City of Fayetteville Staff Review Form

2020-0485

Legistar File ID

7/7/2020

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

Garner Stoll	6/19/2020	CITY PLANNING (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN 20-7115: Rezone (786 S. SHERMAN AVE./CORTER, 565): Submitted by SATTERFIELD LAND SURVEYING for property located at 786 S. SHERMAN AVE. The property is zoned RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.13 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 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 JULY 7, 2020

TO: Mayor; Fayetteville City Council

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

FROM: Jessie Masters, Senior Planner

DATE: June 19, 2020

SUBJECT: **RZN 20-7115: Rezone (786 S. SHERMAN AVE./CORTER, 565):** Submitted by SATTERFIELD LAND SURVEYING for property located at 786 S. SHERMAN AVE. The property is zoned RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.13 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 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 in southeast Fayetteville along E. Huntsville Road, about 0.7 miles west of S. Crossover Road. The subject property is a residential lot containing approximately 1.13 acres, is zoned RSF-4, Residential Single Family, 4 Units Per Acre, and currently has one duplex on site that was constructed in 1962. The property is addressed off S. Sherman Avenue, though it appears that this portion of S. Sherman Avenue is a shared private drive with the property adjacent to the west, as no public right-of-way has been dedicated on this site. The property does have approximately 100 feet of frontage to E. Huntsville Road.

Request: The request is to rezone the property from RSF-4, Residential Single-Family, 4 Units to Acre, to RMF-24, Residential Multi-Family, 24 Units Per Acre. The applicant has not indicated a specific development plan.

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

Land Use Compatibility: Staff generally finds this to be a compatible request. Though the immediate vicinity has a mix of zoning districts, RMF-24 is the prevailing zoning district for most of the residential structures in the area. To the west of the property is mixed-density residential (multi-family and duplexes) and to the east is a single-family home that sits on property that was rezoned to CS, Community Services in 2016 (and is currently listed for sale). With the potential for growth in commercial uses in the vicinity, the addition of more dwelling units within proximity to this commercial growth also makes this request compatible since there would be more residents in the area to support the commercial facilities. The property sits in between

commercially-zoned property and residential property, and the addition of more multi-family residential would make a good land use transition for this location. To the south is an additional walkable amenity to Doc Mashburn Park; residents of any future development could potentially have direct access. From a built-form standpoint, RMF-24 has a build-to-zone requirement that would bring future buildings to the street for better pedestrian connectivity and walkability to nearby commercial areas. And although RMF-24 allows for buildings up to 5 stories, RMF-24 has a step-back height requirement, which would keep structures in scale with surrounding context.

Land Use Plan Analysis: Staff believes that the proposal is compatible with the goals in City Plan 2040, adopted land use policies, and the future land use designation for this location. This area is designated as a City Neighborhood Area, which encourages complete, dense, and compacted neighborhoods with commercial areas focused towards intersections. Staff finds this zoning district would complete a transition between the commercial zoning districts toward E. Huntsville Road and less dense residential districts toward S. Morningside Road. Additionally, staff finds that this request will meet the stated goals of appropriate infill, discourage suburban sprawl, and will help increase housing supply and create more opportunities for attainable housing. The site is also approximately 0.20 miles from a Tier 3 urban center at E. Huntsville Road and S. Happy Hollow Road. With an infill score of 7, weighted 8, staff finds that the area could support more appropriate infill. Given the presence of multi-family dwellings in the area, staff finds the level of infill afforded with the RMF-24 zoning district on this site would be appropriate.

City Plan 2040's Infill Matrix indicates a score of 7 for this site. The following elements of the matrix contribute to the score:

- Appropriate Land Use
- Near ORT Bus Stop (Route 20)
- Near Park (Doc Mashburn Park)
- Near Sewer Main (E. Huntsville Road)
- Near Paved Trail (E. Huntsville Road Bike Lane)
- Near Water Main (E. Huntsville Road)
- 4 Minute Fire Department Response time (Fire Station #3, 1050 S. Happy Hollow)

DISCUSSION:
On June 8, 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

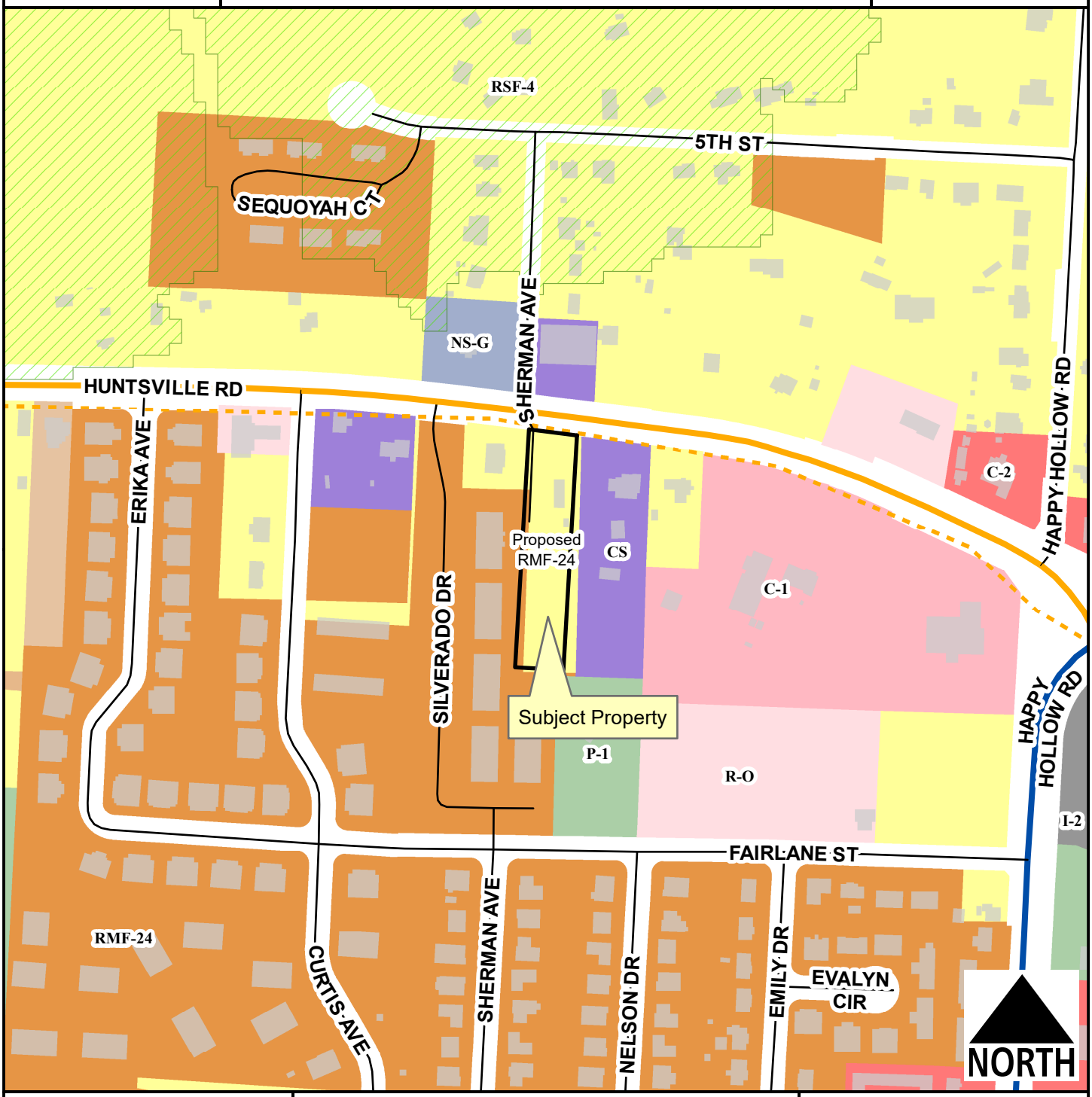
Attachments:
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN20-7115

Close Up View

CORTER

20-7115
EXHIBIT 'A'



Legend

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

Feet

0 112.5 225 450 675 900

1 inch = 300 feet

Zoning	Acres
RMF-24	1.1
Total	**1.1**

2020-7115

EXHIBIT 'B'

PROPERTY DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 23, Township 16 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing monument marking the Northeast Corner of the Northeast Quarter of the Northwest Quarter. Thence along the North line of said Forty, North 86 degrees 37 minutes 48 seconds West, 1,319.74 feet to the Northeast Corner of the Northwest Quarter of the Northwest Quarter. Thence along the North line of said Forty, North 86 degrees 42 minutes 11 seconds West, 1,000.62 feet. Thence leaving said North line, South 03 degrees 17 minutes 49 seconds West, 56.59 feet to a set rebar with cap on the South right of way of East Huntsville Road and the Point of Beginning. Thence leaving said right of way and continue, South 03 degrees 17 minutes 49 seconds West, 487.91 feet to a set rebar with cap. Thence North 86 degrees 42 minutes 11 seconds West, 100.00 feet to a set rebar with cap. Thence North 03 degrees 17 minutes 49 seconds East, 494.71 feet to a set rebar with cap on the South right of way of Huntsville Road. Thence along said right of way, South 82 degrees 48 minutes 49 seconds East, 100.23 feet to the Point of Beginning, containing 1.13 acres and subject to any Easements of Record.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jonathan Curth, Development Review Manager

FROM: Jessie Masters, Senior Planner

MEETING DATE: June 8, 2020 Updated to reflect 6/8/2020 PC hearing results

SUBJECT: **RZN 20-7115: Rezone (786 S. SHERMAN AVE./CORTER, 565):** Submitted by SATTERFIELD LAND SURVEYING for property located at 786 S. SHERMAN AVE. The property is zoned RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.13 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

RECOMMENDATION:
Staff recommends forwarding RZN 20-7115 to City Council with a recommendation for approval.

RECOMMENDED MOTION:
"I move to forward RZN 20-7115 to City Council with a recommendation for approval."

BACKGROUND:
The subject property is located in southeast Fayetteville along E. Huntsville Road, about 0.7 miles west of S. Crossover Road. The subject property is a residential lot containing approximately 1.13 acres, is zoned RSF-4, Residential Single Family, 4 Units Per Acre, and currently has one duplex on site that was constructed in 1962. The property is addressed off S. Sherman Avenue, though it appears that this portion of S. Sherman Avenue is a shared private drive with the property adjacent to the west, as no public right-of-way has been dedicated on this site. The property does have approximately 100 feet of frontage to E. Huntsville Road. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Commercial	CS, Community Services
South	Multi-family Residential; neighborhood park	RMF-24, Residential Multi-Family, 24 Units Per Acre; P-1, Institutional
East	Single-Family Residential	CS, Community Services
West	Mixed-density Residential	RSF-4, Residential Single Family, 4 Units Per Acre; RMF-24, Residential Multi-Family, 24 Units Per Acre

Request: The request is to rezone the property from RSF-4, Residential Single-Family, 4 Units to Acre, to RMF-24, Residential Multi-Family, 24 Units Per Acre. The applicant has not indicated a specific development plan.

Public Comment: Staff has received no public comment.

INFRASTRUCTURE:

Streets: This property has frontage to E. Huntsville Road. E. Huntsville Road is a fully improved Neighborhood Link with asphalt paving, on-street bike lanes, curb and gutter, storm drain, and sidewalk along the property's frontage. Any street improvements or requirements for drainage in these areas will be determined at time of development.

Water: Public water is available to this parcel. An existing 12-inch watermain is present along the north side of E. Huntsville Road that can serve parcel 765-15235-002.

Sewer: Sanitary Sewer is available to this parcel. An existing 6-inch sanitary sewer main is present along E. Huntsville Road.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. Hydric soils do not appear to be present within the entire subject area. No portion of the property is within the Hillside-Hilltop Overlay District, FEMA floodplain, nor is there a protected stream 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 3, located at 1050 S. Happy Hollow, protects this site. The property is located approximately 0.4 miles from the fire station with an anticipated drive time of approximately 2 minutes using existing streets. The anticipated response time would be approximately 4.2 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 expressed no 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 **City Neighborhood Area.**

City Neighborhood Areas are more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses. **This designation supports the widest spectrum of uses and encourages density in all housing types, from single-family to multi-family.** Non-residential and commercial uses are primarily located at street intersections and along major corridors. Ideally, commercial uses would have a residential component and vary in size, variety and intensity. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Building setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7 for this site, with a weighted score of 8. The following elements of the matrix contribute to the score:

- Appropriate Land Use
- Near ORT Bus Stop (Route 20)
- Near Park (Doc Mashburn Park)
- Near Sewer Main (E. Huntsville Road)

- Near Paved Trail (E. Huntsville Road Bike Lane)
- Near Water Main (E. Huntsville Road)
- 4 Minute Fire Department Response time (Fire Station #3, 1050 S. Happy Hollow)

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:*** **Staff generally finds this to be a compatible request. Though the immediate vicinity has a mix of zoning districts, RMF-24 is the prevailing zoning district for most of the residential structures in the area. To the west of the property is mixed-density residential (multi-family and duplexes) and to the east is a single-family home that sits on property that was rezoned to CS, Community Services in 2016 (and is currently listed for sale). With the potential for growth in commercial uses in the vicinity, the addition of more dwelling units within proximity to this commercial growth also makes this request compatible since there would be more residents in the area to support the commercial facilities. The property sits in between commercially-zoned property and residential property, and the addition of more multi-family residential would make a good land use transition for this location. To the south is an additional walkable amenity to Doc Mashburn Park; residents of any future development could potentially have direct access. From a built-form standpoint, RMF-24 has a build-to-zone requirement that would bring future buildings to the street for better pedestrian connectivity and walkability to nearby commercial areas. And although RMF-24 allows for buildings up to 5 stories, RMF-24 has a step-back height requirement, which would keep structures in scale with surrounding context.**

Land Use Plan Analysis: **Staff believes that the proposal is compatible with the goals in City Plan 2040, adopted land use policies, and the future land use designation for this location. This area is designated as a City Neighborhood Area, which encourages complete, dense, and compacted neighborhoods with commercial areas focused towards intersections. Staff finds this zoning district would complete a transition between the commercial zoning districts toward E. Huntsville Road and less dense residential districts toward S. Morningside Road. Additionally, staff finds that this request will meet the stated goals of appropriate infill, discourage suburban sprawl, and will help increase housing supply and create more opportunities for attainable housing. The site is also approximately 0.20 miles from a Tier 3 urban center at E. Huntsville Road and S. Happy Hollow Road. With an infill score of 7, weighted 8, staff finds that the area could support more appropriate infill. Given the presence of multi-family dwellings in the area, staff finds the level of infill afforded with the RMF-24 zoning district on this site would be appropriate.**

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

Finding: **The applicant did not provide a specific use or development proposal along with the cover letter, but staff believes that an upzone is necessary for this property in order to bring it into alignment with future development goals; the current zoning district of RSF-4 is no longer in line with City's goals for the area. Staff also recognizes other potentially compatible zoning districts such as NS-G Neighborhood Services – General or RI-U, Residential Intermediate – Urban that would support an increase in density, pedestrian walkability and a transition between commercial to the east and residential to the west, though does support the request for a rezone to RMF-24.**

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

Finding: **Rezoning the property to RMF-24 does have the potential to increase traffic along E. Huntsville Road. However, E. Huntsville Road is a fully improved Neighborhood Link with asphalt paving, on-street bike lanes, curb and gutter, storm drain, and sidewalk along the property's frontage. Traffic generated by a rezone of this nature would likely be absorbed by the existing infrastructure. Given the density maximum associated with RMF-24 and the given lot size (1.13 acres), the rezone would only permit the addition of the absolute maximum of 27 units. Staff does not find that 27 units would appreciably increase traffic danger, but recognizes that any necessary street improvements would be evaluated at the time of development.**

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 the property from RSF-4 to RMF-24 has the potential to increase the population density. However, the property currently has access to water and sewer, and other public services that would eliminate the need for costly extensions or stretched fire or police service.**

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 20-7115 to the City Council with a recommendation for approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 8, 2020	❒ **Tabled**	☒ **Forwarded**	❒ **Denied**
Motion: Brown			
Second: Paxton			
Vote: 9-0-0			

BUDGET/STAFF IMPACT:
None

Attachments:

- Unified Development Code:
  - §161.07 - District RSF-4, Residential Single-Family - Four (4) Units Per
  - §161.16 - District RMF-24, Residential Multi-Family - Twenty-Four (24) 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, 10-15-19)

161.16 - District RMF-24, Residential Multi-Family - Twenty-Four (24) Units Per Acre

(A) *Purpose.* The RMF-24 Multi-family Residential District is designed to permit and encourage the developing of a variety of dwelling types in suitable environments in a variety of densities.

(B) *Uses.*

(1) Permitted Uses.

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 26	Multi-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 11	Manufactured home park
Unit 12a	Limited business
Unit 24	Home occupations
Unit 25	Professional offices
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	24 or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet

Single-family	35 feet
Two-family	35 feet
Three or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet
Single-family	3,000 square feet
Two (2) family	4,000 square feet
Three (3) or more	7,000 square feet
Fraternity or Sorority	2 acres
Professional offices	1 acres

(3) *Land Area Per Dwelling Unit*.

Manufactured Home	3,000 square feet

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

Building Height Maximum	2 stories/3 stories/5 stories*

* 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 two (2) stories, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

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

(Code 1965, App. A., Art. 5(III); Ord. No. 2320, 4-6-77; Ord. No. 2700, 2-2-81; Code 1991, §160.033; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5079, 11-20-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5495, 4-17-12; 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, 8, 9, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6245 , §2, 10-15-19)

Satterfield Land Surveyors, P. A.

Member: ASPS–OSLS

P.O. Box 640 • Alma, Arkansas 72921

Office located at 1928 Highway 71 North

Alma 479-632-3565 • Fax 479-632-5002 • Fort Smith 479-648-3850

Springdale 479-751-7909 • Web Site: www.slsurveying.com

To: Fayetteville Planning

Re: Rezone request

Owner: Nicholas Corter

Request to rezone part of the NW/4 NW/4 of Section 23, T-16-N, R-30-W, Washington County, Arkansas. Property address is 786 South Sherman Avenue, Fayetteville, Arkansas. Parcel number 765-15235-002.

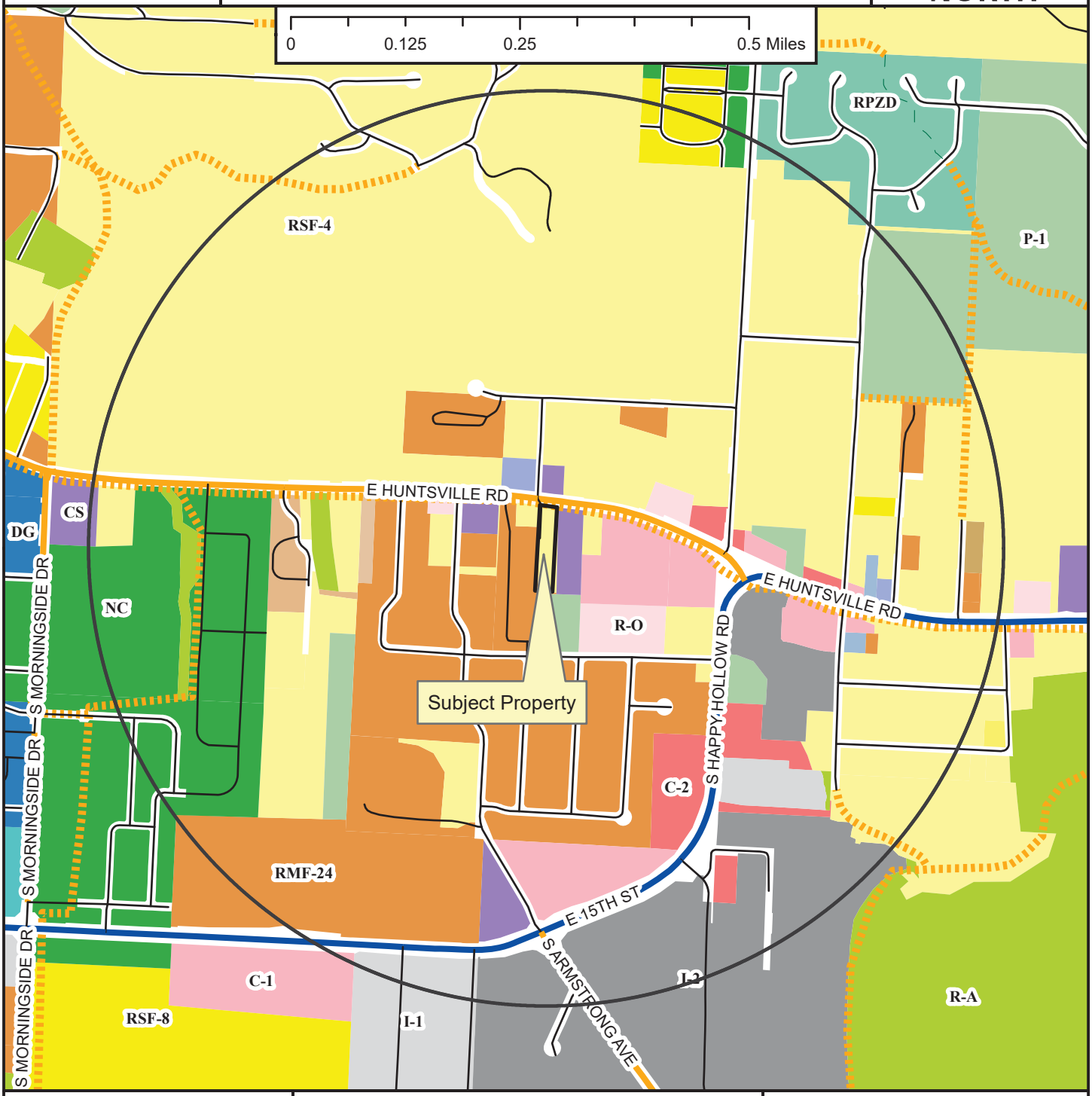
We are requesting to rezone from RS-4 to RMF-24. The neighboring property to the West is already zone RMF-24. We believe it will not adversely affect any surrounding land uses.

RZN20-7115

One Mile View

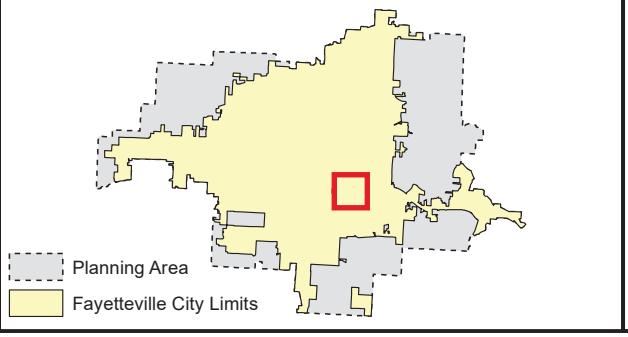
CORTER

NORTH



Legend

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



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

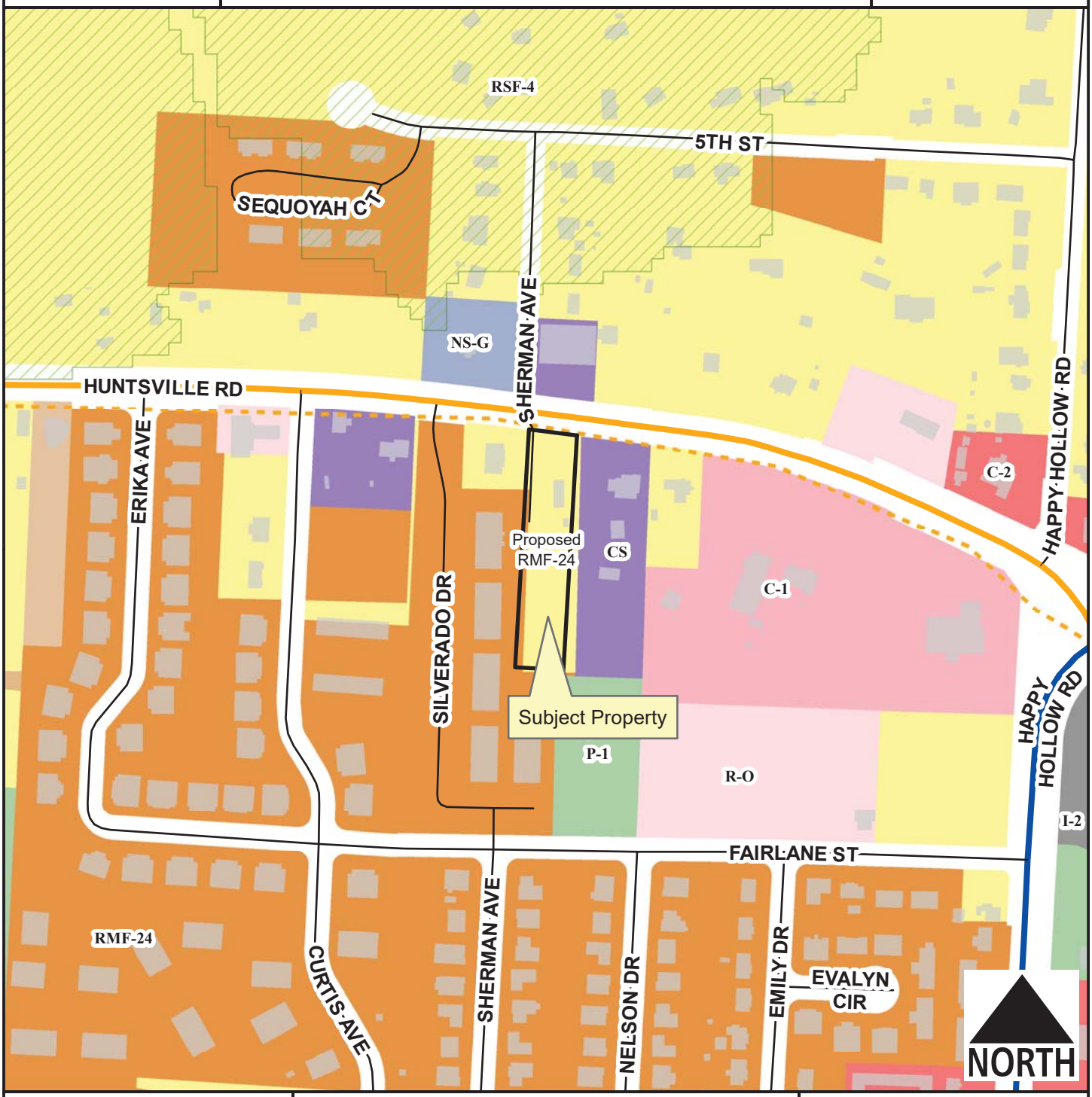
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

RZN20-7115

Close Up View

CORTER



Legend

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

Feet

0 112.5 225 450 675 900

1 inch = 300 feet

Zoning	Acres
RMF-24	1.1
Total	**1.1**

RZN20-7115

Current Land Use

CORTER

NORTH

Trail (Proposed)

Planning Area

Fayetteville City Limits

Feet

0 55 110 220 330 440

1 inch = 150 feet

FEMA Flood Hazard Data

100-Year Floodplain

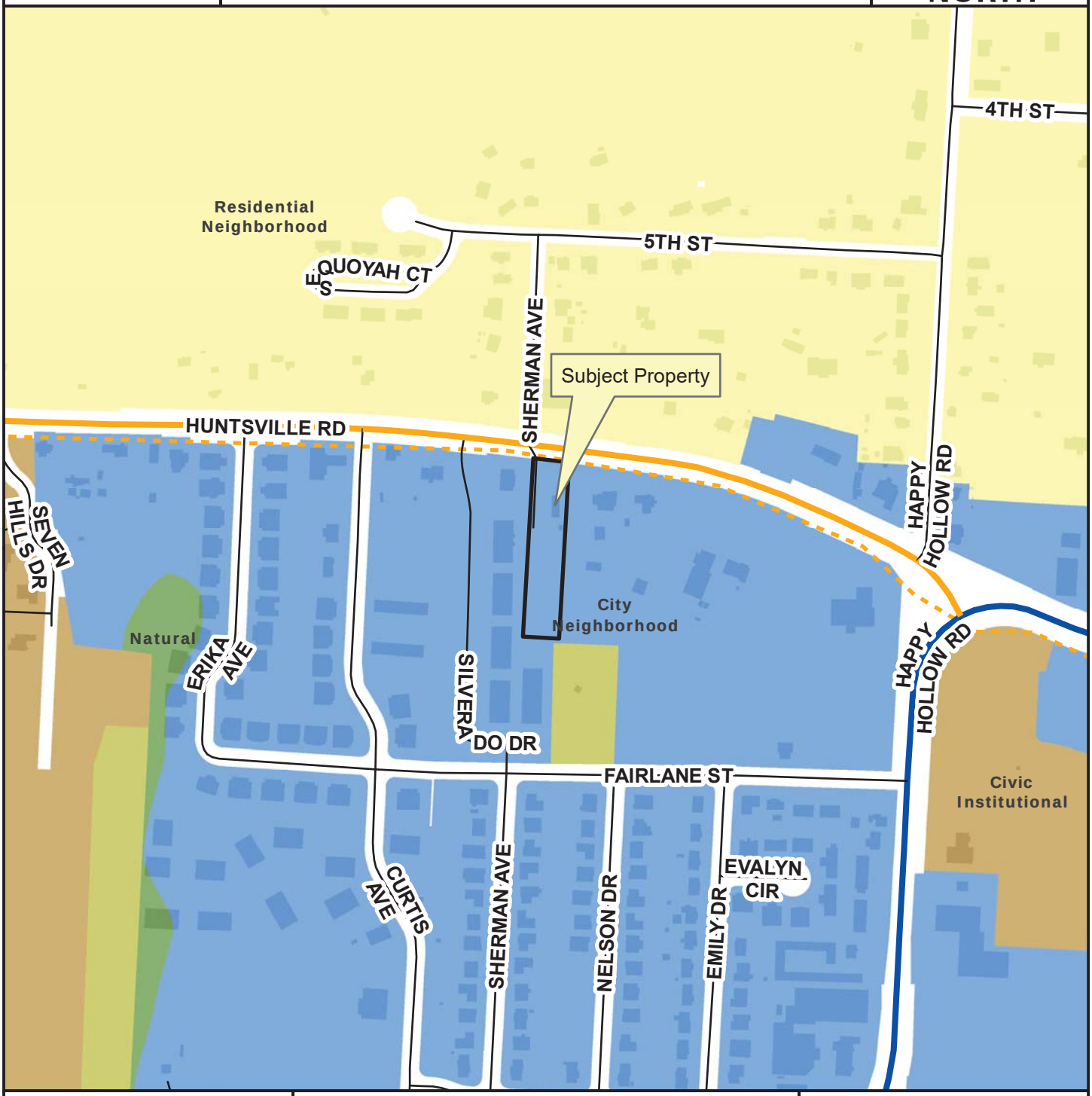
Floodway

RZN20-7115

Future Land Use

CORTER

NORTH



Legend

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