City of Fayetteville Staff Review Form

2020-0450

Legistar File ID

6/16/2020

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Garner Stoll	5/29/2020	CITY PLANNING (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN 20-7100: Rezone (514 E. JOHNSON ST./GOLD-WALSH, 446): Submitted by KRISTEN KNIGHT, A.I.A., for property located at 514 E. JOHNSON ST. The property is zoned RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.16 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE

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	$	-

V20180321

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO

MEETING OF JUNE 16, 2020

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Chief of Staff
Garner Stoll, Development Services Director
Jonathan Curth, Development Review Manager

FROM: Harry Davis, Planner

DATE: May 29, 2020

SUBJECT: **RZN 20-7100: Rezone (514 E. JOHNSON ST./GOLD-WALSH, 446):** Submitted by KRISTEN KNIGHT, A.I.A., for property located at 514 E. JOHNSON ST. The property is zoned RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.16 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

RECOMMENDATION:
City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:
The subject property is located at 514 East Johnson Street between Olive Avenue and Mission Boulevard. The property is developed with a single-family home and currently zoned RSF-4, Residential Single-family, 4 Units per Acre.

Request: The request is to rezone the subject property from RSF-4 to RSF-8, Residential Single-family, 8 Units per Acre. The rezoning is to bring the property more into compliance by changing the underlying zoning district.

Public Comment: Staff has received no public comment regarding the request.

Land Use Compatibility: Land uses in immediate and general adjacency to the subject property are predominantly single-family. With due consideration for both the potential building types and forms under RSF-8, staff finds that a higher-density, single-family zoning district is generally compatible with adjacent single-family land uses.

Land Use Plan Analysis: City Plan 2040 encourages a variety of housing types while conserving the existing single-family fabric where it is intact. In this case, RSF-8 allows the property owner to bring the lot closer to zoning conformance while acknowledging the existing neighborhood's platted single-family density. It should be noted that there are numerous properties in the area that are out-of-conformance with their underlying RSF-4 zoning since they were platted well before Fayetteville adopted zoning. In terms of City Plan 2040, this proposal does support Goal

1 (appropriate infill), Goal 2 (discouraging suburban sprawl), and Goal 6 (opportunities for attainable housing).

City Plan 2040's Infill Matrix indicates a varying score for the subject property, ranging from 9 across almost all of the subject property to 8 in the northeast corner. The following elements of the matrix contribute to the score:

- Intersection Density
- Near Grocery Store (Ozark Natural Foods; Center Street Mercantile)
- Near ORT Bus Stop (Route 10)
- Near Park (Wilson Park; Mount Sequoyah Woods; Mount Sequoyah Gardens)
- Near Public School (Washington Elementary)
- Near Sewer Main (Johnson Street)
- Near Paved Trail (College Avenue/Trenton Boulevard, Maple-North improvements)
- Near Water Main (Johnson Street)
- 4 Minute Fire Response Time (Station 1, located at 303 West Center Street)

DISCUSSION:
On May 26, 2020, the Planning Commission forwarded the rezoning request to the City Council with a recommendation of approval. The Commission voted unanimously in favor of the motion. No public comment was heard on this item.

BUDGET/STAFF IMPACT:
N/A

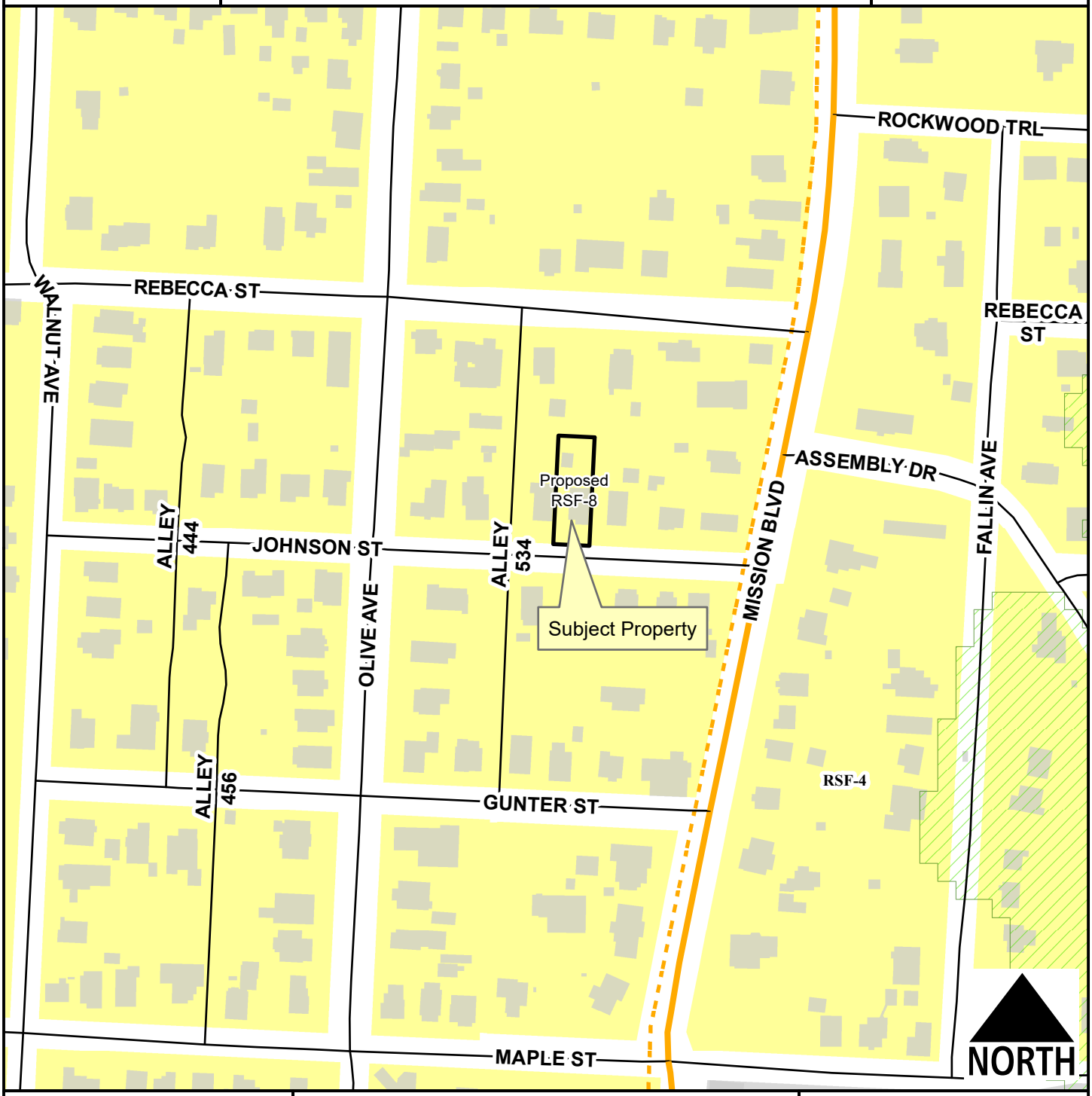
Attachments:
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN20-7100

Close Up View

GOLD-WALCH

20-7100
EXHIBIT 'A'



Legend

- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Building Footprint

Feet

0 75 150 300 450 600

1 inch = 200 feet

Zoning	Acres
RSF-8	0.2
Total	**0.2**

20-7100
EXHIBIT 'B'

SURVEY DESCRIPTION:

LOT 2 IN BLOCK 6 GUNTER ADDITION, TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER PLAT THEREOF ON FILE IN THE OFFICE OF THE CITCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jonathan Curth, Development Review Manager

FROM: Harry Davis, Planner UPDATED W PC RESULTS

MEETING DATE: May 26, 2020

SUBJECT: **RZN 20-7100: Rezone (514 E. JOHNSON ST./GOLD-WALSH, 446):** Submitted by KRISTEN KNIGHT, A.I.A., for property located at 514 E. JOHNSON ST. The property is zoned RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.16 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

RECOMMENDATION:
Staff recommends forwarding **RZN 20-7100** to City Council with a recommendation of approval based on the findings contained in this report.

RECOMMENDED MOTION:
"I move to forward **RZN 20-7100** to City Council with a recommendation for approval."

BACKGROUND:
The subject property is located at 514 East Johnson Street between Olive Avenue and Mission Boulevard. The property is developed with a single-family home and currently zoned RSF-4, Residential Single-family, 4 Units per Acre. Surrounding land use and zoning is depicted in Table 1.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Single-family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

Request: The request is to rezone the subject properties from RSF-4 to RSF-8, Residential Single-family, 8 Units per Acre. The rezoning is to bring the property more into compliance with the proposed zoning district.

Public Comment: Staff has received no public comment regarding the request.

INFRASTRUCTURE:

Streets: This property has frontage to East Johnson Street. East Johnson Street is a partially improved Residential Link with asphalt paving and curb and gutter along

the property's frontage. Any street improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to this parcel. An existing 6-inch watermain is present along East Johnson Street that can serve parcel 765-06062-000.

Sewer: Sanitary Sewer is available to this parcel. An existing 8-inch sanitary sewer main is present along East Johnson Street that can serve this parcel.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. No portion of the subject property lies within a FEMA designated 100-year floodplain, a Streamside Protection Zone, or the Hillside-Hilltop Overlay District (HHOD). Hydric soils are not present in the subject area.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 1, located at 303 W. Center St., protects this site. The property is located approximately 1.3 miles from the fire station with an anticipated drive time of approximately 6 minutes using existing streets. The anticipated response time would be approximately 8.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

Police: The Police Department did not express any concerns with this request.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood Area**.

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 rowhouses. **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 neighborhood, 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 environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a varying score for the subject property, ranging from 9 across almost all of the subject property to 8 in the northeast corner. The weighted rubric indicates a score of 12. The following elements of the matrix contribute to the score:

- Intersection Density
- Near Grocery Store (Ozark Natural Foods; Center Street Mercantile)
- Near ORT Bus Stop (Route 10)
- Near Park (Wilson Park; Mount Sequoyah Woods; Mount Sequoyah Gardens)
- Near Public School (Washington Elementary)
- Near Sewer Main (Johnson Street)

- Near Paved Trail (College Avenue/Trenton Boulevard, Maple-North improvements)
- Near Water Main (Johnson Street)
- 4 Minute Fire Response Time (Station 1, located at 303 West Center Street)

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: **In staff's opinion, the requested rezoning is generally consistent and compatible with both current land use and City land use plans.**

Land Use Plan Analysis: **City Plan 2040 encourages a variety of housing types while conserving the existing single-family fabric where it is intact. In this case, RSF-8 allows the property owner to change the building envelope of the property and bring it closer to zoning conformance while acknowledging the existing neighborhood's platted single-family density. It should be noted that there are numerous properties in the area that are out-of-conformance with their underlying RSF-4 zoning since they were platted well before Fayetteville adopted zoning. In terms of City Plan 2040, this proposal does support Goal 1 (appropriate infill), Goal 2 (discouraging suburban sprawl), and Goal 6 (opportunities for attainable housing).**

Land Use Compatibility: **Land uses in immediate and general adjacency to the subject property are predominantly single-family. With due consideration for both the potential building types and forms under RSF-8, staff finds that a higher-density, single-family zoning district is generally compatible with adjacent single-family land uses.**

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

Finding: **The rezoning is justified to bring the existing property more into zoning compliance.**

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

Finding: **Rezoning and redevelopment of the property under RSF-8 does not have the potential to increase traffic on Johnson Street. The size of the property and street frontage will naturally restrict the number of potential dwellings to the existing single-family home.**

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 RSF-8 zoning district will not result in an increase in a by-right population density over the existing conditions.**

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 20-7100 to the City Council with a recommendation for approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: May 26, 2020	❒ **Tabled**	☑ **Forwarded**	❒ **Denied**
Motion: Hoffman	Motion to forward to CC recommending approval		
Second: Belden			
Vote: 8-0-0	Motion passes		

BUDGET/STAFF IMPACT:
None

Attachments:

- Unified Development Code:
  - §161.07 – RSF-4, Residential Single-family, 4 Units per Acre
  - §161.09 – RSF-8, Residential Single-family, 8 Units per Acre
- Request letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.07 - District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(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 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations* .

Building Height Maximum	3 stories

(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §8, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6245 , §2, 10-15-2019)

161.09 - District RSF-8, Residential Single-Family - Eight (8) Units Per Acre

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(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 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	By Right
Single-family dwelling units per acre	8 or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	50 feet
Two (2) family	50 feet
Townhouse, no more than two (2) attached	25 feet

(2) *Lot Area Minimum.*

Single-family	5,000 square feet
Two-family	5,000 square feet

(3) *Land Area Per Dwelling Unit* .

Single-family	5,000 square feet
Two-family	5,000 square feet

Townhouse, no more than two (2) attached	2,500 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	5 feet

(F) *Height Regulations.*

Building Height Maximum	3 stories

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(Ord. No. 4783, 10-18-05; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §8, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6245 , §2, 10-15-2019)

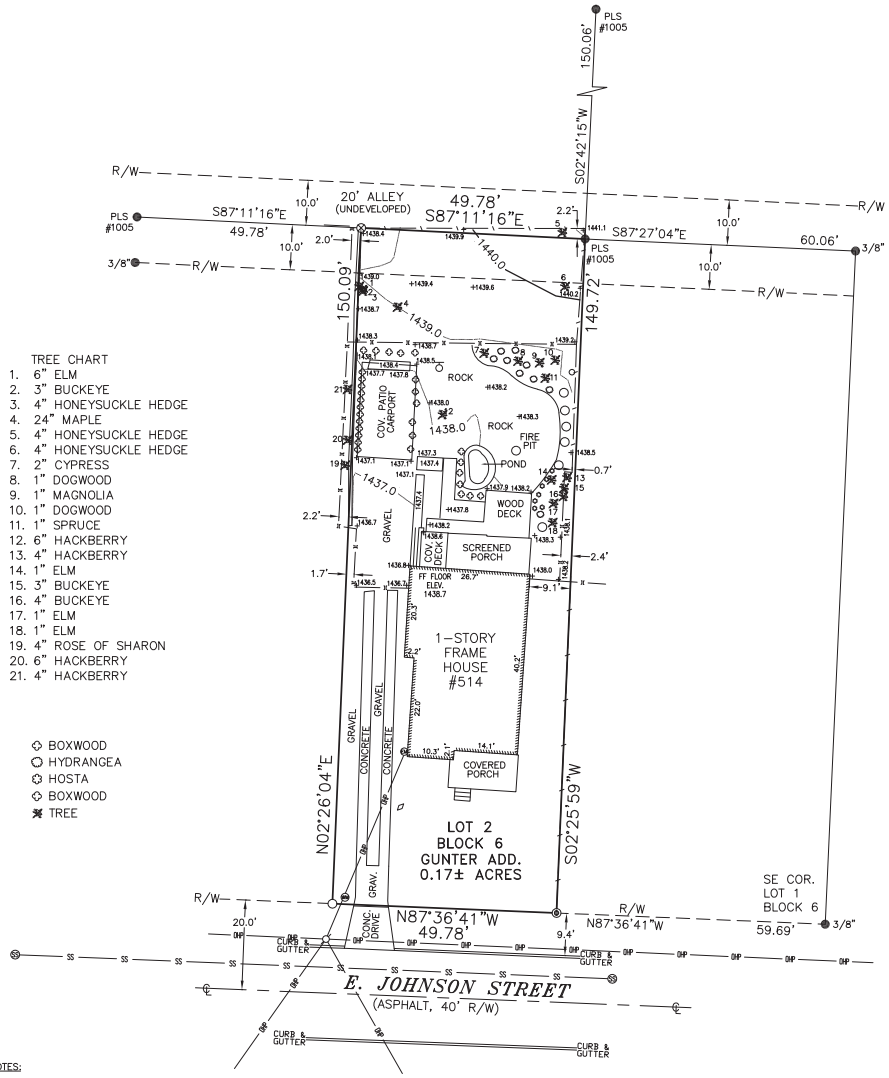
514 E Johnson St - Statement for rezoning from RSF-4 to RSF-8

This neighborhood was developed in the early 1900's and has a very consistent development form and character that is not consistent with the RSF-4 zoning. In the immediately adjacent area, nearly 75% of the lots are non conforming due to lot width and lot area, including the property at 514 E Johnson we are requesting to rezone as RSF-8. An RSF-8 zoning would make this a conforming lot and allow the further development of the lot to be in keeping with the character of the neighborhood and the historic development patterns found in the historic district.

As stated in the purpose statement of the zoning code, "**The RSF-8 Residential District is designed to bring historic platted development into conformity** and to allow for the development of new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area."

TOPOGRAPHIC SURVEY

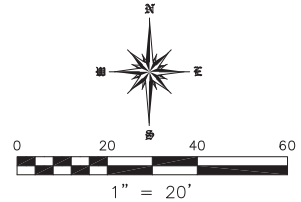
CONTOUR INTERVALS = 1 FOOT



TREE CHART

1. 6" ELM
2. 3" BUCKEYE
3. 4" HONEYSUCKLE HEDGE
4. 24" MAPLE
5. 4" HONEYSUCKLE HEDGE
6. 4" HONEYSUCKLE HEDGE
7. 2" CYPRESS
8. 1" DOGWOOD
9. 1" MAGNOLIA
10. 1" DOGWOOD
11. 1" SPRUCE
12. 6" HACKBERRY
13. 4" HACKBERRY
14. 1" ELM
15. 3" BUCKEYE
16. 4" BUCKEYE
17. 1" ELM
18. 1" ELM
19. 4" ROSE OF SHARON
20. 6" HACKBERRY
21. 4" HACKBERRY

- BOXWOOD
- HYDRANGEA
- HOSTA
- BOXWOOD
- TREE



SURVEY DESCRIPTION:

LOT 2 IN BLOCK 6 GUNTER ADDITION, TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

LEGEND

AC UNIT	FIBER OPTICS SIGN	SANITARY SEWER MANHOLE
BACKFLOW VALVE	FIRE HYDRANT	SATELLITE DISH
BOLLARD POST	FIRE SPRINKLER	SEPTIC TANK LID
BUGGY AXLE	FLAG POLE	SET ALUMINUM MONUMENT
CABLE BOX	GAS LINE SIGN	SET COTTON SPINDLE
CABLE TV PEDESTAL	GAS METER	SET STAKE ON LINE
CHISLED 'X'	GAS STUB	SET 1/2" IRON REBAR
COMPUTED POINT	GAS REGULATOR	STATE MONUMENT
CONC. MONUMENT	GENERATOR	STONE MONUMENT
C.O.E. MONUMENT	GROUND LIGHT	STORM DRAIN MANHOLE
DOWN GUY	IRRIG. CONTROL VALVE	STREET SIGN
DRAIN GRATE	JUNCTION BOX	T-POST
ELECTRIC BOX	LAMP POST	TELEPHONE BOX
ELECTRIC METER	MAIL BOX	TELEPHONE PEDESTAL
ELECTRIC PEDESTAL	PARKING SIGN	TEMPORARY BENCHMARK
EXIST. ALUM. CAPPED MON.	PAY PHONE	TRAFFIC SIGNAL BOX
EXIST. COTTON SPINDLE	POWER POLE	TRANSFORMER BOX
EXISTING IRON PIPE	PROPANE TANK	TREE
EXISTING IRON REBAR	RAILROAD SPIKE	WATER LINE SIGN
EXISTING NAIL	READING	WATER METER
FENCE POST	RIGHT OF WAY MONUMENT	WATER SPIGOT
EXIST. IRON IN CONCRETE	SANITARY SEWER CLEANOUT	WATER VALVE

CENTERLINE ROAD	EASEMENT LINE
RIGHT-OF-WAY LINE	BUILDING SETBACK LINE
BARBED-WIRE FENCE	OVERHEAD ELECTRIC LINE
CHAIN-LINKED FENCE	UNDERGROUND ELECTRIC LINE
PRIVACY FENCE	GAS LINE
WIRE FENCE	SANITARY SEWER LINE
MAJOR CONTOUR INTERVAL	STORM SEWER LINE
MINOR CONTOUR INTERVAL	TELEPHONE LINE
BUILDING LINE	WATER LINE
FIBER-OPTICS LINE	PROPERTY LINE
DITCH/WATER LINE	

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

OWNER: JOHN STANLEY WALCH & SHOSHANA BETH GOLD

ADDRESS: 514 E. JOHNSON STREET FAYETTEVILLE, ARKANSAS

SHEET 1 OF 1

JOB NO. 19179

REVISIONS		
DATE	DESCRIPTION	BY

ARA
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 8784
1 888 549 8784
arcsurveying@sbcglobal.net

Alan Reid & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BOUNDARY
TOPO

DRAFTSMAN	JC
DATE	07/20/2019
CHECKED	–
SCALE	1" = 20'
SHEET SIZE	18"x 24"

JOHN STANLEY WALCH & SHOSHANA BETH GOLD

514 E. JOHNSON STREET
ADDRESS

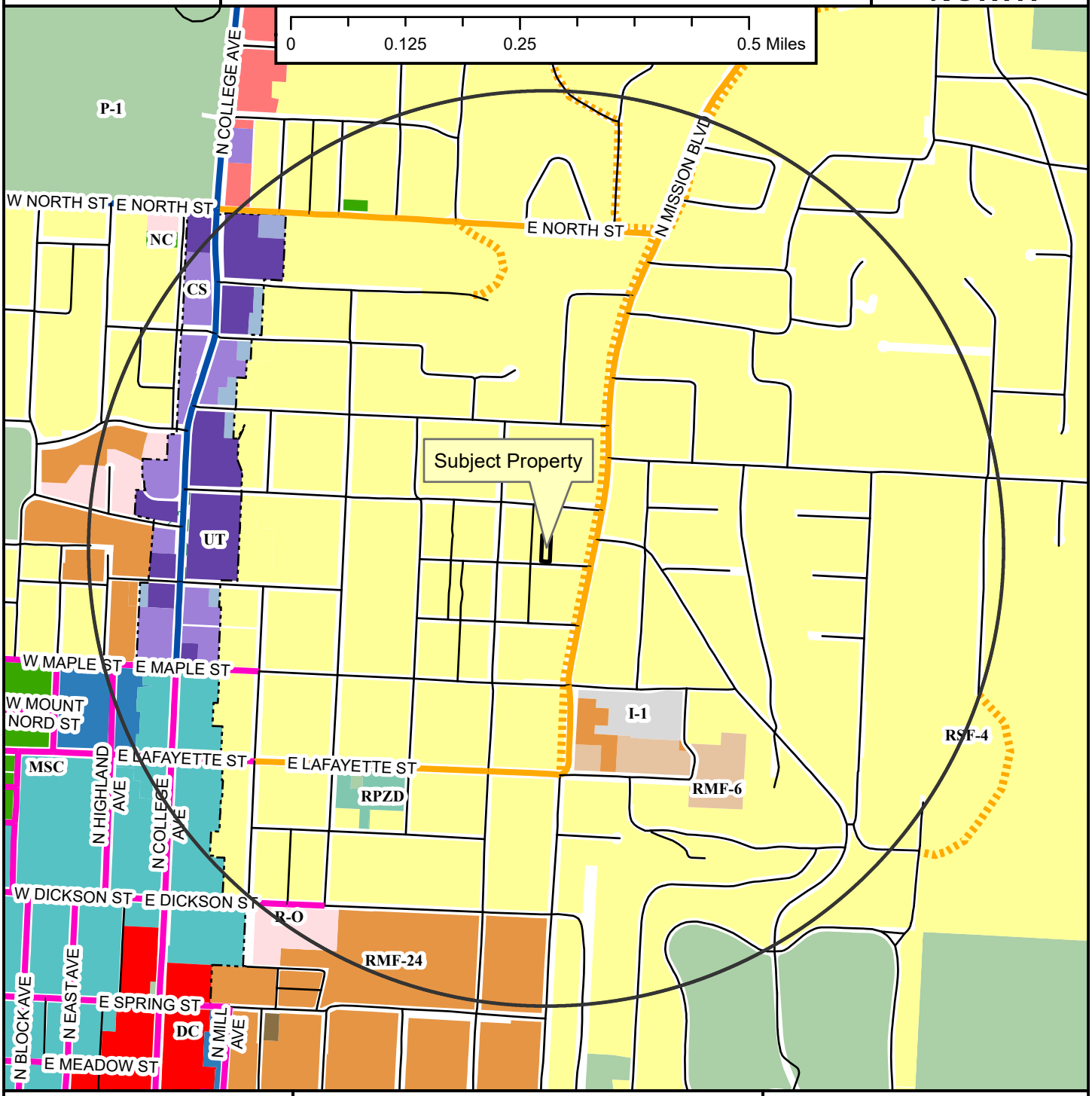
LOT SURVEY & TOPOGRAPHIC SURVEY

RZN20-7100

One Mile View

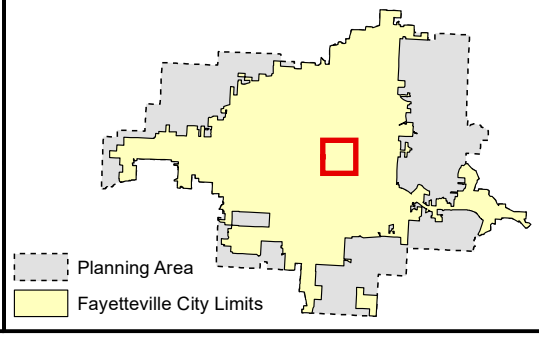
GOLD-WALCH

NORTH



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Design Overlay District



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-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

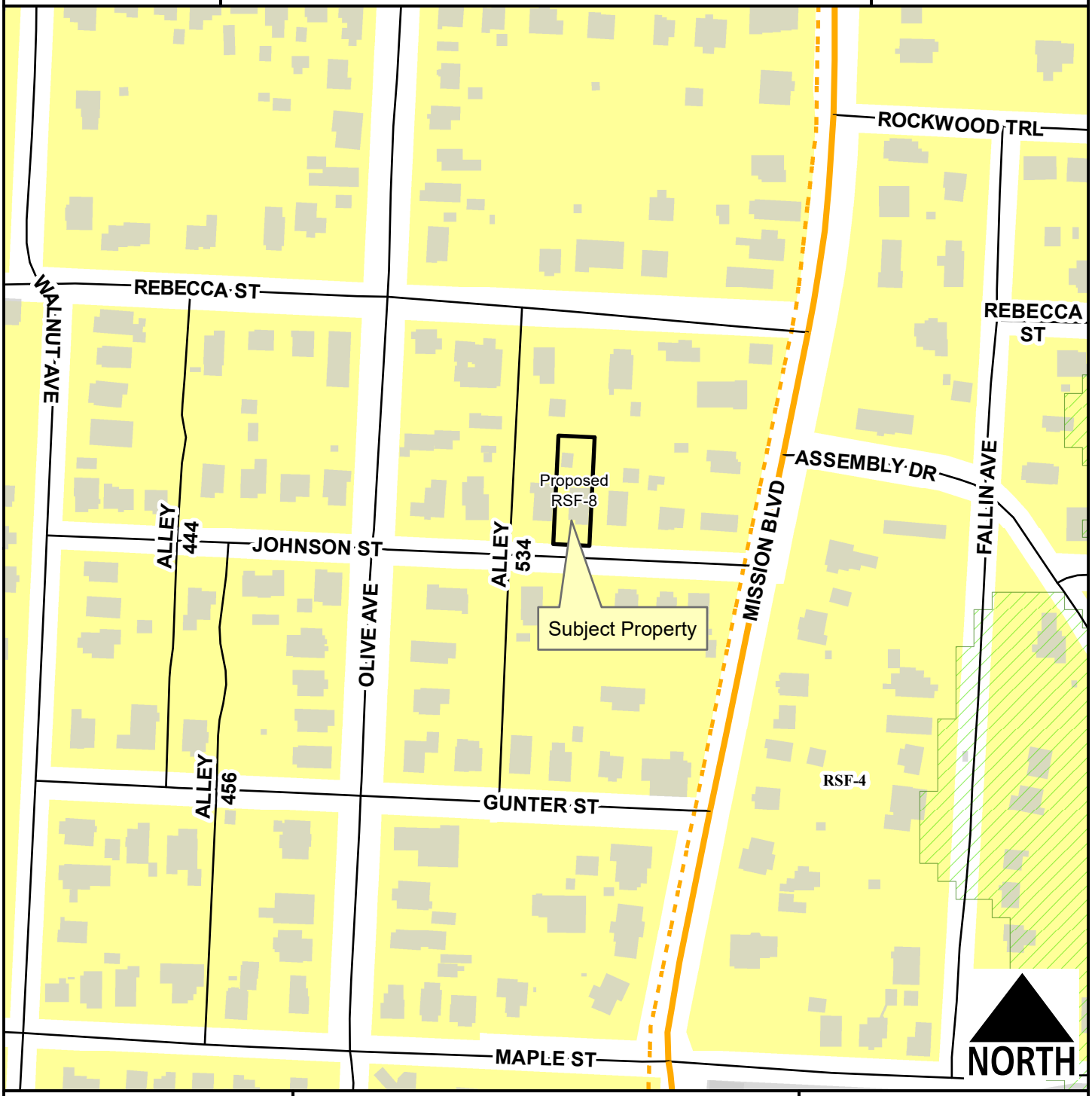
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

RZN20-7100

Close Up View

GOLD-WALCH



Legend

- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Building Footprint

Feet

0 75 150 300 450 600

1 inch = 200 feet

Zoning	Acres
RSF-8	0.2
Total	**0.2**

RZN20-7100

Current Land Use

GOLD-WALCH

NORTH

Trail (Proposed)

Planning Area

Fayetteville City Limits

Feet

0 25 50 100 150 200

1 inch = 80 feet

FEMA Flood Hazard Data

100-Year Floodplain

Floodway

RZN20-7100

Future Land Use

GOLD-WALCH

NORTH

Legend

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

Feet

0 145 290 580 870 1,160

1 inch = 400 feet

- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center

CityClerk

From: CityClerk
Sent: Wednesday, June 24, 2020 9:47 AM
To: bbolinger@fayetteville-ar.gov; bpennington@fayetteville-ar.gov; cityclerk@fayetteville-ar.gov; citycouncil@matthewpetty.org; geads@fayetteville-ar.gov; groberts@fayetteville-ar.gov; jbatker@fayetteville-ar.gov; kjohnson@fayetteville-ar.gov; krogers@fayetteville-ar.gov; kwilliams@fayetteville-ar.gov; lbranson@fayetteville-ar.gov; ljordan@fayetteville-ar.gov; Mathis, Jeana; Paxton, Kara; pmulford@fayetteville-ar.gov; snorton@fayetteville-ar.gov; Thurber, Lisa; ward1_pos1@fayetteville-ar.gov; ward1_pos2@fayetteville-ar.gov; ward2_pos1@fayetteville-ar.gov; ward3_pos1@fayetteville-ar.gov; ward3_pos2@fayetteville-ar.gov; ward4_pos1@fayetteville-ar.gov; ward4_pos2@fayetteville-ar.gov
Cc: Stoll, Garner; Curth, Jonathan
Subject: FW: Rezoning Request, 514 E. Johnson Street, Fayetteville, AR

Good morning,

Please share the correspondence below with Councilmembers regarding the Goldman-Walch rezoning currently under Council consideration. The Legistar File ID is 2020-0450.

Thanks,

Jonathan Curth, AICP
Development Review Manager
City Planning Division
City of Fayetteville, Arkansas
jcurth@fayetteville-ar.gov
479.575.8308

Website | Facebook | Twitter | Youtube

From: Jim Key [mailto:jimkey@keyarchitecture.net]
Sent: Tuesday, June 23, 2020 2:47 PM
To: Curth, Jonathan <jcurth@fayetteville-ar.gov>; planning@ci.fayetteville.ar.us
Cc: Garner, Andrew <agarner@fayetteville-ar.gov>
Subject: Rezoning Request, 514 E. Johnson Street, Fayetteville, AR

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Jonathan,
I am not sure who is handling this particular rezoning request, but wanted to remit this statement in support of the Rezoning of 514 E. Johnson Street from RSF-4 to RSF-8. As a neighbor, I have received notices of the previous Variance Request and previously have emailed my support of such request. I understand that a rezoning is now sought to try and bring this existing developed residential lot more into compliance with past development and for the now planned addition of a studio/apartment.

I understand that this request is to be heard again in early July and would like to go on record as being in support of

such. I do not have email addresses for Mark Kinion nor Matthew Petty, the Ward 1 aldermen, and ask that this be shared with them for the upcoming City Council consideration on July 7, 2020.

I think such developments are in keeping with desire to increase core density within the downtown historic neighborhoods and feel that second dwelling units can be a positive way to achieve such without compromising the safety of adjacent residents.

Jim Key
508 E. Johnson Street, Fayetteville, AR

James T. Key, President
Key Architecture, Inc.
315 S. Gregg Ave.
Fayetteville, AR 72701

jkey@keyarch.net
(O) (479) 444-6066, ext 103
(F) (479) 444-1445
(M) (479) 601-4649
www.keyarch.net

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