City of Fayetteville Staff Review Form

2020-0532

Legistar File ID

7/21/2020

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Garner Stoll	7/2/2020	CITY PLANNING (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN 20-7124: Rezone (SE OF 15TH ST. & MORNINGSIDE DR./NWA LD, LLC., 603): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located SE OF 15TH ST & MORNINGSIDE DR. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE & C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.84 acres. The request is to rezone the C-1 portion to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

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 21, 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: July 2, 2020

SUBJECT: **RZN 20-7124: Rezone (SE OF 15TH ST. & MORNINGSIDE DR./NWA LD, LLC., 603):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located SE OF 15TH ST & MORNINGSIDE DR. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE & C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.84 acres. The request is to rezone the C-1 portion to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

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 part of an undeveloped parcel located south of E. 15th Street (also known as Highway 16) in south Fayetteville. The properties are part of the Creekside Meadows subdivision whose preliminary plat was approved by Planning Commission in November 2019. Following Planning Commission, an adjusted legal description was submitted to align with the boundaries of the pre-existing C-1 zoning, for an adjusted total of 2.72 acres. The potential amendment can be found in the attached Exhibits 'B' and 'C'.

Request: The request is to rezone the property from C-1, Neighborhood Commercial to Neighborhood Services-General (NS-G). The applicant did not submit any specific development details along with this application.

Land Use Compatibility: The properties in question are part of the Creekside Meadows subdivision whose preliminary plat was approved by Planning Commission in November 2019. Though currently undeveloped, the properties are surrounded by RSF-8 zoning to the south and C-1 zoning to the north, and I-1 to the east. NS-G would be a compatible zoning district to allow for light, walkable, neighborhood-friendly commercial to serve the incoming residential neighborhood that the lots are part of. The uses associated with the NS-G zoning district would act as a transition between the higher intensity uses permitted along E 15th Street and the residential properties to the south and would be more compatible than the use schedule associated with C-1. The current zoning district of C-1 allows for uses such as gas stations and

drive-thru restaurants which would no longer be compatible once the subdivision is complete and the surrounding area is residential in nature. Additionally, a shorter building height at 3 stories in NS-G as opposed to 5 stories in C-1 would keep the scale of the buildings at a compatible height with relationship to the neighborhood than the current zoning district.

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 allows for mixed-density residential and commercial uses with a residential component. While the property with frontage along E. 15th Street will remain commercially zoned at a higher intensity, a rezone to NS-G to these two lots in question will bring complimentary, transitional uses closer to the neighborhood with frontage within the development itself. This zoning district will also buffer the neighborhood from some of the higher intensity uses permitted in C-1, such as gas stations and drive-thru restaurants. Allowing NS-G in this area will better align with the stated goals of a City Neighborhood Area and with the Goal 3 of City Plan 2040 which states that we will make compact, complete, and connected development the standard.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 6 for the area in question. The following elements of the matrix contribute to the score:

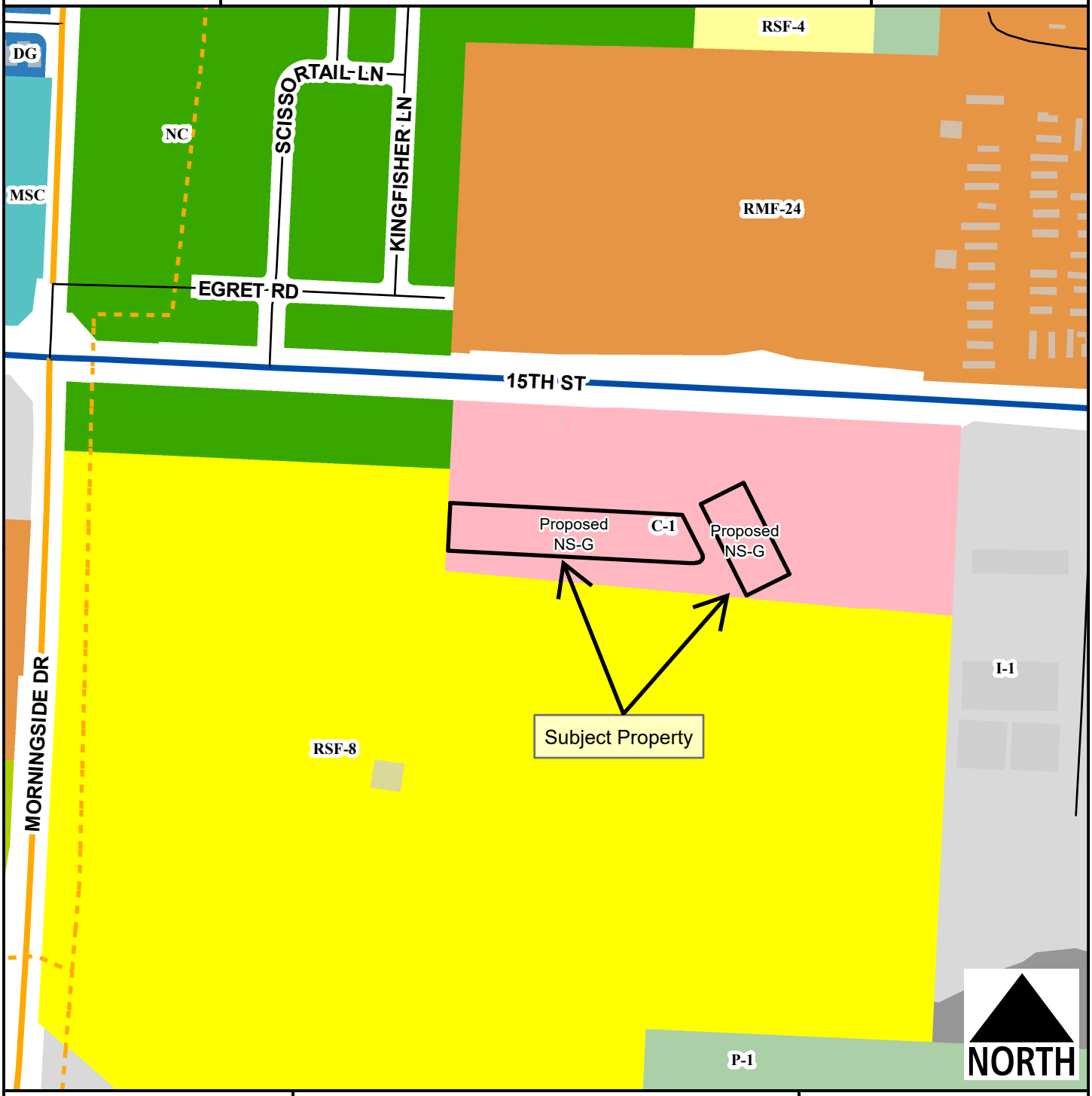
- Appropriate Land Use
- Near ORT Bus Stop (Route 20)
- Near Park (Walker Park, White River Park)
- Near Sewer Main (30" HDPE)
- Near Paved Trail (On-street bike facility E 15th Street)
- 4 Minute Fire Department Response time (Fire Station #3, 1050 S. Happy Hollow)

DISCUSSION:
On June 22, 2020, the Planning Commission forwarded the rezoning request to the City Council with a recommendation of approval by a vote of 7-0-0. Commissioner Brown made the motion to approve, with a second from Commissioner Belden. Commissioners were in favor of and supportive of the developer's request for the zoning district to serve as a transition between the pending residential neighborhood and the C-1 commercial zone to the north. No public comment was made at the meeting.

BUDGET/STAFF IMPACT:
N/A

Attachments:
- Exhibit A – Original Request Map
- Exhibit B – Original Request Legal Description
- Exhibit C – Potential Amendment Map
- Exhibit D – Potential Amendment Legal Description
- Planning Commission Staff Report

RZN20-7124	NWA LD, LLC	EXHIBIT 'A'
Close Up View		20-7124



Legend

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

Feet

0 112.5 225 450 675 900

1 inch = 300 feet

Zoning	Acres
NS-G	1.6
Total	**1.6**

EXHIBIT 'B'
20-7124

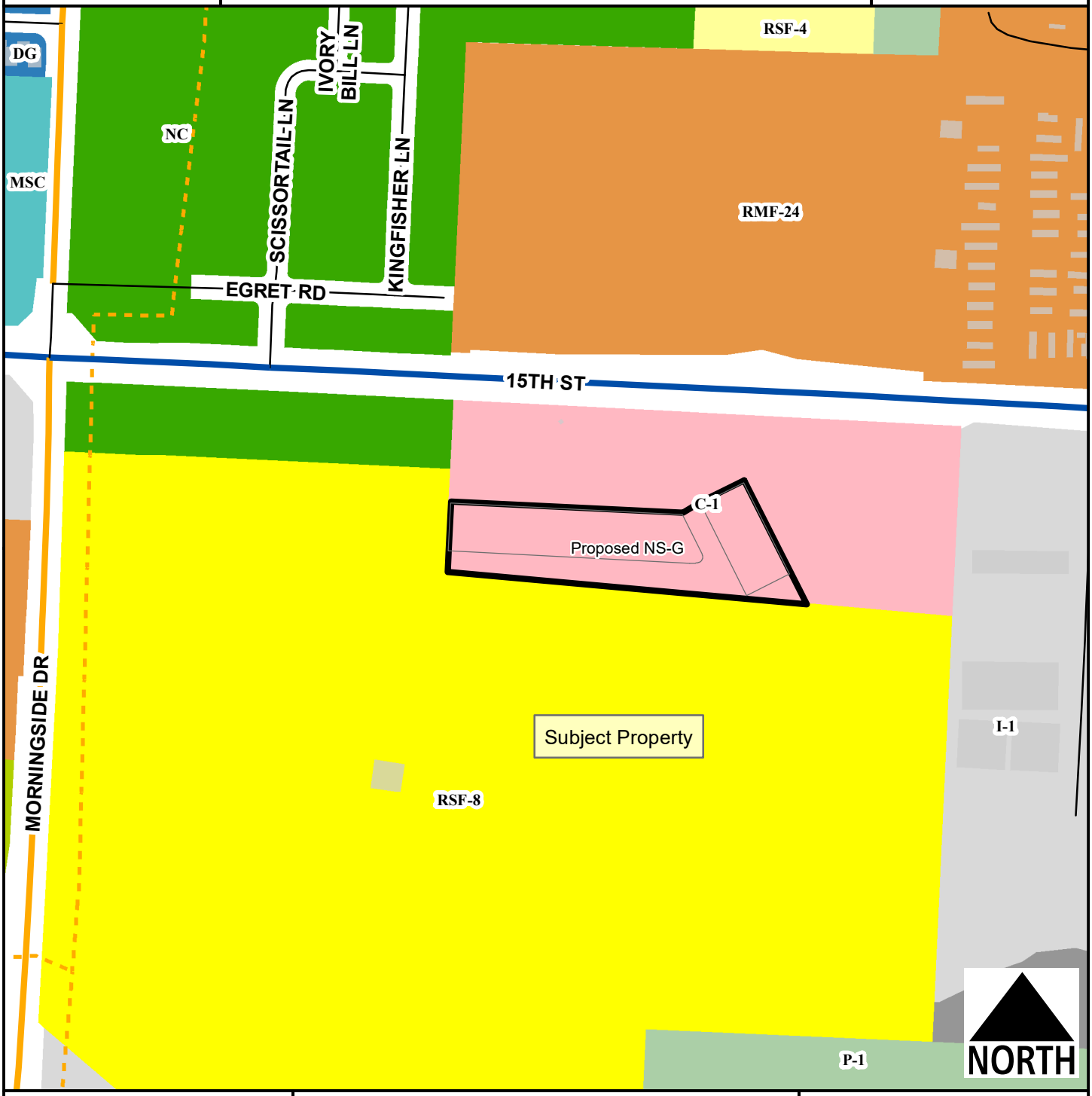
PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 16 NORTH RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 22;
THENCE S87°15'39"E 846.88 FEET;
THENCE S02°44'21"W 244.60 FEET TO THE POINT OF BEGINNING;
THENCE S87°03'55"E 481.87 FEET;
THENCE S26°36'30"E 91.71 FEET;
THENCE 21.99 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 12.00 FEET AND A LONG CHORD OF S25°53'42"W 19.04 FEET;
THENCE 17.25 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 68.00 FEET AND A LONG CHORD OF S85°40'00"W 17.21 FEET;
THENCE N87°03'55"W 502.59 FEET;
THENCE N02°56'05"E 99.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 16 NORTH RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 22;
THENCE S87°15'39"E 1365.83 FEET;
THENCE S02°44'21"W 222.43 FEET TO THE POINT OF BEGINNING;
THENCE N63°23'30"E 99.50 FEET;
THENCE S26°36'30"E 212.00 FEET;
THENCE S63°23'30"W 99.50 FEET;
THENCE N26°36'30"W 212.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.48 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

RZN20-7124	NWA LD, LLC	EXHIBIT 'C' 20-7124
Close Up View		



Legend

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

Feet

0 112.5 225 450 675 900

1 inch = 300 feet

Zoning	Acres
NS-G	2.72
Total	**2.72**

EXHIBIT 'D'
RZN 20-7124

PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 16 NORTH RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 22;
THENCE S87°15'39"E 846.88 FEET;
THENCE S02°44'21"W 244.60 FEET TO THE POINT OF BEGINNING;
THENCE S87°03'55"E 481.87 FEET;
THENCE N60°01'36"E 44.08 FEET;
THENCE N63°23'30"E 99.50 FEET;
THENCE S26°36'30"E 288.39 FEET;
THENCE N84°37'57"W 748.31 FEET;
THENCE N02°56'05"E 146.13 FEET TO THE POINT OF BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

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 22, 2020 Updated with results from 6/22/2020 PC Meeting

SUBJECT: **RZN 20-7124: Rezone (SE OF 15TH ST. & MORNINGSIDE DR./NWA LD, LLC., 603):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located SE OF 15TH ST & MORNINGSIDE DR. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE & C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.84 acres. The request is to rezone the C-1 portion to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

RECOMMENDATION:
Staff recommends forwarding **RZN 20-7124** to City Council with a recommendation for approval.

RECOMMENDED MOTION:
"I move to forward **RZN 20-7124** to City Council with a recommendation for approval."

BACKGROUND:
The subject property is part of an undeveloped parcel located south of E. 15th Street (also known as Highway 16) in south Fayetteville. The properties in question are part of the Creekside Meadows subdivision whose preliminary plat was approved by Planning Commission in November 2019. There are two lots currently under review with this request and the total acreage is 1.84 acres. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Undeveloped/ Agricultural	C-1, Neighborhood Commercial
South	Undeveloped/ Planned Residential	RSF-8, Residential Single-Family, 8 Units per acre
East	Undeveloped	I-1, Heavy Commercial and Light Industrial
West	Undeveloped/ Planned Residential	RSF-8, Residential Single-Family, 8 Units per acre

Request: The request is to rezone the property from C-1, Neighborhood Commercial to Neighborhood Services-General (NS-G). The applicant did not submit any specific development details along with this application.

Public Comment: Staff has received no public comment.

INFRASTRUCTURE:

Streets: The subject area has no existing street frontage. As part of the Creekside Meadows subdivision, fully improved Residential Links with asphalt paving and curb and gutter are proposed to be constructed, with sidewalk for Lots 36 & 37 to be constructed with development. Any street improvements or additional improvements or requirements for drainage required in these areas would be determined at the time of development proposal.

Water: Public water is not available to the subject area. 8-inch watermains are proposed to be constructed with the Creekside Meadows subdivision that would provide water access.

Sewer: Sanitary Sewer is not available to the subject area. 8-inch sanitary sewer mains are proposed to be constructed with the Creekside Meadows subdivision that would provide sanitary sewer access.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. Hydric soils 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 0.9 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 6 for the area in question, with a weighted score of 7. The following elements of the matrix contribute to the score:

- Appropriate Land Use
- Near ORT Bus Stop (Route 20)
- Near Park (Walker Park, White River Park)
- Near Sewer Main (30" HDPE)
- Near Paved Trail (On-street bike facility E 15th Street)
- 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:*** **The properties in question are part of the Creekside Meadows subdivision whose preliminary plat was approved by Planning Commission in November 2019. Though currently undeveloped, the properties are surrounded by RSF-8 zoning to the south and C-1 zoning to the north, and I-1 to the east. NS-G would be a compatible zoning district to allow for light, walkable, neighborhood-friendly commercial to serve the incoming residential neighborhood that the lots are part of. The uses associated with the NS-G zoning district would act as a transition between the higher intensity uses permitted along E 15th Street and the residential properties to the south and would be more compatible than the use schedule associated with C-1. The current zoning district of C-1 allows for uses such as gas stations and drive-thru restaurants which would no longer be compatible once the subdivision is complete and the surrounding area is residential in nature. Additionally, a shorter building height at 3 stories in NS-G as opposed to 5 stories in C-1 would keep the scale of the buildings at a compatible height with relationship to the neighborhood than the current zoning district.**

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 allows for mixed-density residential and commercial uses with a residential component. While the property with frontage along E. 15th Street will remain commercially zoned at a higher intensity, a rezone to NS-G to these two lots in question will bring complimentary, transitional uses closer to the neighborhood with frontage within the development itself. This zoning district will also buffer the neighborhood from some of the higher intensity uses permitted in C-1, such as gas stations and drive-thru restaurants. Allowing NS-G in this area will better align with the stated goals of a City Neighborhood Area and with the Goal 3 of City Plan 2040 which states that we will make compact, complete, and connected development the standard.**

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

Finding: **Staff finds this proposed zoning request to be justified at this time, and agrees with the applicant's assertion that NS-G zoning would allow for a better transition between the residential uses and the commercial uses along Highway 16 (or E. 15th Street), while still allowing for some compatible commercial activity.**

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

Finding: **Rezoning the property from C-1 to NS-G in this instance would likely not appreciably increase the traffic danger or congestion that will already be increasing with the incoming subdivision. All needed street improvements for the subdivision came through at the time of preliminary plat and this does not substantially change what was originally proposed.**

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 C-1 to NS-G has the potential to increase the population density since NS-G allows for residential uses not permitted under C-1, but considering the infrastructure improvements that are accompanying the Creekside Meadows subdivision staff does not believe the population density that might accompany this rezone will be appreciable or undesirably increase the load on public services. Sewer and water are already being extended to the area with the associated subdivision, and this area is within a 4.2 minute response time for the fire department.**

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 20-7124 to the City Council with a recommendation for approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 22, 2020	❒ **Tabled**	☒ **Forwarded**	❒ **Denied**
Motion: Brown			
Second: Belden			
Vote: 7-0-0			

BUDGET/STAFF IMPACT:
None

Attachments:

- Unified Development Code:
  - §161.21 - District C-1, Neighborhood Commercial
  - §161.19 - NS-G, Neighborhood Services - General
- Request letter
  - Applicant-supplied Creekside Meadows site plan
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.21 - District C-1, Neighborhood Commercial

(A) *Purpose.* The Neighborhood Commercial District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(B) *Uses.*

(1) *Permitted Uses*.

Unit 1	City-wide uses by right
Unit 5	Government Facilities
Unit 13	Eating places
Unit 15	Neighborhood shopping
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 25	Offices, studios, and related services
Unit 40	Sidewalk Cafes
Unit 44	Cluster Housing Development
Unit 45	Small scale production

(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 16	Shopping goods
Unit 34	Liquor stores
Unit 35	Outdoor music establishments*
Unit 36	Wireless communications facilities*
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

Front	15 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Side	None
Side, when contiguous to a residential district	10 feet
Rear	20 feet

Urban Form Setback Regulations:

Front	A build-to zone that is located between 10 feet and a line 25 feet from the front property line
Side and rear	None
Side or rear, when contiguous to a single-family residential district	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	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 boundary line of an adjacent residential 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.* 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.

(H) Urban form minimum buildable street frontage: 50% of the lot width.

(Code 1965, App. A., Art. 5(V); Ord. No. 2603, 2-19-80; Ord. No. 1747, 6-29-70; Code 1991, §160.035; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800 , §1(Exh. A), 10-6-15; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §§5, 7, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6164 , §§1, 4, 5, 4-2-19; Ord. No. 6223 , §1, 9-3-19; Ord. No. 6245 , §2, 10-15-19)

161.19 - NS-G, Neighborhood Services - General

(A) *Purpose.* The Neighborhood Services, General district is designed to serve as a mixed use area of medium intensity. Neighborhood Services, General promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale, aesthetics, and use with surrounding land uses. For the purpose of Chapter 96: Noise Control the Neighborhood Services district is a residential zone.

(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 12b	General business
Unit 24	Home occupations
Unit 40	Sidewalk cafes
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(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 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 36	Wireless communication facilities
Unit 45	Small scale production

(C) *Density.* Eighteen (18) or less per acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwellings	35 feet
All other uses	None

(2) *Lot Area Minimum.*

Single-family	4,000 square feet
Two (2) family or more	3,000 square feet per dwelling unit
All other uses	None

(E) *Setback regulations.*

Front	Side	Side-Zero Lot Line*	Rear	Rear when contiguous to a single-family residential district
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	5 feet	A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	None	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

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

(Ord. No. 5945 , §7(Exh. A), 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6223 , §1, 9-3-19)

Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

May 12, 2020

City of Fayetteville
Planning Staff
125 W. Mountain Street
Fayetteville, AR 72701

RE: Creekside Meadows Rezone
CTA Job No. 19103501

To whom it may concern,

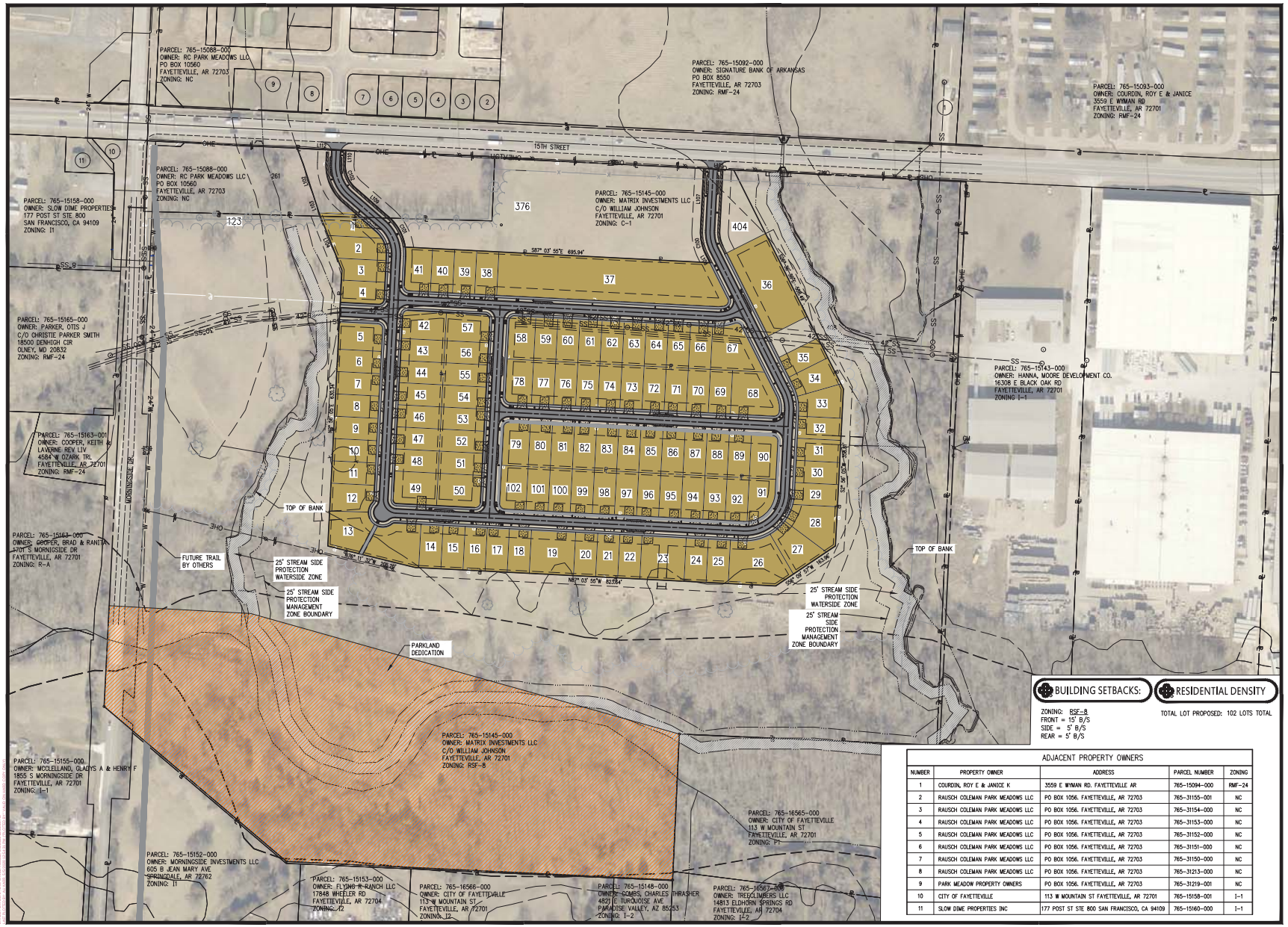
This submittal is for the rezoning of approximately 1.16 acres and 0.48 acres within the proposed Creekside Meadows Subdivision, southeast of Highway 16 and Morningside Drive. The request is to rezone from C-1 to NS-G.

The properties are a part of a larger C-1 zoning area along Highway 16 and the area to the south is zoned RSF-8. NS-G allows a mix of uses between residential and commercial. Rezoning the two areas in question to NS-G will provide a better ability to transition between the single family development and the commercial area adjacent to the highway.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Taylor Lindley, P.E.
Project Manager



BUILDING SETBACKS:

ZONING: RSF-8
FRONT = 15' B/S
SIDE = 5' B/S
REAR = 5' B/S

RESIDENTIAL DENSITY

TOTAL LOT PROPOSED: 102 LOTS TOTAL

ADJACENT PROPERTY OWNERS

NUMBER	PROPERTY OWNER	ADDRESS	PARCEL NUMBER	ZONING
1	COURDIN, ROY E & JANICE K	3559 E WYMAN RD. FAYETTEVILLE AR	765-15094-000	RMF-24
2	RAUSCH COLEMAN PARK MEADOWS LLC	PO BOX 1056. FAYETTEVILLE, AR 72703	765-31155-001	NC
3	RAUSCH COLEMAN PARK MEADOWS LLC	PO BOX 1056. FAYETTEVILLE, AR 72703	765-31154-000	NC
4	RAUSCH COLEMAN PARK MEADOWS LLC	PO BOX 1056. FAYETTEVILLE, AR 72703	765-31153-000	NC
5	RAUSCH COLEMAN PARK MEADOWS LLC	PO BOX 1056. FAYETTEVILLE, AR 72703	765-31152-000	NC
6	RAUSCH COLEMAN PARK MEADOWS LLC	PO BOX 1056. FAYETTEVILLE, AR 72703	765-31151-000	NC
7	RAUSCH COLEMAN PARK MEADOWS LLC	PO BOX 1056. FAYETTEVILLE, AR 72703	765-31150-000	NC
8	RAUSCH COLEMAN PARK MEADOWS LLC	PO BOX 1056. FAYETTEVILLE, AR 72703	765-31213-000	NC
9	PARK MEADOW PROPERTY OWNERS	PO BOX 1056. FAYETTEVILLE, AR 72703	765-31219-001	NC
10	CITY OF FAYETTEVILLE	113 W MOUNTAIN ST FAYETTEVILLE, AR 72701	765-15158-001	I-1
11	SLOW DIME PROPERTIES INC	177 POST ST STE 800 SAN FRANCISCO, CA 94109	765-15160-000	I-1

901 N. 47th St., Suite 200
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.0214 f
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CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109

GRAPHIC SCALE IN FEET
100' 0 100'

CREEKSIDE MEADOWS

FAYETTEVILLE, AR

Key Map

No.	Description	Date

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PROJECT NO. 19103.01
ISSUE DATE 04/09/20
CONTACT: T. LINDLEY
CHECKED BY:

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TYLER A. LINDLEY
5.7.2020

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OVERALL SITE PLAN (COLOR)

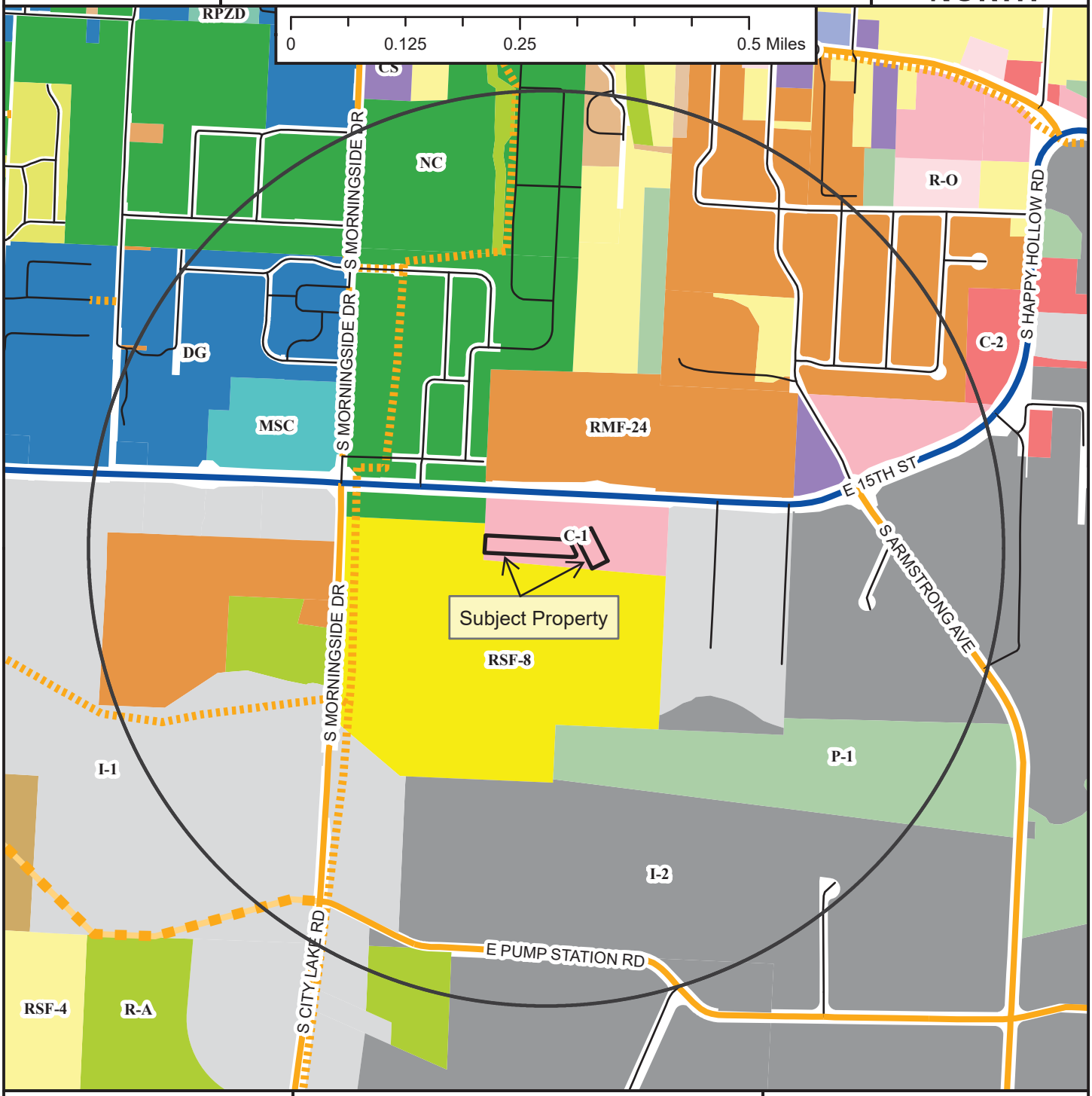
C-101

RZN20-7124

One Mile View

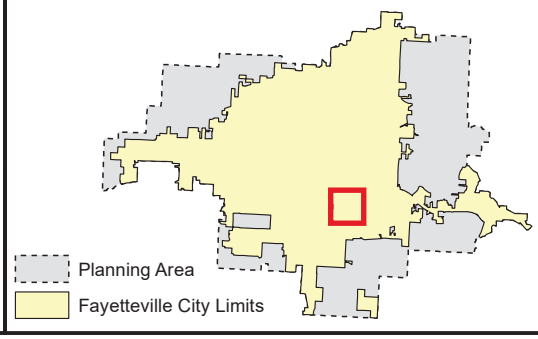
NWA LD, LLC

NORTH



Legend

- Planning Area
- Fayetteville City Limits
- 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

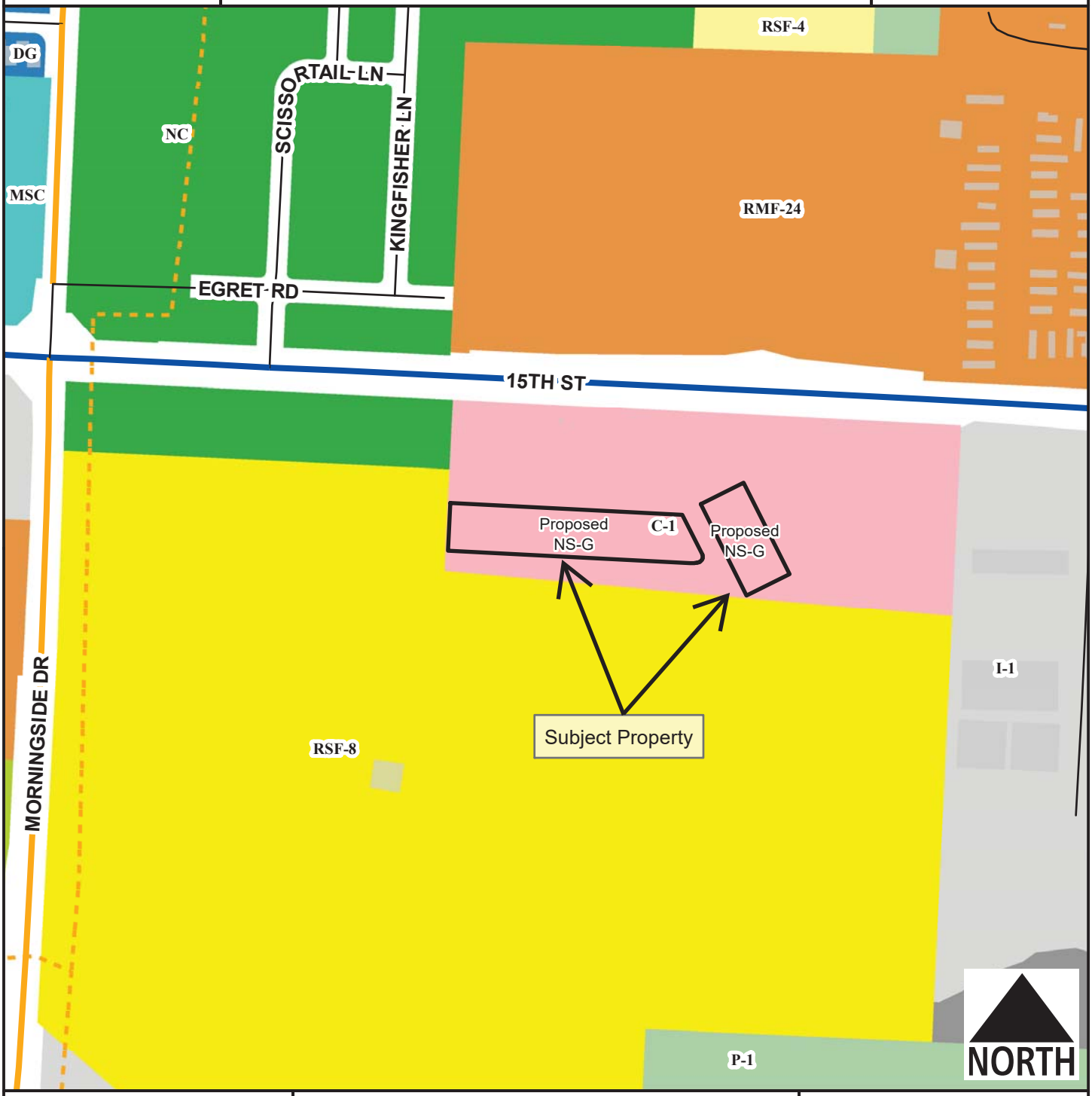
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

RZN20-7124

Close Up View

NWA LD, LLC



Legend

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

Feet

0 112.5 225 450 675 900

1 inch = 300 feet

Zoning	Acres
NS-G	1.6
Total	**1.6**

RZN20-7124

Current Land Use

NWA LD, LLC

NORTH

Planning Area

Fayetteville City Limits

Feet

0 75 150 300 450 600

1 inch = 200 feet

FEMA Flood Hazard Data

100-Year Floodplain

Floodway

RZN20-7124

Future Land Use

NWA LD, LLC

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