

City of Fayetteville Staff Review Form

2017-0286

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 17-5713: Rezone (COLLEGE AVE. FROM NORTH ST. TO MAPLE ST./COLLEGE AVE. REZONE, 445-446): Submitted by CITY STAFF for properties along COLLEGE AVE. FROM NORTH ST. TO MAPLE ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE; R-O, RESIDENTIAL-OFFICE; C-1, NEIGHBORHOOD COMMERCIAL; C-2, THOROUGHFARE COMMERCIAL; AND DG, DOWNTOWN GENERAL, and contain approximately 24.62 acres. The request is to rezone the properties to RSF-4; RMF-24; NS-L; NS-G; DG; and UT-L, URBAN THOROUGHFARE-LIGHT.

Budget Impact:

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

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:



CITY OF
FAYETTEVILLE
ARKANSAS

CITY COUNCIL AGENDA MEMO

MEETING OF JUNE 6, 2017

TO: Mayor, Fayetteville City Council
FROM: Andrew Garner, Planning Director
DATE: May 19, 2017

SUBJECT: RZN 17-5713: Rezone (COLLEGE AVE. FROM NORTH ST. TO MAPLE ST./COLLEGE AVE. REZONE, 445-446): Submitted by CITY STAFF for properties along COLLEGE AVE. FROM NORTH ST. TO MAPLE ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE; R-O, RESIDENTIAL-OFFICE; C-1, NEIGHBORHOOD COMMERCIAL; C-2, THOROUGHFARE COMMERCIAL; AND DG, DOWNTOWN GENERAL, and contain approximately 24.62 acres. The request is to rezone the properties to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE; RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE; NS-L, NEIGHBORHOOD SERVICES-LIMITED; NS-G, NEIGHBORHOOD SERVICES-GENERAL; DG, DOWNTOWN GENERAL; and UT-L, URBAN THOROUGHFARE-LIGHT.

RECOMMENDATION:

The City Planning staff and Planning Commission recommend approval of ordinances to create a new zoning district entitled UT-L, Urban Thoroughfare-Light, and rezone the subject property as shown in the attached *Exhibit 'A'*. The Planning Commission and staff have slightly different recommendations for the details of the new UT-L district as depicted in the attached *Exhibits 'B' and 'C'*.

BACKGROUND:

Background: The City is in the process of installing pedestrian improvements along College Avenue between North Street to the north and Maple Street to the south. The City's improvement project will install new 10-foot sidewalk, decorative street lights, trees in grated tree wells, and other pedestrian improvements including a signalized pedestrian crossing in the vicinity of Trenton Boulevard and Rebecca. The eastern side of College Avenue (Phase 1) has been recently completed. The western side of College Avenue (Phase 2) is scheduled for completion in 2017.

Property Description: The study area is almost entirely in commercial or non-residential use (with a few exceptions) and most of the building are at, or past their expected lifespan. A majority of the subject property was developed prior to current zoning and development regulations from the early 1900's through the 1950's. This neighborhood was eventually and effectively split with the gradual enlargement of College Avenue, a major north-south four lane arterial roadway. As a result, almost all of the properties are existing non-conforming in terms of building placement, parking and landscaping. This means that if a building were removed, a structure would not be permitted to redevelop to its previous location. Many of the buildings are in close proximity to

College Avenue and within the front 50-foot building setback of the underlying zoning district. The existing zoning of the proposed rezoning area is indicated in *Table 1* and the surrounding land use and zoning is depicted in *Table 2*.

Table 1

Existing Zoning	Acres (approximate)
RSF-4, Residential Single Family Four Units per Acre	1.83
R-O, Residential Office	7.43
C-1, Neighborhood Commercial	0.30
C-2, Thoroughfare Commercial	13.68
DG, Downtown General	1.33
UT, Urban Thoroughfare	0.64
TOTAL	25

Table 2

Direction from Site	Land Use	Zoning
North	VA Hospital; commercial	P-1; C-2; RSF-4
South	Commercial	MSC; DG
East	Residential	RSF-4
West	Residential; office	R-O; RSF-4; RMF-24

DISCUSSION:

Request: The City Planning Division requests to rezone the College Avenue pedestrian improvement corridor to the following zoning districts listed in *Table 3*, depicted in the attached rezoning *Exhibit A*, and generally described as follows:

Table 3

Proposed Zoning	Acres (approximate)
RSF-4, Residential Single Family Four Units per Acre	2.48
RMF-24, Residential Multi-Family 24 Units per Acre	0.16
NS-L, Neighborhood Services-Limited	1.63
NS-G, Neighborhood Services-General	0.48
UT-L, Urban Thoroughfare-Light**	19.87
DG, Downtown General	0.34
TOTAL	25

**Note: The numbers in Tables 2 and 3 do not match precisely due to rounding.*

***UT-L is a new proposed zoning district (see attached)*

The UT-L zoning district is a new zoning district to be created by ordinance. The maximum building height is to be measured in stories (as opposed to feet) so an addition to Chapter 151 is proposed to define how to measure stories (see attached *Exhibit 'D'*).

Land Use Compatibility: In general, the parcels are fairly shallow and not conducive for typical big-box commercial development. The UT-L, Urban Thoroughfare-Light zoning is proposed along a majority of the corridor to limit the building height to a maximum of four stories when compared to the maximum of 45 feet (3-4 stories) in the RSF-4 neighborhoods near some areas of the corridor. Additionally, the staff proposed UT-L has a density cap at 18 dwelling units per acre to prevent large, high density multi-family buildings. The UT-L district provides development potential for commercial anchors, typically in buildings over 25,000 sq. ft. This is consistent with the urban retail industry standard that anchors should generally occur every 1,000 linear feet. Anchors are a primary draw to a shopping district and provide enough shoppers to support smaller businesses in between and around the anchors. UT-L is also proposed to allow several existing business in the current C-2, Commercial Thoroughfare zoning to remain conforming uses. Along the periphery of the corridor some existing residential homes and split-zoned parcels are proposed to be partially downzoned to match surrounding zoning in the historic Washington/Willow or Wilson Park neighborhoods. There are a few parcels between College Avenue and adjoining residential neighborhoods that are proposed to be rezoned to one of the Neighborhood Services districts. This would provide appropriate transition of scale, mass and use between the more intense commercial uses on College Avenue and the surrounding single family neighborhoods immediately adjacent to the corridor.

Land Use Plan Analysis: The proposed zoning is fully consistent with the Future Land Use Map (FLUM) of the City Plan 2030 and the City's adopted land use goals and policies. This area has long been indicated on the City's adopted land use plans to remain an intense commercial corridor. Over the last decade or so the City's land use policies have changed to encourage mixed use and form-based zoning, instead of single use commercial areas. Staff's proposal is to rezone the area to form-based, mixed use zoning, consistent with the FLUM and city's current land use policies.

DISCUSSION AND PUBLIC COMMENT:

Planning staff initially sent letters via certified mail to each property owner in the rezoning area asking for input. Staff held an open house and also met in person at the city offices and corresponded via phone calls and emails with several property owners. After this initial input, staff formulated the zoning proposal and sent subsequent notification letters to the owners in the rezoning area, as well as all surrounding property owners noting the public hearing date, time, and location. *Staff has spoken with several of the property owners that are proposed to be rezoned with no objections to the current proposal.*

This item was discussed at Planning Commission meetings on April 10, April 24, and May 8, 2017. There was substantial public input at all three meetings. While many people were in favor of creating a walkable commercial district along the corridor, concerns were expressed that a mixed use zoning that would allow large, high density, off-campus student housing projects. As a result of this public dialog, a new zoning district is proposed entitled UT-L, Urban Thoroughfare-Light. This zoning would allow walkable, mixed commercial uses, while limiting residential density at 18 units per acre and a building height of four stories. This will allow mixed uses and residential infill in this area while preventing large, high density multi-family residential projects. The measurement of building height in stories instead of feet will encourage varying roof forms and commercial uses on the ground floor. This is a direct response to negative comments from the public and commission about flat-roofed buildings without any commercial uses on the ground floor.

On May 8, 2017 the Planning Commission forwarded the proposal to City Council with a recommendation for approval by a vote of 7-0-0. The Planning Commission's motion recommended the following changes to staff's proposed UT-L zoning district:

- Move *Use Unit 18 (Gas Stations and Drive Through Restaurants)* from a permitted use to a conditional use
- Modify building height to a maximum of 3 stories, with up to 4 stories if 75% of the ground floor is active space, and up to 4 stories if 100% of the ground floor is commercial space.

A copy of both the staff and Planning Commission recommendations are attached.

BUDGET/STAFF IMPACT:

N/A

Attachments:

- Exhibit A (proposed zoning map)
- Exhibit B (staff proposed UT-L district)
- Exhibit C (Planning Commission proposed UT-L district)
- Exhibit D (proposed modification to UDC 151 to define stories and building height)
- Planning Commission Staff Report

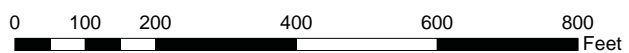
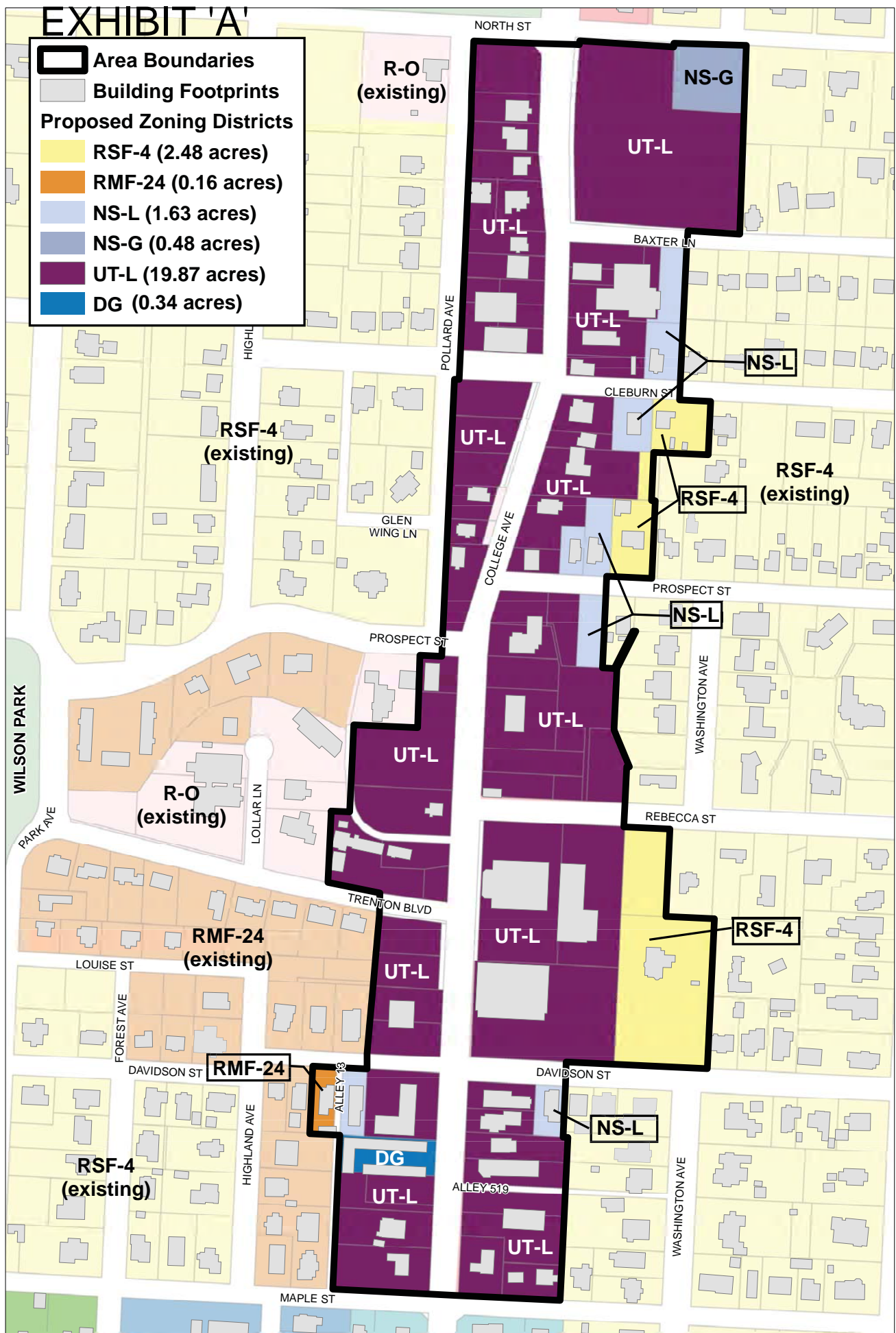
EXHIBIT 'A'

Area Boundaries

Building Footprints

Proposed Zoning Districts

- RSF-4 (2.48 acres)
- RMF-24 (0.16 acres)
- NS-L (1.63 acres)
- NS-G (0.48 acres)
- UT-L (19.87 acres)
- DG (0.34 acres)



**North College Avenue Rezone
Proposed Zoning Districts**



EXHIBIT 'B'

STAFF RECOMMENDATION - NEW PROPOSED ZONING DISTRICT

161.21 UT-L Urban Thoroughfare - Light

(A) *Purpose.* The Urban Thoroughfare - Light District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along commercial corridors, while maintaining a compatible building height with smaller scale residential buildings. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare-Light district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted uses*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three and four family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive through restaurants
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 store
Unit 41	Accessory Dwellings
Unit 44	Cottage Housing Development
Unit 45	Small scale production

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

(2) *Conditional uses*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 40	Sidewalk cafes
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.*

Units per acre	18 or less
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STAFF RECOMMENDATION - NEW PROPOSED ZONING DISTRICT

(D) *Bulk and area regulations.*

(1) Lot width minimum

Single-family dwelling	18 feet
All other dwellings	None
Non-residential	None

(2) Lot area minimum. None

(E) *Setback regulations.*

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

(F) *Building height regulations.*

Building Height Maximum	4 stories
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(G) *Minimum buildable street frontage.* 50% of the lot width.

EXHIBIT 'C'

PLANNING COMMISSION RECOMMENDATION - NEW PROPOSED ZONING DISTRICT

161.21 UT-L Urban Thoroughfare - Light

(A) *Purpose.* The Urban Thoroughfare - Light District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along commercial corridors, while maintaining a compatible building height with smaller scale residential buildings. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare-Light district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted uses*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three and four family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive in/drive through restaurants
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 store
Unit 41	Accessory Dwellings
Unit 44	Cottage Housing Development
Unit 45	Small scale production

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

(2) *Conditional uses*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 18	Gasoline service stations and drive in/drive through restaurants
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 40	Sidewalk cafes
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None

(D) *Bulk and area regulations.*

PLANNING COMMISSION RECOMMENDATION - NEW PROPOSED ZONING DISTRICT

(1) Lot width minimum

Single-family dwelling	18 feet
All other dwellings	None
Non-residential	None

(2) Lot area minimum. None

(E) *Setback regulations.*

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

(F) *Building height regulations.*

Building Height Maximum	3 stories
Building Height Maximum	4 stories (if 75% or more of the ground floor is active space)
Building Height Maximum	5 stories (if 100% of the ground floor is commercial space)

(G) *Minimum buildable street frontage.* 50% of the lot width.

EXHIBIT 'D'

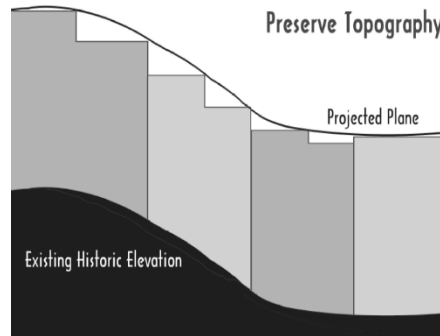
Proposed Code Changes in Strikeout

CHAPTER 151: DEFINITIONS

151.01 Definitions

B

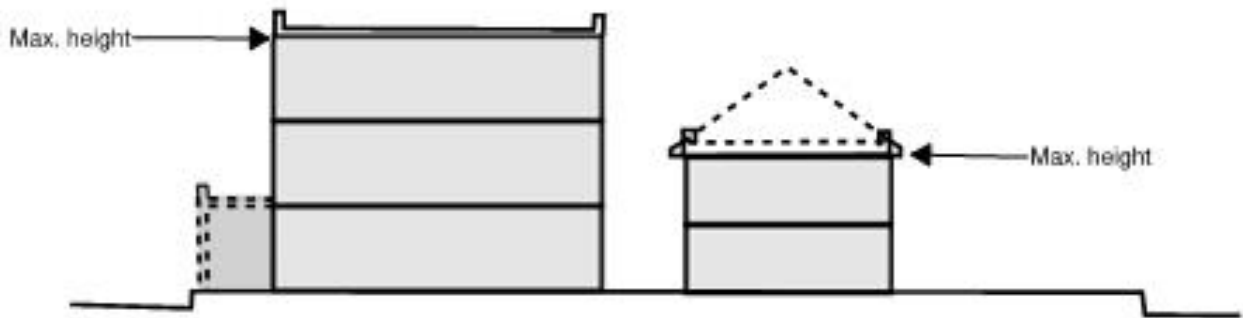
Building Height (**when measured in feet**): Building height shall be measured vertically from the existing natural grade to any part of the structure, excluding spires, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances not intended for human occupancy. To verify whether the height of a proposed structure is below the maximum height allowed, project a parallel plane above the existing natural grade and across the entire parcel. If the structure is below the upper line, then the height limitation has been satisfied.



Proposed Code Changes in Strikeout

§

Story (when building height is measured in stories). A habitable floor level within a building. When building height is measured in stories it shall exclude attics and basements. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial or non-residential function which shall have a maximum of 25 feet. To allow flexibility in design and encourage varying rooflines, height shall be measured to the eave or roof deck as depicted in the following diagram.



PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Andrew Garner, City Planning Director and City Planning Division staff

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

SUBJECT: **RZN 17-5713: Rezone (COLLEGE AVE. FROM NORTH ST. TO MAPLE ST./COLLEGE AVE. REZONE, 445-446):** Submitted by CITY STAFF for properties along COLLEGE AVE. FROM NORTH ST. TO MAPLE ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE; R-O, RESIDENTIAL-OFFICE; C-1, NEIGHBORHOOD COMMERCIAL; C-2, THOROUGHFARE COMMERCIAL; AND DG, DOWNTOWN GENERAL, and contain approximately 24.62 acres. The request is to rezone the properties to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE; RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE; NS-L, NEIGHBORHOOD SERVICES-LIMITED; NS-G, NEIGHBORHOOD SERVICES-GENERAL; SERVICES; and UT-L, URBAN THOROUGHFARE-LIGHT.

RECOMMENDATION:

Staff recommends forwarding **RZN 17-5713** to the City Council with a recommendation for approval.

BACKGROUND:

April 10, 2017 Planning Commission: This item was discussed at the April 10, 2017 Planning Commission meeting. There were several members of the public that spoke at the meeting with some positive comments, but multiple concerns with potential negative impacts to the surrounding Wilson Park and Washington neighborhoods. Numerous topics were discussed but the primary issues seemed to be centered around building height of potential multi-family dwellings that would be allowed under the proposed form-based zoning districts.

April 24, 2017 Planning Commission: At the April 24, 2017 Planning Commission staff presented an alternative zoning proposal for consideration. This proposal is labeled as "Alternative 2". "Alternative 2" is an attempt to address many neighbors' concerns with building height and would cap the building height at approximately five stories or 56 feet with the CS, Community Services zoning. It would also cap the building square footage at 25,000 sq. ft. and provides large areas of lower classification zoning along the eastern edge of the corridor to provide additional buffer between directly adjoining residences. "Alternative 1" is the same proposal that was presented at the April 10, 2017 meeting.

At the April 24, 2017 meeting several members of the public spoke: two spoke in favor of the rezoning with either alternative and approximately seven spoke with concerns related primarily to building height and traffic. Discussion by the commission was centered around comments from

one commissioner outlining detailed code changes desired in two zoning districts which are generally summarized as follows:

- Amend the maximum building height in the CS, Community Services zoning district from the current maximum of 56 feet, to a new maximum of three stories above grade; with a fourth story granted if at least 75% of the ground floor façade is comprised of active uses and a fifth story allowed if the entire ground floor façade is comprised of commercial space with active façade.
- Amend the maximum building height in the UT, Urban Thoroughfare zoning district from the current maximum of 56/84 feet to a maximum height of four stories above grade; with a fifth story allowed if at least 75% of the ground floor façade is comprised of active uses and a sixth story allowed if the entire ground floor is comprised commercial space with an active façade.

May 8, 2017 Planning Commission Alternative Zoning Proposal: Staff proposes a third zoning alternative labeled and attached as "Alternative 3". This alternative creates a new zoning district and proposes it along the College Avenue corridor in all areas previously proposed for CS and UT zoning in "Alternative 1". The new district titled UT-L, Urban Thoroughfare-Light is identical to the current UT zoning except it has a maximum building height of 50 feet instead of 56/84 feet. This proposal would maintain the conforming commercial/retail uses in this corridor, provide the potential for an urban retail anchor, while establishing a maximum building height that is compatible with the single family district to the east that allows a maximum building height of 45 feet.

Staff agrees with the benefits of the code changes discussed at the April 24th Planning Commission meeting. However, there are potential issues that should be evaluated such as: (1) How to measure building height in stories amongst different building features (what about an atrium, basement, or mezzanine, etc.); (2) Potential confusion, inconsistency, and inequity of measuring building height in stories in only two zoning districts while measuring building height in feet in all other districts; (3) One of the purposes for a maximum building height is to protect adjoining properties from buildings that are too tall. An incentive for a taller building would negate the primary purpose of the zoning district/building height restriction to protect adjoining properties; (4) What constitutes an "active" façade; (5) How to enforce that the façade is "active" after it is built.

While the ideas discussed at the April 24th meeting may all merit code changes, staff would prefer these legislative items be reviewed and vetted thoroughly before adoption. Such a legislative review may take a fairly long process and a comprehensive set of amendments to the UDC. Staff's proposal would work within our existing development rules and promote the City's desired development pattern for College Avenue.

Background: The City is in the process of installing pedestrian improvements along College Avenue between North Street to the north and Maple Street to the south. The City's improvement project will install new 10-foot sidewalk, decorative street lights, trees in grated tree wells, and other pedestrian improvements including a signalized pedestrian crossing in the vicinity of Trenton Boulevard and Rebecca. The eastern side of College Avenue (Phase 1) has been recently completed. The western side of College Avenue (Phase 2) is scheduled for completion in 2017.

Property Description: The study area is almost entirely in commercial or non-residential use (with a few exceptions) and most of the building are at, or past their expected lifespan. A majority of the subject property was developed prior to current zoning and development regulations from the early 1900's through the 1950's. This neighborhood was eventually and effectively split with the gradual enlargement of College Avenue, a major north-south four lane arterial roadway. As a result, almost all of the properties are existing non-conforming in terms of building placement, parking and landscaping. This means that if a building were removed, a structure would not be permitted to redevelop to its previous location. Many of the buildings are in close proximity to College Avenue and within the front 50-foot building setback of the underlying zoning district. The existing zoning of the proposed rezoning area is indicated in *Table 1* and the surrounding land use and zoning is depicted in *Table 2*.

Table 1

Existing Zoning	Acres (approximate)
RSF-4, Residential Single Family Four Units per Acre	1.83
R-O, Residential Office	7.43
C-1, Neighborhood Commercial	0.30
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TOTAL	25

Table 2

Direction from Site	Land Use	Zoning
North	VA Hospital; commercial	P-1; C-2; RSF-4
South	Commercial	MSC; DG
East	Residential	RSF-4
West	Residential; office	R-O; RSF-4; RMF-24

DISCUSSION:

Request: The City Planning Division requests to rezone the College Avenue pedestrian improvement corridor to the following zoning district listed in *Table 3*, depicted in the attached rezoning exhibit, and generally described as follows:

Table 3

Proposed Zoning	Acres (approximate)
RSF-4, Residential Single Family Four Units per Acre	2.48
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UT-L, Urban Thoroughfare-Light**	20.51
TOTAL	25

*Note: The numbers in Tables 2 and 3 do not match precisely due to rounding.

**UT-L is a new proposed zoning district (see attached)

In general, the parcels are fairly shallow and not conducive for typical big-box commercial development. The UT-L, Urban Thoroughfare-Light zoning is proposed along a majority of the corridor to limit the building height to a maximum of 50 feet when compared to the maximum of 45 feet in the RSF-4 neighborhoods near much of the corridor. The UT-L district provides development potential for commercial anchors, typically in buildings over 25,000 sq. ft. This is consistent with the urban retail industry standard that anchors should generally occur every 1,000 linear feet. Anchors are a primary draw to a shopping district and provide enough shoppers to support smaller businesses in between and around the anchors. UT-L is also proposed to allow several existing business in the current C-2, Commercial Thoroughfare zoning to remain conforming uses. Along the periphery of the corridor some existing residential homes and split-zoned parcels are proposed to be partially downzoned to match surrounding zoning in the historic Washington/Willow or Wilson Park neighborhoods. There are a few parcels between College Avenue and adjoining residential neighborhoods that are proposed to be rezoned to one of the Neighborhood Services districts. This would provide appropriate transition of scale, mass and use between the more intense commercial uses on College Avenue and the surrounding single family neighborhoods immediately adjacent to the corridor.

Existing Non-conforming situations: All land uses present at the time of rezoning will be protected under *UDC Section 164.12 Non-conforming Structures, Uses, and Lots*. As described earlier in this report, almost all of the properties are existing non-conforming in terms of building placement, parking and landscaping. The proposed form-based zoning would bring many of the existing buildings into compliance with the front build-to zone.

Notification and Public Comment: Planning staff initially sent letters via certified mail to each property owner in the rezoning area asking for input. Staff held an open house and also met in person at the city offices and corresponded via phone calls and emails with several property owners. After this initial input, staff formulated the zoning proposal and sent subsequent notification letters to the owners in the rezoning area, as well as all surrounding property owners noting the public hearing date, time, and location. Staff has spoken with several of the property owners that are proposed to be rezoned with no objections to the current proposal. Planning staff has spoken with several surrounding property owners in the rezoning area with objections to the proposal primarily because of concerns with building height. Many members of the public spoke at the Planning Commission meeting and staff has also included copies of email comments from the public.

INFRASTRUCTURE:

Streets: Access to the subject properties varies. Most have access to College Avenue, while others have access to side streets such as Trenton, Rebecca, and Prospect. Each of these roadways have different levels of improvements completed. Some have open ditches with no sidewalks, while some are fully improved with curb, gutter, drainage sidewalks and street lights. Because of the gridded street system along the corridor, side and rear-loading new development is feasible with limited access to College Avenue.

Water/Sewer: There is a network of existing water and sewer mains all along the corridor that serve the existing businesses and residents in the area. Main sizes and availability for connection vary on a property by property basis. In general, water main sizes in the area range from 2-inch diameter, up to 8-inch diameter, while most sewer mains in the area range between 6-inch diameter and 10-inch diameter.

Drainage: A portion of the area included in the proposed rezoning is within FEMA regulated floodplains. The area impacted is primarily along College Avenue, between Trenton Blvd, and Rebecca Street, where Upper Scull Creek (a protected stream) flows westward toward Wilson Park. No portion of the properties being considered are located within the Hilltop Hillside Overlay District.

Fire/Police: The Fire and Police Department did not express any concerns with this request.

PLANNING COMMISSION ACTION: Required			
Date: <u>May 8, 2017</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: <u>Belden</u>			
Second: <u>Hoffman</u>			
Vote: <u>7-0-0</u> (commissioners Brown and Quinlan were absent)			
<p>Note: Motion to forward the request with the following recommendation: Recommend approval of rezoning the College Avenue corridor with staff's proposed Alternative #3, except modifying the new proposed UT-L zoning district to move Use Unit 18 (Gas Stations and Drive Through Restaurants) from a permitted use to a conditional use, and modify the building height from a maximum of 50 feet to a maximum height of three stories, with up to four stories if 75% of the ground floor is active space, and up to five stories if 100% of the ground floor is commercial space.</p>			

CITY PLAN 2030 FUTURE LAND USE PLAN:

The City Plan 2030 Future Land Use Plan map (FLUM) identifies this area almost entirely as a **City Neighborhood Area**, with some of the existing single family homes along the eastern edge of the corridor as **Residential 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, from single family to multifamily. Non-residential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

- **Residential Neighborhood Areas** are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single family, multifamily and rowhouses. **Residential Neighborhood** encourages highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features in the natural environment.

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: This area has been a primary commercial corridor in the City for many decades and as such, rezoning to allow the continuation of commercial use with the addition of mixed use and multi-family is appropriate and compatible in the busy core of the City, within walking distance to many destinations.

In general, the parcels are fairly shallow and not conducive for typical big-box commercial development. The UT-L, Urban Thoroughfare-Light zoning is proposed along a majority of the corridor to limit the building height to a maximum of 50 feet when compared to the maximum of 45 feet in the RSF-4 neighborhoods near much of the corridor. The UT-L district provides development potential for commercial anchors, typically in buildings over 25,000 sq. ft. This is consistent with the urban retail industry standard that anchors should generally occur every 1,000 linear feet. Anchors are a primary draw to a shopping district and provide enough shoppers to support smaller businesses in between and around the anchors. UT-L is also proposed to allow several existing business in the current C-2, Commercial Thoroughfare zoning to remain conforming uses. Along the periphery of the corridor some existing residential homes and split-zoned parcels are proposed to be partially downzoned to match surrounding zoning in the historic Washington/Willow or Wilson Park neighborhoods. There are a few parcels between College Avenue and adjoining residential neighborhoods that are proposed to be rezoned to one of the Neighborhood Services districts. This would provide appropriate transition of scale, mass and use between the more intense commercial uses on College Avenue and the

surrounding single family neighborhoods immediately adjacent to the corridor.

The proposed zoning is fully consistent with the Future Land Use Map (FLUM) of the City Plan 2030 and the City's adopted land use goals and policies. This area has long been indicated on the City's adopted land use plans to remain an intense commercial corridor. Over the last decade or so the City's land use policies have changed to encourage mixed use and form-based zoning, instead of single use commercial areas. Staff's proposal is to rezone the area to form-based, mixed use zoning, consistent with the FLUM and city's current land use policies.

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 highly justified and needed. Many of the buildings along this corridor are at, or past, their expected lifespan. Major renovations and additions to existing structures can be expected, and in some cases entire demolition and redevelopment is likely. Many of the buildings are in close proximity to College Avenue and within the front 50-foot building setback of the underlying zoning district. The rezoning would bring many of the existing buildings into compliance with the front build-to zone and would require redevelopment in a pedestrian-oriented and traditional pattern, consistent with adopted land use policy. The existing primarily C-2 zoning, and other suburban zoning districts, along this corridor are inappropriate given the building location and proximity to many walkable destinations.

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

Finding: This rezoning should not result in a large volume of increased traffic or impacts to public infrastructure and services compared to the existing high-intensity commercial districts. As discussed above, the City's planned street improvement project will be completed in the near future to accommodate pedestrian enhancements. The proposed form-based zoning would require redevelopment with a more sensitive approach to pedestrians than the existing zoning, consistent with adopted City policy and public investment in the corridor. The development pattern resulting from the proposed rezoning would likely result in traffic calming because buildings will be closer to the street and more oriented for pedestrians. Additionally, the request may reduce overall congestion compared to the existing single use zoning by allowing mixed use, where not all destinations require vehicle trips from outside the neighborhood. The request would increase pedestrian safety compared to the existing zoning.

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

Finding: The proposed rezoning will substantially increase potential population density over the current single use zoning that forbids residential dwellings as a primary use. However, the potential population density increase will not be undesirable. This is an ideal location for development and redevelopment for commercial and mixed use. The proposed rezoning should not increase potential impacts to public services over the existing zoning.

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

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Existing and proposed zoning criteria
- Staff's request letter
- Public comment
- Proposed rezoning exhibit
- Age of structures map
- Current land use map
- Close up map; Future land use map; One mile map

161.07 District RSF-4, Residential Single-Family – Four 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	Cottage Housing Development

(C) *Density.*

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

(D) *Bulk and area regulations.*

	Single-family dwellings	Two-family dwellings
Lot minimum width	70 ft.	80 ft.
Lot area minimum	8,000 sq. ft.	12,000 sq. ft.
Land area per dwelling unit	8,000 sq. ft.	6,000 sq. ft.
Hillside Overlay District Lot minimum width	60 ft.	70 ft.
Hillside Overlay District Lot area minimum	8,000 sq. ft.	12,000 sq. ft.
Land area per dwelling unit	8,000 sq. ft.	6,000 sq. ft.

(E) *Setback requirements.*

Front	Side	Rear
15 ft.	5 ft.	15 ft.

(F) *Building height regulations.*

Building Height Maximum	45 ft.
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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, (ord. # 4858).

(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. 4858, 4-18-06; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11)

161.15 - 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	Cottage 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)

161.18 Neighborhood Services - Limited

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

(B) *Uses*

(1) *Permitted uses*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited Business
Unit 24	Home occupations
Unit 41	Accessory dwelling units
Unit 44	Cottage Housing Development

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

(2) *Conditional uses*

Unit 2	City-wide uses by conditional use
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 36	Wireless communication facilities*
Unit 40	Sidewalk cafes
Unit 45	Small scale production

(C) *Density.*

Units per acre	10 or less
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(D) *Bulk and Area*

(1) *Lot width minimum*

Single-family	35 feet
Two-family	35 feet
Three or more	90 feet
All other uses	None

(2) *Lot area minimum.*

Single-family	4,000 sq. ft.
Two-family or more	3,000 sq. ft. of lot area per dwelling unit
All other permitted and conditional uses	None

(E) *Setback regulations*

Front:	A build-to zone that is located between 10 and 25 feet from the front property line.
Side	5 feet
Rear	15 feet

(F) *Building height regulations.*

Building Height Maximum	45 ft.
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(G) *Building area.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of the lot. (Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14; Ord. 5735, 1-20-15)

161.19 - Neighborhood Services - General

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

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12b	General Business
Unit 24	Home occupations
Unit 41	Accessory Dwelling Units
Unit 44	Cluster Housing Development

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

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 13	Eating Places
Unit 16	Shopping Goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, Studios and Related Services
Unit 26	Multi-family dwellings
Unit 36	Wireless communication facilities
Unit 40	Sidewalk Cafes
Unit 45	Small Scale Production

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

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All Dwellings	35 feet
All other uses	None

(2) *Lot Area Minimum.*

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

(E) *Setback regulations.*

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

(F) *Building Height Regulations.*

Building Height Maximum	45 feet
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(G) *Minimum Buildable Street Frontage.* 50% of the lot width.

161.17 District R-O, Residential Office

(A) *Purpose.* The Residential-Office District is designed primarily to provide area for offices without limitation to the nature or size of the office, together with community facilities, restaurants and compatible residential uses.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 12	Limited business
Unit 25	Offices, studios, and related services
Unit 44	Cottage 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 11	Manufactured home park*
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities*
Unit 42	Clean technologies
Unit 45	Small scale production

(C) *Density.*

Units per acre	24 or less
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(D) *Bulk and area regulations.*

(Per dwelling unit for residential structures)

(1) *Lot width minimum.*

Manufactured home park	100 ft.
Lot within a manufactured home park	50 ft.
Single-family	60 ft.
Two-family	60 ft.
Three or more	90 ft.

(2) *Lot area minimum.*

Manufactured home park	3 acres
Lot within a manufactured home park	4,200 sq. ft.
Townhouses:	
Development	10,000 sq. ft.
Individual lot	2,500 sq. ft.
Single-family	6,000 sq. ft.
Two-family	6,500 sq. ft.

Three or more	8,000 sq. ft.
Fraternity or Sorority	1 acre

(3) *Land area per dwelling unit.*

Manufactured home	3,000 sq. ft.
Townhouses & apartments:	
No bedroom	1,000 sq. ft.
One bedroom	1,000 sq. ft.
Two or more bedrooms	1,200 sq. ft.
Fraternity or Sorority	500 sq. ft. per resident

(E) *Setback regulations.*

Front	15 ft.
Front, if parking is allowed between the right-of-way and the building	50 ft.
Front, in the Hillside Overlay District	15 ft.
Side	10 ft.
Side, when contiguous to a residential district	15 ft.
Side, in the Hillside Overlay District	8 ft.
Rear, without easement or alley	25 ft.
Rear, from center line of public alley	10 ft.
Rear, in the Hillside Overlay District	15 ft.

(F) *Building height regulations.*

Building Height Maximum	60 ft.
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Height regulations. 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 one foot for each foot of height in excess of 20 feet.

(G) *Building area.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot.

(Code No. 1965, App. A., Art. 5(x); Ord. No. 2414, 2-7-78; Ord. No. 2603, 2-19-80; Ord. No. 2621, 4-1-80; Ord. No. 1747, 6-29-70; Code 1991, §160.041; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 4726, 7-19-05; Ord. 4943, 11-07-06; Ord. 5079, 11-20-07; Ord. 5195, 11-6-08; Ord. 5224, 3-3-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5735 1-20-15)

161.18 District C-1, Neighborhood Commercial

(A) *Purpose.* The Neighborhood Commercial District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas.

(B) *Uses.*

(1) *Permitted uses.*

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

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 16	Shopping goods
Unit 34	Liquor stores
Unit 35	Outdoor music establishments*
Unit 36	Wireless communications facilities*
Unit 40	Sidewalk Cafes
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and area regulations.* None.

(E) *Setback regulations.*

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

(F) *Building height regulations.*

Building Height Maximum	56 ft.*
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*Any building which exceeds the height of 20 feet shall be setback from any boundary line of any residential district a distance of one foot for each foot of height in excess of 20 feet.

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

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

161.19 Community Services

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

(B) *Uses.*

(1) *Permitted uses.*

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

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

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 40	Sidewalk Cafes
Unit 42	Clean technologies

(C) *Density.* None

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Dwelling	18 ft.
All others	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

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

(F) *Building Height Regulations.*

Building Height Maximum	56 ft.
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(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. 5312, 4-20-10; Ord. 5339, 8-3-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14; Ord. 5735, 1-20-15)

161.20 District C-2, Thoroughfare Commercial

(A) *Purpose.* The Thoroughfare Commercial District is designed especially to encourage the functional grouping of these commercial enterprises catering primarily to highway travelers.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 25	Offices, studios, and related services
Unit 33	Adult live entertainment club or bar
Unit 34	Liquor store
Unit 44	Cottage Housing Development
Unit 45	Small scale production

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance Halls
Unit 32	Sexually oriented business
Unit 35	Outdoor music establishments
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 40	Sidewalk Cafes
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None.

(D) *Bulk and area regulations.* None.

(E) *Setback regulations.*

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

(F) *Building height regulations.*

Building Height Maximum	75 ft.*
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*Any building which exceeds the height of 20 feet shall be set back from a boundary line of any residential district a distance of one foot for each foot of height in excess of 20 feet.

(G) *Building area.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot.

(Code 1965, App. A., Art. 5(VI); Ord. No. 1833, 11-1-71; Ord. No. 2351, 6-2-77; Ord. No. 2603, 2-19-80; Ord. No. 1747, 6-29-70; Code 1991, §160.036; Ord. No. 4034, §3, 4, 4-15-97; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 4727, 7-19-05; Ord. 4992, 3-06-07; Ord. 5028, 6-19-07; Ord. 5195, 11-6-08; Ord. 5312, 4-20-10; Ord. 5339, 8-3-10; 5353, 9-7-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14; Ord. 5735, 1-20-15)

161.21 Urban Thoroughfare

(A) *Purpose.* The Urban Thoroughfare District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. Automobile-oriented development is prevalent within this district and a wide range of commercial uses is permitted. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted uses*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive through restaurants
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 store
Unit 41	Accessory Dwellings
Unit 44	Cottage Housing Development
Unit 45	Small scale production

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

(2) *Conditional uses*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 40	Sidewalk cafes
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None

(D) *Bulk and area regulations.*

(1) Lot width minimum

Single-family dwelling	18 feet
All other dwellings	None
Non-residential	None

(2) Lot area minimum. None

(E) *Setback regulations.*

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

(F) *Building height regulations.*

Building Height Maximum	56/84 ft.*
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*A building or a portion of a building that is located between 10 and 15 ft. from the front property line or any master street plan right-of-way line shall have a maximum height of 56 feet. A building or portion of a building that is located greater than 15 feet from the master street plan right-of-way shall have a maximum height of 84 feet.

Any building that exceeds the height of 20 feet shall be set back from any boundary line of a single-family residential district, an additional distance of one foot for each foot of height in excess of 20 feet.

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. 5312, 4-20-10; Ord. 5339, 8-3-10; Ord. 5353, 9-7-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14; Ord. 5735, 1-20-15)

161.25 Downtown General

- (A) *Purpose.* *Downtown General* is a flexible zone, and it is not limited to the concentrated mix of uses found in the *Downtown Core* or *Main Street / Center*. *Downtown General* includes properties in the neighborhood that are not categorized as identifiable centers, yet are more intense in use than *Neighborhood Conservation*. There is a mixture of single-family homes, rowhouses, apartments, and live/work units. Activities include a flexible and dynamic range of uses, from public open spaces to less intense residential development and businesses. For the purposes of Chapter 96: Noise Control, the *Downtown General* district is a residential 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-family dwellings
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 44	Cottage Housing Development
Unit 45	Small scale production

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

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 40	Sidewalk Cafes

(C) *Density.* *None*

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Dwelling (all unit types)	18 ft.
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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 ft. from the front property line.
Side	None
Rear	5 ft.
Rear, from center line of an alley	12 ft.

(F) *Minimum buildable street frontage.* 50% of lot width.

(G) *Building height regulations.*

Building Height Maximum	56 ft.
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(Ord. 5028, 6-19-07; Ord. 5029, 6-19-07; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14; Ord. 5735, 1-20-15)

NEW PROPOSED ZONING DISTRICT

161.?? UT-L Urban Thoroughfare - Light

(A) *Purpose.* The Urban Thoroughfare - Light District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along commercial corridors, while maintaining a compatible building height with smaller scale residential buildings. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare-Light district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted uses*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three and four family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive through restaurants
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 store
Unit 41	Accessory Dwellings
Unit 44	Cottage Housing Development
Unit 45	Small scale production

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

(2) *Conditional uses*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 40	Sidewalk cafes
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None

(D) *Bulk and area regulations.*

(1) Lot width minimum

NEW PROPOSED ZONING DISTRICT

Single-family dwelling	18 feet
All other dwellings	None
Non-residential	None

(2) Lot area minimum. None

(E) *Setback regulations.*

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

(F) *Building height regulations.*

Building Height Maximum	50 ft.
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Any building that exceeds the height of 20 feet shall be set back from any boundary line of a single-family residential district, an additional distance of one foot for each foot of height in excess of 20 feet.

(G) *Minimum buildable street frontage.* 50% of the lot width.



March 1, 2017

City of Fayetteville, City Planning Division
Fayetteville, AR 72701

Kyle Cook, Chair
Fayetteville Planning Commission
City of Fayetteville, Arkansas
113 W. Mountain St.
Fayetteville, AR 72701

Re: *Rezone Request of the College Avenue Corridor*

Dear Planning Commission Chair:

Please accept this letter as a request to rezone property located along the College Avenue improvement area bounded by North Street to the north and Maple Street to the south.

The City's improvement project will install new 10-foot sidewalk, decorative street lights, trees in grated tree wells, and other pedestrian improvements including a signalized pedestrian crossing in the vicinity of Trenton Boulevard and Rebecca. The eastern side of College Avenue (Phase 1) has been recently completed. The western side of College Avenue (Phase 2) is scheduled for completion in 2017.

In anticipation of increased development pressure resulting from the College Avenue improvements, City staff proposes to rezone the area referenced above along either side of College Avenue. The intent of the rezoning will be to allow a wide variety of urban uses along this corridor. The current zoning of much of this area is outdated and not consistent with several of the primary goals of City Plan 2030. In particular, goals #1-3 discourage suburban sprawl while encouraging infill, revitalization, and traditional town form development patterns. The subject property is almost entirely zoned in suburban districts such as C-2, C-1, and R-O. These districts are primarily single use commercial zonings that dictate a development pattern that is auto-oriented. This is in direct opposition to the aforementioned goals of City Plan 2030 that encourage compact, complete (mixed use), and pedestrian-oriented development.

A majority of the subject property was developed prior to current zoning and development regulations from the early 1900's through the 1950's. This neighborhood was eventually and effectively split with the gradual enlargement of College Avenue, a major north-south four lane arterial roadway. As a result, almost all of the properties are existing non-conforming in terms of building placement, parking and landscaping. This means that if a building were removed, a structure would not be permitted to redevelop to its previous location. Many of the buildings are in close proximity to College Avenue and within the front 50-foot building setback of the underlying zoning district. Staff proposes to rezone the corridor to a variety of form-based zoning districts. This would bring many of the existing buildings into compliance with the front build-to zone and would require redevelopment in a pedestrian-oriented and traditional pattern. Further, the form-based districts provide a broader array of uses than the existing single use districts. This

introduces the option for vertical or horizontal mixed use including multi-family residential. The existing uses and businesses on the subject property will also be allowed under the proposed form-based rezoning.

A detailed exhibit showing the proposed zoning districts is attached. In general, the parcels are fairly shallow and not conducive for typical big-box commercial development. The CS, Community Services zoning is proposed along many of these shallow lots and adjacent to more residential areas to the west of Pollard Avenue. The UT, Urban Thoroughfare zoning is proposed at primary intersections and blocks of land that may have more development potential for commercial anchors, typically in buildings over 25,000 sq. ft. This is consistent with the urban retail industry standard that anchors should generally occur every 1,000 linear feet. Anchors are a primary draw to a shopping district and provide enough shoppers to support smaller businesses in between and around the anchors. UT is also proposed to allow several existing business in the current C-2, Commercial Thoroughfare zoning to remain conforming uses. Along the periphery of the corridor some existing residential homes and split-zoned parcels are proposed to be partially downzoned to match surrounding zoning in the historic Washington/Willow or Wilson Park neighborhoods. There are a few parcels between College Avenue and adjoining residential neighborhoods that are proposed to be rezoned to one of the Neighborhood Services districts. This would provide appropriate transition of scale, mass and use between the more intense commercial uses on College Avenue and the surrounding single family neighborhoods immediately adjacent to the corridor.

This rezoning should not result in a large volume of increased traffic or impacts to public infrastructure and services compared to the existing high-intensity commercial districts. As discussed above, the City's planned street improvement project will be completed in the near future to accommodate pedestrian enhancements. The proposed form-based zoning would require redevelopment with a more sensitive approach to pedestrians than the existing zoning, consistent with adopted City policy and public investment in the corridor. Finally, the proposed zoning districts permit a flexibility of uses that allow for reuse of buildings over time to adapt with changing market conditions and economic cycles.

Thank you for time and consideration of this request.

Sincerely,



Andrew Garner, AICP
City Planning Director
City of Fayetteville Development Services

Garner, Andrew

From: DByron <dbyron321@aol.com>
Sent: Thursday, April 20, 2017 2:49 PM
To: Garner, Andrew
Subject: College Ave. Re-zoning

Dear Mr. Garner,

We are property owners adjacent to an area of the proposed Urban Thoroughfare (or now possibly Community Services) re-zoning of College Ave.

The permitted building heights of 56-84 feet, the inevitable noise, and increased traffic that will be routed into the immediate neighborhood are going to have enormous permanent impacts on us. We are very worried about a resulting decline in our property value and the financial blow that we, as senior citizens, will certainly suffer. We are distressed that we will be dealt a blow from which we will be unable to recover.

I have heard that a more limited category of zoning might be a possibility for properties like ours - which otherwise will literally be in the shadows of some of the tallest buildings in Fayetteville. I urge you to please create and implement such a revised category to the current plan - one that will include our block.

If, however, the choice turns out to be between Urban Thoroughfare and Community Services zoning, I would strongly prefer that you keep Urban Thoroughfare with its more tolerable set backs from adjacent owners' rear property lines.

Thank you and sincerely,

Deborah Byron & Stephen Vallus
747 N Washington Ave.

Garner, Andrew

From: Zara Niederman <zniederman.planningcommission@gmail.com>
Sent: Wednesday, April 19, 2017 1:15 AM
To: Curth, Jonathan; Garner, Andrew
Subject: College ave Rezone
Attachments: College Ave Rezone.pdf

Hi Jonathan and Andrew

I took a look at a number of cities that I have lived in: New Orleans and, Berkeley, Palo Alto & Santa Barbara and visited: Encinitas, CA

I didn't really have an agenda to prove, just wanted to see what was out there.

I put together some street pictures (attached) as well as aerials of streets that seemed somewhat similar to College Avenue, in regards to traffic, and future potential for development. I don't have traffic counts on these, some are busier than others

Encinitas is Highway 101, which I'm sure is much busier than College, and Shattuck Ave and San Pablo Ave in Berkeley are probably busier too. Magazine St in New Orleans, State Street in Santa Barbara and University Ave in Palo Alto might not be as busy, as they are more shopping destinations. However, I would bet they get similar traffic as College, just a little slower due to the amenities.

Some things I noticed -

- 1) 2 stories is sort of the norm on most of these streets. 5 stories seems like the max on most. There are a few places with taller buildings, but they seem pretty out of place.
- 2) There is generally on street parking on both sides of the street except Santa Barbara which has wide sidewalks and long parallel streets with lots of parking lots on those streets .
- 3) There are often many small buildings all attached and at the front of the street. There are not always lot of large anchor stores. It seems that if we make the street a walkable street, without giant parking lots but with on-street parking, and well filled out, there is not so much of a need for large anchor stores (at least with regard to the smaller stores thriving - maybe there might be that need for anchor stores to minimize need to drive uptown for example).
- 4) I thought they were all going to have parallel streets where people could enter parking lots from the rear, (a potential challenge for College Ave) however, this was not necessarily the case.
- 5) There are no drive-throughs.

Drive throughs seem to create auto-demand, and mid-block curb cuts which can be a traffic issue and a safety issue for both cars and pedestrians. It also seems to create separate buildings, and separate parking lots, rather than having shared parking lots in the rear, and having the frontage fully filled in along the street, .

These are just streets that I am acquainted with, and others may have other streets that seem more relevant. Anyway, I don't want to give my opinions here on how we should move forward, only give you some examples I have found that seem relevant.

-Z

Garner, Andrew

From: Mike Owings <MOwings@ATSFleet.com>
Sent: Monday, April 24, 2017 2:37 PM
To: Garner, Andrew
Cc: Mayor; Davis, Harry
Subject: College re-zoning from Maple to North

Hello Andrew –

While I understand I have missed the deadline with regard to the comments below being included in a packet for tonight (April 24th), I'd like to request that they be placed in the formal record and included in any new packet distributed. I'll be attending the meeting in the hopes that some of these concerns are addressed.

1. CHANGE –

- a. I believe that action does indeed need to be taken by the city to encourage re-development of the affected properties in a manner that reduces curb cuts and therefore direct access to College avenue. I understand that under the proposed form based zoning changes traffic must enter/leave from a side street; not directly to/from College. I commend the city for taking pro-active action. Change WILL happen. Efforts to control it for the benefit of all are welcome.
- b. I acknowledge that the concerns below all relate to each other. Height/floor restrictions included in any proposed zoning imply density. Depending on parking requirements, density implies the degree of traffic as well as noise and light pollution.
- c. Given those concerns (detailed below), I believe the only way to limit the impact on adjacent property and neighborhoods is to limit density in some form. Limits on density, and therefore traffic, light and noise pollution should be at a level that is responsive to the needs of adjacent property owners and neighborhoods while encouraging redevelopment. Effective measures that address light and noise pollution need to be in place at the moment of construction.

Any development of large apartment complexes or even some of the business allowed under UT/CS, without required parking, will be a disaster for adjacent owners and neighborhoods. That will in turn lead to the eventual devaluation of these properties and neighborhoods. I don't believe this is good for the city, particularly when we are talking about 'historical' neighborhoods.

2. COMMERCIAL INTEGRATION –

- a. I support the idea of encouraging and even requiring shops/commercial enterprises at the front of new development.
- b. I am concerned however about the effect of noise and light pollution to adjacent properties and neighborhoods. Due to the form based nature of the proposed zoning, parking for businesses will have parking to the rear of the building. With parking at the rear, business are likely to put entrances to the rear of the property.

Traffic counts/noise, the lack of traffic control on College, and parking required to be in back lead me to believe that developers will integrate any public areas as permitted by UT and/or CS in the back part of these properties also. These might include gardens, pools, recreation space, etc. Additionally both UT and CS allow "cultural and recreational facilities, drive through restaurants, gasoline service stations and drive-in/drive through restaurants".

I would hate to see Washington/Willow and Wilson Park residential areas turn into an environment similar to the area bounded by the parking lots behind Dickson Street and Lafayette. The proposal given at the Planning meeting seem to encourage just that.

3. DENSITY - I am concerned about the implied density that could be built under UT or indeed CS zoning. As I understand it, density with this zoning is only limited by the number of units or businesses that a developer can fit on the property. The maximum density allowed with UT or CS implies a tremendous impact on existing neighborhoods with respect to parking, traffic, light and noise pollution. Of course total height implies density under any particular zoning. I don't believe either the currently proposed UT (84' scaling down as it nears adjacent residential) or indeed CS (56' immediately from setback) as currently respond to the needs of these areas with regard to height or other restrictions/implications.
4. PARKING CONCERNS – I am concerned about the potential impact to adjacent properties and neighborhoods with zoning UT and/or CS.
 - a. I understand that the current proposed form based zoning requires parking on the back of the property or covered (parking garage). I further understand that any covered parking must be 50% 'open air screened'. I understand this to mean that 50% of the 'wall' on a parking garage must be 'open' I am concerned about the effect on neighbors due to lights and noise.
 - b. Do I understand correctly that businesses no longer need to provide a minimum number of parking spaces for their customers? If correct, does this lack of requirement apply to potential apartment complexes? If so, what will be done to prevent apartment residents and visitors and/or business visitors from parking on side streets?
5. TRAFFIC CONCERNS – How do we protect Washington/Willow, Wilson Park etc. from through traffic?
 - a. With regard to the East side of College, I remain very concerned about the effect on both adjacent neighbors and (on the East side) traffic that will without doubt funnel to Washington/Willow (north/south) and Maple/Rebecca for example (East/West). Similar issues surely exist on the West side of College.
 - b. During walks of the affected areas with neighbors we noticed that the current traffic on College makes it almost impossible to converse. With College being a state highway, it would seem that we will not be able to get additional lights installed until traffic counts support the need. And we will not see access traffic counts rise to that level until properties are re-developed. These circumstances and the requirement that access be on side streets drive traffic through existing neighborhoods that deserve protection.
 - c. For any zoning proposed, we need a 'worst case' scenario of increased traffic counts relative to implied potential density. Using Davidson and College as an example, will there be a new light? If not turning left towards the University will be impossible. If one is installed, for residents trying to get to College, about 5 cars will back up from College while the light is red. Under the worst case that property could perhaps a few hundred apartments. With Fayetteville's average of 1.6 cars per abode the sixth car will not wait in the parking lot for the light to change. They will go East to Washington, Willow, Rebecca or beyond (East or North). Many of these streets are not through streets and virtually none of them are designed to carry the traffic we could see.
6. GREENSPACE and SCREENING INTEGRATION – As a result of all the above, any zoning change should support greenspace and aggressive requirements relative to light and noise pollution screening. Particularly at the back of the property and any side street.
7. LEGAL ISSUES - In talking to Harry Davis in Planning I understand that most of the properties included in the rezoning are currently zoned C2 and that those property owners have certain rights. My understanding is that implied in those rights is a right to develop their property to the maximum extent their current zoning allows. I further understand from Mr. Davis that concern exists that there are potential legal issues with regard to

modifying those rights. Which is why the city met with existing owners and received those owners unanimous approval for the proposed zoning changes to UT and CS as shown in the proposal.

However it is my understanding that another local resident met with Andrew Garner who seemed to state that, "it is possible with strong neighborhood support to change existing zoning and create new rezoning on new construction regarding living density.

8. TIME – Please don't rush this re-zoning recommendation to the city council. I do understand the need to rezone prior to a developer making a proposal to work under current zoning, but time needs to be given to ensure that everyone affected has a chance to absorb the changes afoot and try to help develop something 'workable' for all. In my opinion presentations such as the one made at the first Planning Commission meeting regarding this topic do not help. With College being a state highway the look and feel of College is unlikely develop anything like the presentation (with entrances and foot traffic on College).

Mike Owings

419 North Washington Avenue
479.283.3614 (mobile)

Encinitas CA – Highway 101 4-5 Lanes, On street parking on both sides, 2-3 Stories, Next to Commuter Train Depot, Large Anchors



Encinitas, Highway 101



Magazine St. New Orleans – Busy Shopping District, On Street Parking Both Sides, 2 lanes, 2-3 Story Max, No Large Anchors



San Pablo Ave, Berkeley – Major Thoroughfare, 4 Lane with Median/Turn lane, On Street Parking, 1-2 Story, On-street Parking



San Pablo Avenue, Berkeley, Aerial



Shattuck Avenue, Berkeley – Residential Portion – 4 lane with Median/turning lane, 1-2 story, On street parking



Shattuck Avenue – Downtown portion, very wide street, on street buffered parking, 2-10 story, major anchors (Bank, Target), Near Transit Stop (BART)

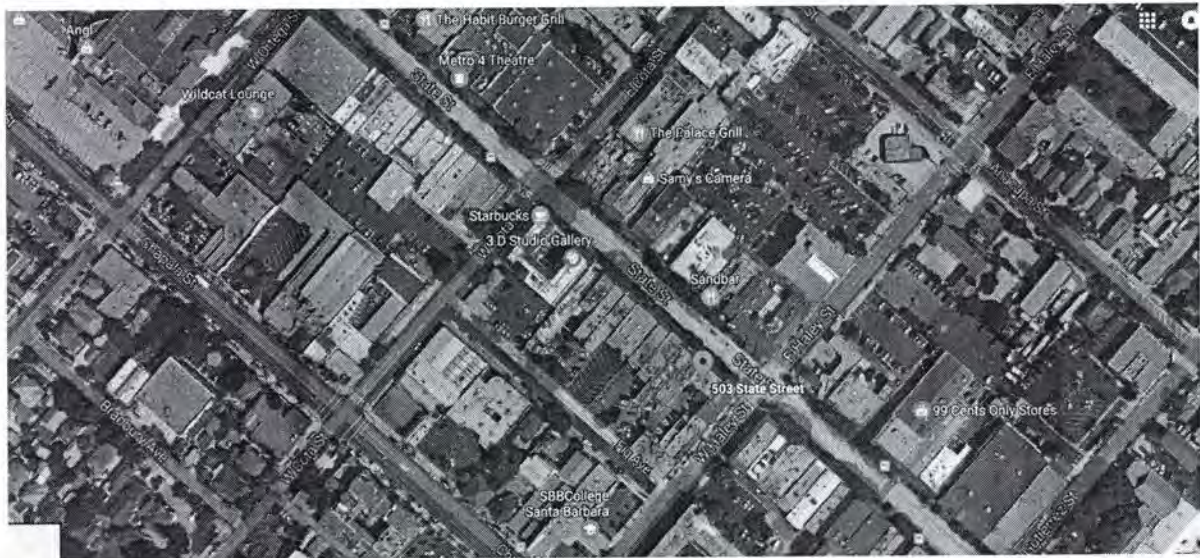


Shattuck Ave. Downtown Berkeley



State St. Santa Barbara – 1-3 Stories. 3 lanes, No onstreet parking, but continuous parallel streets with considerable interior parking lots, Wide sidewalks





Telegraph Ave, Berkeley, Right next to UC Berkeley, 2-5 Story, 1 way, Parking both sides of street, 2 lane



University Ave, Palo Alto, CA – Shopping District and entryway to Stanford University, 2 lane, on street parking both sides 2-3 story buildings



University Ave, Palo Alto, CA – 2 story, with ~15 story building in background



University Ave, Palo Alto, CA



Garner, Andrew

From: Planning
Sent: Friday, April 07, 2017 1:56 PM
To: Garner, Andrew
Subject: FW: April 10 meeting, item 10

Can you please respond to this?

Andy Harrison
Development Coordinator
Planning Division
125 W. Mountain
City of Fayetteville, Arkansas 72701
aharrison@fayetteville-ar.gov)
T 479.575.8267 | F 479.575.8202
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Sarah Sparkman [mailto:sparkman@gmail.com]
Sent: Friday, April 07, 2017 1:41 PM
To: Planning <planning@fayetteville-ar.gov>
Subject: April 10 meeting, item 10

I know that item 10 on next week's agenda, a proposed rezoning on College Ave, has gotten a lot of attention from the community. I don't have an opinion to voice right now, I just have a question.

Are there additional/different commercial design standards for the part of town where this rezoning is proposed? In other words, is this in an overlay district? I'm not entirely familiar with Fayetteville's zoning scheme - if you could point me in the right direction, I'd appreciate it.

Thank you for what you do for the city of Fayetteville!

Sincerely,
Sarah Sparkman

Garner, Andrew

From: Harrison, Andy
Sent: Wednesday, April 12, 2017 2:47 PM
To: Garner, Andrew; Curth, Jonathan
Subject: FW: College Ave Corridor Rezone

FYI

Andy Harrison
Development Coordinator
Planning Division
125 W. Mountain
City of Fayetteville, Arkansas 72701
aharrison@fayetteville-ar.gov
T 479.575.8267 | F 479.575.8202
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: michael langford [mailto:bostonisland2012@gmail.com]
Sent: Wednesday, April 12, 2017 2:43 PM
To: Harrison, Andy <aharrison@fayetteville-ar.gov>
Subject: Re: College Ave Corridor Rezone

Thanks for that. Still appears that the Community Services and Urban Thoroughfare zoning open the door to *Unit 26* which means apartment buildings unless I'm mis-reading something. As it is now, for several years we've been watching outside investors come into our little town, building apartments and condominiums for more outside investors to speculate on. A classic real estate bubble in the making (think Dallas in the 80's), and our city council and city planning department appear to think that this sort of irresponsible development is desirable.

Meanwhile, real estate prices in my neighborhood have risen well beyond \$200/square foot in the past year, as we watch unchecked demolition to facilitate bigger and bigger houses, infill is being crammed into every available empty lot, and the city routinely invests in infrastructure for outlying growth areas instead of maintaining existing neighborhood streets and sidewalks.

And so, with what I'm sure are the best of intentions, you appear to be setting the stage for more of the same sort of churn, as investors buy and sell in an inflated market, build as big as possible to "maximize return on investment", and continue to abuse cheap commercial credit to create what is essentially residential housing, in which the occupants have absolutely no chance of acquiring equity. You should know better.

On Apr 12, 2017, at 10:36 AM, Harrison, Andy <aharrison@fayetteville-ar.gov> wrote:

Sir,

Thank you for your call. Attached are some of the items that have been on display at public meetings and in this office. They all address the zoning of the property, which dictates the types of development that can come in. Andrew Garner in this office can answer questions and explain the zoning to you if you have further questions.

These links will take you to our code section that gives details about the proposed zoning districts and the uses allowed in those districts.

This link will take you to the new zoning districts (NS-L, NS-G) that have not updated into our code book yet.

Please let me know if you have any problems with these links.

Thank you.

Andy Harrison

Development Coordinator

Planning Division

125 W. Mountain

City of Fayetteville, Arkansas 72701

aharrison@fayetteville-ar.gov

T 479.575.8267 | F 479.575.8202

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

<image001.png>

<Existing Zoning.pdf><Potential Zoning.pdf><Mailing Map - Zoning.pdf><N College RZN Prop Zones LG FOR PC.pdf>

Garner, Andrew

From: Davis, Harry
Sent: Wednesday, April 19, 2017 10:33 AM
To: Garner, Andrew
Cc: Mayor; MOwings@ATSFleet.com
Subject: FW: North College re-zoning

Andrew,

The email below was intended to reach you from Mike Owings, who came in yesterday to discuss the rezoning from Maple to North along College Avenue.

Sincerely,
Harry

From: Mike Owings [mailto:MOwings@ATSFleet.com]
Sent: Wednesday, April 19, 2017 10:00 AM
To: agardner@fayetteville-ar.gov
Cc: Davis, Harry <hdavis@fayetteville-ar.gov>; Mayor <Mayor@fayetteville-ar.gov>
Subject: North College re-zoning

Hello Andrew,

I had told Harry that I would be able to have some comments to you this a.m. Just a quick note that I'm not going to be able to meet that commitment as I am continuing to try to understand the re-zoning issue from the perspective of the city, current property owners (commercial, adjacent residential, neighborhood affected).

But I have a couple of questions that I believe would help us all greatly:

1) Do I understand correctly that the only way for citizen comments to go on the official record is to either send them directly to you or appear at the Planning Commission meeting? I understand that any comments post yesterday will not make the deadline to be in the official record for the meeting on the 24th.

I want to understand how citizens can get their comments in the official record prior to any recommendation Planning makes.

2) How can I and others either get a copy or review on line the presentation/illustration presented at the last meeting.

I do feel like this process is being rushed from the perspective of posting of the rezoning signs along College. I understand there can be reasons for this, including but not limited to preventing a developer from acquiring a property and submitting something under the current zoning (not form based). But residents deserve time to discuss and develop their view of the re-zoning request. I believe a 'slow-down' would be in Planning's best interest.

Until I am able to provide more comprehensive comments here are a few issues that are of the biggest concern to the me and the residents I have talked to:

1) Density and what that implies from a traffic perspective into Washington/Willow. Hundreds of residents will not be able to access College from the side street (residents find it difficult even now) and will therefore pour into the area

East. This is problematic traveling East as well as North South for various reasons; some streets are not through streets, others such as Washington/Willow will become alternatives to College (as they are becoming already).

2) Set-backs/height and all that implies to current property owners; views from and into their properties, noise, etc.

3) The presentation given at the last meeting appeared to present the most optimistic idea of what the zoning change might imply. It did not represent what MIGHT happen under the new zoning and did not address either density or neighbor impact on the back side of the properties.

I've taken the time to organize walks of the affected properties with anyone that wants to 'walk and discuss' and have at least one more scheduled. I anticipate that you will have far greater attendance at the meeting the 24th. If you have the time and want to discuss any of these issues please let me know and I'll stop by.

Please let me know how residents such as myself can get our comments on the record and how I can access the presentation.

Thanks for trying to make the city a better place!

Mike Owings

479.283.3614 (mobile)

Garner, Andrew

From: Russell Sharman <russell.sharman@gmail.com>
Sent: Friday, April 07, 2017 5:07 PM
To: Garner, Andrew
Cc: Cheryl Sharman
Subject: IN FAVOR of Proposed Re-Zoning from Maple to North

As residents of the historic district, my wife, Cheryl, and I would like to express our support for the proposed re-zoning of College Ave from Maple to North from largely C-2 to Urban Thoroughfare. There has been a lot of misinformation about what the area is currently zoned, and what is proposed. We hope clarity will prevail and the new zoning will bring the urban infill development we so desperately need along College Avenue. And hopefully, they will one day extend north as far as possible.

Sincerely,
Russell and Cheryl Sharman

writer ~ filmmaker ~ anthropologist
<https://vimeo.com/russellsharman>

Garner, Andrew

From: Claudette Lunsford <claudettelunsford@me.com>
Sent: Saturday, April 22, 2017 4:08 PM
To: Harrison, Andy; Garner, Andrew
Subject: College rezoning

I hope to return to town from Little Rock in time for the meeting but in case I don't I would like my comments included in the discussion.

Thanks

First of all thanks to everyone participating, this is allowing our neighborhood to have a stronger voice.

1) I live on Washington Ave. My backyard meets the rezoning. I think the height should be no more than 3 stories where the lots abut existing single family neighborhoods.

Where there isn't this close proximity I think 4 stories should be max.

2) Designs should contribute to the character of the neighborhood. The historic district has "historic qualities" which should be considered.

3) A strong yes on a traffic light on Rebecca. I would like a crosswalk to be included to make walking to Wilson Park a safer venture.

4) No to large scale anchor stores. I can't imagine the adverse repercussions in traffic. It is already heavy.

5) I would like to address the zoning density. I think 24 living units is way too heavy. Duplexes, triplexes over existing businesses would be better in this corridor.

A couple of weeks ago I had a conversation with Andrew Garner in charge of planning about # 5. He said it is possible with strong neighborhood support to change existing zoning and create new rezoning on new construction regarding living density. Especially at risk are the Wilson Park single family-homes. They are in the orange section not in the proposed plan.

I personally know how devastating putting apartment complexes in close proximity to single home neighborhoods. We own a rent house off of Garland not far from the U of A. As people sell properties near apartment buildings to build more apartments there are eventually fewer and fewer homes. The diversity of homes in this neighborhood, and in the historic district (tiny to big, all unique) is one thing that makes this neighborhood so great. After 38 years of living in the historic district I hate to think that scenario might repeat here.

Sent from my iPhone

Garner, Andrew

From: gayle <gayle_ed@att.net>
Sent: Wednesday, April 12, 2017 11:45 AM
To: Garner, Andrew
Subject: North to Maple College Rezoning

Hi! My name is Gayle Draughon. I attended the planning meeting on April 11th. The drawings you presented of your vision of College were wonderful. I was wondering if there was a possibility of having drawings prepared in time for the April 24th meeting that would illustrate College Avenue with all possibilities of growth (the 8 story buildings) that would be legally allowed in that section of rezoning. Thank you, Gayle

Garner, Andrew

From: Mike Owings <MOwings@ATSFleet.com>
Sent: Wednesday, April 19, 2017 1:54 PM
To: Garner, Andrew
Cc: Mayor
Subject: RE: North College re-zoning

Thanks Andrew, I KNOW you are busy, but how do other residents ensure that their comments are part of the public record? Not all can be present for the meeting and want to ensure they are on official record.

How do I get a copy of the rendering you presented?

Mike Owings

From: Garner, Andrew [mailto:agarner@fayetteville-ar.gov]
Sent: Wednesday, April 19, 2017 1:51 PM
To: Mike Owings <MOwings@ATSFleet.com>
Subject: RE: North College re-zoning

Mr. Owings,
Thank you for your comments. I will include these in the official comments on the record and will include them in the packet for the project.

Andrew

From: Mike Owings [mailto:MOwings@ATSFleet.com]
Sent: Wednesday, April 19, 2017 10:04 AM
To: Garner, Andrew
Subject: FW: North College re-zoning

Andrew –

My apologies – I miss-spelled your email address and it was returned. You were to be the primary addressee of this email.

Mike Owings
419 North Washington Avenue

From: Mike Owings
Sent: Wednesday, April 19, 2017 10:00 AM
To: 'agardner@fayetteville-ar.gov' <agardner@fayetteville-ar.gov>
Cc: 'hdavis@fayetteville-ar.gov' <hdavis@fayetteville-ar.gov>; Lioneld Jordan <mayor@ci.fayetteville.ar.us>
Subject: North College re-zoning

Hello Andrew,

I had told Harry that I would be able to have some comments to you this a.m. Just a quick note that I'm not going to be able to meet that commitment as I am continuing to try to understand the re-zoning issue from the perspective of the city, current property owners (commercial, adjacent residential, neighborhood affected).

But I have a couple of questions that I believe would help us all greatly.

1) Do I understand correctly that the only way for citizen comments to go on the official record is to either send them directly to you or appear at the Planning Commission meeting? I understand that any comments post yesterday will not make the deadline to be in the official record for the meeting on the 24th.

I want to understand how citizens can get their comments in the official record prior to any recommendation Planning makes.

2) How can I and others either get a copy or review on line the presentation/illustration presented at the last meeting.

I do feel like this process is being rushed from the perspective of posting of the rezoning signs along College. I understand there can be reasons for this, including but not limited to preventing a developer from acquiring a property and submitting something under the current zoning (not form based). But residents deserve time to discuss and develop their view of the re-zoning request. I believe a 'slow-down' would be in Planning's best interest.

Until I am able to provide more comprehensive comments here are a few issues that are of the biggest concern to the me and the residents I have talked to:

1) Density and what that implies from a traffic perspective into Washington/Willow. Hundreds of residents will not be able to access College from the side street (residents find it difficult even now) and will therefore pour into the area East. This is problematic traveling East as well as North South for various reasons; some streets are not through streets, others such as Washington/Willow will become alternatives to College (as they are becoming already).

2) Set-backs/height and all that implies to current property owners; views from and into their properties, noise, etc.

3) The presentation given at the last meeting appeared to present the most optimistic idea of what the zoning change might imply. It did not represent what MIGHT happen under the new zoning and did not address either density or neighbor impact on the back side of the properties.

I've taken the time to organize walks of the affected properties with anyone that wants to 'walk and discuss' and have at least one more scheduled. I anticipate that you will have far greater attendance at the meeting the 24th. If you have the time and want to discuss any of these issues please let me know and I'll stop by.

Please let me know how residents such as myself can get our comments on the record and how I can access the presentation.

Thanks for trying to make the city a better place!

Mike Owings

479.283.3614 (mobile)

Garner, Andrew

From: jennifer prewitt <jenniferprewitt1@gmail.com>
Sent: Monday, April 17, 2017 7:54 PM
To: dog13gregg@aol.com; rautry333@gmail.com; zniederman@gmail.com; lesliebeld@aol.com; atq@flintlocklab.com; m noble@ccrawford.com; matthew.johnson@mercy.net; matt@mbl-arch.com; sloan@homesofnwa.com; Garner, Andrew
Subject: Rezoning of properties along College Avenue

April 17, 2017

Re: Rezoning on College Avenue

Dear Commissioners Autry, Hoffman, Quinlan, Belden, Niederman, Brown, Scroggin, Noble and Johnson:

Thank you so much for your time and consideration on this very large project. We appreciate all of the effort you and the city staff have put into trying to keep Fayetteville progressive, yet retaining its incredible charm.

We live at the corner of Prospect and Pollard on the Wilson Park side and have owned our house for almost 14 years. My husband was born and raised in Fayetteville and after working in Washington, DC and New York City after college, we married and moved back to Fayetteville for the better quality of life; which included having a yard, living in a park surrounding, having beautiful views of the mountain and being close to a variety of amenities, including Dickson Street.

We would love for the run down buildings on College near our house to be nice shops and restaurants, however we are totally against 4+ story buildings or high-density apartment buildings and possible big box urban stores like Target and Walmart.

When we attended the meeting on Monday, April 10th we went into it thinking we were probably for the proposed rezoning and were just there to hear what was in the plan. We left panicked and wondering what direction our neighborhood would take.

Like many of the people that spoke at the meeting we do not want any more large-scale, high-density rental apartments like the ones that have gone up around town. It was mentioned that lower rent apartments were needed in our area. This may be true, but I don't see how that will even happen in an area where the per square foot price is some of the highest in the city. We would be more in favor of smaller condo projects where people would be investing in our neighborhood, not just here for a short-term rental.

It was mentioned that 27,000 people drive College per day and they want to attract those people. We are very concerned about what will happen to the small streets around our house and the high volume of traffic and parked cars this may attract. Our streets do not have any sidewalks or curbs and are already hard to navigate. It is hard to imagine having lots of people trying to park on them and more people using the neighborhood as a cut through. It is very hard for us now to have our own gatherings and have guests park around our house.

We encourage you to please limit the height requirements of buildings to be no more than 2 or 3 levels, limit the density of those buildings and some how attract a nicer group of owners like restaurants and shops. Not big box stores, strip clubs, vapor shops and service stations. Also, please make sure each development can sustain their own parking...for their residents and guests, so that they are not allowed to park on our narrow streets. This may be different on the East side of College because they have wider roads, curbs and sidewalks.

We do not wish to become a large city; we love our *town* of Fayetteville.

Thank you again for all of your time and effort.

Sincerely,

Edward and Jennifer Prewitt

815 North Pollard Avenue

Fayetteville, AR 72701

479.283.2573

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Garner, Andrew

From: Scott Hill <razorbackscott@gmail.com>
Sent: Monday, April 03, 2017 8:26 PM
To: Garner, Andrew
Subject: RZN 17-5713 College Avenue rezone

Andrew,

I've seen some discussion of this on NextDoor and online, and I had a few ideas I'd like to share.

I think the primary fear of the adjacent neighborhoods is that big modernist complexes like the ones downtown might be developed.

Given that this section of College Ave sits between two historic districts, perhaps a workable solution is to consider it a special zoning district, similar to how Historic District zonings are handled in some cities. Granting the form-based zoning could be contingent upon future development meeting certain enhanced aesthetic standards, intended to compliment the historic neighborhoods nearby.

This could include minimum masonry requirements, window muntin/casing requirements, first floor awnings, and other traditional elements to create harmony between Washington Willow and Wilson Park. Signage could be specified to be similar to how it is being done in downtown Bentonville square, etc.

Just a few ideas I have had while reading all the negative comments about the possible rezoning.

Thanks!

Garner, Andrew

From: jennifer prewitt <jenniferprewitt1@gmail.com>
Sent: Monday, April 10, 2017 12:02 PM
To: Garner, Andrew
Subject: Tonight's meeting

Good afternoon!!

I live at the corner of Prospect and Pollard in Wilson Park...I have seen all the chatter regarding the rezoning of College and plan to attend the meeting tonight!

I was wondering if tonight's meeting is an open discussion with residents? Or is this a formality and the decision has already been made?

My main concerns are having an 8 story building next to my house and the nightmare parking it will for sure provide! We already have such narrow streets we can hardly have our own guests!

I also don't understand how this will make College safer? We don't even walk across College to Sassy's bc the cars race 40+ miles an hour over the hill...will there be anything new to address that?

I am sure this is a very daunting task for you all to take on! We appreciate your hard work and consideration! I think many people in Wilson Park are just freaked out about the students taking over with large apartment buildings...and not just co-existing with us!

Thanks so much!

Sent from my iPhone

Garner, Andrew

From: Marc Reif <marc.pricereif@gmail.com>
Sent: Tuesday, April 18, 2017 6:31 PM
To: Garner, Andrew
Subject: UT on N College

Hi Mr. Garner,

I live in the Washington-Willow neighborhood and I am very much in favor of the UT designation/development plan for College Ave. between North Street and Maple. I may not make it to all of the meetings, but I would like to encourage the city to pursue this plan. I do have some concerns: will high quality, sensitive design be encouraged? Will there be any housing of low to moderate cost? Can we preserve the general atmosphere and quality of life of the surrounding area while building much larger buildings nearby?

Sincerely,
Marc Reif
607 N Walnut Ave
72701

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Sent from Gmail Mobile

Garner, Andrew

From: eden price reif <eden.price.reif@gmail.com>
Sent: Tuesday, April 18, 2017 2:52 PM
To: Garner, Andrew
Subject: Zoning changes along N. College between Maple & North

Mr. Garner -

Everyone is in a tizzy on our Washington-Willow Neighborhood list serve - I haven't had time to read the zoning proposal language (sorry) but heard that today was perhaps the last day to give the planning dept timely input, so I'm throwing in my 2 cents. I hear there is a meeting on the 24th, I hope to be there.

We own 3 houses in downtown east of College, we've lived here off and on for 25 (myself) and 50+ years (husband - grew up here) - there have been a lot of changes, and property values (& taxes) have gone up a lot! We love the eclectic mix of housing and people that make up our neighborhood.

We can't expect things to stay the same if we want to be a vibrant, healthy part of the city - and we can't expect things to go back to the way they were 50 years ago (what some seem to want) so, in ignorance of the actual proposal, I'll rattle off what I would hope for along that stretch of College Ave, and downtown in general. Mixed Use! Density! a walkable zone of commercial that keeps parking off the street frontage, street design that slows traffic as much as possible. My dream ingredient would be an actual crossing point for pedestrians so we can get to the other side of college/the park @ Trent. People seem all upset about 8 stories - I can't see that the market would support that anytime soon regardless of the zoning, but if it calms people down, a compromise of 4 (or 5!) stories seems fine to me. I hate the commercial strip type stuff that seems to be the standard issue. This is downtown, not a "highway".

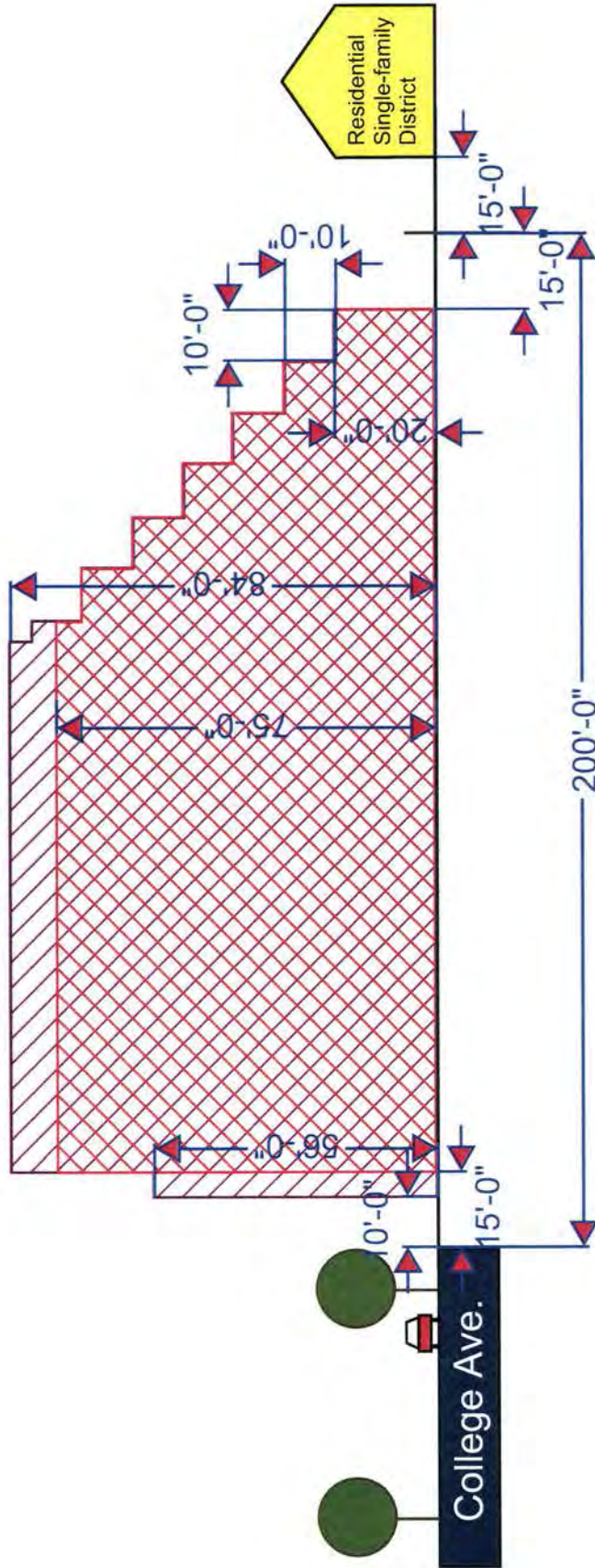
I am so thrilled with the improvements to the streetscape along college to date, and look forward to the project being done ;))

Thanks,

Eden Reif
607 N. Walnut Ave.

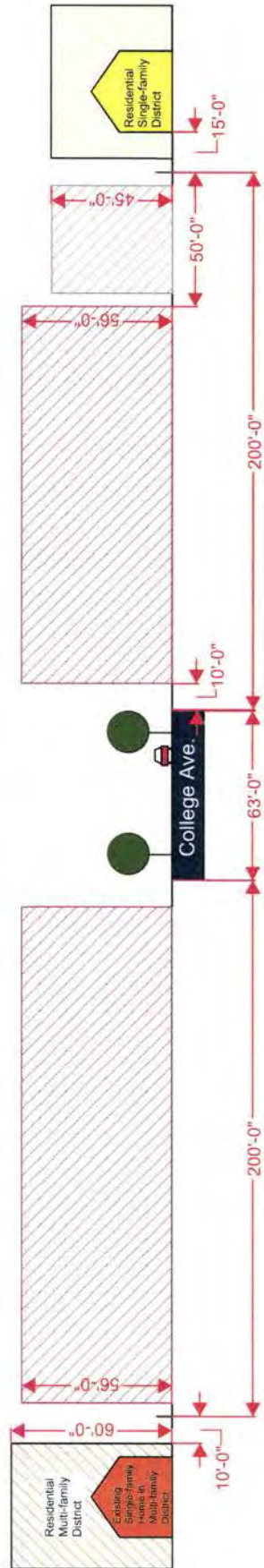
Building Height Cross Section Comparison

 UT, Urban Thoroughfare
  C-2, Thoroughfare Commercial



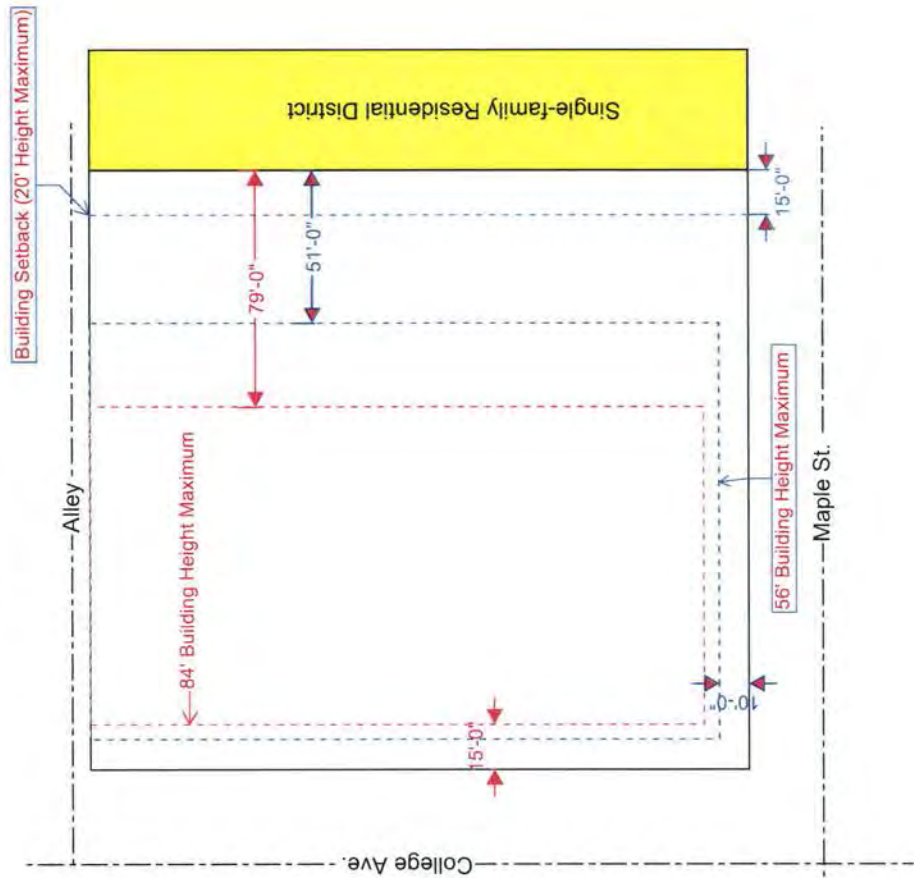
Building Height Cross Section Comparison

- Residential Multi-family District
- CS: Community Services
- NS-L: Neighborhood Services, Limited
- Residential Single-family District

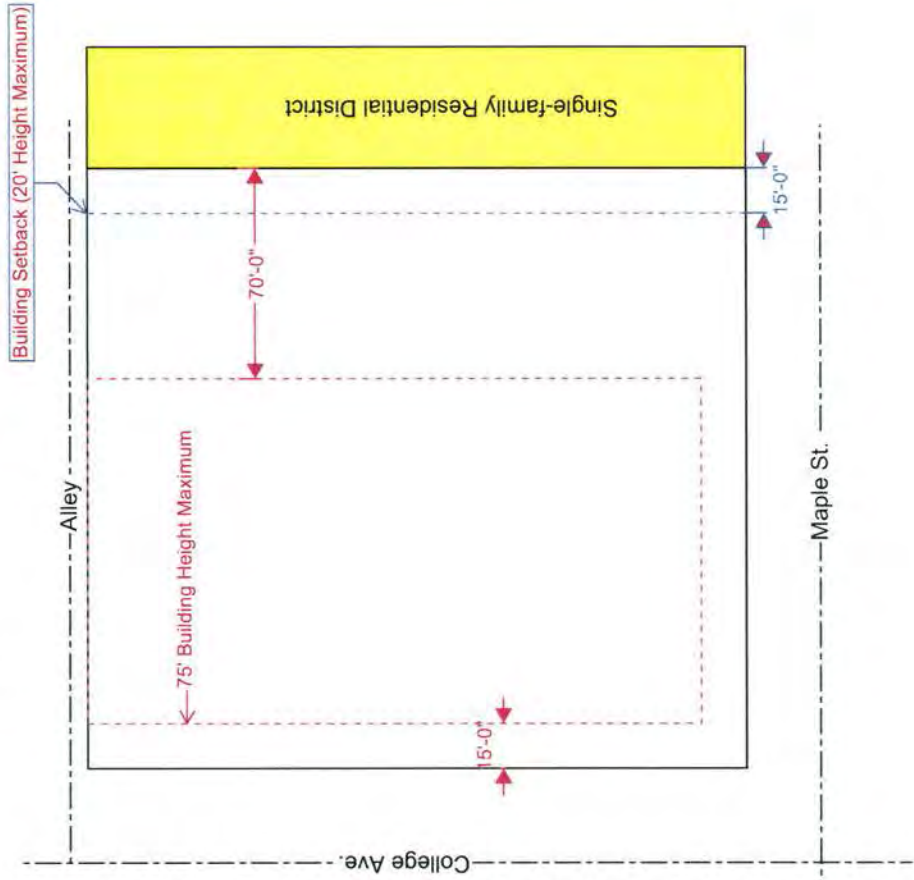


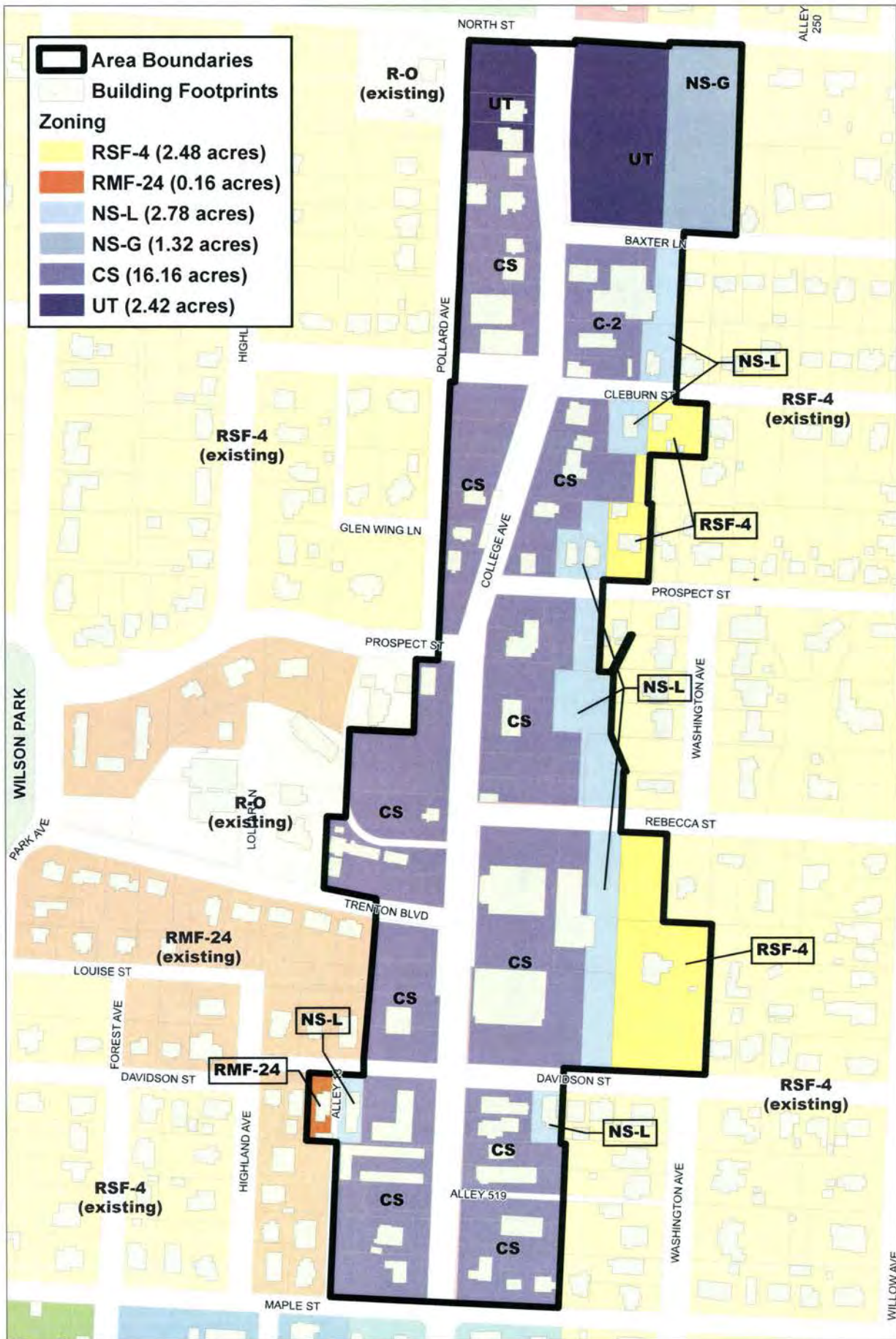
Height Setback Comparison Diagram

UT, Urban Thoroughfare



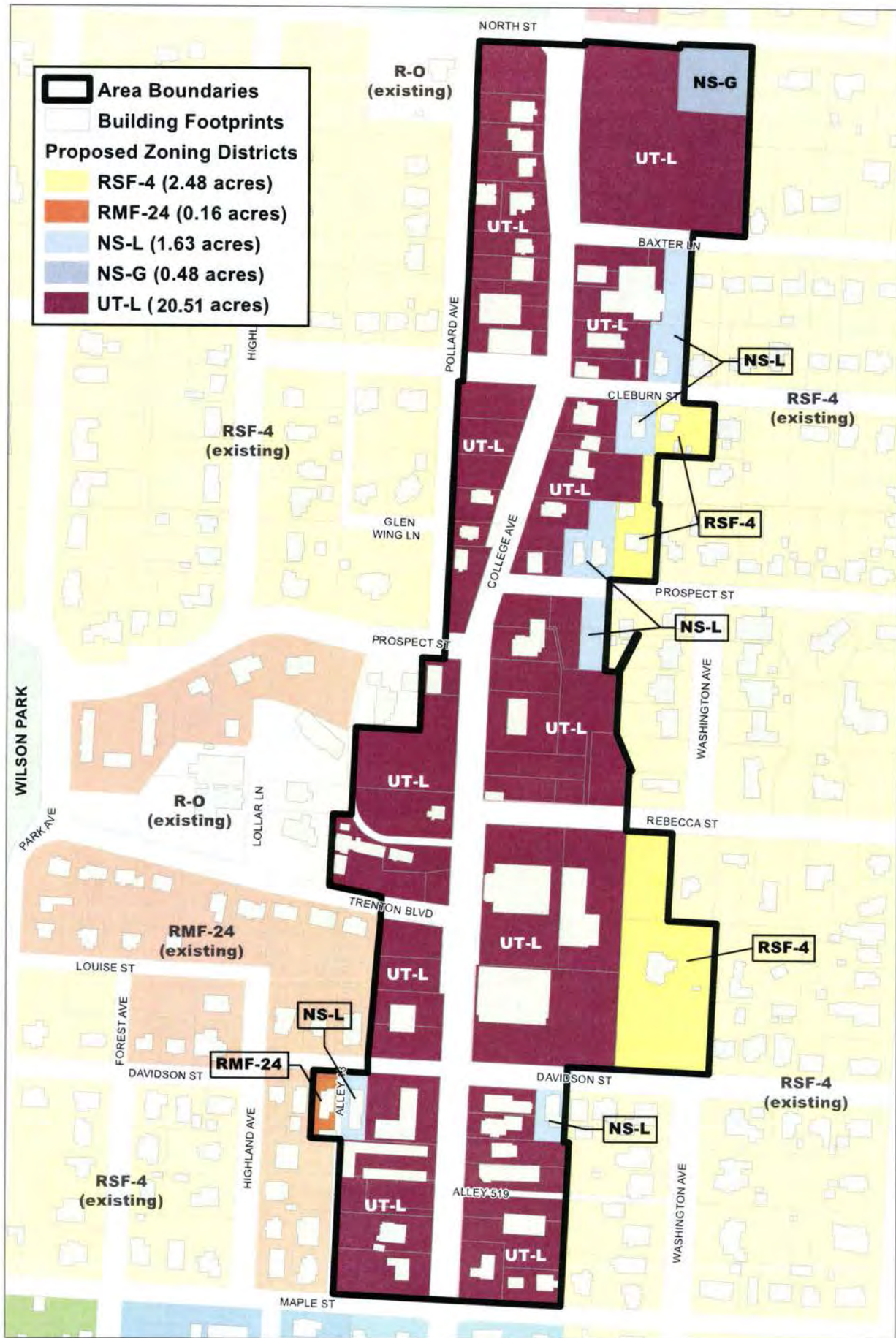
C-2, Thoroughfare Commercial





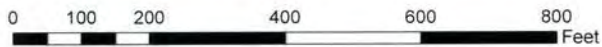
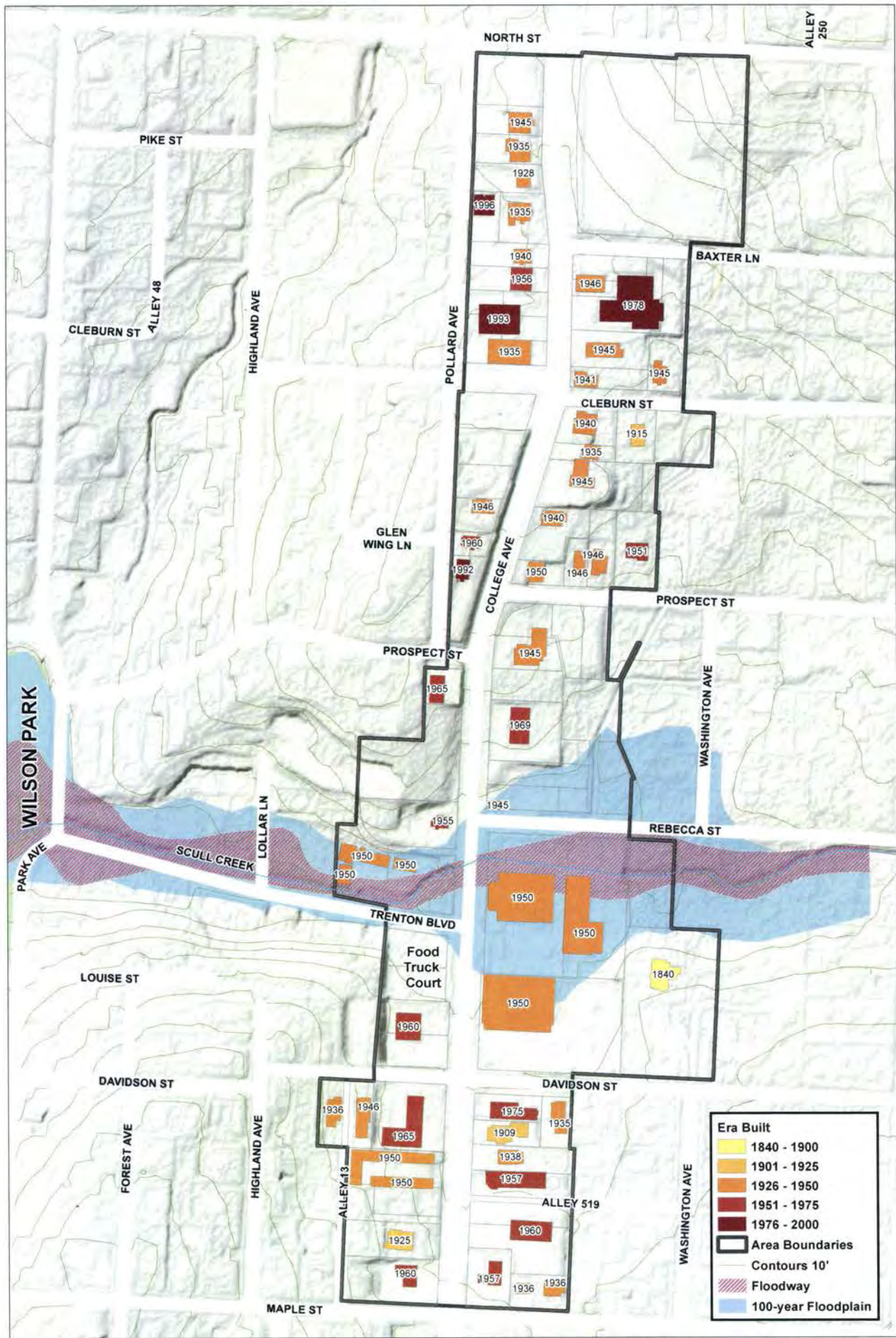
Alternative 2





Alternative 3





**North College Avenue Rezone
Existing Topography & Buildings**



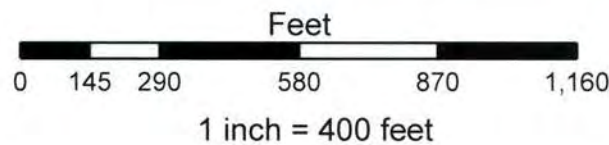
RZN 17-5713

Current Land Use

COLLEGE AVE. CORRIDOR REZONE



- Area Boundaries
- Streams
- Street
- Downtown Master Plan**
- MSP Class**
- MAIN STREET 63
- STREET 45
- PRINCIPAL ARTERIAL
- Trail (Proposed)
- County Parcels
- Planning Area
- Fayetteville City Limits



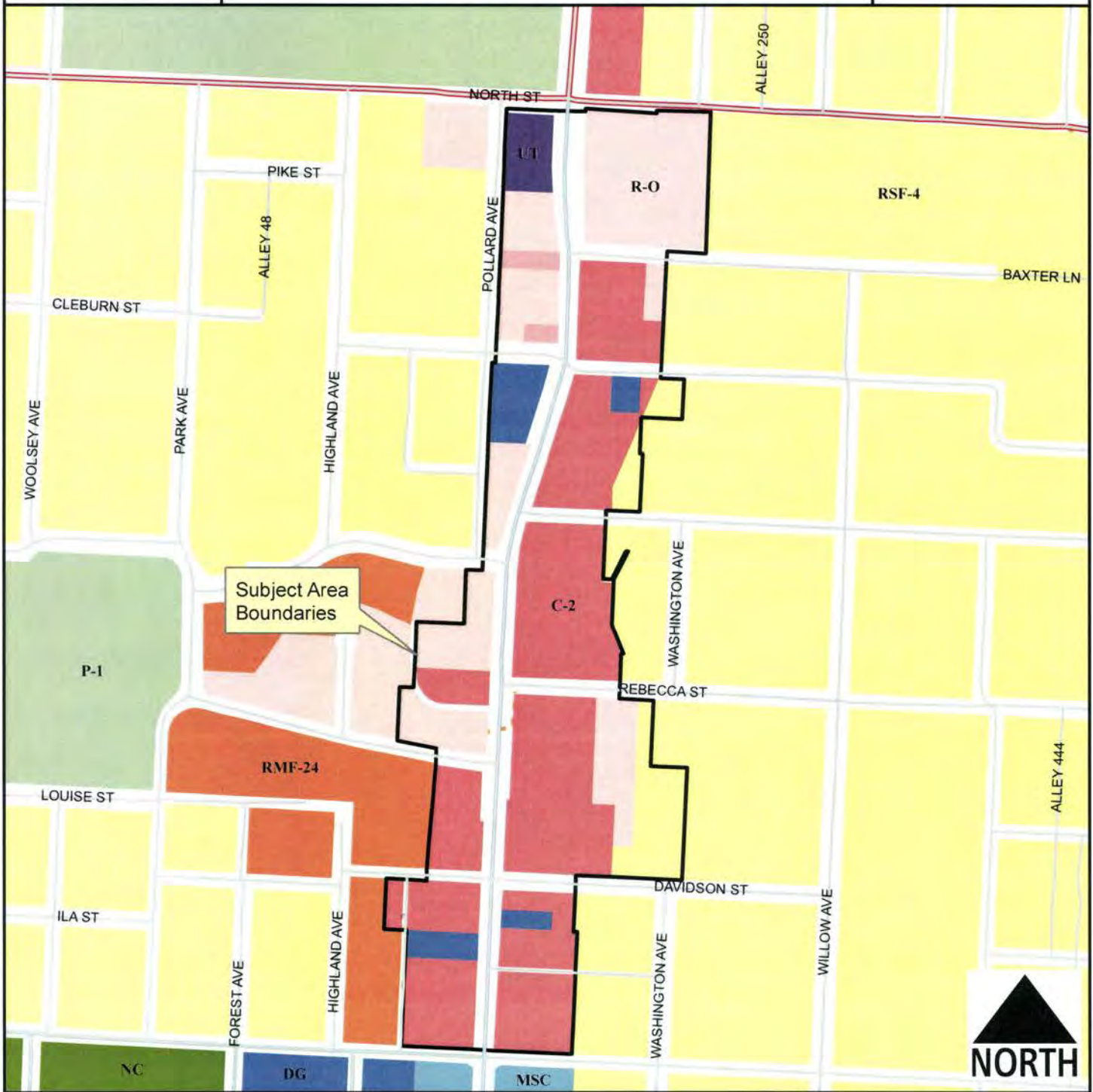
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

RZN 17-5713

Close Up View

COLLEGE AVE. CORRIDOR REZONE

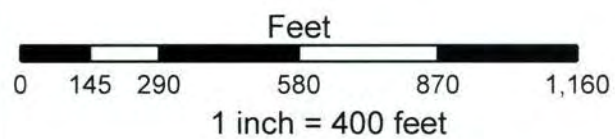


Subject Area
Boundaries



Legend

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

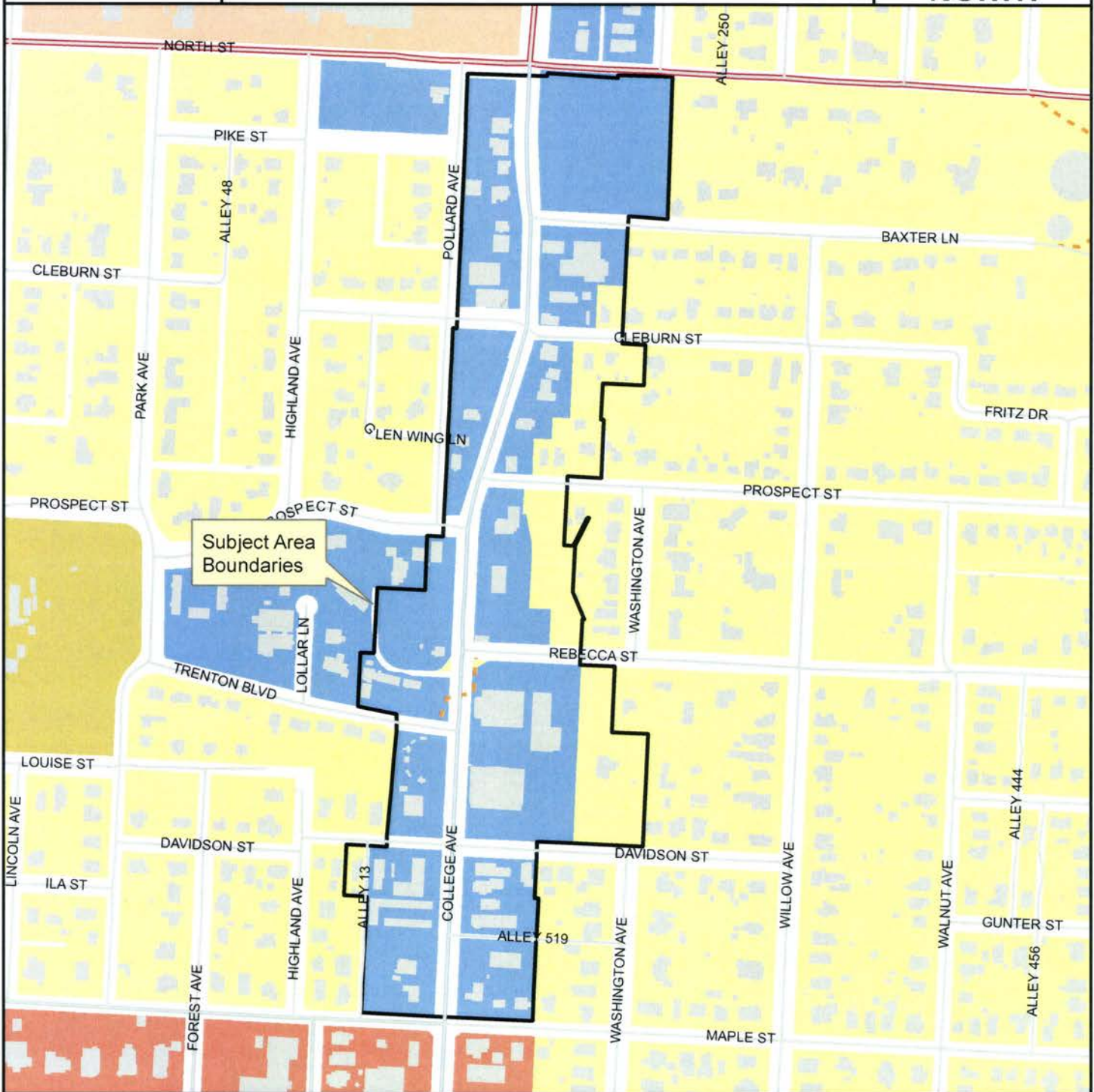


- RSF-4
- RMF-24
- Residential-Office
- C-1
- C-2
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Neighborhood Conservation
- P-1

RZN 17-5713

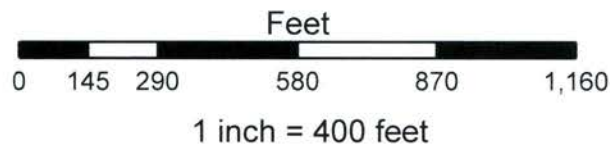
Future Land Use

COLLEGE AVE. CORRIDOR REZONE



Legend

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



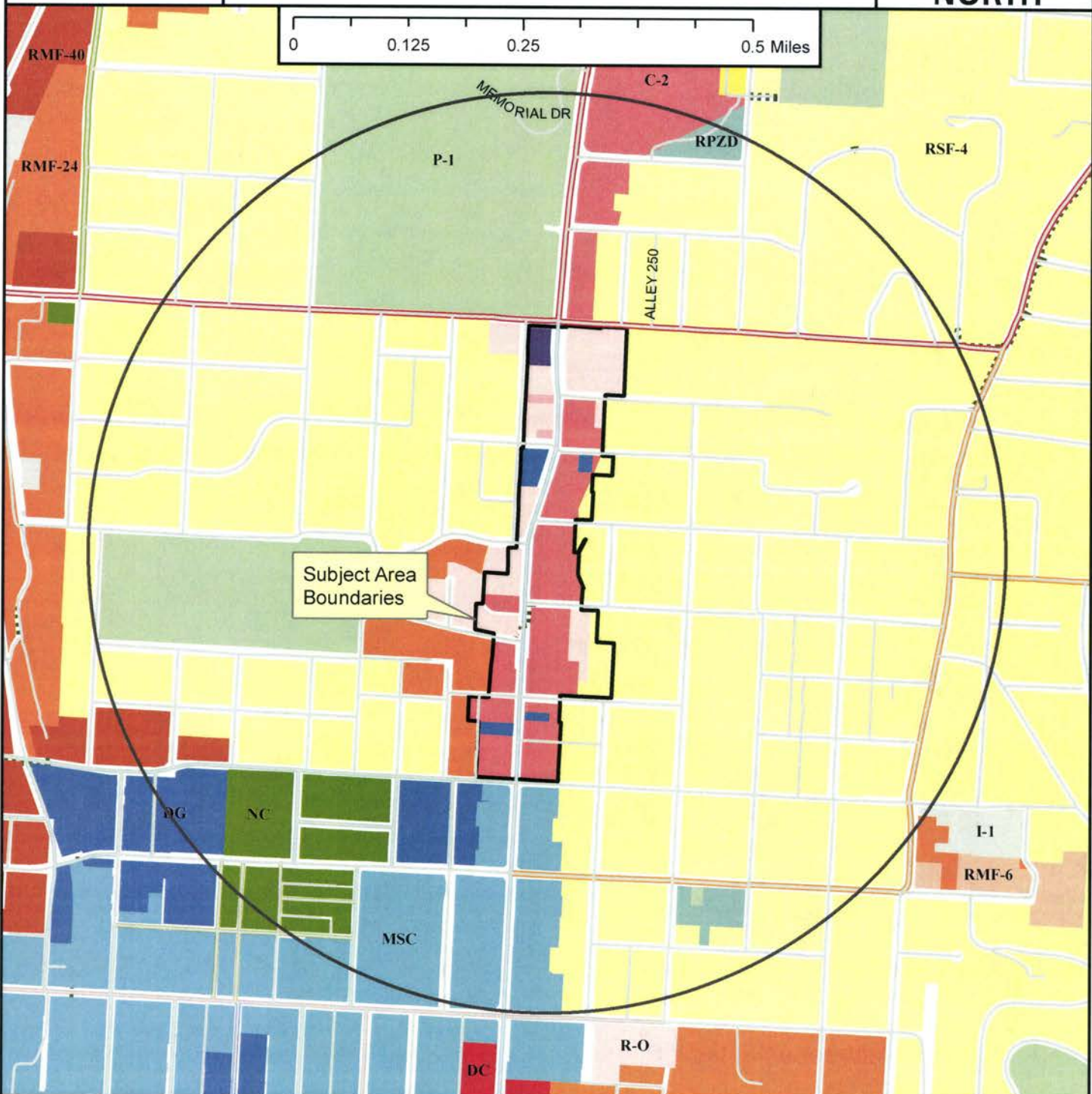
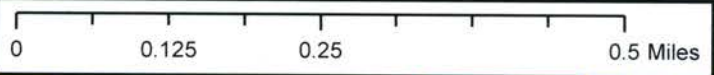
FUTURE LAND USE 2030

- Residential Neighborhood Area
- City Neighborhood Area
- Complete Neighborhood Plan
- Civic and Private Open Space/Parks
- Non-Municipal Government

RZN 17-5713

One Mile View

COLLEGE AVE. CORRIDOR REZONE



Subject Area
Boundaries

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
 - P-1