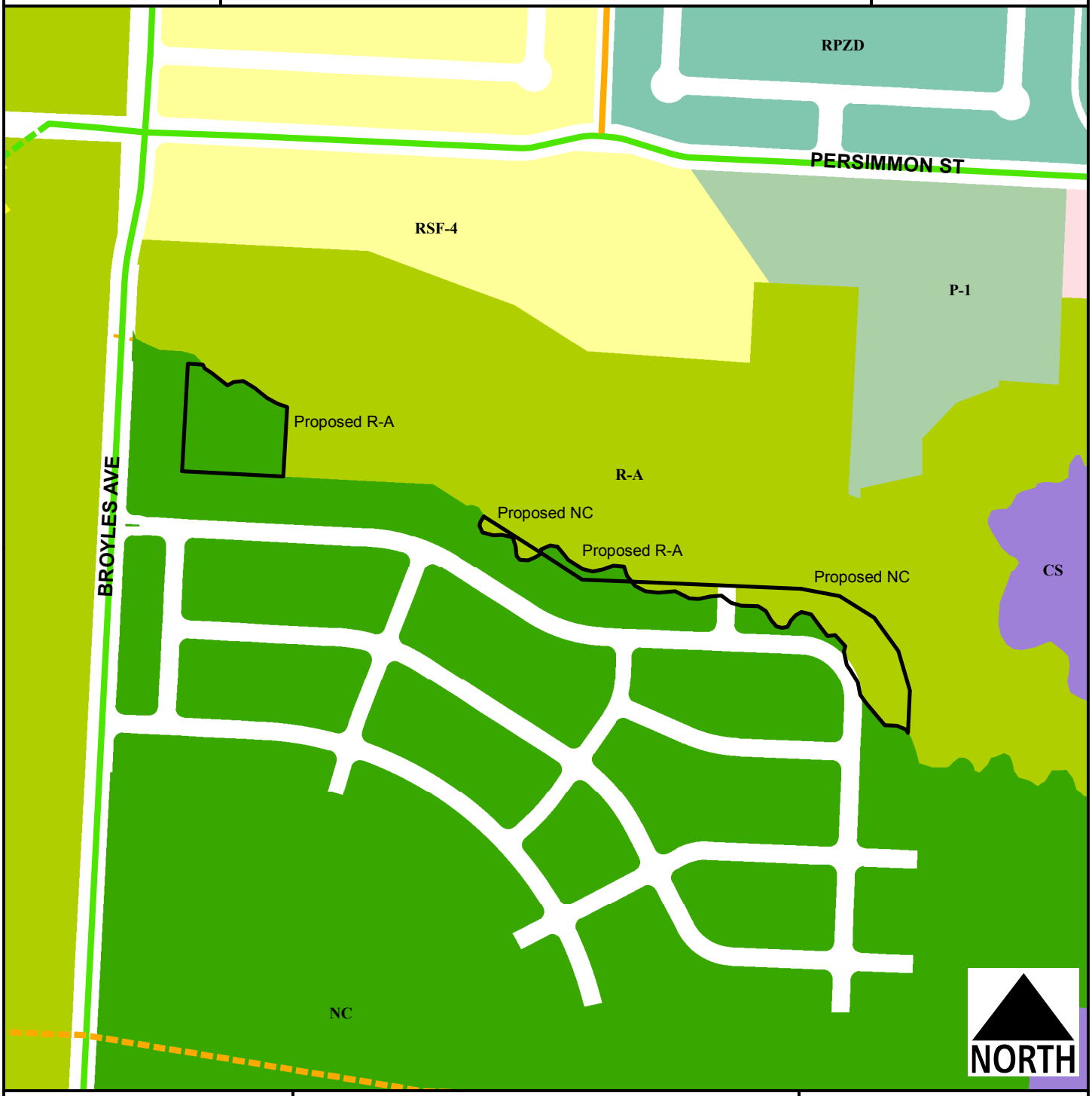
Attachments:
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN18-6239

Close Up View

NE LOTS SLOANBROOKE PH II

18-6239
EXHIBIT 'A'



Legend

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

Feet

0 145 290 580 870 1,160

1 inch = 400 feet

Zoning	Acres
Tract 1	1.6
Tract 3	0.1
Tract 2	0.2
Tract 4	1.7
Total	**3.6**

18-6239
EXHIBIT 'B'

LEGAL DESCRIPTION: (TRACT 1 NC TO R-A)

A part of the NW1/4 of the NW1/4 of Section 13, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, NW1/4, thence S02°36'53"W 939.48 feet, thence S87°01'01"E 199.96 feet to the POINT OF BEGINNING, thence N02°58'59"E 298.02 feet, thence S87°27'52"E 41.49 feet, thence S29°55'28"E 12.30 feet, thence S56°12'50"E 22.50 feet, thence S51°45'18"E 54.93 feet, thence N65°13'34"E 19.86 feet, thence N84°00'46"E 26.47 feet, thence S59°30'20"E 35.53 feet, thence S51°22'37"E 44.48 feet, thence S61°09'09"E 33.25 feet, thence S69°50'01"E 28.12 feet, thence S02°58'59"W 193.01 feet, thence N87°01'01"W 280.51 feet to the POINT OF BEGINNING: Containing 1.61 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (TRACT 2 NC TO R-A)

A part of the NW1/4 of the NW1/4 and a part of the NE1/4 of the NW1/4 of Section 13, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, NW1/4, thence S02°36'53"W 939.48 feet, thence S87°01'01"E 896.77 feet, thence S57°23'32"E 351.19 feet to the POINT OF BEGINNING, thence N11°11'41"E 9.97 feet, thence N67°33'03"E 27.28 feet, thence S77°39'47"E 20.39 feet, thence S40°07'40"E 21.57 feet, thence S38°59'53"E 23.44 feet, thence S56°53'24"E 47.69 feet, thence S78°01'10"E 29.29 feet, thence N80°50'48"E 27.26 feet, thence N69°38'22"E 32.41 feet, thence S83°06'56"E 28.82 feet, thence S19°43'44"E 25.82 feet, thence S38°12'00"E 20.73 feet, thence N87°37'12"W 136.57 feet, thence N57°23'32"W 136.90 feet to the POINT OF BEGINNING: Containing 0.18 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (TRACT 3 R-A TO NC)

A part of the NW1/4 of the NW1/4 of Section 13, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, NW1/4, thence S02°36'53"W 939.48 feet, thence S87°01'01"E 896.77 feet, thence S57°23'32"E 164.68 feet to the POINT OF BEGINNING; thence S57°23'32"E 186.51 feet, thence S11°11'41"W 3.29 feet, thence S57°12'02"W 14.48 feet, thence S64°18'40"W 24.07 feet, thence N85°36'42"W 22.63 feet, thence N40°09'21"W 14.82 feet, thence N05°32'35"W 27.04 feet, thence N17°14'57"W 26.33 feet, thence N78°43'27"W 30.99 feet, thence S87°53'17"W 22.58 feet, thence N76°06'34"W 32.19 feet, thence N22°08'02"W 20.68 feet, thence N14°40'44"E 10.01 feet, thence N31°51'42"E 17.77 feet to the POINT OF BEGINNING: Containing 0.12 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (TRACT 4 R-A TO NC)

A part of the NE1/4 of the NW1/4 and a part of the SE1/4 of the NW1/4 of Section 13, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, thence S02°36'53"W 939.48 feet, thence S87°01'01"E 896.77 feet, thence S57°23'32"E 488.09 feet, thence S87°37'12"E 136.57 feet to the POINT OF BEGINNING; thence S87°37'12"E 468.85 feet, thence S78°47'11"E 107.98 feet, thence S57°55'22"E 113.44 feet, thence S36°29'15"E 113.44 feet, thence S16°05'39"E 113.85 feet, thence S02°22'48"W 117.19 feet, thence N34°14'45"W 10.23 feet, thence N65°50'21"W 27.64 feet, thence N87°00'39"W 33.01 feet, thence N40°56'21"W 78.13 feet, thence N35°34'01"W 29.90 feet, thence N09°53'01"W 35.27 feet, thence N32°30'34"W 36.76 feet, thence N33°14'06"W 20.99 feet, thence N11°45'56"W 38.15 feet, thence N16°29'46"E 15.30 feet, thence N43°19'05"W 41.83 feet, thence S83°05'46"W 21.83 feet, thence N36°20'09"W 36.68 feet, thence N38°21'49"W 37.65 feet, thence N75°31'31"W 27.83 feet, thence S58°36'41"W 18.31 feet, thence S43°01'39"W 19.05 feet, thence S28°50'15"W 19.82 feet, thence S80°02'11"W 15.00 feet, thence N74°19'19"W 16.21 feet, thence N41°52'18"W 22.09 feet, thence N30°26'15"W 29.20 feet, thence N58°43'37"W 25.28 feet, thence N86°55'09"W 46.99 feet, thence N74°23'47"W 28.89 feet, thence N52°26'41"W 32.81 feet, thence S83°48'40"W 32.33 feet, thence S78°39'44"W 30.97 feet, thence N86°09'45"W 26.14 feet, thence N64°21'40"W 44.27 feet, thence S85°42'22"W 46.99 feet, thence N84°24'01"W 35.77 feet, thence N62°03'25"W 31.43 feet, thence N38°12'00"W 15.72 feet to the POINT OF BEGINNING: Containing 1.67 acres more or less subject to easements and right of way of record.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Harry Davis, Planner

MEETING DATE: June 25, 2018 UPDATED W PC RESULTS

SUBJECT: **RZN 18-6239: Rezone (NE OF OLDHAM DR. & BROYLES AVE./NORTH LOTS-SLOANBROOKE PH. II, 477):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NE OF OLDHAM DR. & BROYLES AVE. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & NC, NEIGHBORHOOD CONSERVATION and contain approximately 3.58 acres. The request is to rezone R-A to NC and NC to R-A.

RECOMMENDATION:
Staff recommends forwarding **RZN 18-6239** to City Council, based on the findings contained in this report.

RECOMMENDED MOTION:
"I move to forward RZN 18-6239 to City Council with a recommendation for approval."

BACKGROUND:
The subject property is located off Boyles, contains approximately 3.58 acres; four (4) total sites of approximately 1.6 acres, 0.2 acres, 0.1 acres, and 1.7 acres. Each site is located south of Owl Creek in west Fayetteville. The subject property is part of a much larger parcel that has been subdivided in part for different phases of Sloanbrooke Subdivision. The larger property and area was recently rezoned by City Council on June 2, 2015 as part of the staff-initiated rezoning (15-5174) of over 600 acres in the new South Rupple Rd. vicinity. In 2016, City Council approved a rezoning proposal (16-5400) that traded areas zoned NC and R-A similarly to the proposal outlined below in this report. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Owl Creek Floodplain	R-A, Residential Agricultural
South	Sloanbrooke Subdivision	NC, Neighborhood Conservation
East	Owl Creek Floodplain	R-A, Residential Agricultural
West	Sloanbrooke Subdivision	NC, Neighborhood Conservation

Request: The applicant requests to rezone the property as depicted in the attached rezoning exhibit. The applicant wishes to rezone a portion of land slated to become residential lots from R-A to NC to allow for their construction. In return, property elsewhere within the area will be rezoned from NC to R-A. The overall acreage swapped between districts is equivalent to one another and would allow the creation of approximately six more residential lots. This proposal is consistent

with the concept approved by City Council in the South Rupple Rd. area to concentrate areas of dense development in exchange for low density and conservation in sensitive natural areas.

Public Comment: Staff has not received public comment on the proposal as of writing this report.

INFRASTRUCTURE:

Streets: The subject parcels have access to fully constructed public streets. All public infrastructure was previously installed with the Sloanbrooke II subdivision.

Water: Public water is available to the subject parcels. All public infrastructure was previously installed with the Sloanbrooke II subdivision.

Sewer: Sanitary sewer is available to the subject parcels. All public infrastructure was previously installed with the Sloanbrooke II subdivision.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. Some floodplain areas are present on these parcels, but is in process of a map revision to be removed from the floodplain to accommodate home construction. No protected streams cross these parcels. No portion of these parcels lies within the Hillside-Hilltop Overlay District.

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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: The City Plan 2030 Future Land Use Plan map (FLUM) identifies this area primarily as a ***Residential Neighborhood Area***, currently zoned NC, and ***Natural Area*** located along isolated floodplains, currently zoned R-A. This overall area along the Rupple Road corridor has been indicated on the FLUM to be developed for a number of years. The overall 600-acre area is identified as having a high level of natural resources by the Fayetteville Natural Heritage Association (FNHA), a local non-profit group. Habitat in this area is classified by the FNHA as prairie remnant and seasonal wetlands. As a result of the FNHA work and other City staff research, this study area was included on the Enduring Green Network (EGN) map. The EGN map resulted in designation of portions of this area as Natural Area on the FLUM. Remnant prairie in the area appears to be located particularly along the riparian corridors that have less disturbance. Due to the environmental sensitivity of the study area, staff recommended in a previous rezone of 600-acres along Rupple Road (15-5174) that land identified as ***Natural Area*** be zoned R-A, Residential Agricultural.

Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single family, multifamily and row-houses. ***Residential Neighborhood*** encourages highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighbor-hood, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features in the natural envi-ronment.

Natural Areas consist of lands approximating or reverting to a wilderness condition, including those with limited development potential due to topography, hydrology, vegetation or value as an

environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, as identified in the FNHA study, many of which make up the backbone of the enduring green network. A ***Natural Area*** designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development for all construction.

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 Plan Analysis:*** **Staff believes that the proposal is mostly compatible with the goals in City Plan 2030, adopted land use policies, and the future land use designation for this location. The rezoning is not entirely consistent with the FLUM, but staff finds it appropriate to make an equal exchange of land between the two areas. The concept for planned development of this area has been anticipated for many years. While the rezoning of the R-A portion of the site does not exactly match the purpose of Natural Areas, the applicant proposes to shift the R-A area north, but still adjacent to surrounding R-A and natural areas. The proposed NC is vice versa, with shifting the NC area south and adjacent to other NC zoned land, which is appropriate. Staff does not anticipate any significantly adverse impacts to riparian corridors or environmentally-sensitive areas.**

Land Use Compatibility: **The proposed zoning is generally compatible with the surrounding residential and natural properties. Rezoning the current R-A to NC would fit with the surrounding NC zoning. The current NC zoned property would fit the surrounding R-A property.**

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

Finding: **Staff finds that the proposed zoning is justified and needed to accommodate planned development of this area. Modification and an equal exchange of the zoning of the applicant's property is appropriate given that the applicant has a specific development proposal that does not accommodate the R-A zone, but can provide such space elsewhere in the development. This proposal is similar in nature to the aforementioned proposal RZN 16-5400, which was approved by City Council in 2016.**

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

Finding: **This rezoning will not substantially increase traffic on surrounding roads over the existing zoning. The rezone would allow the developer to add in a few additional residential lots within the development. As individual developments are reviewed, on and off-site street improvements will be reviewed and recommended.**

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: **The proposed rezoning would not increase population density over the existing zoning, as the rezone is an equal exchange of zoned land between NC and R-A.**

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: **N/A**

RECOMMENDATION: Planning staff recommends forwarding RZN 18-6239 to City Council with a recommendation for approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**
Date: June 25, 2018	❒ **Tabled**	☑ **Forwarded** ❒ **Denied**
Motion: Winston	Motion to forward to CC w/ recommendation for approval	
Second: Autry	Motion passes	
Vote: 7-0-0		

BUDGET/STAFF IMPACT:
None

Attachments:

- Unified Development Code:
    - §161.03 - District R-A, Residential-Agricultural
    - §161.29 - Neighborhood Conservation
- Request letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.03 - District R-A, Residential-Agricultural

(A) *Purposes* . The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses* .

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training

(2) *Conditional Uses* .

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)

(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12; Ord. No. 5945 , §3, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17)

161.29 - 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) and four (4) family dwellings
Unit 12a	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	Cluster 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	3 stories

(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>; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §§ 5, 7—9, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17)

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

June 4, 2018

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Sloanbrooke Ph 2 Rezoning

This letter is in regards to a proposed rezoning and the following required information:

A. The current owner of this site is as follows:
    a. 765-30633-000 (Riverwood Homes LLC)
B. Currently this property is zoned RA. The reason for the requested *N-C* zoning is to allow this property to be suitable for residential lots.
C. The property due west & east are zoned N-C. The property to the north is R-A and due south is N-C. Zone R-A is a residential- agriculture zoning that is regulated in order to protect agricultural land until an orderly transition to urban development has been accomplished. This zoning only allows a minimum of 200' wide lots. The requested N-C is a residential zoning that will allow a minimum of 50' wide lots which is compatible with the other lots that are in Sloanbrooke Ph 1. The proposed use of Zone N-C will not adversely impact adjacent land uses, as said uses under Zone N-C are compatible in use.
D. Existing water and sewer already installed to serve these lots.
E. We feel the requested zonings are in line with the goals of the City Plan 2030 for rezoning and development.
F. N-C is the appropriate zoning for the intended use.
G. W Oldham Road has ample capacity to get cars to Broyles which also ample capacity to handle any additional traffic.
H. The potential to increase the population density in this area as a result of this rezoning would not undesirably increase load on public services.
I. R-A is not the appropriate zoning for residential.

Please review this application and let us know if there are any questions that we may be able to answer.

Thanks.

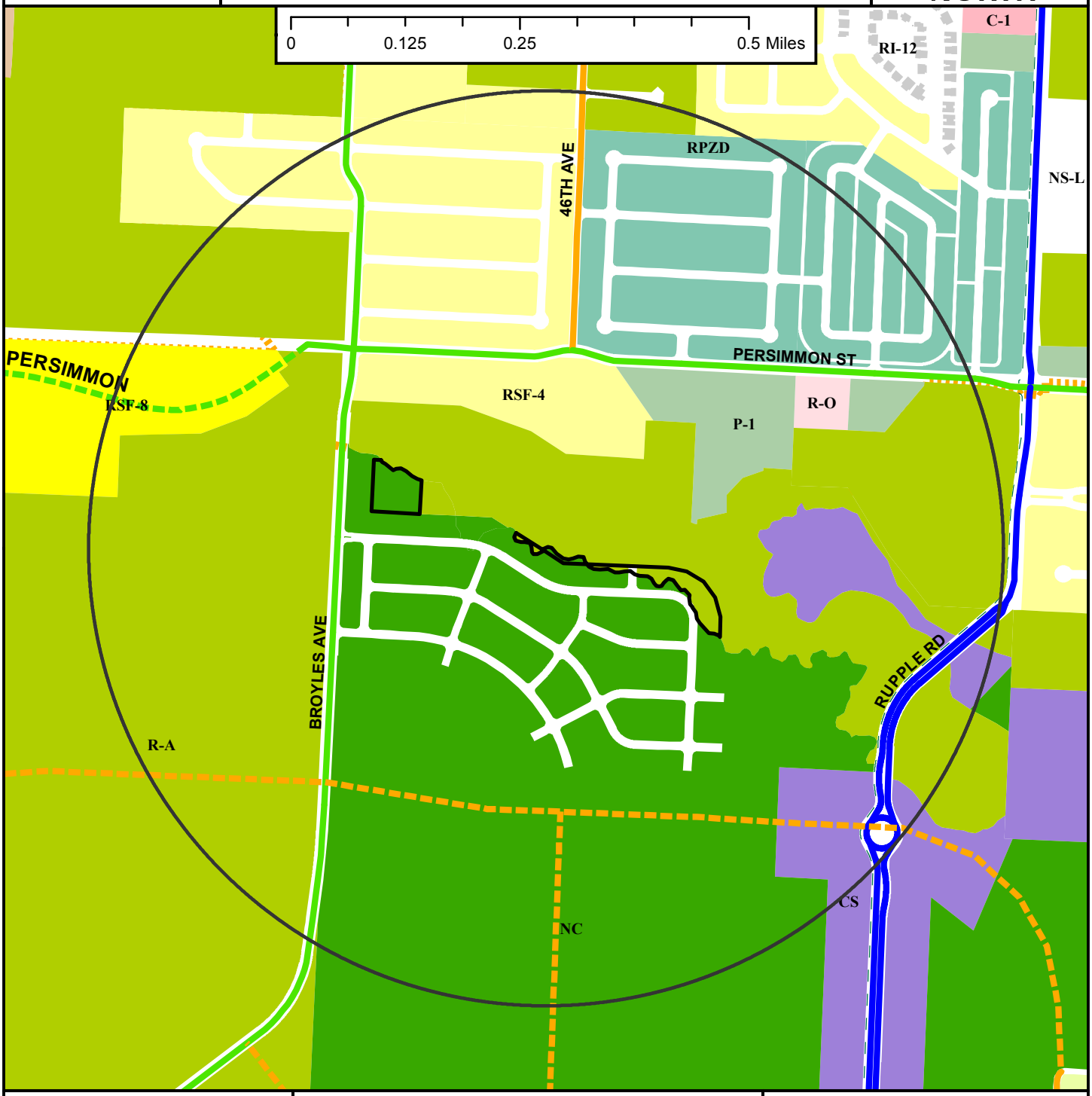
Jorgensen + Associates

RZN18-6239

One Mile View

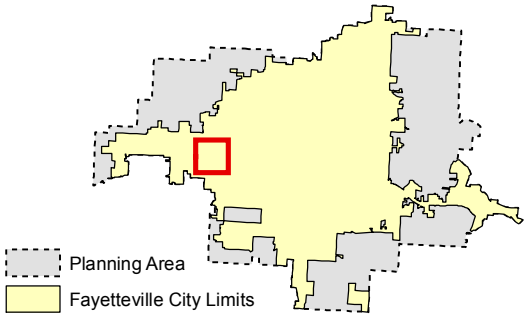
NE LOTS SLOANBROOKE PH II

NORTH



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

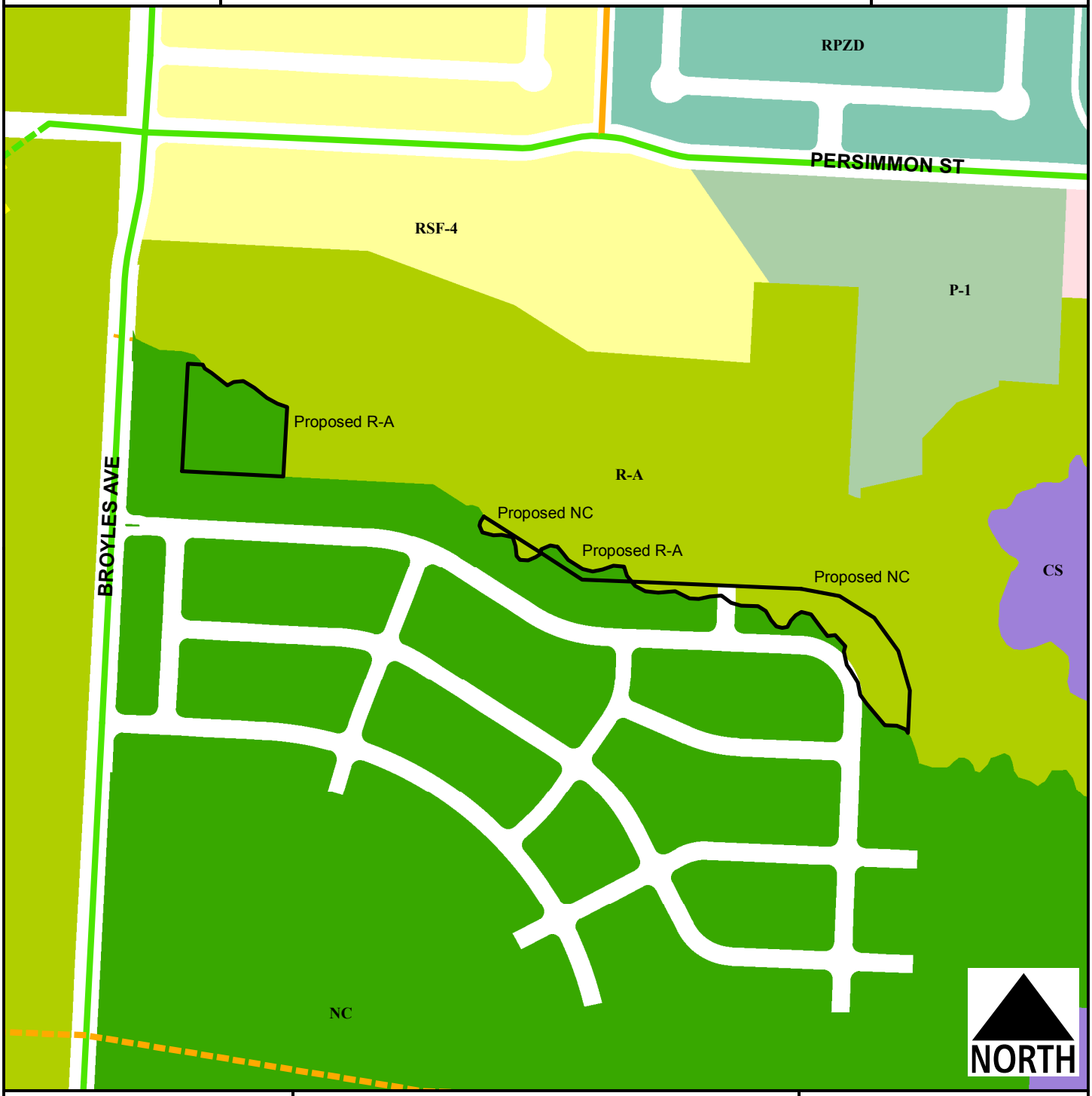
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

RZN18-6239

Close Up View

NE LOTS SLOANBROOKE PH II



Legend

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

Feet

0 145 290 580 870 1,160

1 inch = 400 feet

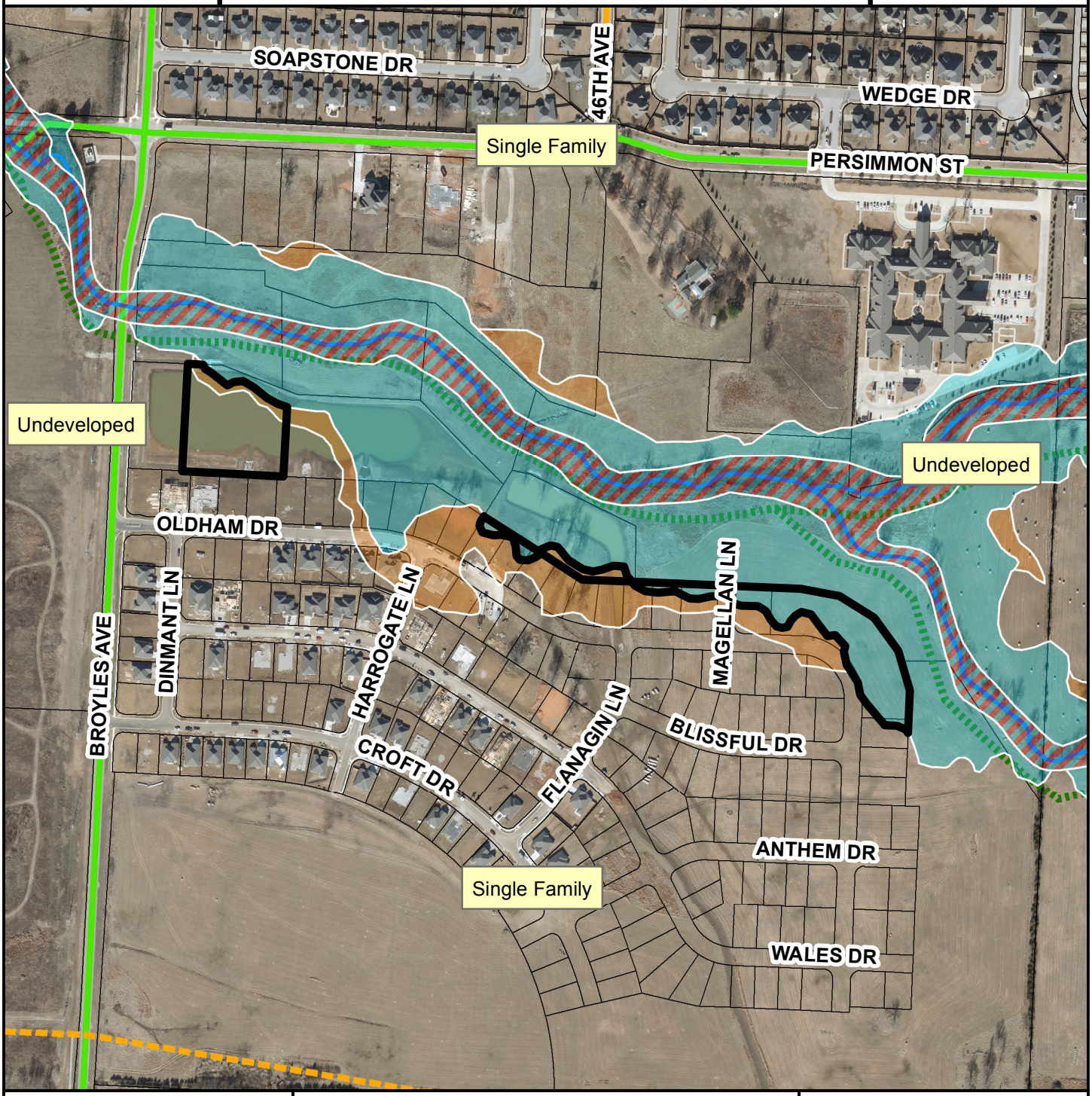
Zoning	Acres
Tract 1	1.6
Tract 3	0.1
Tract 2	0.2
Tract 4	1.7
Total	**3.6**

RZN18-6239

Current Land Use

NE LOTS SLOANBROOKE PH II

NORTH



Streets Planned
MSP Class
COLLECTOR
MINOR ARTERIAL
Streets Existing
MSP Class
COLLECTOR
MINOR ARTERIAL
Trail (Proposed)
Planning Area
Fayetteville City Limits

Feet

0 145 290 580 870 1,160

1 inch = 400 feet

FEMA Flood Hazard Data

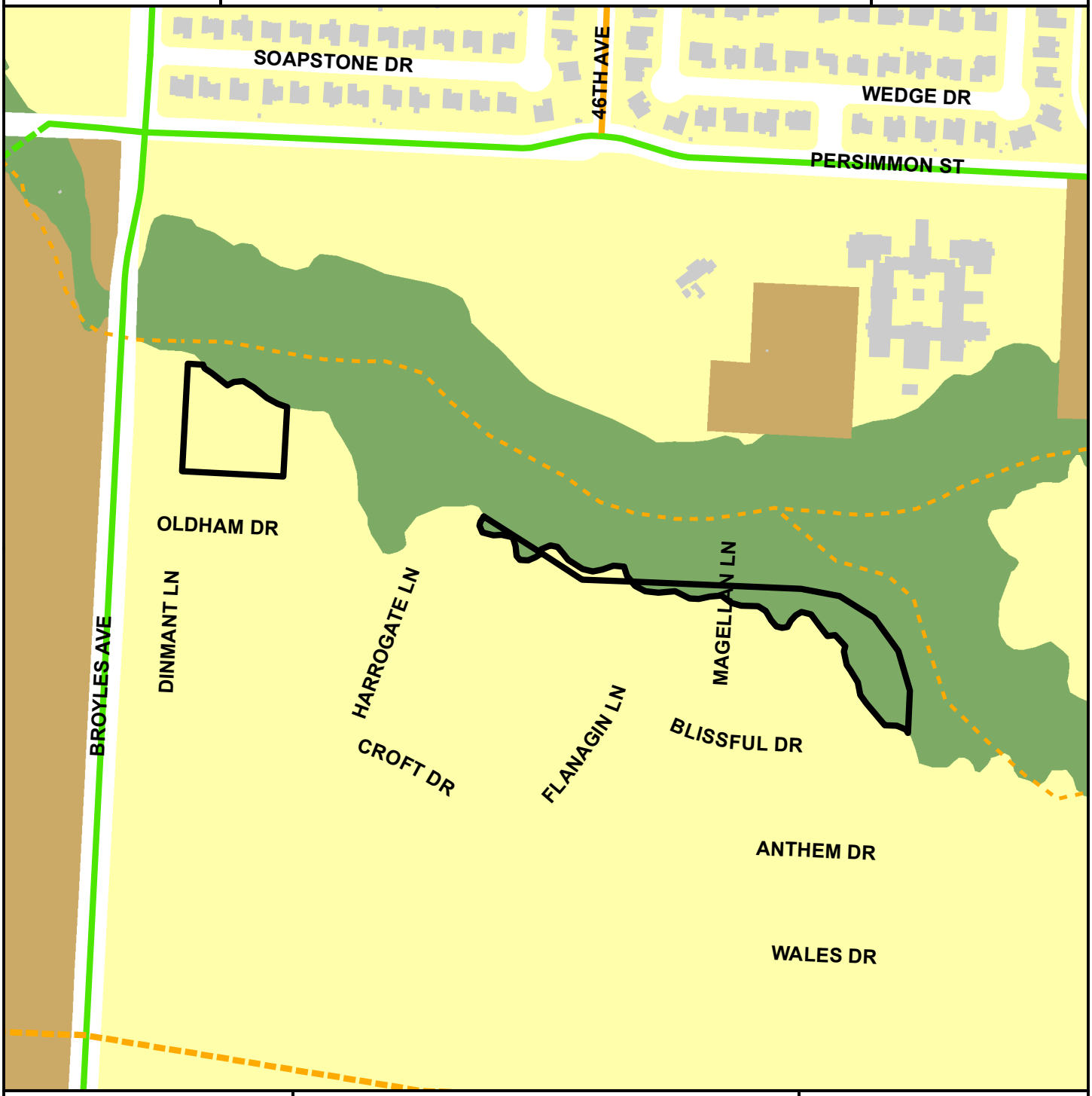
100-Year Floodplain
Floodway

RZN18-6239

Future Land Use

NE LOTS SLOANBROOKE PH

NORTH



Legend

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

Feet

0 145 290 580 870 1,160

1 inch = 400 feet

FUTURE LAND USE 2030

- Natural Area
- Residential Neighborhood Area
- City Neighborhood Area
- Civic Institutional