

City of Fayetteville Staff Review Form

2020-1142

Legistar File ID

12/18/2020

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

Garner Stoll

1/5/2021

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 2020-000021: Rezone (NE OF W. CATALPA DR. & S. RUPPLE RD./FAYETTEVILLE PUBLIC SCHOOLS, 556): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NE OF W. CATALPA DR. & S. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES & NC, NEIGHBORHOOD CONSERVATION and contains approximately 22.98 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

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:



**MEETING OF JANUARY 5, 2021**

**TO:** Mayor; Fayetteville City Council

**THRU:** Susan Norton, Chief of Staff  
Garner Stoll, Development Services Director

**FROM:** Jonathan Curth, Development Services Manager

**DATE:** December 18, 2020

**SUBJECT:** **RZN 2020-000021: Rezone (NE OF W. CATALPA DR. & S. RUPPLE RD./FAYETTEVILLE PUBLIC SCHOOLS, 556):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located NE OF W. CATALPA DR. & S. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES & NC, NEIGHBORHOOD CONSERVATION and contains approximately 22.98 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

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**RECOMMENDATION:**

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

The Planning Commission recommends approval of an alternative rezoning of CS, Community Services, across the full extent of the subject property.

**BACKGROUND:**

The subject property is located on an undeveloped parcel in west Fayetteville, between Ruppel Road and Dinsmore Trail, and north of Catalpa Drive. The property is split-zoned NC, Neighborhood Conservation, and CS, Community Services, which was adopted prior to Ruppel Road's construction. In 2018, the Planning Commission approved a conditional use permit (CUP 18-6325) for an RV campground on the property. Despite receiving approval for an amendment, administrative extension, and large scale development, the project did not occur. In May of 2020 the property was sold to Fayetteville Public Schools.

*Request:* The request is to rezone the subject property from NC and CS to P-1, Institutional. The applicant has stated in their request letter that this rezoning is necessary to facilitate development of the property with a school.

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

*Land Use Compatibility:* Current land uses in immediate proximity to the subject property are either undeveloped or in some stage of residential development. Along the wider Ruppel corridor to the north and south are residential subdivisions interspersed with institutional uses, like Owl

Creek Elementary and the Boys and Girls Club. Staff finds the permitted uses in the P-1 district, ranging from daycares and schools to community centers and churches, to be complimentary of the existing, under development, and potential uses in the area.

*Land Use Plan Analysis:* Staff finds that the proposal is marginally consistent with the goals in City Plan 2040. The future land use map designations on the property, Residential Neighborhood Area and City Neighborhood Area, are intended to facilitate a diversity of housing and a variety of uses respectively. The P-1 zoning district on the other hand, is inherently restrictive, limiting permitted uses to those of an institutional nature. While institutional activities are generally compatible with the uses found in urban and suburban areas, and often at their most effective along connecting corridors, the single-use nature of the zoning district makes development of a compact, connected, and complete neighborhood difficult. Staff's mixed findings extend to other aspects of City Plan 2040 and its associated goals, where the property's remoteness effectively requires vehicle access, but also affords the opportunity for a school that is in an area of anticipated, significant future growth, along a major street, adjacent to a trail, and with access to Centennial Park.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 4 out of 12 this site. The following elements of the matrix contribute to the score:

- Partially within a Master Plan Area/Appropriate Land Use (City Neighborhood Area)
- Near Trail (Rubble Road Trail)
- Near Park (Holland Park, Centennial Park)
- Near Water Main (Dinsmore)

#### **DISCUSSION:**

At the December 14, 2020 Planning Commission meeting, Commissioners forwarded an alternative recommendation to rezone the portion of the property zoned NC, Neighborhood Conservation to CS, Community Services, totaling approximately 15 acres. The motion was made by Commissioner Johnson with a second from Commissioner Hoffman, followed by a vote of 4-3. Commissioners Brown, Garlock, and Canada dissented. Those opposed to the motion expressed mixed reasoning, including concern about extending the other allowed uses within CS east to Dinsmore and that the P-1, Institutional designation for a school property is appropriate.

The motion to forward an alternative zoning amendment followed a failed motion to deny the applicant's request for P-1. Commissioners opposed to the applicant's P-1 request cited concerns with the potential for development of the site with a building set back from the street with parking or other vehicle facilities between a structure and the street. Some of the Commission noted that the Commission should not have supported a recent City request to rezone municipal property for P-1 to develop with emergency services, and that public institutions ought to be held to the same comprehensive plan standards as private development. The applicant's representative was not amenable to amending their request from P-1 to CS.

**BUDGET/STAFF IMPACT:**  
N/A

**Attachments:**

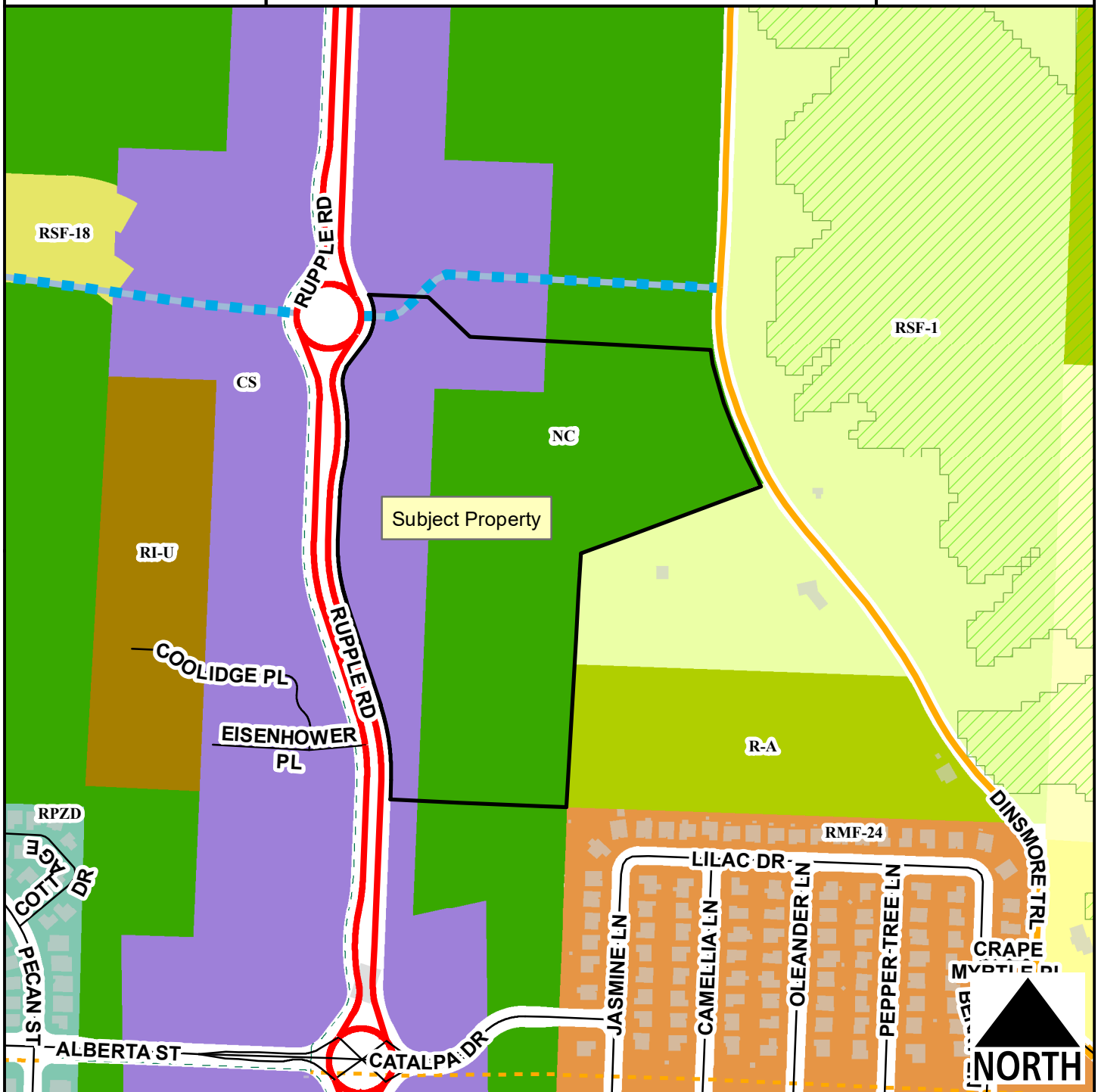
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN-2020-000021

## Fay. School District

RZN-2020-000021  
EXHIBIT 'A'

Close Up View



## Legend

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

Feet

0 145 290 580 870 1,160

1 inch = 400 feet

- Residential-Agricultural
- RSF-1
- RSF-2
- RSF-4
- RSF-18
- RI-U
- RMF-24
- Community Services
- Neighborhood Conservation
- Commercial, Industrial, Residential

**RZN-2020-000021**  
**EXHIBIT 'B'**

LEGAL DESCRIPTION:

A part of the NE1/4 of the NE1/4 and a part of the NW1/4 of the NE1/4 of Section 24, and a part of the SW1/4 of the SE1/4 of Section 13 all in T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said NE1/4, NE1/4 said point being an aluminum monument, thence N87°39'26"W 948.65 feet, thence S06°49'12"E 53.15 feet, thence N86°55'35"W 29.95 feet to the west right of way of S. Dinsmore Trail which is the POINT OF BEGINNING, thence along said right of way S06°49'12"E 39.08 feet, thence S16°04'57"E 112.11 feet, thence S20°43'18"E 70.37 feet, thence S23°48'35"E 89.93 feet, thence S26°42'28"E 91.78 feet, thence leaving said right of way S69°42'44"W 529.15 feet to a found iron pipe, thence S03°15'26"W 700.36 feet to the SE Corner of said NW1/4, NE1/4, said point being a found iron pipe, thence N87°26'18"W 484.97 feet to the east right of way of S. Ruppel Road, thence along said right of way N02°22'18"E 53.32 feet, thence along a curve to the left 209.57 feet, said curve having a radius of 583.00 feet and a chord bearing and distance of N07°55'34"W 208.44 feet, thence N18°13'26"W 299.58 feet, thence along a curve to the right 173.62 feet, said curve having a radius of 483.00 feet and a chord bearing and distance of N07°55'34"W 172.69 feet, thence N02°22'18"E 115.01 feet, thence along a curve to the right 81.14 feet, said curve having a radius of 473.00 feet and a chord bearing and distance of N07°17'09"E 81.04 feet, thence along a curve to the left 221.79 feet, said curve having a radius of 515.00 feet and a chord bearing and distance of N00°08'16"W 220.08 feet, thence along a curve to the right 73.95 feet, said curve having a radius of 85.00 feet and a chord bearing and distance of N12°26'53"E 71.64 feet, thence N37°22'17"E 72.05 feet, thence along a curve to the left 140.12 feet, said curve having a radius of 123.50 feet and a chord bearing and distance of N04°52'07"E 132.72 feet, thence leaving said right

of way S87°39'23"E 164.00 feet, thence S46°14'05"E 159.35 feet, thence S86°55'35"E  
663.55 feet to the POINT OF BEGINNING: Containing 22.98 acres more or less  
subject to easements and right of way of record.



**TO:** Fayetteville Planning Commission

**FROM:** Jonathan Curth, Development Review Manager

**MEETING DATE:** December 14, 2020 (Updated with Planning Commission Results)

**SUBJECT:** **RZN 2020-000021: Rezone (NE OF W. CATALPA DR. & S. RUPPLE RD./FAYETTEVILLE PUBLIC SCHOOLS, 556):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located NE OF W. CATALPA DR. & S. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES & NC, NEIGHBORHOOD CONSERVATION and contains approximately 22.98 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

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**RECOMMENDATION:**

Staff recommends forwarding **RZN-2020-000021** to the City Council with a recommendation of approval.

**RECOMMENDED MOTION:**

"I move to forward **RZN-2020-000021** to the City Council with a recommendation of approval."

**BACKGROUND:**

The subject property is located on an undeveloped parcel in west Fayetteville, between Ruppel Road and Dinsmore Trail, and north of Catalpa Drive. The property is split-zoned NC, Neighborhood Conservation, and CS, Community Services, which was adopted prior to Ruppel Road's construction. In 2018, the Planning Commission approved a conditional use permit (CUP 18-6325) for an RV campground on the property. Despite an amendment, administrative extension, and large scale development being subsequently approved for the project, the development did not occur. In May of 2020 the property was sold to Fayetteville Public Schools. Surrounding land use and zoning is depicted in Table 1.

**Table 1:**  
**Surrounding Land Use and Zoning**

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>
North	Undeveloped/Agricultural	CS, Community Services; NC, Neighborhood Conservation
South	Undeveloped/Agricultural	CS, Community Services; NC, Neighborhood Conservation; RSF-1, Residential Single-family, 1 Unit per Acre
West	Under Construction (Mixed Residential)	CS, Community Services;
East	Undeveloped	RSF-1, Residential Single-family, 1 Units per Acre

*Request:* The request is to rezone the subject property from NC and CS to P-1, Institutional. The applicant has stated in their request letter that this rezoning is necessary to facilitate development of the property with a school.



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

## INFRASTRUCTURE:

- Streets:** The property has frontage along South Ruppel Road and South Dinsmore Trail. Ruppel is a fully-improved Regional Link street with curb and gutter, asphalt paving, and sidewalk. A multi-use trail currently runs along the western edge of the Ruppel right-of-way. Dinsmore is an unimproved Neighborhood Link with asphalt paving. Any street or drainage improvements required in these areas would be determined at the time of development proposal.
- Water:** Public water is available to the site. An 8-inch water main is present along the west side of South Dinsmore Trail.
- Sewer:** Public sanitary sewer is not available to the site.
- Drainage:** While no portion of the subject property lies within a FEMA designated 100-year floodplain, the Hillside-Hilltop Overlay District (HHOD), or a Streamside Protection Zone, hydric soils are present throughout the property. Any additional improvements or requirements for drainage would be determined at the time of development.
- Fire:** The Fire Department did not express any concerns with this request. The property will be protected by Station 7, located at 835 N. Ruppel Road with an anticipated response time of approximately 6.2 minutes. This is within the response time goal of six minutes for an engine and eight minutes for a ladder truck.
- Police:** The Police Department did not express any concerns with this request.

CITY PLAN 2030 FUTURE LAND USE PLAN: *City Plan 2040 Future Land Use Plan designates the property as **Residential Neighborhood Area** and **City 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 Areas encourage 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 Neighborhood Areas** are more densely developed than residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single family to multifamily. Non-residential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. 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 4 out of 12 for the subject property. Per the Planning Commission's Infill Matrix weighting, this represents a score of 4.5 out of 17. The following elements of the matrix contribute to the score:

- Partially within a Master Plan Area/Appropriate Land Use (City Neighborhood Area)
- Near Trail (Ripple Road Trail)
- Near Park (Holland Park, Centennial Park)
- Near Water Main (Dinsmore)

## 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:*** Current land uses in immediate proximity to the subject property are either undeveloped or in some stage of residential development. Along the wider Ripple corridor to the north and south are residential subdivisions interspersed with institutional uses, like Owl Creek Elementary and the Boys and Girls Club. Staff finds the permitted uses in the P-1 district, ranging from daycares and schools to community centers and churches, to be complimentary of the existing, under development, and potential uses in the area.

***Land Use Plan Analysis:*** Staff finds that the proposal is marginally consistent with the goals in City Plan 2040. The future land use map designations on the property, Residential Neighborhood Area and City Neighborhood Area, are intended to facilitate a diversity of housing and a variety of uses respectively. The P-1 zoning district on the other hand, is inherently restrictive, limiting permitted uses to those of an institutional nature. While institutional activities are generally compatible with the uses found in urban and suburban areas, and often at their most effective along connecting corridors, the single-use nature of the zoning district makes development of a compact, connected, and complete neighborhood difficult. Staff's mixed findings extend to other aspects of City Plan 2040 and its associated goals, where the property's remoteness effectively requires vehicle access, but also affords the opportunity for a school along a major connecting corridor, adjacent to a trail, and with access to Centennial Park.

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

**Finding:** The applicant has requested the zoning change to have greater flexibility in developing the property with a new school. Under the property's current split zoning, a school is allowed by-right in the approximately seven acres zoned CS, but by conditional use in the remaining 15 acres zoned NC. While staff would prefer to retain the CS zoning along the property's Ripple Road frontage, there is also acknowledgement that a conditional use permit would be required to use the property as desired, and that this represents a distinct challenge in preliminary design, day-to-day use, and the flexibility needed to operate and master plan a school campus.

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

**Finding:** Rezoning the property to P-1 has the potential to increase traffic on Ruppel Road. However, Ruppel is a fully developed Regional Link which can support the likely increase associated with uses permitted in P-1. The possibility of increased traffic danger and congestion will not be appreciable.

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 P-1 zoning district does not permit by-right residential uses. Accordingly, rezoning the property from CS and NC to P-1 will not increase the potential population density. The overall 23-acre property has access to existing water, but not sanitary sewer. Lack of sanitary sewer access remains a common condition for properties on both sides of Ruppel, with development in the area gradually extending public mains. As for the project's impact on school capacity, the proposal is in itself a response to increasing attendance in the Fayetteville Public School District and the growing load on school facilities in west Fayetteville that mirrors development in the area.

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-2020-000021 to the City Council with a recommendation of approval.

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**PLANNING COMMISSION ACTION:** Required YES

Date: December 14, 2020

☐ Tabled

☒ Forwarded

☐ Denied

Motion:

***SEE BELOW***

Second:

Vote:

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**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Unified Development Code:
  - §161.22 – Community Services
  - §161.29 – NC, Neighborhood Conservation
  - §161.32 - Institutional
- Request letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

**#1. Motion: Belden, to deny**

**Second: Hoffman**

**Vote: 2-5-0, Commissioners Brown, Johnson, Paxton, Garlock, and Canada voted 'no'**

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**#2. Motion: Johnson, recommending CS across the breadth of the site rather than P-1.**

**Second: Hoffman**

**Vote: 4-3-0, Commissioners Brown, Garlock, and Canada voted 'no'**

## 161.22 - Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production

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 14	Hotel, motel and amusement services
Unit 16	Shopping goods

Unit 17	Transportation, trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Dwelling	18 feet
All others	None

(2) *Lot Area Minimum.* None.

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

(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—9, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17; Ord. No. [6223](#), §1, 9-3-19)

## 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.*

All dwelling types	40 feet
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(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
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(Ord. No. 5128, 4-15-08; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. [5800](#), §1(Exh. A), 10-6-15>; 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; Ord. No. [6211](#), §1, 8-6-19)



### 161.32 - District P-1, Institutional

(A) *Purpose.* The Institutional District is designed to protect and facilitate use of property owned by larger public institutions and church related organizations.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.* None.

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

(E) *Setback Regulations.*

Front	30 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Side	20 feet
Side, when contiguous to a residential district	25 feet
Rear	25 feet
Rear, from center line of public alley	10 feet

- (F) *Height Regulations.* There shall be no maximum height limits in P-1 Districts, provided, however, 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 60% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1965, App. A., Art. 5(XI); Ord. No. 2603, 2-19-80; Ord. No. 2621, 4-1-80; Ord. No. 1747, 6-29-70; Code 1991, §160.042; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5073, 11-06-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. [5800](#), §1(Exh. A), 10-6-15; Ord. No. [5945](#), §§5, 7, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17; [Ord. No. 6245](#), §2, 10-15-19)



**JORGENSEN**  
**+ASSOCIATES**  
Civil Engineering · Surveying

**RZN-2020-000021**

## **Request Letter**

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)  
Established 1985

October 28, 2020

City of Fayetteville  
113 W. Mountain  
Fayetteville, AR 72701

Attn: Development Services  
Re: Rezoning

Please accept this request to rezone parcels 765-16271-102 & 765-22366-702. This tract of land has a split zoning of CS and NC, however, the desire is to rezone all of this land to P-1. This requested zoning is appropriate and compatible with the surrounding properties and uses. Since Ruppel Road has been constructed, there has been a strong growth pattern in the area and with the Fayetteville Public School purchasing this particular property, the sustained growth in the area supports the need for the School to be built. By rezoning this property, the School will be able to develop by-right in a fashion appropriate for its end use.

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

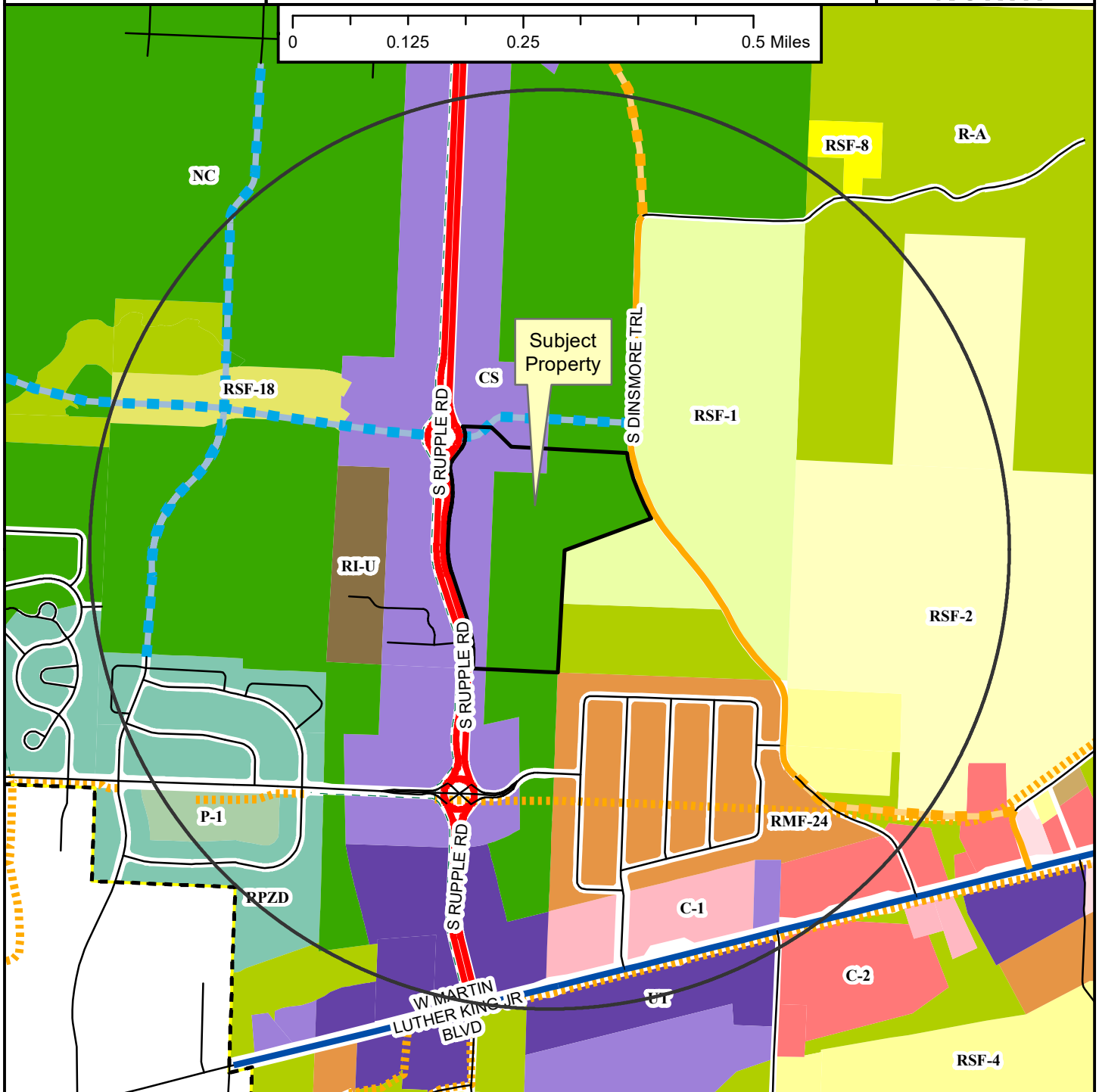
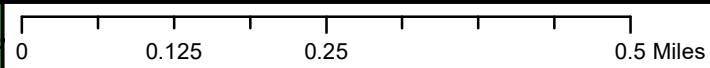
Thanks,

Blake Jorgensen, PE  
Jorgensen + Associates

RZN-2020-000021

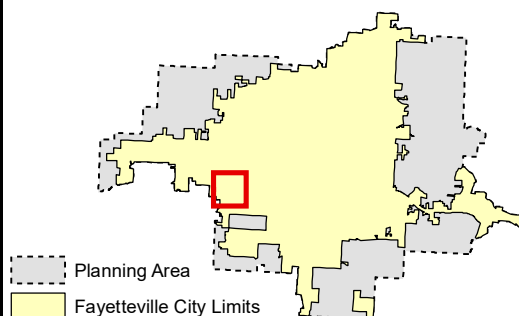
# Fay. School District

One Mile View



## Legend

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

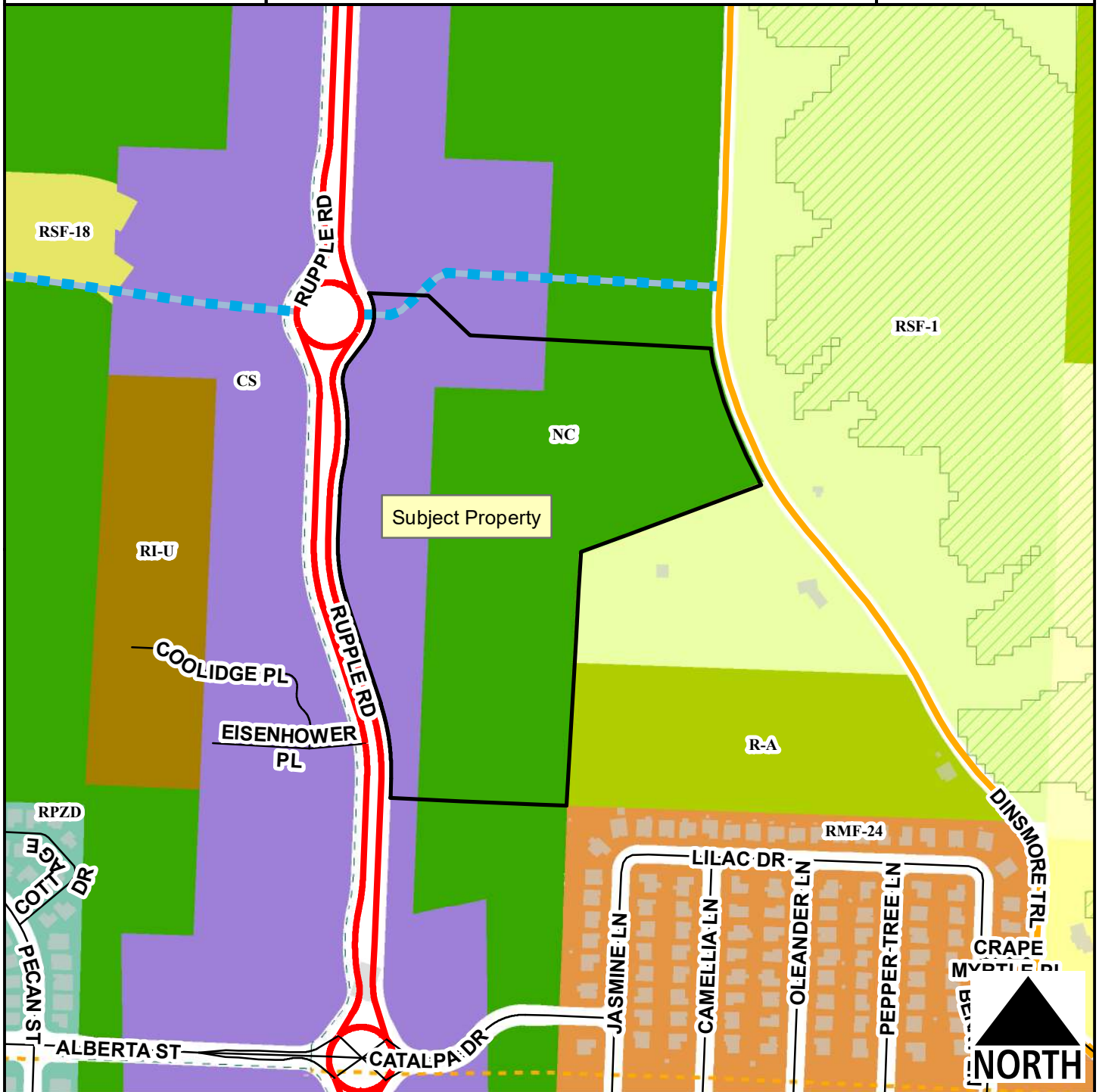


- |  |   |
|--|---|
| <b>Zoning</b><br><b>RESIDENTIAL SINGLE-FAMILY</b><br>NS-G<br>RI-U<br>RI-12<br>NS-L<br>Residential-Agricultural<br>RSF-5<br>RSF-1<br>RSF-2<br>RSF-4<br>RSF-7<br>RSF-8<br>RSF-18<br><b>RESIDENTIAL MULTI-FAMILY</b><br>RMF-6<br>RMF-12<br>RMF-18<br>RMF-24<br>RMF-40<br><b>INDUSTRIAL</b><br>I-1 Heavy Commercial and Light Industrial | I-2 General Industrial<br><b>EXTRACTION</b><br>E-1<br><b>COMMERCIAL</b><br>Residential-Office<br>C-1<br>C-2<br>C-3<br><b>FORM BASED DISTRICTS</b><br>Downtown Core<br>Urban Thoroughfare<br>Main Street Center<br>Downtown General<br>Community Services<br>Neighborhood Services<br>Neighborhood Conservation<br><b>PLANNED ZONING DISTRICTS</b><br>Commercial, Industrial, Residential<br><b>INSTITUTIONAL</b><br>P-1 |
|--|---|

RZN-2020-000021

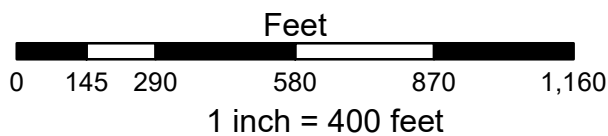
# Fay. School District

Close Up View



## Legend

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



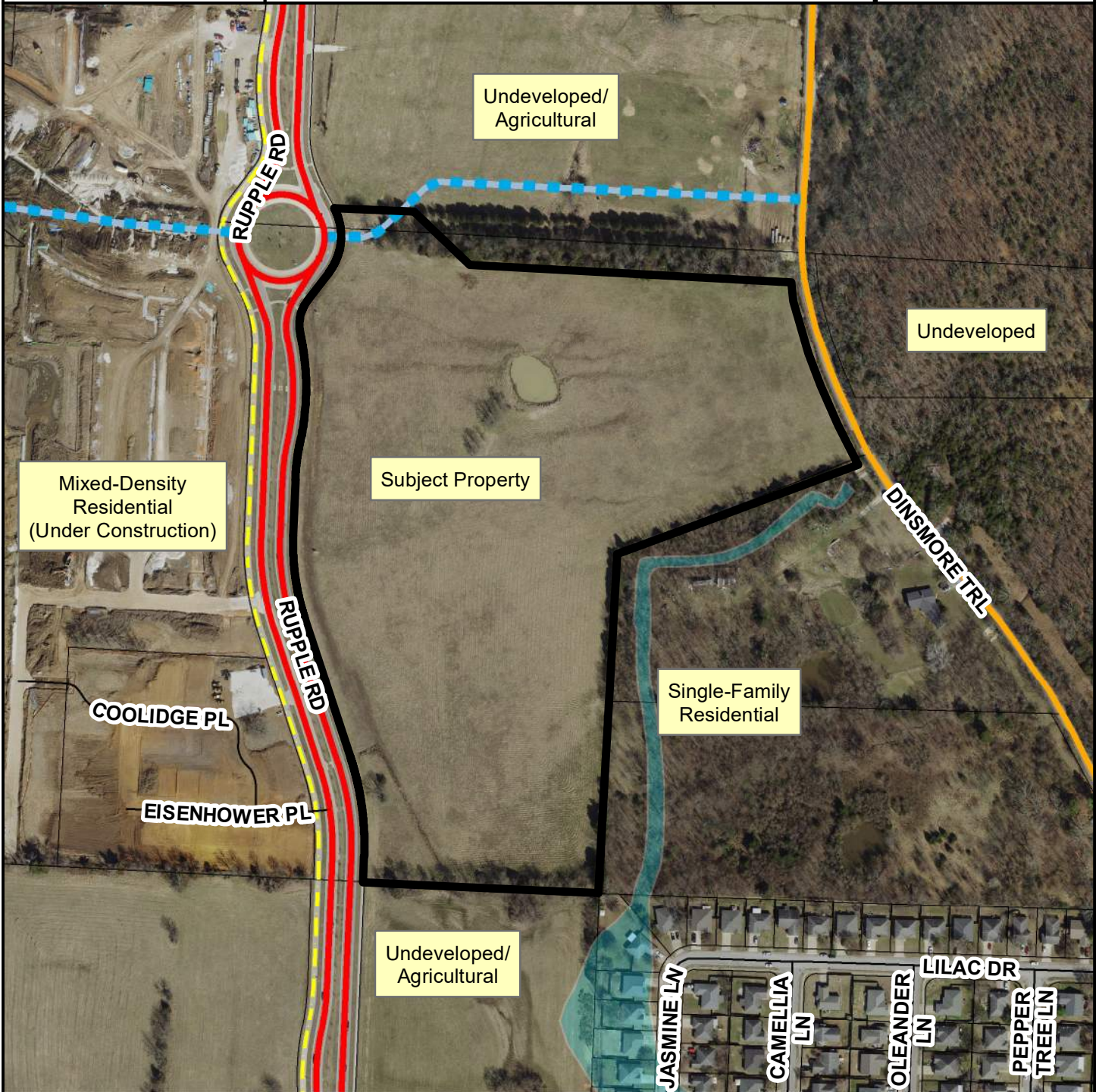
- Residential-Agricultural
- RSF-1
- RSF-2
- RSF-4
- RSF-18
- RI-U
- RMF-24
- Community Services
- Neighborhood Conservation
- Commercial, Industrial, Residential



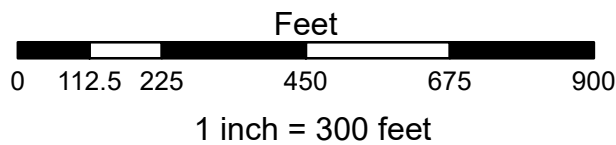
RZN-2020-000021

# Fay. School District

Current Land Use



- Shared Use Paved Trail
- Planning Area
- Fayetteville City Limits



## FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

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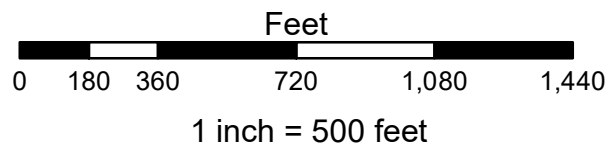
# Fay. School District

Future Land Use



## Legend

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



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