City of Fayetteville Staff Review Form

2022-1077

Legistar File ID

12/6/2022

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

Jonathan Curth	11/18/2022	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN-2022-0045: Rezoning (WEST OF N. BOX AVE/BOX, 372): Submitted by WATKINS, BOYER, GRAY, AND CURRY for property located WEST OF N. BOX AVE in WARD 3. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.81 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE.

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:

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO

MEETING OF DECEMBER 6, 2022

TO: Mayor; Fayetteville City Council

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

FROM: Ryan Umberger, Senior Planner

DATE: November 18, 2022

SUBJECT: **RZN-2022-0045: Rezoning (WEST OF N. BOX AVE/BOX, 372):** Submitted by WATKINS, BOYER, GRAY, AND CURRY for property located WEST OF N. BOX AVE in WARD 3. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.81 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE.

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

BACKGROUND:
The subject properties are located in east Fayetteville, roughly 500 feet north of the intersection of N. Box Avenue and E. Mission Boulevard. The site is composed of portions of three lots on the west side of N. Box Avenue totaling approximately 1.81 acres. The site is currently developed with two single-family dwellings. The properties slope down to the west away from N. Box Avenue on its west at a roughly 12% grade. Just off-site to the west at the bottom of the slope lies the Flynn Creek. Small portions of its associated floodplain can be found along the west boundary.

Request: The request is to rezone the properties from RSF-4, Residential Single-Family, 4 Units per Acre to RI-12, Residential Intermediate, 12 Units per Acre.

Public Comment: Prior to the November 14th Planning Commission meeting but after publication of the staff report, staff received inquiries and public comment in opposition to the request. Issues involved higher vehicle volumes, traffic challenges resulting from large trucks and student pick-up on N. Box Avenue, lack of secondary street access, and the existing character of the neighborhood. Several members of the public spoke during the Planning Commission meeting as well. Neighbors identified issues with the inadequacy of the existing street infrastructure, dangerous traffic conditions near the intersections of N. Box Avenue and N. Crossover Road with E. Mission Boulevard, negative impacts to the environment, and school overcrowding.

Land Use Compatibility: Staff finds the request to be compatible with the surrounding mix of uses. Staff finds the permitted increase in density is incremental and justified given the property's proximity to businesses, schools, and other non-residential services. The site is also near two prominent thoroughfares with service levels that will not noticeably be impacted by additional density. In terms of access, though, N. Box Avenue is a dead-end street. There are no opportunities for cross-connectivity through adjacent developments due to the presence of the Flynn Creek to the west and north, and public schools to the east. Rezoning to RI-12 expands the variety of housing types, ranging from single- up to four-family dwellings by-right. Cluster housing developments are also permitted by-right in RI-12 zoning where they are a conditional use in RSF-4. Staff also finds that the bulk and area regulations are suitable and not out of context with the surrounding properties. Single family developments are permitted the smallest lot size with 50-foot minimum widths and 5,000 square foot minimum areas. Two-family dwellings have the same minimum lot width but require an additional 2,260 square feet in area, and three-family dwellings and above require 90-foot lot widths and 10,890 square foot lots. Structures are limited to three stories in RI-12 zoning, equal to what is allowed in its current district.

Land Use Plan Analysis: Staff finds the proposal to be consistent with the goals in City Plan 2040 and the future land use designation for this location. Rezoning from RSF-4 to RI-12 serves to contribute towards City Plan 2040 goals #1 – Appropriate Infill and 6 – Create Opportunities for Attainable Housing. The site scores moderately on the Infill Scoring Matrix. The proposed rezoning would locate additional residential density on a property with close access to basic development needs such as water and sewer. The property is also proximate to groceries and two paved trails. RI-12 aligns with Goal #4 in that it is situated between near prominent non-residential services including the public schools to the east and the Kantz Center and Crossroads Village shopping centers to the west and south, respectively. The proposed zoning district also allows a range of single- to four-family dwellings which may provide opportunities for affordable options beyond what a strictly single-family development would allow. The Future Land Use Map designates the site as a City Neighborhood Area on the west along N. Box Avenue and a Natural area towards the western boundary of the site. The request aligns with the City Neighborhood Area. The small portion of the site that falls within the floodplain and associated Natural Area are extremely limited and mostly encumbered by a 10 foot-wide water/sewer easement which would inhibit that area from being developed anyway.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates 5-7 attributes for this site that may contribute to appropriate infill. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #5, 2979 N. Crossover Road)
- Near Sewer Main (8" sewer main, W. side of the site)
- Near Water Main (2.25" water main, N. Box Avenue)
- Near Grocery Store (Harps, 1780 N. Crossover Road)
- Near Public School (McNair Middle School, Vandergriff Elementary School)
- Near Paved Trail (Mission and Crossover side path trails)
- Appropriate Future Land Use (City Neighborhood Area)

DISCUSSION:
At the November 14, 2022, Planning Commission meeting, a vote of 5-2-0 forwarded the request to City Council with a recommendation of approval. Commissioner Brink made the motion and Commissioner Johnson seconded. Commissioner Garlock was opposed, and suggested rezoning was inappropriate due to traffic conditions and the proximity to the floodplain. Commissioner Madden echoed concerns with the lack of connectivity and less oversight of conditional uses. Commissioner Winston was initially uneasy about a blanket rezoning without further information on the development proposal but ultimately found in favor based on clarification offered by the applicant and dimensional constraints of the site. Commissioner Brink was favorable to the request due to the proximity of services, schools, and sidewalk infrastructure extending to the site. Commissioner Sparkman spoke to her appreciation of the context provided by the neighbors but supported the request finding it to be a marginal increase in density and appropriate given the non-residential uses in the vicinity. Several members of the public spoke during the Planning Commission meeting. Their comments are summarized in the Public Comment section of the report above.

BUDGET/STAFF IMPACT:
N/A

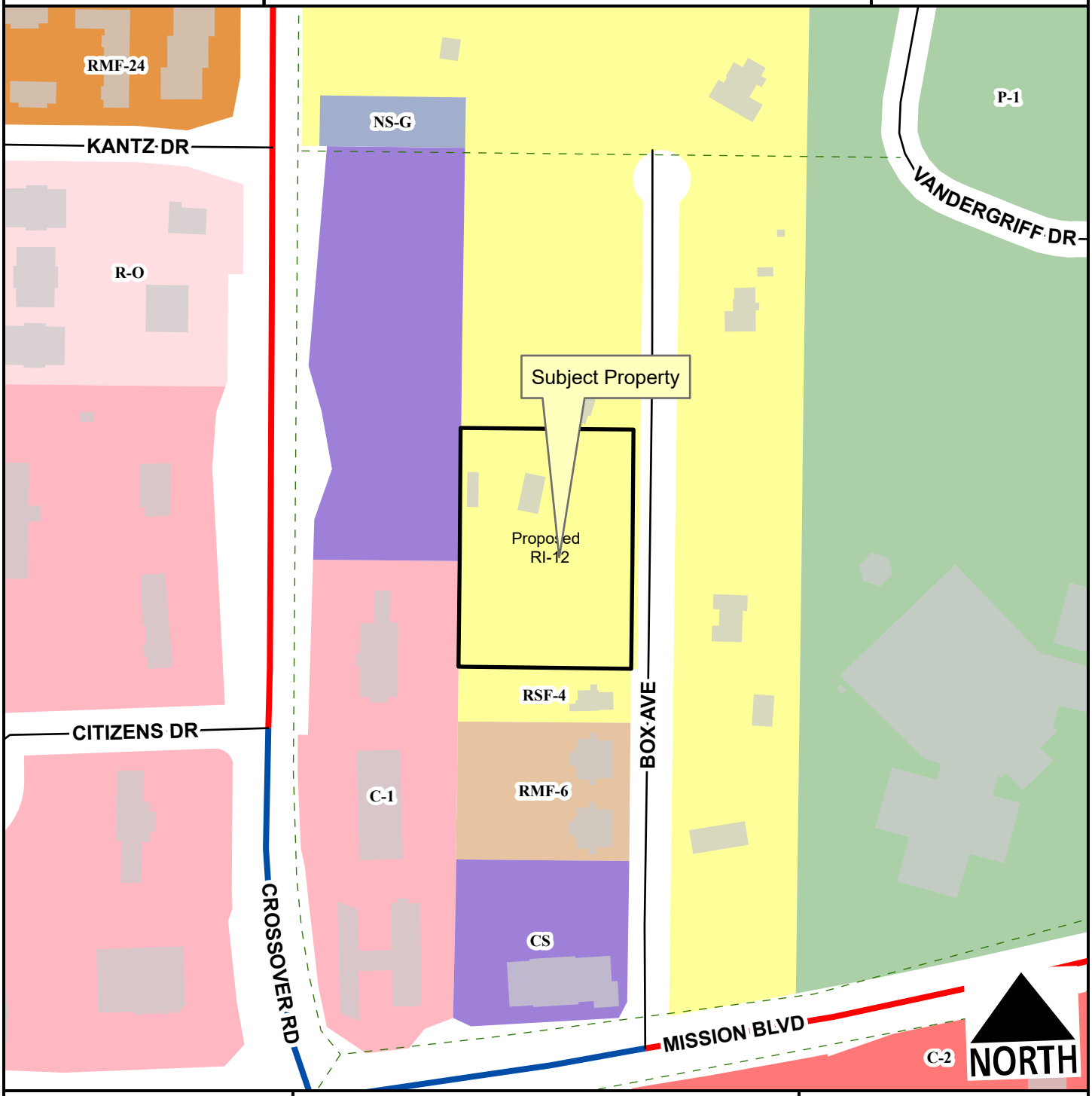
Attachments:
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN-2022-0045

Close Up View

WEST OF N. BOX AVE

EXHIBIT 'A'
RZN-2022-0045



- Regional Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RSF-4	1.8	0.0
RI-12	0.0	1.8

Total 1.8 ac

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 / www.batesnwa.com

EXHIBIT 'B'
RZN-2022-0045

October 17, 2022

RE: Legal description of Lot 2, 3 and the south 30’ of Lot 4, Braden Addition to Fayetteville for a proposed rezoning from RSF-4 to RI-12.

LEGAL DESCRIPTION OF AREA TO BE REZONED TO RSF-8:
ALL OF LOTS 2 AND 3, AND THE SOUTH 30' OF LOT 4 OF BRADEN ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER THE RECORDED PLAT THEREOF FILED IN BOOK 4 AT PAGE 243 AND BOOK 532 AT PAGE 500 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE N02°32'09"E 330.08', THENCE S87°31'08"E 239.16', THENCE S02°31'54"W 330.12', THENCE N87°30'27"W 239.18' TO THE POINT OF BEGINNING, CONTAINING 1.81 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH BOX AVENUE MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Ryan Umberger, Senior Planner

MEETING DATE: November 14, 2022 (Updated with Planning Commission Results)

SUBJECT: **RZN-2022-0045: Rezoning (WEST OF N. BOX AVE/BOX, 372):** Submitted by WATKINS, BOYER, GRAY, AND CURRY for property located at WEST OF N. BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.81 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE.

RECOMMENDATION:
Staff recommends forwarding **RZN-2022-0045** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
"I move to forward **RZN-2022-0045** to City Council with a recommendation of approval."

BACKGROUND:
The subject property is located in east Fayetteville, roughly 500 feet north of the intersection of N. Box Avenue and E. Mission Boulevard. The site is composed of portions of three lots on the west side of N. Box Avenue totaling approximately 1.81 acres. The site is currently developed with two single-family dwellings. The properties slope down to the west away from N. Box Avenue on its west at a roughly 12% grade. Just off-site to the west at the bottom of the slope lies the Flynn Creek. Small portions of its associated floodplain can be found along the west boundary. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-Family Residential/Undeveloped	RSF-4, Residential Single-Family, 4 Units per Acre
West	Commercial/Undeveloped	C-1, Neighborhood Commercial; CS, Community Services

Request: The request is to rezone the property from RSF-4, Residential Single-Family, 4 Units per Acre to RI-12, Residential Intermediate, 12 Units per Acre.

Public Comment: Staff has not received any public comment on this item.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW

Streets: The subject area has frontage along N. Box Avenue. N. Box Avenue is a partially-improved Residential Link 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 area. An existing 2.25-inch water main is present on the east side of N. Box Avenue.

Sewer: Sanitary Sewer is available to the subject area. An existing 8-inch sanitary sewer main is present on the west side of the site.

Fire: Station 5, located at 2979 N. Crossover Road protects this site. The property is located approximately one mile from the fire station with an anticipated drive time of approximately four minutes using existing streets. The anticipated response time would be approximately 6.2 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. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department expressed no concerns with this request.

Drainage: No portion of the property is within the Hillside-Hilltop Overlay District. A portion of the subject area lies within a FEMA floodplain, has hydric soils, and a protected stream is present in the area.

The portion of the subject area within the FEMA floodplain will necessitate a floodplain development review at the time of permit or plan submittal. This will restrict the type of development and impact allowed in flood zones and may require additional documentation such as flood studies or elevation certificates depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA. Floodplain is present through a slim depression that roughly follows the unnamed tributary of the Farmington Branch near the west property line.

Hydric soils are also present on the subject property. They are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It is important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal. Hydric soils are present throughout the entirety of the subject property.

A protected stream is present in the subject area. Streamside Protection Zones generally consist of a protected area on each side of a stream or creek. This protected area is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, the protected area will be 50 feet wide as measured from the top of bank but, depending on the shape and extent of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited. The streamside protection area is present on the west side of the subject property. Any additional improvements or requirements for drainage will be determined at time of development.

Tree Preservation:

The proposed zoning district of RI-12, Residential Intermediate, 12 Units per Acre requires **20% minimum canopy preservation.** The current zoning district of RSF-4, Residential Single-Family, 4 Units per Acre requires **25% minimum canopy preservation**.

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

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 multi-family. City Neighborhood Areas encourage complete, compact and connected neighborhoods and non-residential uses are intended to serve the residents of Fayetteville, rather than a regional population. While they encourage dense development patterns, they do recognize existing conventional strip commercial developments and their potential for future redevelopment in a more efficient urban layout.

Natural Areas consist of lands approximating or reverting to a wilderness conditions, including those with limited development potential due to topography, hydrology, vegetation, or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, many of which are identified in the generalized enduring green network. A Natural Area designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development stormwater infrastructure for all developments. Natural Areas are prime candidates for conservation subdivision design and/or clustered development patterns.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **5-7** for this site, with a weighted score of **8** at the highest. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #5, 2979 N. Crossover Road)
- Near Sewer Main (8" sewer main, W. side of the site)
- Near Water Main (2.25" water main, N. Box Avenue)
- Near Grocery Store (Harps, 1780 N. Crossover Road)

- Near Public School (McNair Middle School, Vandergriff Elementary School)
- Near Paved Trail (Mission and Crossover side path trails)
- Appropriate Future Land Use (City Neighborhood Area)

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 request to be compatible with the surrounding mix of uses. Staff finds the permitted increase in density is incremental and justified given the property's proximity to businesses, schools, and other non-residential services. The site is also near two prominent thoroughfares with services levels that will not noticeably be impacted by additional density. In terms of access, though, N. Box Avenue is a dead-end street. There are no opportunities for cross-connectivity through adjacent developments due to the presence of the Flynn Creek to the west and north, and public schools to the east. Rezoning to RI-12 expands the variety of housing types, ranging from single- up to four-family dwellings by-right. Cluster housing developments are also permitted by-right in RI-12 zoning where they are a conditional use in RSF-4. Staff also finds that the bulk and area regulations are suitable and not out of context with the surrounding properties. Single family developments are permitted the smallest lot size with 50-foot minimum widths and 5,000 square foot minimum areas. Two-family dwellings have the same minimum lot width but require an additional 2,260 square feet in area, and three-family dwellings and above require 90-foot lot widths and 10,890 square foot lots. Structures are limited to three stories in RI-12 zoning, equal to what is allowed in its current district.**

Land Use Plan Analysis: **Staff finds the proposal to be consistent with the goals in City Plan 2040 and the future land use designation for this location. Rezoning from RSF-4 to RI-12 serves to contribute towards City Plan 2040 goals #1 – Appropriate Infill and 6 – Create Opportunities for Attainable Housing. The site scores moderately on the Infill Scoring Matrix. The proposed rezoning would locate additional residential density on a property with close access to basic development needs such as water and sewer. The property is also proximate to groceries and two paved trails. RI-12 aligns with Goal #4 in that it is situated between near prominent non-residential services including the public schools to the east and the Kantz Center and Crossroads Village shopping centers to the west and south, respectively. The proposed zoning district also allows a range of single- to four-family dwellings which may provide opportunities for affordable options beyond what a strictly single-family development would allow. The Future Land Use Map designates the site as a City Neighborhood Area on the west along N. Box Avenue and a Natural area towards the western boundary of the site. The request aligns with the City Neighborhood Area. The small portion of the site that falls within the floodplain and associated Natural Area are extremely limited and mostly encumbered by a 10 foot-wide water/sewer easement which would inhibit that area from being developed anyway.**

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

Finding: **Staff believes that there is sufficient justification for rezoning the property to RI-12; including diversifying the mix of residential uses, allowing varied lot sizes, and bringing incremental density to the site while aligning with the future land use map.**

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

Finding: **Rezoning the property to RI-12 has an associated potential to increase traffic at this location above the potential of the current zoning district, though the impact is not expected to be detrimental to danger and congestion. Staff finds the incremental nature of the request will limit the amount of additional traffic to a level that is safe and appropriate for a property that will likely have a single access point through N. Box Avenue onto E. Mission Boulevard. Thirteen non-injury vehicle accidents have been reported from 2017 to 2021 near the intersection.**

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 to RI-12 would increase the load on public services above the potential of the current zoning district, but the impact is not expected to be significant.**

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 approval of RZN-2022-0045.

PLANNING COMMISSION ACTION: **Required** **YES**

Date: November 14, 2022 ❒ **Tabled** ☒ **Forwarded** ❒ **Denied**

Motion: Brink

Second: Sparkman

Recommending approval.

Vote: 7-0-0

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
  - §161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre
  - §161.11 District RI-12, Residential Intermediate – 12 Units per Acre
- Applicant Request Letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map
- Public Comment Received After PC Report Publication

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

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

(B) *Uses.*

(1) *Permitted Uses*.

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses*.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

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

(D) *Bulk and Area Regulations.*

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

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

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

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

161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre

(A) *Purpose.* The RI-12 Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a development potential between low density and medium density with less impact than medium density development, to encourage the development of areas with existing public facilities and to encourage the development of a greater variety of housing values.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) 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 conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	12

(D) *Bulk and Area Regulations.*

	Single-family	Two (2) family	Three (3) family
Lot width minimum	50 feet	50 feet	90 feet
Lot area minimum	5,000 square feet	7,260 square feet	10,890 square feet.

(E) *Setback Requirements.*

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

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*

* 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. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) 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(IIA); Ord. No. 3128, 10-1-85; Code 1991, §160.032; 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, 06-18-13; 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 , §§4, 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)

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WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

September 12, 2022

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

RE: Rezoning Parcel Nos. 785-02997-000 & 765-02998-000 from RSF-4—Residential Single Family-Four (4) Units Per Acre to RI-12– Residential Intermediate, Twelve (12) Units Per Acre

Dear Planning Staff:

My name is Will Kellstrom and I represent the applicant, Terry Box, Trustee of the John E. And Ruth m. Box Family Trust u/t/d June 1, 1987 ("Applicant"), with respect to this rezoning request. The applicant is requesting that the property, Parcel Nos. 785-02997-000 & 765-02998-000 (hereinafter "the Property"), be rezoned from RSF-4—Residential Single Family-Four (4) Units Per Acre to RI-12--Residential Intermediate-Twelve (12) Units Per Acre.

The proposed rezoning will not unreasonably adversely conflict or affect the surrounding land uses. Currently, the property is bordered by CS, Community Services to the West, and RSF-4 to the North, South and East. CS is a mixed use zoning which allows for commercial and residential uses, and RSF-4 is a solely residential zoning. Granted that RI-12 is a solely residential zoning, it would not conflict with the remainder of the residential uses along Box Avenue. Moreover, there is precedent for increased density on Box Ave., as there are four lots zoned RSF-6 and one larger lot zoned CS just to the South of the Property.

More importantly, however, the Property lies in close proximity to McNair Middle School, the major arterial intersection of E. Mission Boulevard/AR Hwy 45 and N. Crossover Road/AR Hwy 265, which are major arterials both in Fayetteville and regionally. In addition, the Property is in close proximity to large commercial centers on the Southwest, Northwest, and Southeast, as well as some commercial uses on the Northwest corner of said intersection. In other words, the Property is close to a school and a major intersection, and is

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

within walking distance of a plethora of commercial uses, including grocery, restaurants and services. For those reasons, the Property is ripe for an increase in density.

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ *Will A. Kellstrom*

Will A. Kellstrom

WK:
pc:

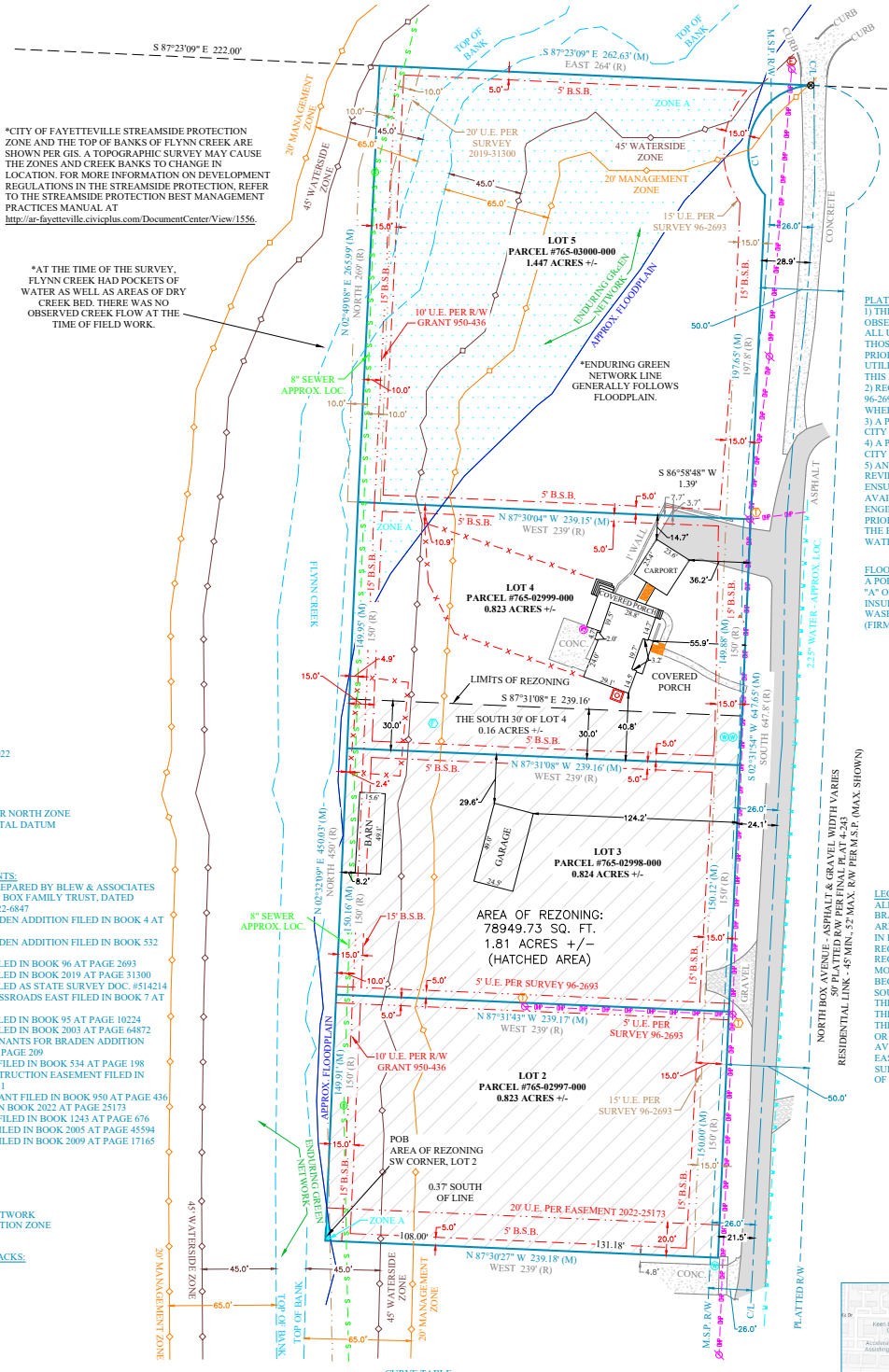
Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 / www.batesnwa.com

October 17, 2022

RE: Legal description of Lot 2, 3 and the south 30’ of Lot 4, Braden Addition to Fayetteville for a proposed rezoning from RSF-4 to RI-12.

LEGAL DESCRIPTION OF AREA TO BE REZONED TO RSF-8:
ALL OF LOTS 2 AND 3, AND THE SOUTH 30' OF LOT 4 OF BRADEN ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER THE RECORDED PLAT THEREOF FILED IN BOOK 4 AT PAGE 243 AND BOOK 532 AT PAGE 500 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE N02°32'09"E 330.08', THENCE S87°31'08"E 239.16', THENCE S02°31'54"W 330.12', THENCE N87°30'27"W 239.18' TO THE POINT OF BEGINNING, CONTAINING 1.81 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH BOX AVENUE MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REZONING EXHIBIT



*CITY OF FAYETTEVILLE STREAMSIDE PROTECTION ZONE AND THE TOP OF BANKS OF FLYNN CREEK ARE SHOWN PER GIS. A TOPOGRAPHIC SURVEY MAY CAUSE THE ZONES AND CREEK BANKS TO CHANGE IN LOCATION. FOR MORE INFORMATION ON DEVELOPMENT REGULATIONS IN THE STREAMSIDE PROTECTION, REFER TO THE STREAMSIDE PROTECTION BEST MANAGEMENT PRACTICES MANUAL AT http://ar-fayetteville.civicplus.com/DocumentCenter/View/1556.

*AT THE TIME OF THE SURVEY, FLYNN CREEK HAD POCKETS OF WATER AS WELL AS AREAS OF DRY CREEK BED. THERE WAS NO OBSERVED CREEK FLOW AT THE TIME OF FIELD WORK.

TOTAL ACREAGE
PARCELS
#765-02997-000 (LOT 2)
#765-02998-000 (LOT 3)
#765-02999-000 (LOT 4)
#765-03000-000 (LOT 5)
3.917 ACRES +/-

PLAT NOTES:
1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2) RECORD BEARINGS & DISTANCES ARE SHOWN PER SURVEY 96-2693 AND ALSO FINAL PLAT OF BRADEN ADDITION 532-500, WHERE APPLICABLE.
3) A PORTION OF THE SURVEYED PROPERTY LIES WITHIN THE CITY OF FAYETTEVILLE'S ENDURING GREEN NETWORK.
4) A PORTION OF THE SURVEYED PROPERTY LIES WITHIN THE CITY OF FAYETTEVILLE'S STREAMSIDE PROTECTION ZONE.
5) ANY FURTHER SPLITTING OF THESE LOTS WILL NEED TO BE REVIEWED BY THE FAYETTEVILLE PLANNING DEPARTMENT TO ENSURE REQUIRED BUILDABLE AREA AND UTILITY AVAILABILITY. VERIFY WITH THE CITY OF FAYETTEVILLE ENGINEERING DEPARTMENT AND WATER/SEWER DEPARTMENT, PRIOR TO ANY DEVELOPMENT, THAT THE 2.25" WATER LINE ON THE EAST SIDE OF NORTH BOX AVENUE CAN SUPPORT MORE WATER METERS. PRIOR TO ANY DEVELOPMENT.

FLOOD CERTIFICATION:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0230F. DATED 05/16/2008)

FIELD WORK:
SEPTEMBER 29 & 30, 2022

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY PREPARED BY BLEW & ASSOCIATES FOR JOHN E & RUTH M BOX FAMILY TRUST, DATED AUGUST 2, 2022; JOB #22-6847
2) FINAL PLAT OF BRADEN ADDITION FILED IN BOOK 4 AT PAGE 243
3) FINAL PLAT OF BRADEN ADDITION FILED IN BOOK 532 AT PAGE 500
4) PLAT OF SURVEY FILED IN BOOK 96 AT PAGE 2693
5) PLAT OF SURVEY FILED IN BOOK 2019 AT PAGE 31300
6) PLAT OF SURVEY FILED AS STATE SURVEY DOC. #514214
7) FINAL PLAT OF CROSSROADS EAST FILED IN BOOK 7 AT PAGE 107
8) PLAT OF SURVEY FILED IN BOOK 95 AT PAGE 10224
9) PLAT OF SURVEY FILED IN BOOK 2003 AT PAGE 64872
10) PROTECTIVE COVENANTS FOR BRADEN ADDITION FILED IN BOOK 563 AT PAGE 209
11) WARRANTY DEED FILED IN BOOK 534 AT PAGE 198
12) TEMPORARY CONSTRUCTION EASEMENT FILED IN BOOK 1141 AT PAGE 611
13) RIGHT-OF-WAY GRANT FILED IN BOOK 950 AT PAGE 436
14) EASEMENT FILED IN BOOK 2022 AT PAGE 25173
15) WARRANTY DEED FILED IN BOOK 1243 AT PAGE 676
16) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 45594
17) PLAT OF SURVEY FILED IN BOOK 2009 AT PAGE 17165

EXISTING ZONING:
RSF-4
-ENDURING GREEN NETWORK
-STREAMSIDE PROTECTION ZONE

RSF-4 BUILDING SETBACKS:

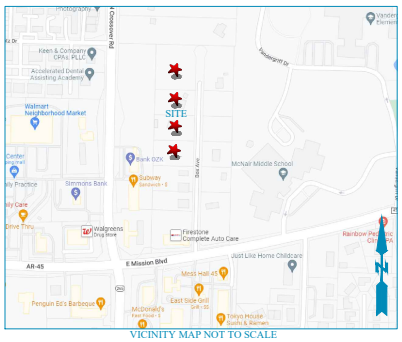
FRONT	15ft
SIDE	05ft
REAR	15ft

PROPOSED ZONING:
RSF-8

LEGAL DESCRIPTION OF AREA TO BE REZONED TO RSF-8:
ALL OF LOTS 2 AND 3, AND THE SOUTH 30' OF LOT 4 OF BRADEN ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER THE RECORDED PLAT THEREOF FILED IN BOOK 4 AT PAGE 243 AND BOOK 532 AT PAGE 500 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE N02°32'09"E 330.08', THENCE S87°31'08"E 239.16', THENCE S02°31'54"W 330.12', THENCE N87°30'27"W 239.18' TO THE POINT OF BEGINNING, CONTAINING 1.81 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH BOX AVENUE MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

0' 50' 100' 150'
GRAPHIC SCALE (IN FEET)
1 Inch = 50ft.

VICINITY MAP



VICINITY MAP NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	40.00'	90.10'	72.22'	S 22°37'37" W	129°03'18"	83.97'

SURVEY DESCRIPTIONS:

PARCEL #765-02997-000:
LOT 2, BRADEN ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER THE RECORDED PLAT THEREOF FILED IN BOOK 4 AT PAGE 243 AND BOOK 532 AT PAGE 500 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #765-02998-000:
LOT 3, BRADEN ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER THE RECORDED PLAT THEREOF FILED IN BOOK 4 AT PAGE 243 AND BOOK 532 AT PAGE 500 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #765-02999-000:
LOT 4, BRADEN ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER THE RECORDED PLAT THEREOF FILED IN BOOK 4 AT PAGE 243 AND BOOK 532 AT PAGE 500 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #765-03000-000:
LOT 5, BRADEN ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER THE RECORDED PLAT THEREOF FILED IN BOOK 4 AT PAGE 243 AND BOOK 532 AT PAGE 500 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DRAWING #22-914

FOR USE AND BENEFIT OF:
COLLIER & ASSOCIATES
ADDRESS:
2180 NORTH BOX AVENUE
FAYETTEVILLE, ARKANSAS

DATE: 10/17/22 | SCALE: 1"=50'
LOCATION: LOTS 2, 3, 4, & 5 BRADEN ADDITION | SURVEYED: RW | DRAFTED: MR
REVIEWED: DT
COA #1335

Bates & Associates, Inc.
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

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This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
(R) RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
FOUND 5/8" REBAR
FOUND PIPE
FOUND SUCKER ROD
FOUND 1/2" REBAR
SET 5/8" REBAR/CAP
SET CHISELED "X" IN CONC.
TELEPHONE PEDESTAL
ELECTRIC PEDESTAL
YARD HYDRANT
WATER METER
CLEANOUT
AC CONDENSER UNIT
SANITARY SEWER MH
POWER POLE
GAS METER
BOUNDARY LINE (MEASURED)
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
WATER LINE
SEWER LINE
OVERHEAD POWER LINE
FENCE
UTILITY EASEMENT
BUILDING SETBACK
TOP OF CREEK BANK
STREAMSIDE PROTECTION ZONE
REZONING LINE

N
W E
S

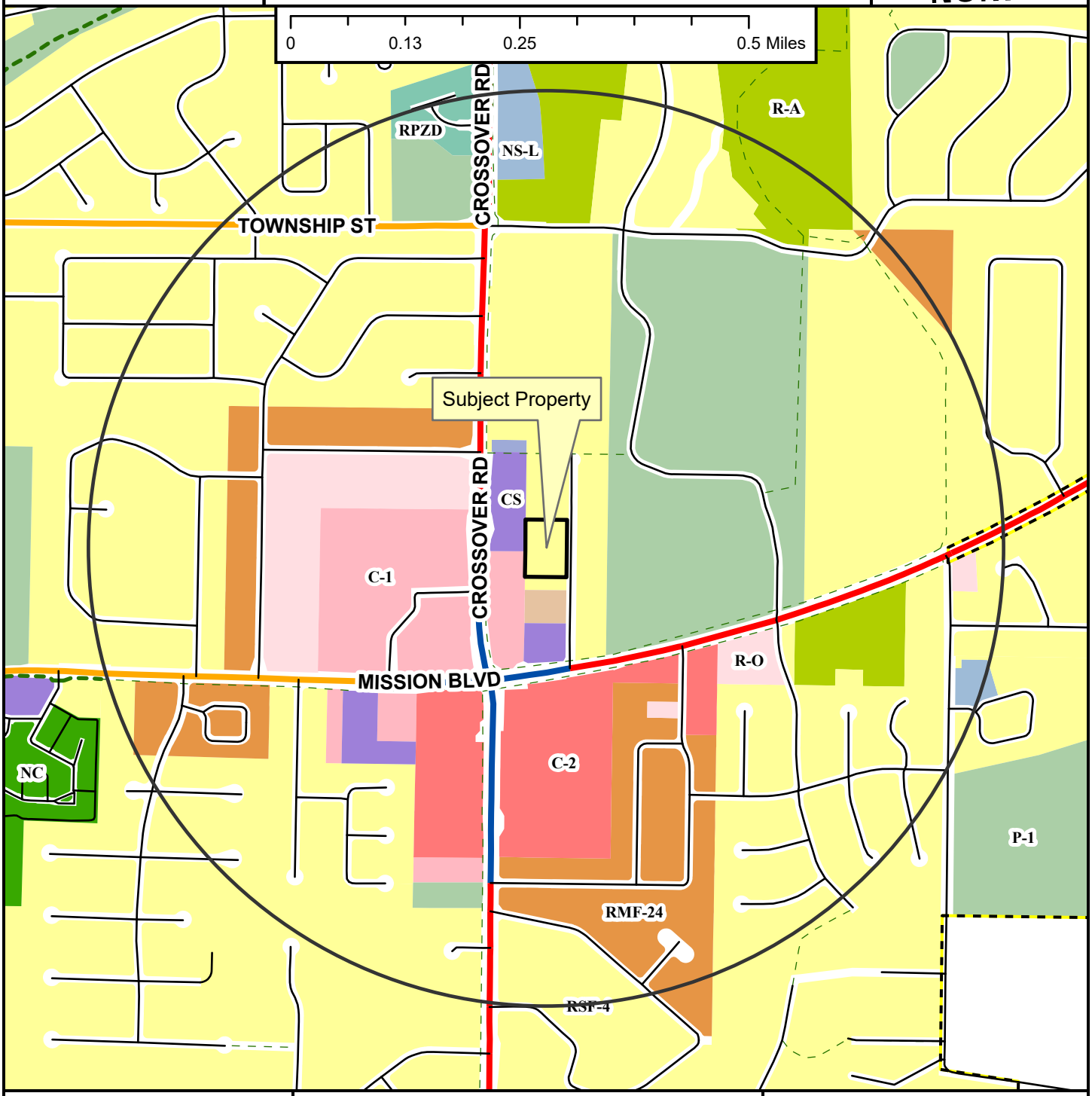
RECORDING NUMBER/DATE

RZN-2022-0045

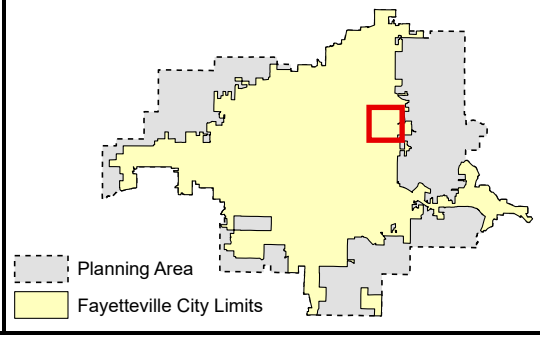
One Mile View

WEST OF N. BOX AVE

NORTH



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



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

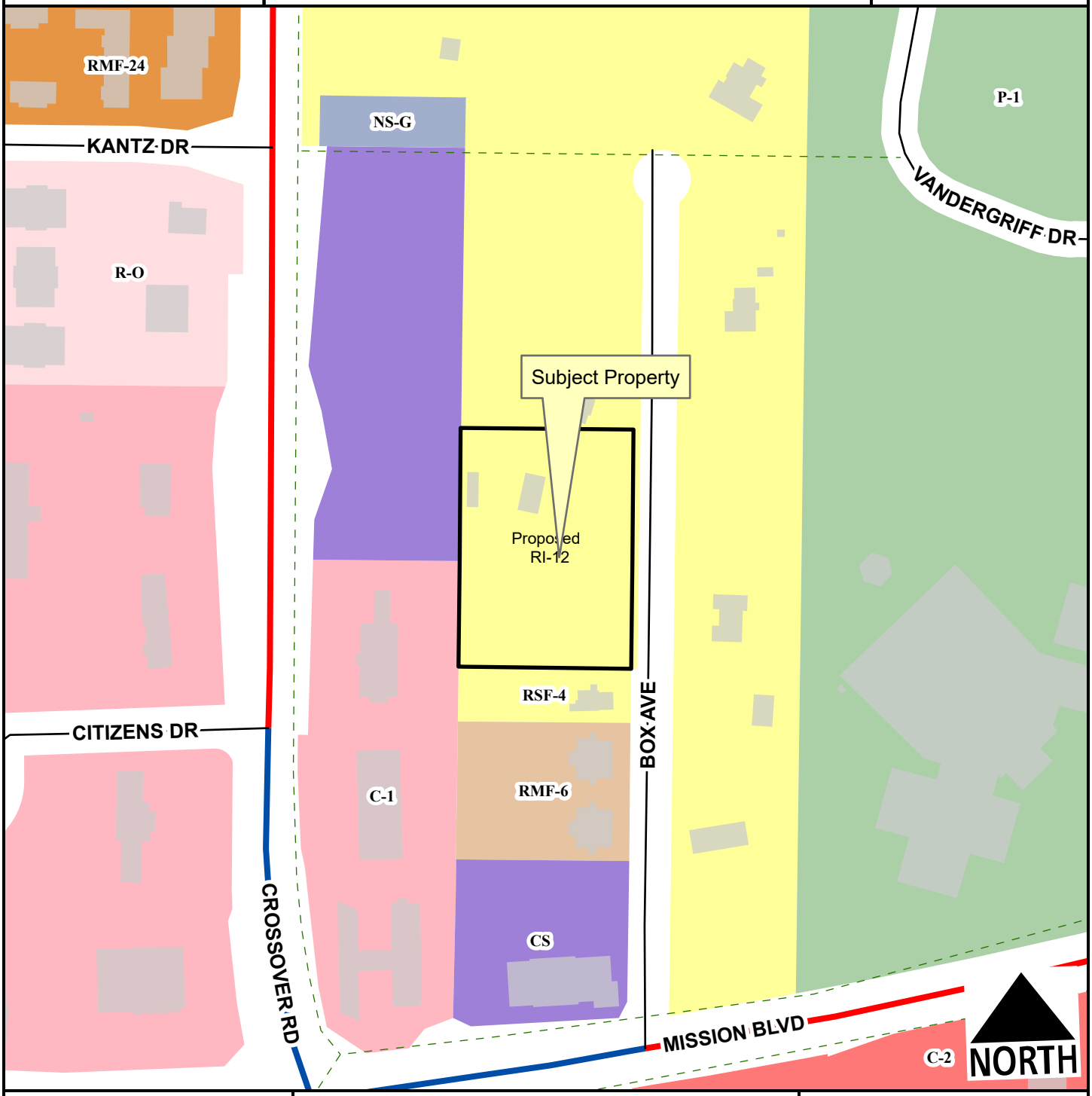
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

RZN-2022-0045

Close Up View

WEST OF N. BOX AVE



- Regional Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RSF-4	1.8	0.0
RI-12	0.0	1.8

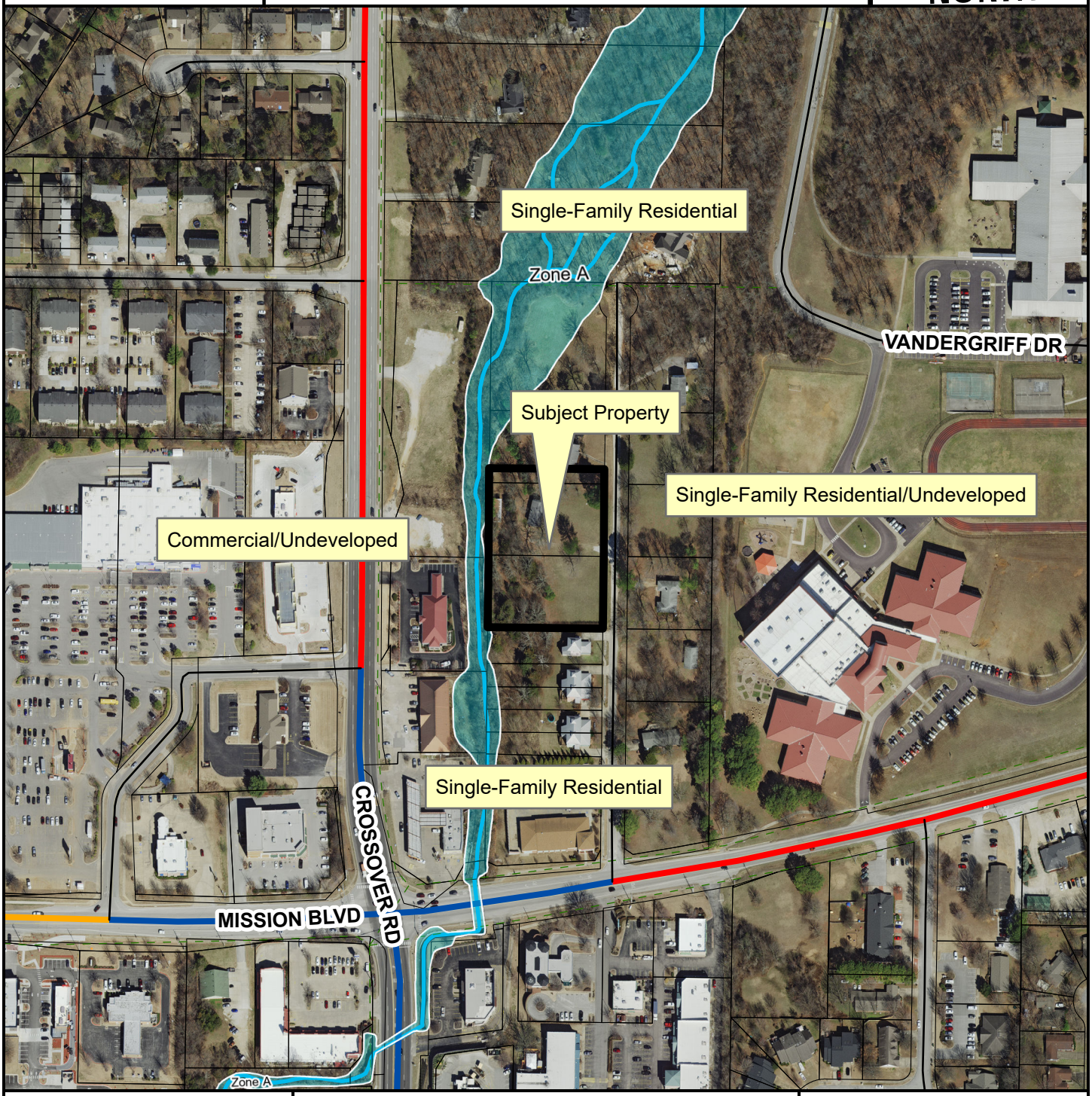
Total 1.8 ac

RZN-2022-0045

Current Land Use

WEST OF N. BOX AVE

NORTH



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

RZN-2022-0045

Future Land Use

WEST OF N. BOX AVE

NORTH

- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)

Feet

0 145 290 580 870 1,160

1:4,800

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

Umberger, Ryan

From: Rusty Coon <rustycoon33@gmail.com>
Sent: Friday, November 11, 2022 3:40 PM
To: Umberger, Ryan
Subject: N Box Ave rezoning

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Umberger,
I represent the majority of residents of N Box Ave and wanted to relay some information to you from our group as a knowledgeable body concerning our street. First of all, we welcome the opportunity to have some new neighbors on our street! However, we would be remiss if we did not relay some concerns in rezoning the lots in question from Rsf-4 to Ri-12. Please find below a summary of the major concerns we have.

1. Developer rights with rezoning concern
    1. Developer has stated in writing to us that they intend to create "upscale" single family type compact housing.
    2. This would appear to fit within the "style" and "tone" of the neighborhood.
    3. However, we understand fully that a rezoning does not preclude the developer from maximizing the development by including "4-plex" style housing or the re-selling of the re-zoned property to someone who would maximize the zoning and not be in keeping with the neighborhood type.
2. Future neighborhood development.
    1. There are currently at least 4 more lots along the street that could be developed into higher density housing.
3. A unique traffic concern for Crossover intersection. Link to photos/videos: https://share.icloud.com/photos/065WS8CmD72Y79bqCCey2mIwQ
    1. Ri-12 would allow up to 21.6 (21) dwellings on the 1.8 acres proposed.
    2. RI-12 could put 42 more vehicles on our street in addition to the 20 we have now. (If calculated at an average 2 cars/household)
    3. In addition to current residential traffic the street is used by Firestone customer's ingress/egress and test drives.

4. Semi truck daily deliveries at Firestone.
5. Street is currently used by parents for school drop off/ pickup.
6. N Box ave does not have a full cul-de-sac and visitors already have trouble with this.
7. No good option exists to make N Box a through street because it would further negatively impact the Crossover intersection as well as Vandergriff school drop off traffic.
8. N Box Ave is mostly a one-lane street with no curb, and in the event of being zoned Ri-12 it would seem critical that the developer upgrade Box Ave from end to end with curb and gutter, sidewalk, speed restrictors, and full cul-de-sac.
    1. A cul-de-sac would be difficult and costly to build due to hillside terrain.
    2. Large trees on steep hillside in close proximity to stream bed providing most of canopy cover would need to be mitigated.
    3. Full widening of street and build of cul-de-sac will negatively impact parking access for existing residences.
9. Hwy 45 would possibly need work to accommodate the increased traffic on Box with state oversight and funding required.

Conclusion:
The majority of residents of N Box Ave are in agreement that higher density housing is necessary for Fayetteville, but that development must proceed smartly and sustainably. The traffic coming in and out of N Box Ave already may be more than the city realizes. Increased traffic at the intersection of N Box Ave and Hwy 45 will negatively impact the Crossover intersection - one of the busiest in the state. The potential for further development of open lots on the N Box Ave opens the door for severe impacts to traffic flow. The residents of N Box Ave carry the qualification of direct, long term observation and use of the street and such we recommend a traffic study be conducted prior to re-zoning to assess the impact of any zoning density higher than Rsf-4.

Thank your time and effort in this matter!
Sincerely,
Rusty Coonfield, Jennifer Akin, Tom Smith, Ken Abney, Kinder Patton, Jim and Lori Salmon, April Medenwald.

Umberger, Ryan

From: Matthew Milliren <mattmilliren@gmail.com>
Sent: Monday, November 14, 2022 1:33 PM
To: Umberger, Ryan
Subject: Re: N. Box Ave. Rezoning (RZN-2022-0045)

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Ryan. I guess at this point it may be useless to contest a rezone request. But I have serious concerns about traffic flow on this dead end street. If this gets approved and a developer presents a plan to put 12-18 units on this 1.8 acres it will cause a traffic headache for the street. We already deal with street parking on a daily basis which effectively makes Box Ave a one way street for a couple hundred yards.

My wife (Ashley) and I own the parcel (ID: 765-02996-000) immediately south of the property in question which is currently RS-4. Currenly my mother-in-law is renting the home. RI-12 would bring significantly more cars up and down this street. Would there be any requirement for a secondary road into this property (perhaps from Crossover Road) to help relieve what is sure to be a traffic issue on this street?

I will do my best to attend the meeting via Zoom tonight!

Thanks,

Matt

On Mon, Nov 14, 2022 at 10:16 AM Umberger, Ryan <rumberger@fayetteville-ar.gov> wrote:

> Good morning,
>
> Please find a copy of the agenda for tonight's meeting and the staff report for the N. Box Ave. rezoning request attached. Please let me know if you have any questions or concerns about the request and I will be sure to forward any comments to the members of the Planning Commission. You can attend either in person or virtually, via zoom. You can register for online attendance here: https://us06web.zoom.us/webinar/register/WN_ut4sgcejRJaQPPqc4MDyqw.
>
> Best,
>
> **Ryan Umberger, AICP**
>
> Senior Planner
>
> City of Fayetteville, Arkansas
>
> rumberger@fayetteville-ar.gov

(479) 575-8327

Website | Facebook | Twitter | Instagram | YouTube

CITY OF
FAYETTEVILLE
ARKANSAS