

City of Fayetteville Staff Review Form

2022-0793

Legistar File ID

9/20/2022

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

Jonathan Curth

9/2/2022

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2022-0032: Rezone (115 & 121 S. UNIVERSITY AVE./ROBSON, 522): Submitted by MARCIA ROBSON for property located at 115 & 121 S. UNIVERSITY AVE. in WARD 2. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the property to MSC, MAIN STREET CENTER.

Budget Impact:

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

V20210527

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF SEPTEMBER 20, 2022

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Planner

DATE: September 2, 2022

SUBJECT: RZN-2022-0032: Rezone (115 & 121 S. UNIVERSITY AVE./ROBSON, 522):
Submitted by MARCIA ROBSON for property located at 115 & 121 S. UNIVERSITY AVE. in WARD 2. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the property to MSC, MAIN STREET CENTER.

RECOMMENDATION:

City Planning staff recommend denial of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'. The Planning Commission recommend approval to rezone the subject property to DG, Downtown General.

BACKGROUND:

The subject property is located near downtown Fayetteville approximately 800 feet south of West Center Street on the west side of South University Avenue. The property contains two parcels totaling 0.60 acres and three single-family dwellings which were built between 1936 and 1950. A slope in excess of 15% is present on site, though no portion of the property is located within the Hillside/Hilltop Overlay District.

Request: The request is to rezone the property from RMF-40, Residential Multi-Family, 40 Units per Acre to MSC, Main Street/Center. The applicant has stated that rezoning the property to MSC would allow them to split the existing dwelling units onto individual lots, and it would provide greater flexibility in land uses.

Public Comment: Staff received one phone call from a neighbor who expressed their support for the applicant's request and inquired about rezoning their property to MSC as well.

Land Use Compatibility: Staff finds the proposed zoning to be somewhat compatible with surrounding land uses. MSC, Main Street/Center is a zoning district that is intended to be more spatially compact than other districts such as DG or NC, with multi-story buildings that accommodate a mix of land uses such as apartments or offices above shops. The existing RMF-40 zoning district is primarily intended to protect existing high-density multi-family development and to encourage additional development of that type where desirable. The subject property is located mid-block along an unimproved street with alley access and is surrounded by a variety of single- and multi-family residences. Since the subject property is situated in a neighborhood that

has an established low-density residential character, staff finds that a rezoning to MSC, which would allow for increased density and nonresidential uses, may not be appropriate at this time. The current RMF-40 zoning district is fairly permissive as it allows up to 24 dwelling units on the property and building heights of up to five stories, though only residential land uses are allowed by right. By comparison, the MSC zoning district has no density limitation and allows building heights of up to seven stories as well as a variety of nonresidential and commercial land uses such as restaurants, retail, and auto repair shops. While both zoning districts allow for development that is out of scale with the surrounding neighborhood, staff finds that a rezoning would not be suitable in this instance since it would allow for a variety of nonresidential land uses that are not directly compatible with the area.

However, the applicant is pursuing a rezoning to MSC in order to have the reduced setbacks and lot width necessary to split their property so that each house can be on an individual lot. Currently, the RMF-40 zoning district requires a minimum lot width of 30 feet for single-family dwellings and a side setback of five feet. The proposed MSC zoning district requires a minimum lot width of 18 feet for single-family dwellings and has no side setback. Staff finds that there are alternatives available to the applicant that would allow them to subdivide their property as desired without needing to rezone to MSC. Other zoning districts such as RI-U and DG would allow for reduced lot widths, and DG, which is less permissive in terms of land use, has the same setback regulations as MSC. Creating a tandem lot is another option available to the applicant.

Land Use Plan Analysis: Staff finds the proposed zoning to be somewhat inconsistent with the City's land use planning objectives, principles, and policies. While the property has a high infill score of 12 and is near public services, the existing RMF-40 zoning district would allow for appropriate residential infill. A rezoning to MSC has the potential to introduce nonresidential uses mid-block along an unimproved street, University Avenue, which is set to become a dead-end with the closure of the railroad crossing to the south. Thus, any new development is not likely to result in increased connectivity.

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

- 4 Minute Fire Response (Station #1, 303 W. Center St.)
- Near Sewer Main (8" main, South University Avenue)
- Near Water Main (6" main, East Spring Street)
- Near Grocery Store (Walmart Neighborhood Market)
- Near Public School (Fayetteville High School)
- Near U of A Main Campus
- Near City Park (Fay Jones Woods)
- Near Paved Trail (Frisco Trail)
- Near ORT Bus Stop (Route 20)
- Near Razorback Transit (Route 13)
- Appropriate Future Land Use (City Neighborhood Area)
- Sufficient Intersection Density (Greater than 140 intersections/square mile)

DISCUSSION:

At the August 22, 2022 Planning Commission meeting, a vote of 6-1-0 forwarded this request to City Council with a recommendation to rezone the property to DG, Downtown General. Commissioner Johnson made the motion and Commissioner McGetrick seconded. While commissioners expressed few concerns about the applicant's request to rezone to MSC, they voted to forward the request with a recommendation to rezone to DG since that zoning district is

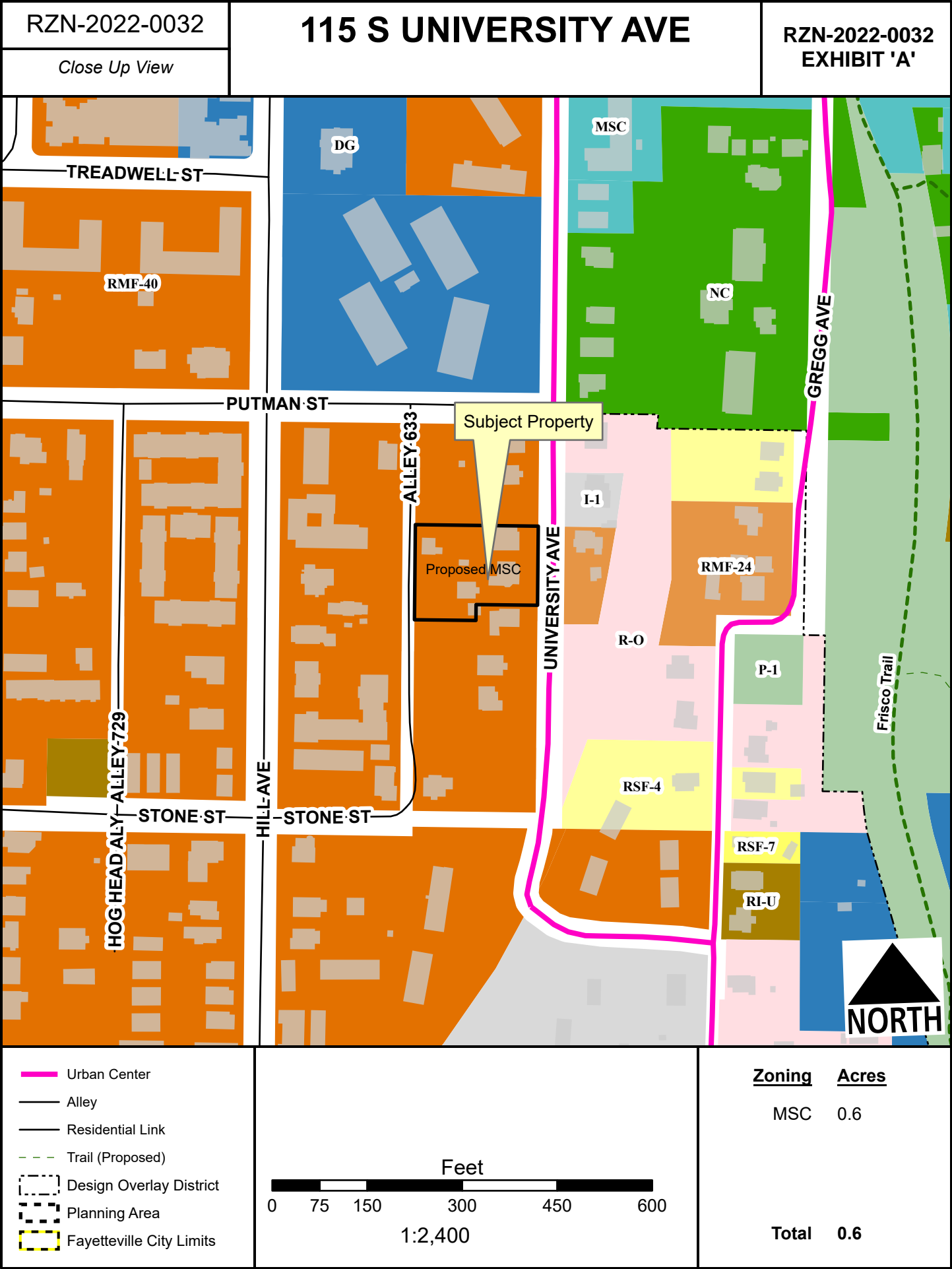
less permissive in terms of land use and still provides the lot width and setbacks desired by the applicant. Commissioner Garlock, voting in opposition, expressed concerns about MSC and DG not having a residential density limitation. No public comment was offered at the meeting.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS:

- Exhibit A
- Exhibit B
- Planning Commission Staff Report



RZN-2022-0032
EXHIBIT 'B'

REZONE DESCRIPTION:

16 - 16 - 30

LOT 21 IN BLOCK 4 OF PUTMAN'S ADDITION, SUBDIVISION: 07320 NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 16

AND

LOT 20 AND THE N $\frac{1}{2}$ OF LOT 19 IN BLOCK 4 OF PUTMAN'S ADDITION

AND

THE W $\frac{1}{2}$ OF THE S $\frac{1}{2}$ OF LOT 19 BLOCK 4 OF PUTMAN'S ADDITION



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Planner

MEETING DATE: August 22, 2022 (Updated with results from PC hearing)

SUBJECT: **RZN-2022-0032: Rezone (115 & 121 S. UNIVERSITY AVE./ROBSON, 522):** Submitted by MARCIA ROBSON for property located at 115 & 121 S. UNIVERSITY AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the property to MSC, MAIN STREET CENTER.

RECOMMENDATION:

Staff recommends denial of **RZN-2022-0032** based on the findings herein.

RECOMMENDED MOTION:

*"I move to deny **RZN-2022-0032**."*

BACKGROUND:

The subject property is located near downtown Fayetteville approximately 800 feet south of West Center Street on the west side of South University Avenue. The property contains two parcels totaling 0.60 acres and three single-family dwellings which were built between 1936 and 1950. A slope in excess of 15% is present on site, though no portion of the property is located within the Hillside/Hilltop Overlay District. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Undeveloped	RMF-40, Residential Multi-Family, 40 Units per Acre
South	Single-Family Residential	RMF-40, Residential Multi-Family, 40 Units per Acre
East	Single-Family Residential	RMF-40, Residential Multi-Family, 40 Units per Acre
West	Multi-Family Residential	RMF-40, Residential Multi-Family, 40 Units per Acre

Request: The request is to rezone the property from RMF-40, Residential Multi-Family, 40 Units per Acre to MSC, Main Street/Center. The applicant has stated that rezoning the property to MSC would allow them to split the existing dwelling units onto individual lots, and it would provide greater flexibility in land uses.

Public Comment: Staff received one phone call from a neighbor who expressed their support for the applicant's request and inquired about rezoning their property to MSC as well.

INFRASTRUCTURE:

- Streets:** The subject property has frontage along South University Avenue, a partially-improved Urban Center street with asphalt paving and open ditches. Any street improvements required in these areas would be determined at the time of development proposal.
- Water:** Public water is available to the subject property. An existing six-inch water main is present in the center of South University Avenue.
- Sewer:** Sanitary sewer is available to the subject property. An existing eight-inch sewer main is present on the west side of South University Avenue.
- Drainage:** No portion of the subject property lies within the Hillside-Hilltop Overlay District or a streamside protection zone, and no FEMA-designated floodplains or hydric soils are present. Any additional improvements or requirements for drainage would be determined at the time of development.
- Fire:** Station 1, located at 303 W. Center St., protects this site. The property is located approximately 0.40 miles from the fire station with an anticipated drive time of approximately two 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 one 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 six minutes for an engine and eight minutes for a ladder truck.
- Police:** The Police Department did not comment on this request.

Tree Preservation:

The requested zoning district, MSC, Main Street/Center, requires **10% minimum canopy preservation**. The current zoning district, RMF-40, Residential Multi-Family, 40 Units per Acre, requires **20% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: The 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. Nonresidential 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 **12** for this site with a weighted score of **15.5**. The following elements of the matrix contribute to the score:

- 4 Minute Fire Response (Station #1, 303 W. Center St.)
- Near Sewer Main (8" main, South University Avenue)
- Near Water Main (6" main, East Spring Street)

- Near Grocery Store (Walmart Neighborhood Market)
- Near Public School (Fayetteville High School)
- Near U of A Main Campus
- Near City Park (Fay Jones Woods)
- Near Paved Trail (Frisco Trail)
- Near ORT Bus Stop (Route 20)
- Near Razorback Transit (Route 13)
- Appropriate Future Land Use (City Neighborhood Area)
- Sufficient Intersection Density (Greater than 140 intersections/square mile)

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 finds the proposed zoning to be somewhat compatible with surrounding land uses. MSC, Main Street/Center is a zoning district that is intended to be more spatially compact than other districts such as DG or NC, with multi-story buildings that accommodate a mix of land uses such as apartments or offices above shops. The existing RMF-40 zoning district is primarily intended to protect existing high-density multi-family development and to encourage additional development of that type where desirable. The subject property is located mid-block along an unimproved street with alley access and is surrounded by a variety of single- and multi-family residences. Since the subject property is situated in a neighborhood that has an established low-density residential character, staff finds that a rezoning to MSC, which would allow for increased density and nonresidential uses, may not be appropriate at this time. The current RMF-40 zoning district is fairly permissive as it allows up to 24 dwelling units on the property and building heights of up to five stories, though only residential land uses are allowed by right. By comparison, the MSC zoning district has no density limitation and allows building heights of up to seven stories as well as a variety of nonresidential and commercial land uses such as restaurants, retail, and auto repair shops. While both zoning districts allow for development that is out of scale with the surrounding neighborhood, staff finds that a rezoning would not be suitable in this instance since it would allow for a variety of nonresidential land uses that are not directly compatible with the area.

However, the applicant is pursuing a rezoning to MSC in order to have the reduced setbacks and lot widths necessary to split their property so that each dwelling can be on an individual lot. Currently, the RMF-40 zoning district requires a minimum lot width of 30 feet for single-family dwellings and a side setback of five feet. The proposed MSC zoning district requires a minimum lot width of 18 feet for single-family dwellings and has a side setback of zero feet. Staff finds that there are alternatives available to the applicant that would allow them to subdivide their property as desired without needing to rezone to MSC. Other zoning districts such as RI-U and DG would allow for reduced lot widths, and DG, which is less permissive in

terms of land use, has the same setback regulations as MSC. Creating a tandem lot is another option available to the applicant.

Land Use Plan Analysis: Staff finds the proposed zoning to be somewhat inconsistent with the City's land use planning objectives, principles, and policies. While the property has a high infill score of 12 and is in close proximity to public services, the existing RMF-40 zoning district would allow for appropriate residential infill. A rezoning to MSC has the potential to introduce nonresidential uses mid-block along an unimproved street, University Avenue, which is set to become a dead-end with the closure of the railroad crossing to the south. Thus, any new development is not likely to result in increased connectivity.

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

Finding: Staff finds that the proposed zoning is not needed at this time. The current zoning of RMF-40 is fairly permissive in terms of setbacks, lot widths, and residential density, and a rezoning to MSC would allow for increased buildings heights and nonresidential uses in an established low-density residential neighborhood. While the applicant has stated that a rezoning is needed in order to subdivide the property, staff finds that there are more compatible alternatives available such as creating a tandem lot or requesting a lower-intensity zoning.

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

Finding: The proposed zoning is not likely to create or appreciably increase traffic danger or congestion when compared to the existing zoning. Residential uses have firm parking requirements with some permitted reductions while nonresidential uses have no minimum parking requirement. So, any new residential development, whether under the current or proposed zoning, would have the potential to impact traffic danger or congestion. While the subject property has frontage along University Avenue, an unimproved Urban Center street, the property also has direct access to an alley and any new development could improve urban form and traffic safety by rear-loading parking and removing the existing non-conforming spaces along University Avenue. Any increase in traffic danger or congestion would be fully evaluated and mitigated at the time of development review.

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 RMF-40 to MSC has the potential to increase population density when considering that MSC does not have a residential density limitation. However, given the size of the property and the City's parking, tree preservation, and stormwater ordinance, any new residential development, whether under the current or proposed zoning, is likely to be

limited and not have an adverse impact on public services. Fayetteville Public Schools did not comment on this request.

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 denial of RZN-2022-0032.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>August 22, 2022</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied		
Motion: Johnson		with a recommendation to rezone to DG, Downtown General			
Second: McGetrick					
Vote: 6-1-0					

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code:
 - §161.17 – District RMF-40, Residential Multi-Family – Forty (40) Units Per Acre
 - §161.27 – Main Street/Center
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.17 District RMF-40, Residential Multi-Family - Forty (40) Units Per Acre

(A) *Purpose.* The RMF-40 Multi-family Residential District is designated to protect existing high density multi-family development and to encourage additional development of this type where it is desirable.

(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
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by CUP
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 occupation
Unit 25	Professional offices
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	Forty (40) or less
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(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	30 feet
Two (2) family	30 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	2,500 square feet
Two (2) family	3,000 square feet
Three (3) or more	7,000 square feet
Fraternity or Sorority	1 acre

(3) *Land Area Per Dwelling Unit.*

Manufactured Home	3,000 square feet
Fraternity of Sorority	500 square feet per resident

(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*
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* 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(IV); Ord. No. 2320, 4-5-77; Ord. No. 2700, 2-2-81; Ord. No. 1747, 6-29-70; Code 1991, §160.034; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; 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. 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; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6427, § 2, adopted April 20, 2021, "determines that this ordinance and all amendments to Code sections ordained or enacted by this ordinance shall automatically sunset, be repealed, terminated, and become void twenty (20) months after the passage and approval of this ordinance, unless prior to that date, the City Council amends this ordinance to repeal this sunset, repeal and termination section."

161.27 Main Street/Center

(A) *Purpose.* A greater range of uses is expected and encouraged in the Main Street/Center. The Center is more spatially compact and is more likely to have some attached buildings than Downtown General or Neighborhood Conservation. Multi-story buildings in the Center are well-suited to accommodate a mix of uses, such as apartments or offices above shops. Lofts, live/work units, and buildings designed for changing uses over time are appropriate for the Main Street/Center. The Center is within walking distance of the surrounding, primarily residential areas. For the purposes of Chapter 96: Noise Control, the Main Street/Center district is a commercial zone.

(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 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor stores
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

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 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
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 (all unit types)	18 feet
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(2) *Lot Area Minimum.* None.

(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	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Minimum Buildable Street Frontage.* 75% of lot width.

(G) *Building Height Regulations.*

Building Height Maximum	5 stories/7 stories*
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* A building or a portion of a building that is located between 0 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or a portion of a building that is located greater than 15 feet from the master street plan right-of-way line shall have a maximum height of seven (7) stories.

(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5042, 8-07-07; 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—9, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6223 , §1, 9-3-19; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

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Statement of Compatibility

Neighboring our home at 110 S. University Av we own three rental houses. At present, 121 S. University and 123 S. University are on the same parcel containing a total of 16,920 sq ft.

I imagine 123 was originally designed as a mother-in-law house for 121 as it is set back further from the street. Both houses have their own mail boxes, water meters and trash pick ups. We would like for them to have their own parcels. After much discussion with Ryan Umberger and Gretchen Harrison the consensus was that the best way to accomplish this would be to rezone the property. Main Street Center allows 123 to have it's own dedicated eighteen foot lot on S. University Av. making it easy to separate these two properties. Rezoning these properties will not change the character of the neighborhood. Other

115, 121, 123 p. 5 of 5

zonings including Downtown
General and Main Street Center
presently exist on this street.

PLEASE text me if you have
any concerns.

Sincerely,

Marcia Robson
~~Marcia Robson~~

479-802-2512

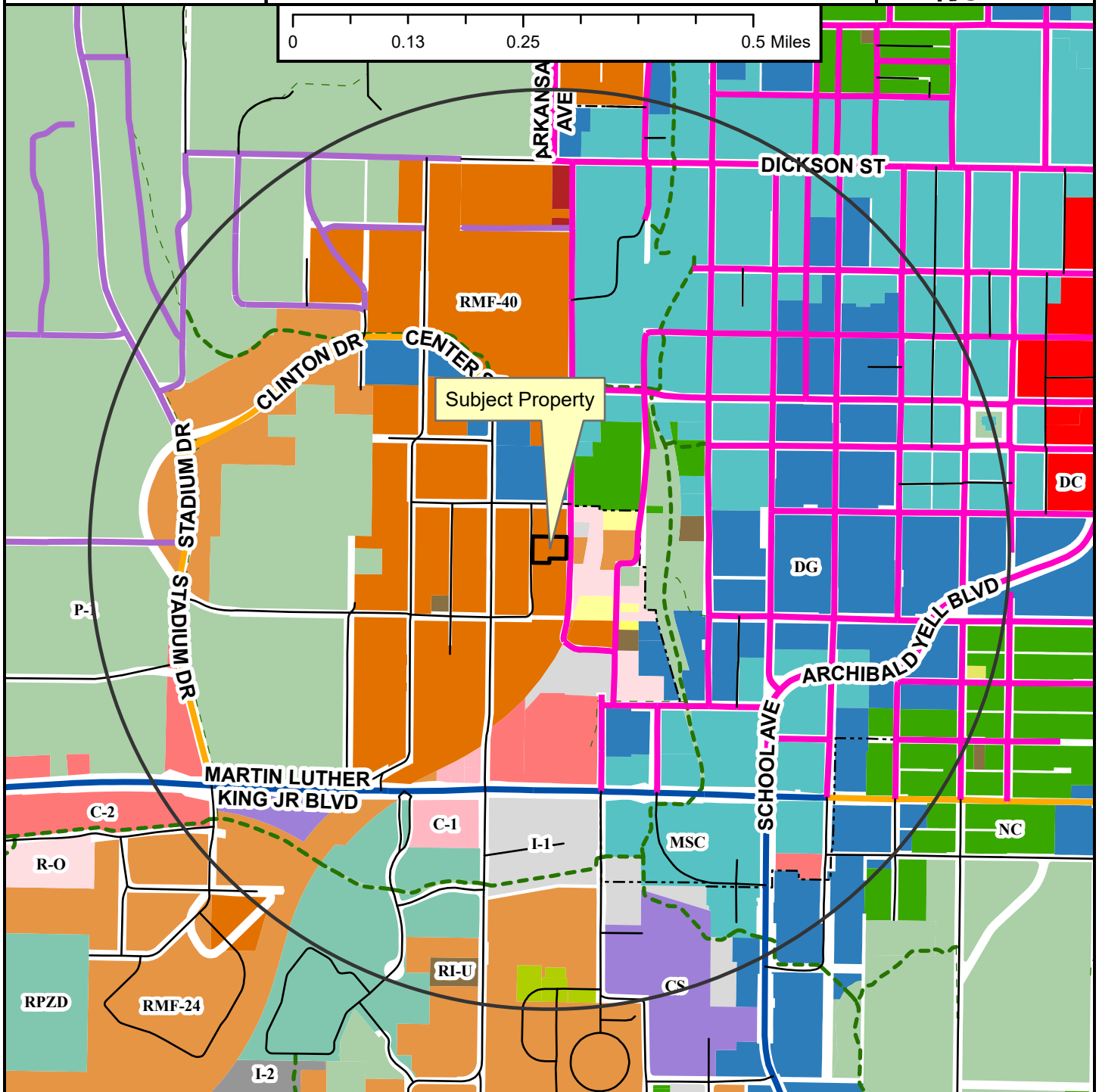
RZN-2022-0032

115 S UNIVERSITY AVE

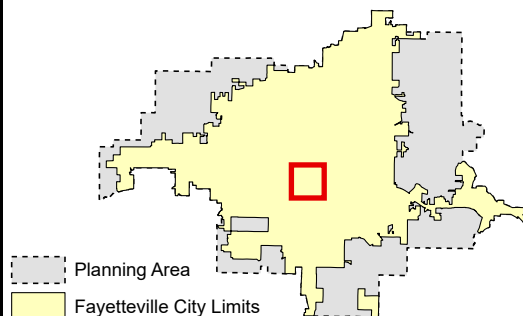
One Mile View



0 0.13 0.25 0.5 Miles



- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area

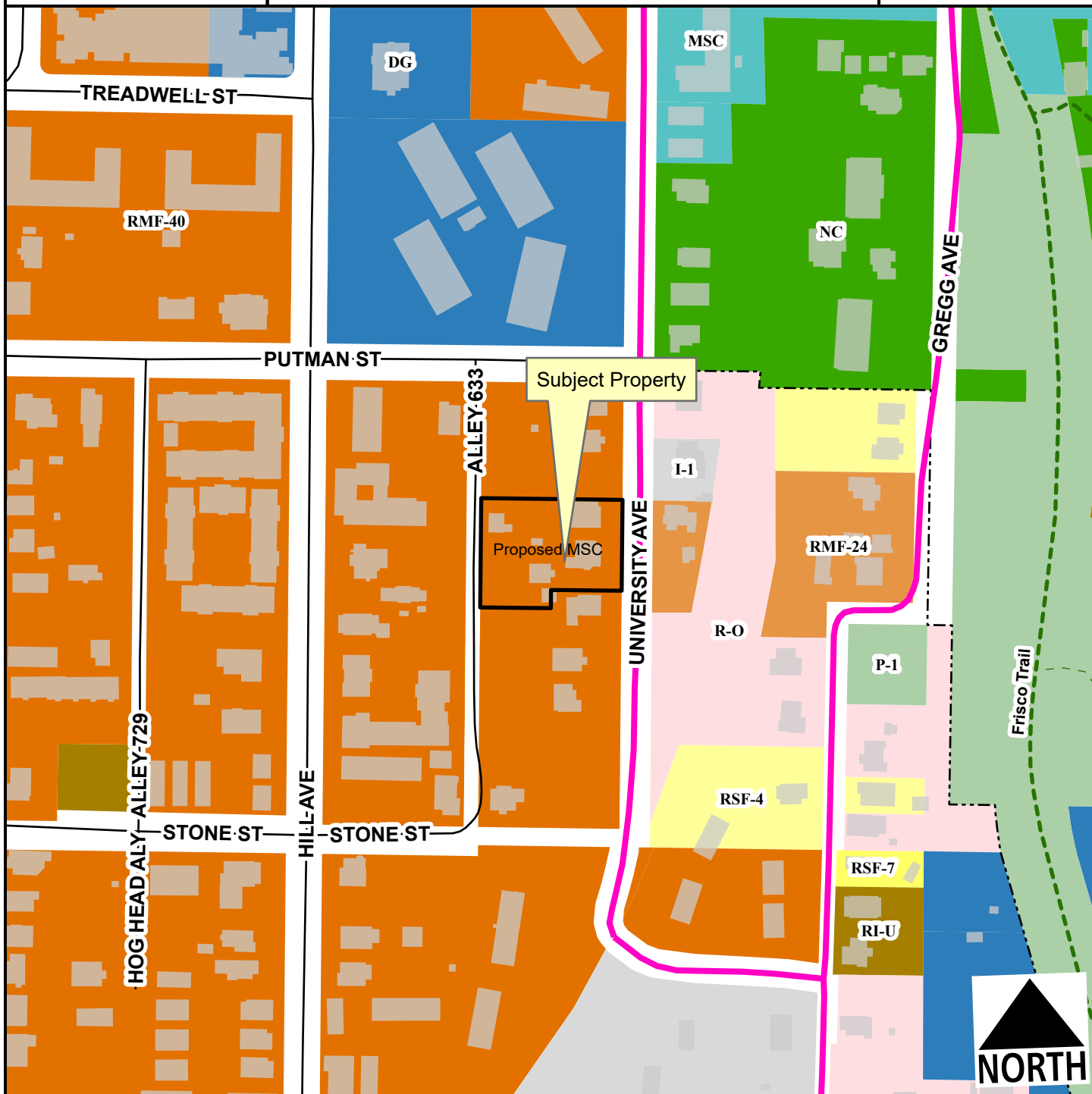


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-5
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18
- RESIDENTIAL MULTI-FAMILY**
- RMF-6
- RMF-12
- RMF-13
- RMF-24
- RMF-40
- INDUSTRIAL**
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial
- 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

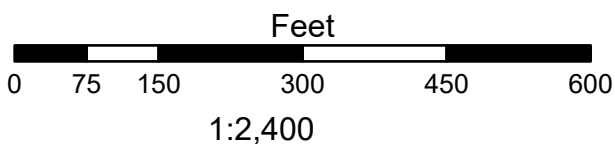
RZN-2022-0032

115 S UNIVERSITY AVE

Close Up View



- Urban Center
- Alley
- Residential Link
- Trail (Proposed)
- Design Overlay District
- Planning Area
- Fayetteville City Limits

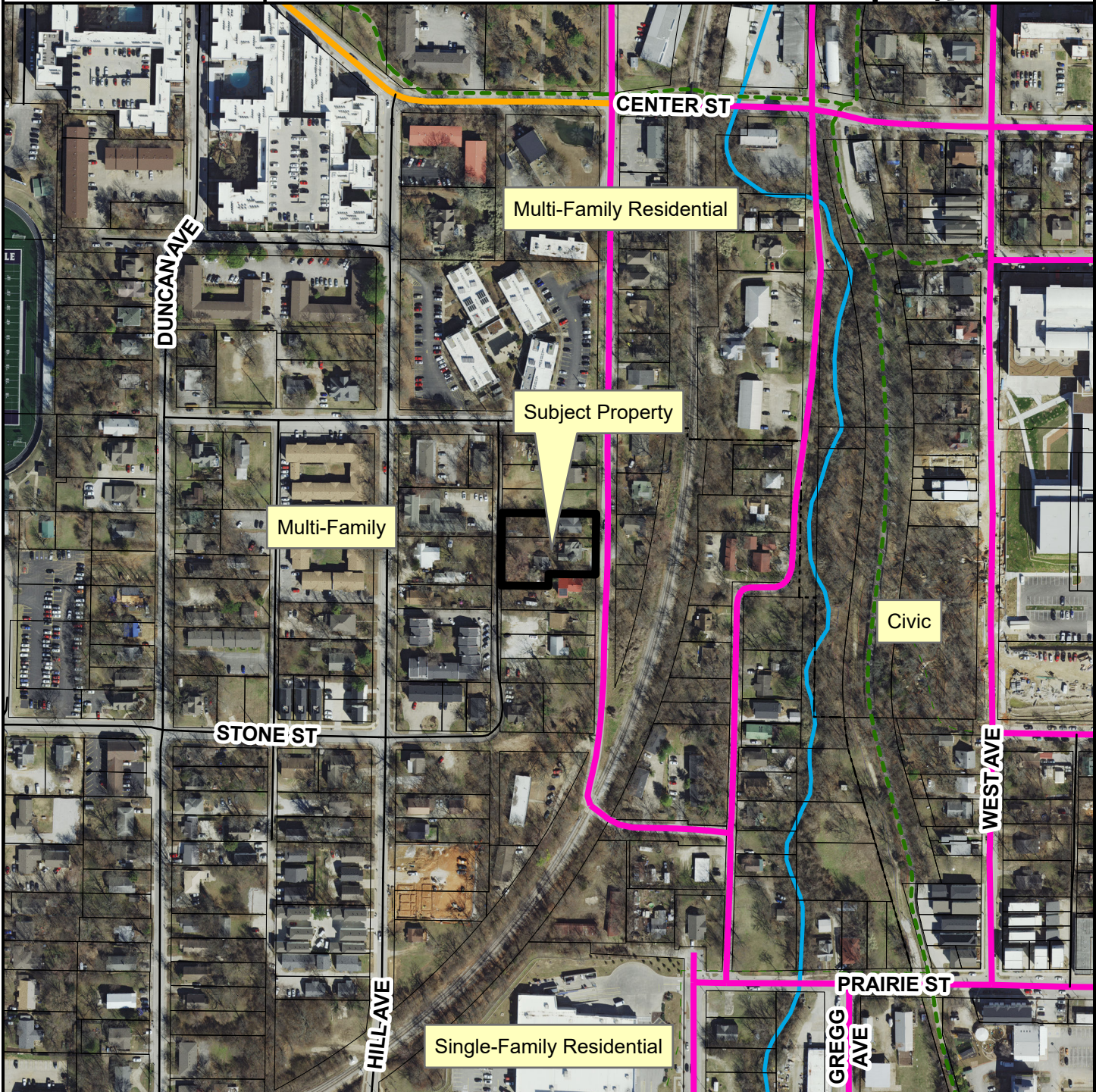


Zoning	Acres
MSC	0.6
Total	0.6

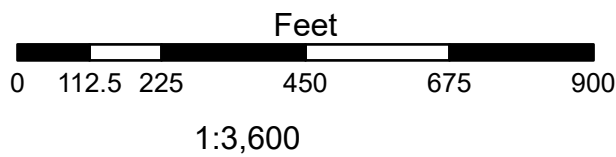
RZN-2022-0032

115 S UNIVERSITY AVE

Current Land Use



- Neighborhood Link
- Urban Center
- Alley
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

