

**City of Fayetteville Staff Review Form**

**2017-0266**

**Legistar File ID**

**6/6/2017**

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

Andrew Garner

5/19/2017

City Planning /  
Development Services Department

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

RZN 17-5772: Rezone (810 S. CHERRY LN./SWEETSER PROPERTIES, 565): Submitted by JORGENSEN & ASSOCIATES INC. for property at 810 S. CHERRY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.53 acres. The request is to rezone the properties to RMF-24, RESIDENTIAL SINGLE FAMILY, 24 UNITS PER ACRE.

**Budget Impact:**

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

V20140710

Previous Ordinance or Resolution # \_\_\_\_\_

Original Contract Number: \_\_\_\_\_

Approval Date: \_\_\_\_\_

Comments:



## CITY COUNCIL AGENDA MEMO

### MEETING OF JUNE 6, 2017

**TO:** Mayor, Fayetteville City Council

**THRU:** Andrew Garner, Planning Director

**FROM:** Jonathan Curth, Senior Planner

**DATE:** May 19, 2017

**SUBJECT: RZN 17-5772: Rezone (810 S. CHERRY LN./SWEETSER PROPERTIES, 565):** Submitted by JORGENSEN & ASSOCIATES INC. for property at 810 S. CHERRY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.53 acres. The request is to rezone the properties to RMF-24, RESIDENTIAL SINGLE FAMILY, 24 UNITS PER ACRE.

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### RECOMMENDATION:

The City Planning staff and Planning Commission recommend approval of an ordinance to rezone the subject property to RMF-24, Residential Multi-Family, 24 Units per Acre, as shown in the attached Exhibits 'A' and 'B'.

### BACKGROUND:

The subject property is approximately 0.53 acres and is located on the northeast corner of Huntsville Road and Cherry Lane, approximately equidistant between Crossover and Happy Hollow Roads. The property is currently split-zoned, with the northwestern corner, totaling 0.34 acres, zoned as RMF-24, Residential Multi-family, 24 Units per Acre, and the southern portion with a strip along the eastern property line zoned RSF-4, Residential Single-family, 4 Units per Acre. Along with the existing 4-family attached dwelling on the northern portion of the property, a single-family dwelling previously stood on the southern portion and faced Huntsville Road. The 4-family dwelling has a driveway with access to Cherry Lane.

*Request:* The request is to rezone the balance of the property that is not currently RMF-24, totaling 0.19 acres, from RSF-4 to RMF-24. The applicant's letter indicates that they intend to develop the property for 2-family residential use.

*Land Use Compatibility:* In staff's opinion, the uses permitted with the proposed RMF-24 zoning district are compatible with surrounding uses and the adjacent Principal Arterial, Huntsville Road. The subject property is currently developed with a 4-family dwelling, while to the north, east, and south are single-family dwellings of various sizes. The adjacent property to the north is single-family in use, but is zoned RI-12, Residential Intermediate, 12 Units per Acre, which permits single-, 2-, 3-, and 4-family dwellings, and acts to transition densities and intensities from Huntsville Road in the south to the single-family uses and zoning districts to the north. The requested zoning is less compatible with the existing uses on the property to the east, which is

currently developed with a single-family home and used for agricultural purposes. That said, and given its Future Land Use Map designation as a City Neighborhood Area, the property to the east has the potential to be rezoned and developed to greater density and intensity that would be compatible with the proposed zoning on the subject property.

*Land Use Plan Analysis:* The proposed zoning is compatible with the Future Land Use Map (FLUM) which designates the subject and surrounding properties as City Neighborhood Area. This designation encourages the widest mix of uses, including single-family, multi-family, and non-residential uses. Although the uses permitted under RMF-24 do not necessarily promote mixed-use development by right, the zoning district does allow for the widest array of residential uses. The requested RMF-24 zoning district also addresses City Plan 2030's prioritization of appropriate infill and the discouragement of suburban sprawl. While development under either the existing or proposed zoning districts may reduce the need to extend water and sewer service, or stretch existing fire and police department resources, the RMF-24 zoning district and its wide variety of residential uses can encourage greater densities along a major thoroughfare with ready access to City services.

In staff's opinion, the requested RMF-24 zoning district is justified at this time given adjacency to a Principal Arterial and the current Future Land Use Map designation of City Neighborhood Area. Furthermore, the current split-zoned nature of the property greatly limits the ability for development to gradually transition away from Huntsville Road to the lower density residential uses and zoning to the north.

**DISCUSSION:**

On May 8, 2017, the Planning Commission forwarded the proposal to City Council with a recommendation for approval passed by a vote of 7-0-0.

**BUDGET/STAFF IMPACT:**

N/A

**Attachments:**

- Exhibit A
- Exhibit B
- Application
- Planning Commission Staff Report

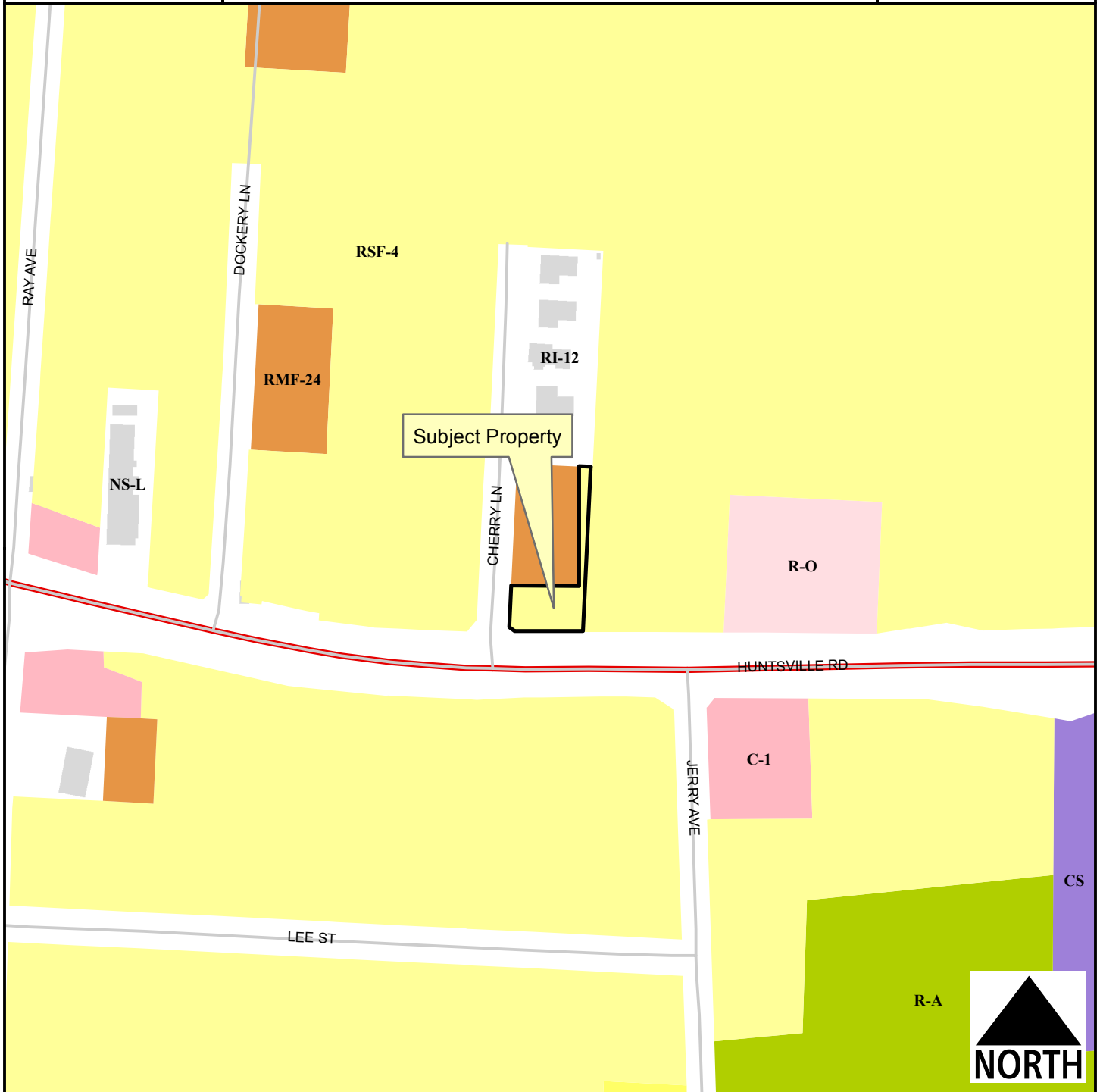
RZN 17-5772

# SWEETSER PROPERTIES

17-5772

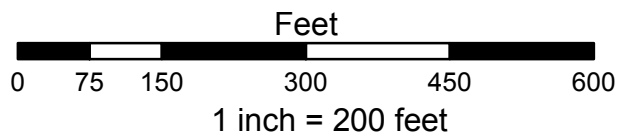
Close Up View

EXHIBIT 'A'



## Legend

- Planning Area
- Fayetteville City Limits
- Building Footprint



- Residential-Agricultural
- RSF-4
- RSF-7
- RMF-24
- Residential-Office
- C-1
- Community Services

**17-5772**  
**EXHIBIT 'B'**

LEGAL DESCRIPTION:

A part of the NW1/4 of the NE1/4 of Section 23, T16N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, NE1/4, thence S02°42'42"W 549.79 feet, thence S88°42'05"E 39.52 feet, thence N02°25'53"E 25.77 feet to the POINT OF BEGINNING, thence N02°29'22"E 225.52 feet, thence S87°07'42"E 102.50 feet, thence S02°40'55"W 225.85 feet, thence N89°59'23"W 94.04 feet, thence N54°21'57"W 9.30 feet to the POINT OF BEGINNING, Containing 0.53 acres, more or less, subject to easements and right of ways of record.

CITY OF FAYETTEVILLE, ARKANSAS

REZONING

<b>FOR STAFF USE ONLY</b>	<b>FEE: \$325.00</b>
Date Application Submitted:	<b>Sign Fee: \$5.00</b>
Date Accepted as Complete:	S-T-R:
Case / Appeal Number:	PP#:
Public Hearing Date:	Zone:

Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the Planning Commission agenda until this information is furnished.

**Application:**

Indicate one contact person for this request:  Applicant  Representative

*Applicant (person making request):*

*Representative (engineer, surveyor, realtor, etc.):*

Name: Sweetser Properties

Name: Jorgensen & Assoc

Address: 730 N. Leverett  
Fayetteville, Ar 72703

Address: 124 W. Sunbridge  
FAYETTEVILLE AR 72703

E-mail: \_\_\_\_\_

E-mail: dave@jorgensen-assoc.com

Phone: \_\_\_\_\_  
( ) \_\_\_\_\_

Phone: \_\_\_\_\_  
( ) 442-9127

Fax: \_\_\_\_\_  
( ) \_\_\_\_\_

Fax: \_\_\_\_\_  
( ) \_\_\_\_\_

Site Address / Location: Cherry Lane

Current Zoning District: RSF-4

Requested Zoning District: RMF-24

Assessor's Parcel Number(s) for subject property: 765-15194-000

**FINANCIAL INTERESTS**

The following entities and / or people have financial interest in this project:

Sweetser Properties  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT / REPRESENTATIVE:** I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Name (printed): Mike Sweetser Date: \_\_\_\_\_

Signature: \_\_\_\_\_

**PROPERTY OWNER(S) / AUTHORIZED AGENT:** I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

**Property Owners of Record (attach additional info if necessary):**

Name (printed): Mike Sweetser Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ Phone: \_\_\_\_\_  
Date: 3-10-17 ( ) \_\_\_\_\_

Name (printed): \_\_\_\_\_ Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ Phone: \_\_\_\_\_  
Date: \_\_\_\_\_ ( ) \_\_\_\_\_

**Rezoning Checklist:**

*Attach the following items to this application:*

- (1) Payment in full of applicable fees for processing the application:
  - \$325.00 application fee
  - \$5.00 public notification sign fee
- (2) A legal description of the property to be rezoned. A survey may be required if the property description can not accurately be platted or if it is described by referring to other deeds.
- (3) CD containing a copy of the legal description in MS Word and all required submittal items should be also included on the CD in PDF format.
- (4) A copy of the county parcel map from the Washington County Assessor's office or from the Washington County website ([www.co.washington.ar.us](http://www.co.washington.ar.us)). The subject property and all adjacent parcels should be identified on this parcel map. The owner's name, official mailing address, and the parcel number for every adjacent property shall be shown on this map.



# PLANNING COMMISSION MEMO

**TO:** City of Fayetteville Planning Commission

**THRU:** Andrew Garner, City Planning Director

**FROM:** Jonathan Curth, Senior Planner

**MEETING DATE:** May 8, 2017 (Updated with Planning Commission Results)

**SUBJECT:** **RZN 17-5772: Rezone (810 S. CHERRY LN./SWEETSER PROPERTIES, 565):** Submitted by JORGENSEN & ASSOCIATES INC. for property at 810 S. CHERRY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.53 acres. The request is to rezone the properties to RMF-24, RESIDENTIAL SINGLE FAMILY, 24 UNITS PER ACRE

**RECOMMENDATION:**

Staff recommends forwarding of **RZN 17-5772** to the City Council with a recommendation for approval based on the findings herein.

**BACKGROUND:**

The subject property is approximately 0.53 acres and is located on the northeast corner of Huntsville Road and Cherry Lane, approximately equidistant between Crossover and Happy Hollow Roads. The property is currently split-zoned, with the northwestern corner, totaling 0.34 acres, zoned as RMF-24, Residential Multi-family, 24 Units per Acre, and the southern portion with a strip along the eastern property line zoned RSF-4, Residential Single-family, 4 Units per Acre. Along with the existing 4-family attached dwelling on the northern portion of the property, a single-family dwelling previously stood on the southern portion and faced Huntsville Road. The 4-family dwelling has a driveway with access to Cherry Lane. Surrounding land use and zoning is depicted on *Table 1*.

**Table 1  
Surrounding Land Use and Zoning**

Direction	Land Use	Zoning
North	Single-family Residential	RI-12, Residential Intermediate, 12 Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-family, 4 Units per Acre
East	Agricultural; Single-family Residential	RSF-4, Residential Single-family, 4 Units per Acre
West	Single-family Residential	RSF-4, Residential Single-family, 4 Units per Acre

*Request:* The request is to rezone the balance of the property that is not currently RMF-24, totaling 0.19 acres, from RSF-4 to RMF-24. The applicant’s letter indicates that they intend to develop the property for 2-family residential use.

*Public Comment:* Staff has received some public comment regarding the request, with most expressing curiosity about future development plans, which are not currently available. One



resident noted that they thought this was City property, and would prefer to see it remain undeveloped.

## INFRASTRUCTURE:

- Streets:** The subject property has access to Cherry Lane, which is an unimproved Local Street. The parcel also fronts Huntsville Road/Highway 16, which is a fully improved Principal Arterial Street. Any street improvements required in these areas would be determined at the time of development proposal.
- Water:** Public water is available to the site. There is an existing 6-inch public watermain along the western side of the Cherry Lane right-of-way.
- Sewer:** Sanitary sewer is available to the site. There is an existing 6-inch public sewer main in the Cherry Lane and Huntsville Road rights-of-way.
- Drainage:** Any additional improvements or requirements for drainage will be determined at time of development. No portions of this parcel are identified as 100-year FEMA regulated floodplains or floodways, and no protected streams are present. Furthermore, no portion of this parcel is within the Hillside-Hilltop Overlay District.
- Fire:** The Fire Department did not express any concerns with this request.
- Police:** The Police Department did not express any concerns with this request.

CITY PLAN 2030 FUTURE LAND USE PLAN: *City Plan 2030 Future Land Use Plan designates the properties within the proposed rezone as **City Neighborhood 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.

## 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:** ***Surrounding Land Use Compatibility:*** In staff's opinion, the uses permitted with the proposed RMF-24 zoning district are compatible with surrounding uses and the adjacent Principal Arterial, Huntsville Road. The subject property is currently developed with a 4-family dwelling, while to the north, east, and south are single-family dwellings of various sizes. The adjacent property to the north is single-family in use, but is zoned RI-12, Residential Intermediate, 12 Units per Acre, which permits single-, 2-, 3-, and 4-family dwellings, and acts to transition densities and intensities from Huntsville Road in the south to the single family uses and zoning districts to the north. The requested zoning is less compatible with the existing uses on the property to the east, which is currently developed with a single-family home and used for agricultural purposes. That said, and given its Future Land Use Map designation as a City Neighborhood Area, the property to the east has

the potential to be rezoned and developed to greater density and intensity that would be compatible with the proposed zoning on the subject property.

**Land Use Plan Analysis:** The proposed zoning is compatible with the Future Land Use Map (FLUM) which designates the subject and surrounding properties as City Neighborhood Area. This designation encourages the widest mix of uses, including single-family, multi-family, and non-residential uses. Although the uses permitted under RMF-24 do not necessarily promote mixed-use development by right, the zoning district does allow for the widest array of residential uses. The requested RMF-24 zoning district also addresses City Plan 2030's prioritization of appropriate infill and the discouragement of suburban sprawl. While development under either the existing or proposed zoning districts may reduce the need to extend water and sewer service, or stretch existing fire and police department resources, the RMF-24 zoning district and its wide variety of residential uses can encourage greater densities along a major thoroughfare with ready access to City services.

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

**Finding:** In staff's opinion, the requested RMF-24 zoning district is justified at this time given adjacency to a Principal Arterial and the current Future Land Use Map designation of City Neighborhood Area. Furthermore, the current split-zoned nature of the property greatly limits the ability for development to gradually transition away from Huntsville Road to the lower density residential uses and zoning to the north.

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

**Finding:** Rezoning the property RMF-24 is not likely to increase traffic danger or congestion in this location, although the request will allow a higher intensity of development and use than that allowed under the existing RSF-4 zoning district. Any additional development on the property will be subject to the City's access management standards, which dictate that 2-, 3-, and multi-family development access a lower classification street when available, which in this case is Cherry Lane.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

**Finding:** Rezoning the property from RSF-4 to RMF-24 will increase the potential population density, but is unlikely to undesirably increase the load on public services. As mentioned, there was previously one detached single-family home on the portion of the property proposed for rezoning, and under the RMF-24 zoning district's requirements there is potential for two 2-family dwellings or one 3-family dwelling. Given the property's current access to existing City water, sewer, and streets, staff does not believe an adverse impact will occur. Even if a redevelopment of the subject property were to

**occur, the maximum possible density, given the size of the subject property, is 12 units.**

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:** Staff recommends forwarding of **RZN 17-5772** to the City Council with a recommendation for approval based on the findings discussed throughout this report.

<b>PLANNING COMMISSION ACTION:</b>	<b>Required</b>	<b><u>YES</u></b>	
Date: <u>May 8, 2017</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: <u>Hoffman</u>	Second: <u>Belden</u>	Vote: <u>7-0-0</u>	
<b>CITY COUNCIL ACTION:</b>	<b>Required</b>	<b><u>YES</u></b>	
Date: <u>June 6, 2017 (Tentative)</u>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	

**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Unified Development Code:
  - §161.07, RSF-4, Residential Single-family, 4 Units per Acre
  - §161.16 RMF-24, Residential Multi-family, 24 Units per Acre
- Request Letter
- Rezone Exhibit
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

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

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

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12	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	45 feet
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*Height Regulations.* Structures in this District are limited to a building height of 45 feet. Existing structures that exceed 45 feet in height shall be grandfathered in, and not considered nonconforming uses.

(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot.

(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)

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

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

(B) *Uses.*

(1) Permitted Uses.

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 26	Multi-family dwellings
Unit 44	Cluster Housing Development

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12	Limited business
Unit 24	Home occupations
Unit 25	Professional offices
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	24 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	35 feet
Two-family	35 feet
Three or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

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

(3) *Land Area Per Dwelling Unit.*

Manufactured Home	3,000 square feet
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(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	30/45/60 feet*
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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 30 feet, between 10—20 feet from the master street plan right-of-way a maximum height of 45 feet 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 60 feet. Any building which exceeds the height of 20 feet shall be set back from any side boundary line of an adjacent single family district, an additional distance of 1 foot for each foot of height in excess of 20 feet.

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area.

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

(Code 1965, App. A., Art. 5(III); Ord. No. 2320, 4-6-77; Ord. No. 2700, 2-2-81; Code 1991, §160.033; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5079, 11-20-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5495, 4-17-12; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. [5800](#), § 1(Exh. A), 10-6-15; Ord. No. [5921](#), §1, 11-1-16)



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

RZN 17-5772

## Request Letter

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

3-8-17

City of Fayetteville  
113 W Mountain  
Fayetteville, AR. 72701

Att: Planning Dept.  
Re: Rezoning of Sweetser Property on Cherry Lane

Attached please find information pertaining to a rezoning request for property owned by Sweetser located at the NE Corner of Hwy 16 and Cherry Street. The owner would like to build a duplex but needs the reduced setbacks allowed by RMF-24. Therefore the owner would like to rezone from RSF-1 to RMF-24.

Please review the attached information and let me know of any questions you may have.

Thank you.

Sincerely;

  
\_\_\_\_\_  
David L. Jorgensen, P.E.



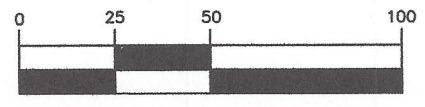
**RZN 17-5772**  
**Rezoning Exhibit**

**LEGEND**

- ✕ CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- CENTERLINE STREET
- UTILITY EASEMENT



**GRAPHIC SCALE**



( IN FEET )

1 inch = 50 ft.

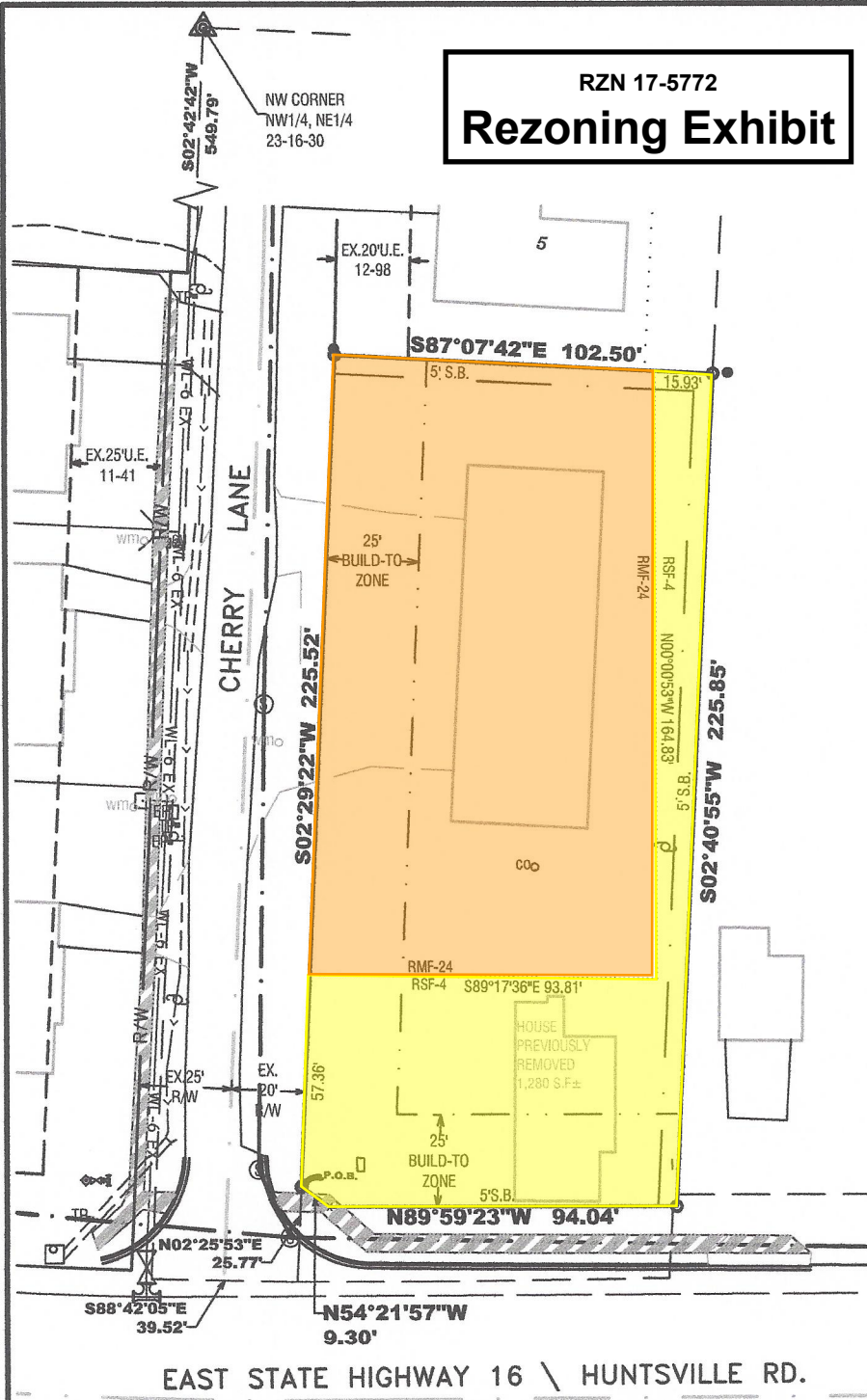
**LEGAL DESCRIPTION:**

A part of the NW1/4 of the NE1/4 of Section 23, T16N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, NE1/4, thence S02°42'42"W 549.79 feet, thence S88°42'05"E 39.52 feet, thence N02°25'53"E 25.77 feet to the POINT OF BEGINNING, thence N02°29'22"E 225.52 feet, thence S87°07'42"E 102.50 feet, thence S02°40'55"W 225.85 feet, thence N89°59'23"W 94.04 feet, thence N54°21'57"W 9.30 feet to the POINT OF BEGINNING, Containing 0.53 acres, more or less, subject to easements and right of ways of record.

**LEGAL DESCRIPTION - REZONING RSF-4 TO RMF-24:**

A part of the NW1/4 of the NE1/4 of Section 23, T16N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, NE1/4, thence S02°42'42"W 549.79 feet, thence S88°42'05"E 39.52 feet, thence N02°25'53"E 25.77 feet to the POINT OF BEGINNING, thence N02°29'22"E 57.36 feet, thence S89°17'36"E 93.81 feet, thence N00°00'53"W 164.83 feet, thence S87°07'42"E 15.93 feet, thence S02°40'55"W 225.85 feet, thence N89°59'23"W 94.04 feet, thence N54°21'57"W 9.30 feet to the POINT OF BEGINNING, Containing 0.19 acres, more or less, subject to easements and right of ways of record.

**RMF-24 ZONE SETBACKS**  
FRONT: 25' BUILD-TO ZONE  
SIDE: 8' OTHER USES  
SIDE: 5' SINGLE OR 2-FAMILY  
REAR: 20' OTHER  
REAR: 5' SINGLE FAMILY



EAST STATE HIGHWAY 16 \ HUNTSVILLE RD.



**JORGENSEN + ASSOCIATES**  
Civil Engineering · Surveying  
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

124 WEST SUNBRIDGE, SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 582-4807

SCALE: 1"=50'	DATE REVISED	CHECKED BY: DLJ	DRAWN BY: PMM
DATE: 08FEB17			Z:\LSD\2016126\CherrySt

**BOUNDARY SURVEY**

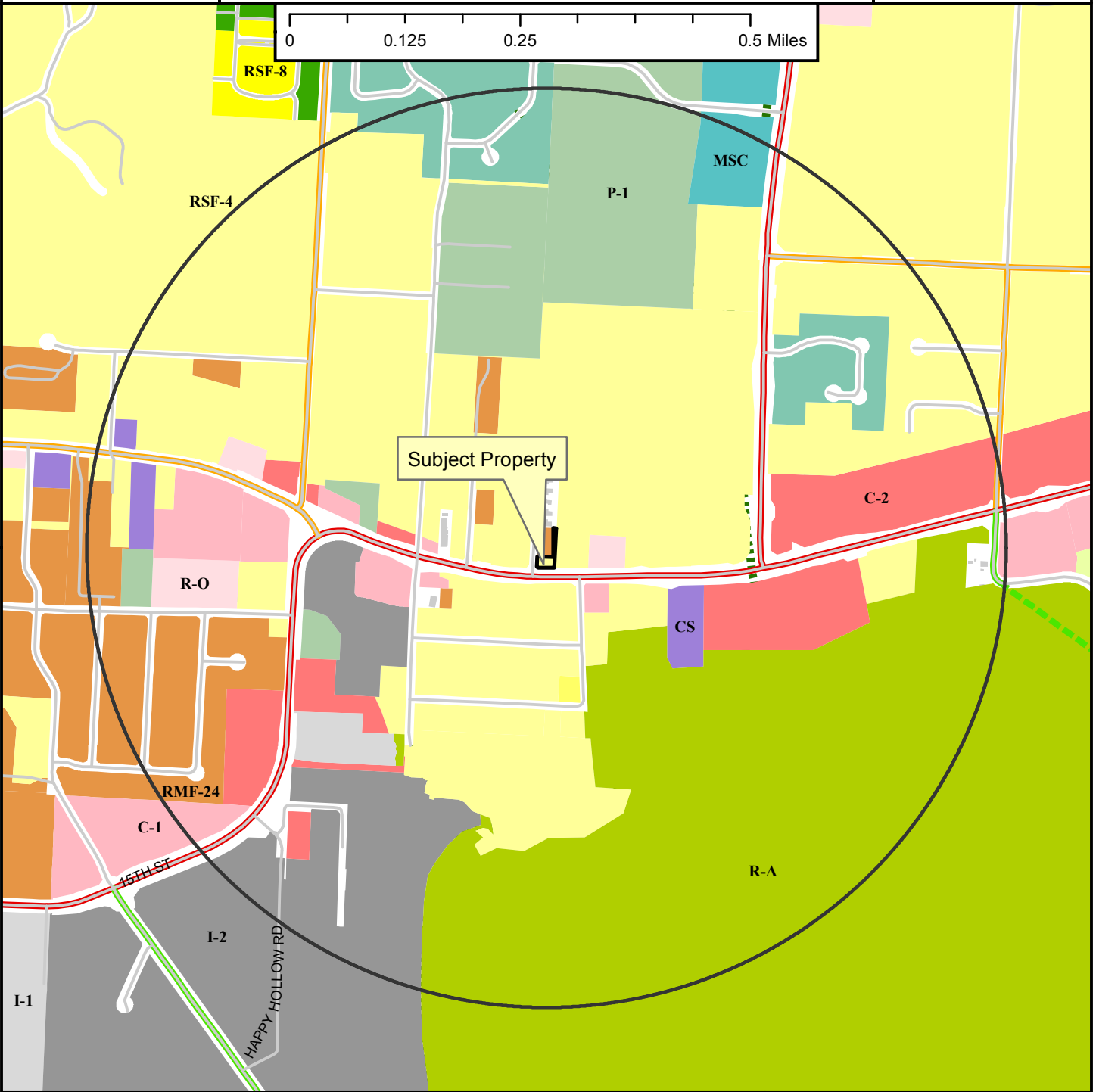
RZN 17-5772

# SWEETSER PROPERTIES

One Mile View



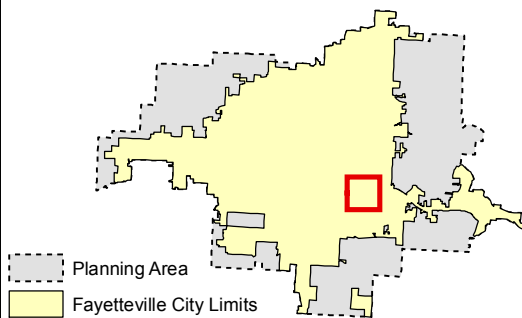
0 0.125 0.25 0.5 Miles



Subject Property

## Legend

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

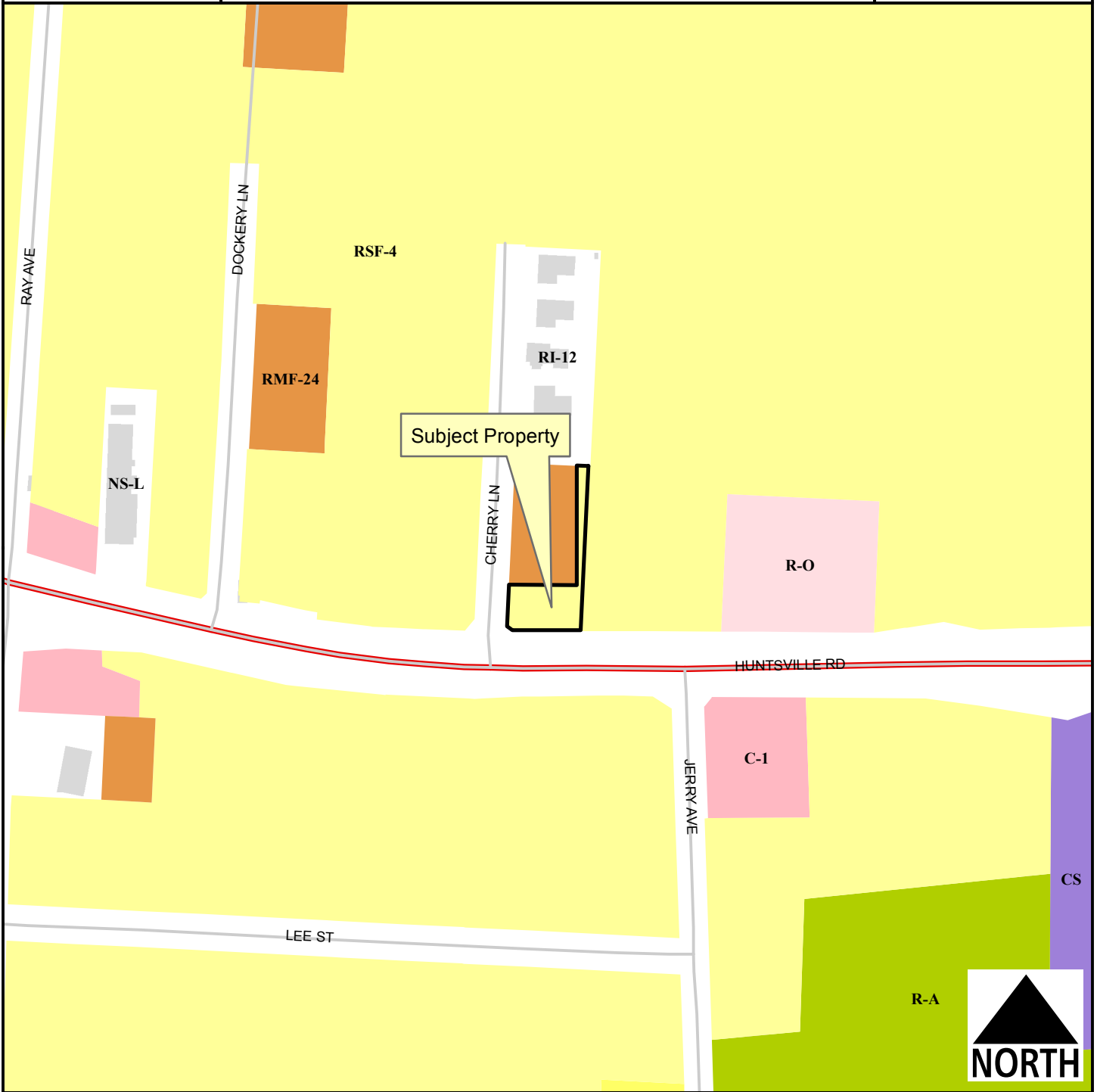


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
  - Residential-Agricultural
  - RSF-5
  - RSF-1
  - RSF-2
  - RSF-4
  - RSF-7
  - RSF-8
  - RSF-18
- RESIDENTIAL MULTI-FAMILY**
  - RT-12 Residential Two and Three-family
  - RMF-6
  - RMF-12
  - RMF-18
  - RMF-24
  - RMF-40
- INDUSTRIAL**
  - I-1 Heavy Commercial 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 17-5772

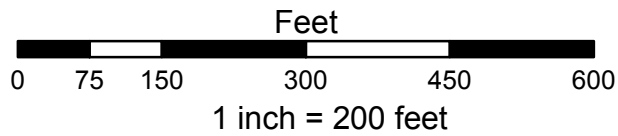
# SWEETSER PROPERTIES

Close Up View



## Legend

- Planning Area
- Fayetteville City Limits
- Building Footprint



- Residential-Agricultural
- RSF-4
- RSF-7
- RMF-24
- Residential-Office
- C-1
- Community Services









RZN 17-5772

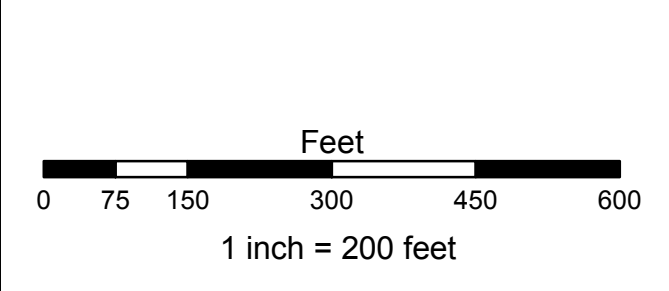
# SWEETSER PROPERTIES





Current Land Use



-  RZN17-5772
-  Street
-  PRINCIPAL ARTERIAL
-  County Parcels
-  Planning Area
-  Fayetteville City Limits



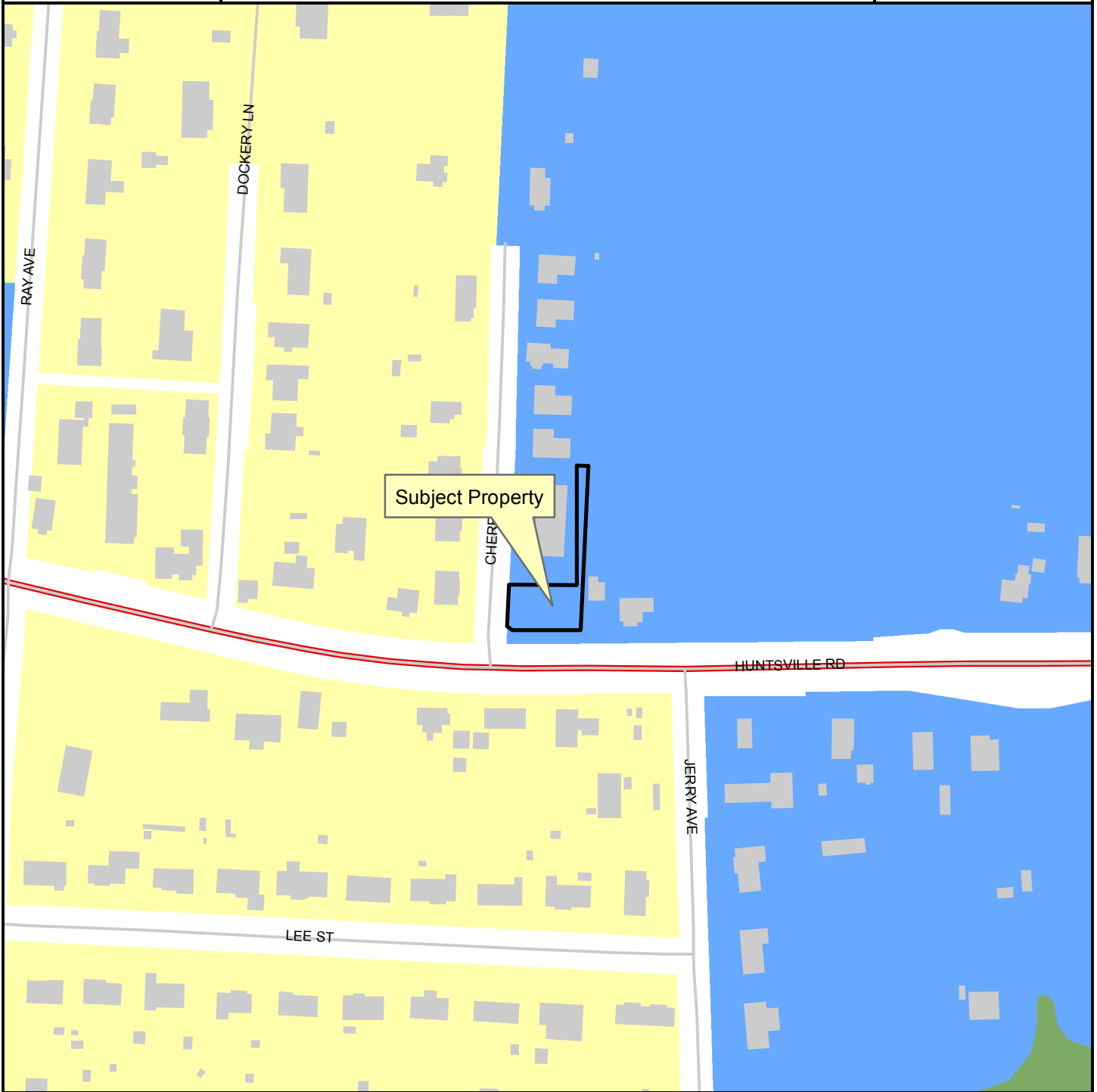
- ### FEMA Flood Hazard Data
-  100-Year Floodplain
  -  Floodway

RZN 17-5772

# SWEETSER PROPERTIES

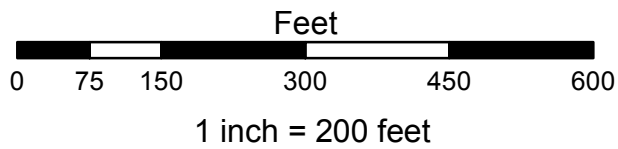


Future Land Use



## Legend

- Planning Area
- Fayetteville City Limits
- Building Footprint



## FUTURE LAND USE 2030

- Natural Area
- Residential Neighborhood Area
- City Neighborhood Area