

City of Fayetteville Staff Review Form

2018-0056

Legistar File ID

2/6/2018

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

Garner Stoll

1/19/2018

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 17-6000: Rezone (2870 E. JOYCE BLVD./CHRISTIAN BROS. AUTOMOTIVE, 177): Submitted by CESO, INC. for property at 2870 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.92 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Budget Impact:

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

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF FEBRUARY 6, 2018

TO: Mayor, Fayetteville City Council

THRU: Garner Stoll, Development Services Director

FROM: Jonathan Curth, Senior Planner
Andrew Garner, Planning Director

DATE: January 19, 2018

SUBJECT: **RZN 17-6000: Rezone (2870 E. JOYCE BLVD./CHRISTIAN BROS. AUTOMOTIVE, 177):** Submitted by CESO, INC. for property at 2870 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.92 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

RECOMMENDATION:

The City Planning staff and Planning Commission recommend approval of an ordinance to rezone the subject property to UT, Urban Thoroughfare, as shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The proposed rezoning request is for a 0.94 acre property on the north side of Joyce Boulevard, just west of the intersection of Joyce and Crossover Road. The property is currently developed with self-service and automatic carwash bays. Vehicular access to the site is by way of an existing driveway on to Joyce and a cross access point to the gas station to the east.

Request: The request is to rezone the property from C-1, Neighborhood Commercial, to UT. The applicant's letter indicates that they intend to develop the property as a vehicle-oriented business.

Land Use Compatibility: Land uses adjacent to the subject property are exclusively non-residential. This coupled with the property's location near a high-volume intersection, Joyce and Crossover/Highway 265, make this site an ideal location for the variety of non-residential and residential uses that are permitted in the UT district. This is already reflected in many nearby land uses, including the gas station to the east and numerous offices that cater to traffic beyond the surrounding residential areas.

Land Use Plan Analysis: The proposed zoning is compatible with the Future Land Use Map (FLUM) and consistent with the City Neighborhood Area designation of the subject property. The UT zoning district, with its associated build-to zone, facilitates walkable streets and development in a traditional town form. Additionally, the UT zoning district permits a wide array of residential and nonresidential uses that encourages mix-use developments where residents can live, work,

and play. With existing streets, water, and sewer available, a development on this property will be able to utilize City infrastructure and services without the need for substantial new facilities.

DISCUSSION:

The item was first heard at the December 11, 2017 Planning Commission, at which point the applicant requested that it be tabled. On January 8, 2018, the Planning Commission heard the item and proposed UT, Urban Thoroughfare, as an alternative zoning district that may be more compatible than the originally proposed C-2, Thoroughfare Commercial. The applicant agreed to revise their request to the proposed UT zoning district and the Planning Commission forwarded the proposal to City Council with a recommendation for approval by a vote of 8-0-0. No public comment was made regarding the request.

BUDGET/STAFF IMPACT:

N/A

Attachments:

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

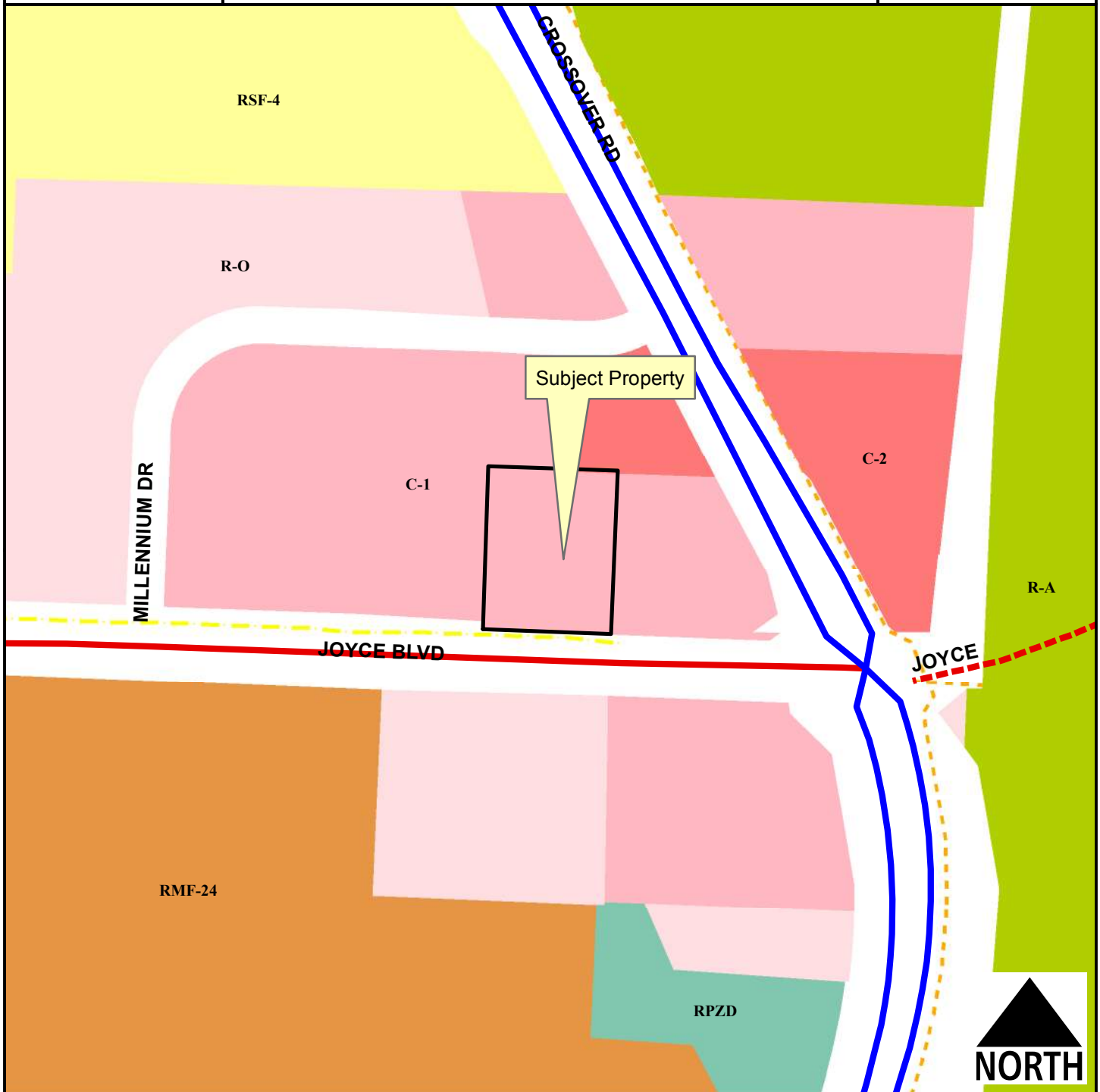
RZN17-6000

CHRISTIAN BROTHERS AUTO

17-6000

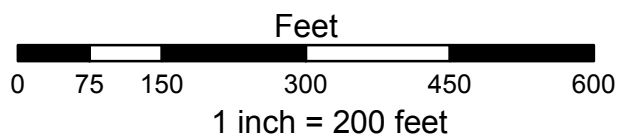
Close Up View

EXHIBIT 'A'



Legend

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



- Residential-Agricultural
- RSF-4
- RMF-24
- Residential-Office
- C-1
- C-2
- Commercial, Industrial, Residential

17-6000
EXHIBIT 'B'

A part of the NW 1/4 of the NW 1/4 of Section 30, T-17-N, R-29-W, Washington County, Arkansas, being more particularly described as follows: Beginning at a point which is S 89°37'52" E, 664.75 feet and N 00°32'08" E, 55.00 feet from the SW corner of said NW 1/4 of the NW 1/4; thence N 00°03'08" E 224.69 feet; thence S 89°41'46" E, 178.00 feet; thence S 00°32'08" W 224.89 feet; thence along the North right-of-way of Joyce Street, N 89°37'52" W 178.00 feet to the point of beginning, containing 0.92 acres, more or less. Subject to a 30 foot utility easement on the South side and a 10 foot utility easement on the East side of subject property.

CITY OF FAYETTEVILLE, ARKANSAS

REZONING

FOR STAFF USE ONLY

Date Application Submitted:

Date Accepted as Complete:

Case / Appeal Number:

Public Hearing Date:

FEE: \$325.00

Sign Fee: \$5.00

S-T-R:

PP#:

Zone:

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

Application:

Indicate one contact person for this request: _____ Applicant X Representative

Applicant (person making request):

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

Name: Christian Brothers Automotive Corporation

Attn: Jonathan Wakefield

Name: CESO Inc.

Attn: James Burkheart

Address: 17725 Katy Freeway

Suite 200

Houston, TX 77094

Address: 1305 NE McClain Road, Suite 7

Bentonville, AR 72712

E-mail: jwakefield@cbac.com

E-mail: burkheart@cesoinc.com

Phone:

(281) 675-6120

(832) 655-5940

Fax:

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Phone:

(479) 616-2505

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Fax:

()

Site Address / Location: 2870 E. Joyce Blvd, Fayetteville, AR 72703

Current Zoning District: C-1

Requested Zoning District: C-2

Assessor's Parcel Number(s) for subject property: 765-13241-002

FINANCIAL INTERESTS

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

WLH LLC (owner)

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

Name (printed): James Burkheart - CEO Date: 10/30/17

Signature: James Burkheart

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

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

Name (printed): <u>KLH, LLC</u>	Address: <u>2137 E. Lenfield Pl.</u>
Signature: <u>Robert A. Lewis</u>	<u>Fayetteville, AR 72701</u>
Date: <u>10/26/2017</u>	Phone: <u>(479) 442-2508</u>
<u>Member</u>	

Name (printed): _____	Address: _____
Signature: _____	_____
Date: _____	Phone: _____
	() _____

Rezoning Checklist:

Attach the following items to this application:

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



PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jonathan Curth, Senior Planner

MEETING DATE: January 8, 2018 **(Updated with Planning Commission Results)**

SUBJECT: **RZN 17-6000: Rezone (2870 E. JOYCE BLVD./CHRISTIAN BROS. AUTOMOTIVE, 177):** Submitted by CESO, INC. for property at 2870 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.94 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL.

RECOMMENDATION:

Staff recommends denial of **RZN 17-6000** based on the findings discussed throughout this report.

BACKGROUND:

December 11, 2017 Planning Commission Meeting: This item was tabled at the request of the applicant at the December 11, 2017 Planning Commission meeting. Since that time, no changes to the request have been made and staff's recommendation of denial remains the same.

The proposed rezoning request is for a 0.94 acre property on the north side of Joyce Boulevard, just west of the intersection of Joyce and Crossover Road. The property is currently developed with self-service and automatic carwash bays. Vehicular access to the site is by way of an existing driveway on to Joyce and a cross access point to the gas station to the east. Following annexation in 1967, the property remained undeveloped until the car wash was built in 1998. Surrounding land uses and zoning are depicted on *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Offices	C-1, Neighborhood Commercial; C-2, Thoroughfare Commercial
South	Private School	R-O, Residential Office
East	Gas Station	C-1, Neighborhood Commercial
West	Offices	C-1, Neighborhood Commercial

Request: The request is to rezone the property from C-1, Neighborhood Commercial, to C-2, Thoroughfare Commercial, for future development.

Public Comment: Staff has not received public comment regarding this request.

INFRASTRUCTURE:

- Streets:** The subject property has direct access to Joyce Boulevard. Joyce is an improved four-lane asphalt Principal Arterial with sidewalk, curb and gutter, and storm drains. Any development improvements required in these areas would be determined at the time of development.
- Water:** Public water is available to the site. There is an existing 6-inch water main along the Joyce Boulevard.
- Sewer:** Public sewer is available to the site. There is an existing 8-inch sewer main along the Joyce Boulevard.
- Drainage:** Any additional improvements or requirements for drainage would be determined at the time of development. While no portion of this property lies within the FEMA-designated 100-yr floodplain or the Hillside-Hilltop Overlay District (HHOD), hydric soils are identified on this parcel. Any additional improvements or requirements for drainage will be determined at the time of development.
- Fire:** The Fire Department did not express any concerns with the request.
- Police:** The Police Department did not express any concerns with this request.

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

City Neighborhood Areas are more densely developed than residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types.

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** Land uses adjacent to the subject property are exclusively non-residential. This coupled with the property's location near a high-volume intersection, Joyce and Crossover/Highway 265, make this site an ideal location for businesses and services that are auto-oriented. This is already reflected in many nearby land uses, including the gas station to the east and numerous offices that cater to traffic beyond the surrounding residential areas.

Land Use Plan Analysis: The proposed zoning is incompatible with the Future Land Use Map (FLUM), which designates the subject and surrounding properties as City Neighborhood Area. One of the primary goals of City Plan 2030 is for zoning decisions to be made that help create complete neighborhoods and make traditional town form the standard (Goal #3). A complete neighborhood should provide a mix of uses and housing types

where residents can live, work, and play all in the same neighborhood. This policy is embedded in the description of City Neighborhood Areas by supporting a variety of uses and residential densities, particularly along corridors, like Joyce Boulevard. A rezoning to C-2 on the subject property does not address this goal, as the proposed zoning district limits development opportunities to non-residential uses in a suburban pattern. The C-2 zoning district allows for auto-oriented developments that generally discourage walkability and greater dependence on vehicles for transportation.

That said, the City Neighborhood area designation also encourages nonresidential uses along connecting corridors, which Joyce Boulevard certainly is. Given this, a more intensive zoning designation may be appropriate at this location, but one that promotes a more pedestrian-friendly layout and is compliant with the City's comprehensive plan is more appropriate.

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

Finding: Staff finds that a rezoning of the property to C-2 is not justified. The existing car wash use may continue, or the site may be redeveloped under the existing C-1 zoning district. A rezoning should comply with the policies established by City Council with the adoption of City Plan 2030.

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

Finding: The site has access to Joyce Boulevard, an improved Principal Arterial, and to the adjacent gas station through an existing cross access point. Given the permitted uses under the proposed C-2 zoning district, an increase in traffic is possible when compared to the existing C-1 zoning. While both the C-1 and C-2 zoning districts allow a range of non-residential uses, the scale and intensity of those permitted under the C-2 zoning district are more likely to generate larger amounts of vehicular traffic. Any proposed development would be required to comply with the City's access management ordinance, including its provisions to design safe vehicular and pedestrian interactions. Additionally, and depending on the scale of any redevelopment, the existing non-conforming driveway on to Joyce Boulevard may be required to be brought in to conformance with the City's driveway width standards.

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: Given the lack of permitted residential uses in the C-2 zoning district, it is unlikely that development under the requested rezoning will adversely increase population densities, nor is it likely to create an undesirable load on other public services. That said, the intensity of non-residential development under the C-2 zoning district may be greater than under the existing C-1 zoning district, and some non-residential uses can have greater

impacts on City facilities than residential uses. The Police and Fire Departments have expressed no objections to the proposal.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Staff recommends denial of **RZN 17-6000** based on the findings discussed throughout this report.

RECOMMENDED MOTION: "I move to deny RZN 17-6000."

PLANNING COMMISSION ACTION:		Required	<u>YES</u>
Date: <u>January 8, 2018</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: Quinlan, to forward with an amended request of UT, Urban Thoroughfare			
Second: Hoffman			
Vote: 8-0-0			
CITY COUNCIL ACTION:		Required	<u>YES</u>
Date: <u>February 6, 2018 (Tentative)</u>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.21, C-1, Neighborhood Commercial
 - §161.23, C-2, Thoroughfare Commercial
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

Following amendment and forwarding of the request by the Planning Commission, the following was added for the Council's consideration:

§161.24, UT, Urban Thoroughfare

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

(F) *Building Height Regulations.*

Building Height Maximum	56 feet*
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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 1 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.

161.23 - 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
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	Cluster 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 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Side	None
Side, when contiguous to a residential district	15 feet
Rear	20 feet

(F) *Building Height Regulations.*

Building Height Maximum	75 feet*
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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 1 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.

161.24 - 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 (2) family dwellings
Unit 10	Three (3) and four (4) 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	Cluster Housing Development
Unit 45	Small scale production

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

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 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 feet*
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*A building or a portion of a building that is located between 10 and 15 feet 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.

RZN 17-6000

Request Letter

(5) Written Description Information:

a. Current Ownership information and any proposed or pending property sales:

Current Ownership: WLH LLC
2137 E. Lensfield Pl
Fayetteville, AR 72701

Current Use: Happy Bays Car Wash

Proposed Sale (To): Christian Brothers Automotive Corp.
Attn: Billy Green Jr.
17725 Katy Freeway
Suite 200
Houston, TX 77094

Proposed Use: Christian Brothers Automotive Corp. Automotive Shop

b. Reason (need) for requesting the zoning change:

Need for rezone: Current zoning, District C-1 Neighborhood Commercial, does not permit automotive shops. The closest permitted use is a gasoline service station.
Rezoning to District C-2, Thoroughfare Commercial, permits transportation trades and services (automotive shop).

c. Statement of how the proposed rezoning will relate to surrounding properties in terms of land use, traffic, appearance, and signage:

Surrounding properties are currently zoned C-1 neighborhood commercial, C-2 thoroughfare commercial, and R-O residential office. The adjacent properties include a gas station and convenience store with automatic carwash, liquor store, yoga studio, realtor office and other miscellaneous small businesses. Given the mix of different zoning districts, and that C-2 zoning is already used in the area, rezoning this parcel to C-2 fits with the surrounding businesses and property uses. The UT zone was also considered when reviewing this request for rezoning. Given the surrounding uses being more auto-oriented in this area of town, it was determined that the C-2 district was a better, more consistent fit.

- Land Use: The proposed use of automotive repair is consistent with the surrounding uses in this area. Current land use is already for automotive service (carwash) and adjacent land use is for gasoline service station.
- Traffic: The existing site is developed for automotive service traffic volume. Impacts to traffic for the proposed use will be minimal. The proposed improvements also allow for the existing cross access connection to be maintained with the gas station development to the East. Rezoning to C-2 instead of UT is important to maintain safe traffic circulation on site to the proposed service bays given the requirement for building placement in relation to the right of way line.
- Appearance: Christian Brothers Automotive prides itself on keeping a clean, friendly atmosphere. Building size is consistent with the surrounding buildings and will fit well, aesthetically, with adjacent properties.
- Signage: Proposed signage will comply with all code requirements within the C-2 zone.

- d. Availability of water and sewer (state size of lines). This information is available from the City Engineering Division.

Water: 36" DIP water main runs along North ROW of E. Joyce Street (Southern edge of proposed property). A service line also runs parallel to the main.

Sewer: 8" sewer mains runs along North ROW of E. Joyce Street (Southern edge of proposed property) and Western edge of proposed property.
Note: Sanitary sewer and easement would require relocation if the building were placed closer to the right of way line as required in alternate zoning districts.

Stormwater: 24" gravity main runs along North ROW of E. Joyce Street (Southern edge of proposed property) and 18" gravity mains runs along Western edge and in South Eastern corner of proposed property. Additionally, open storm channel runs along Western and Northern edge or proposed property.

- e. The degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans

The City Plan 2030 shows the area as city neighborhood usage and not Urban Center Areas as some other areas are classified. The C-2 zoning purpose is "designed especially to encourage the functional grouping of these commercial enterprises catering primarily to highway travelers." The two closest streets, E. Joyce Blvd and Crossover Rd, are principal arterial and principal arterial parkway. Being near the intersection of two major arterial roadways in a primarily auto-oriented area, and being located within a future city neighborhood planned zone, the proposed use (automotive service shop) fits well with the planning and proposed usage of the area.

In addition to the future plan for this area, the current usage of this part of town is primarily auto-oriented and does not have a lot of foot traffic. The proposed use being a dedicated automotive repair service, will not increase the amount of pedestrian access to the subject site. Given this criteria, the C-2 district is the best fit for this site.

- f. Whether the proposed zoning is justified and/or needed at the time of request

Justified: Yes, rezoning to C-2 permits the property to be used for transportation services and fits within adjacent zoning and city planning.

Rezoning is requested at time of request in order to proceed with the necessary approvals to construct the proposed improvements .

- g. Whether the proposed zoning will create or appreciable increase traffic danger and congestion

There is no appreciable increase in traffic danger or congestion expected with the proposed redevelopment of this property. The property was already previously developed to provide service for "quick-turn" automotive care and all surrounding and nearby properties have been developed. Proposed C-2 zone would also permit the building to be placed sufficiently away from the lot frontage to allow for circulation to the proposed service bays and also the adjacent cross access with the gas station to the East.

- h. Whether the proposed zoning will alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities

The proposed zoning will not alter population density or undesirably affect water and sewer facilities. Proposed C-2 use will permit the building to be placed sufficiently away from existing service mains located along the property frontage within easements.

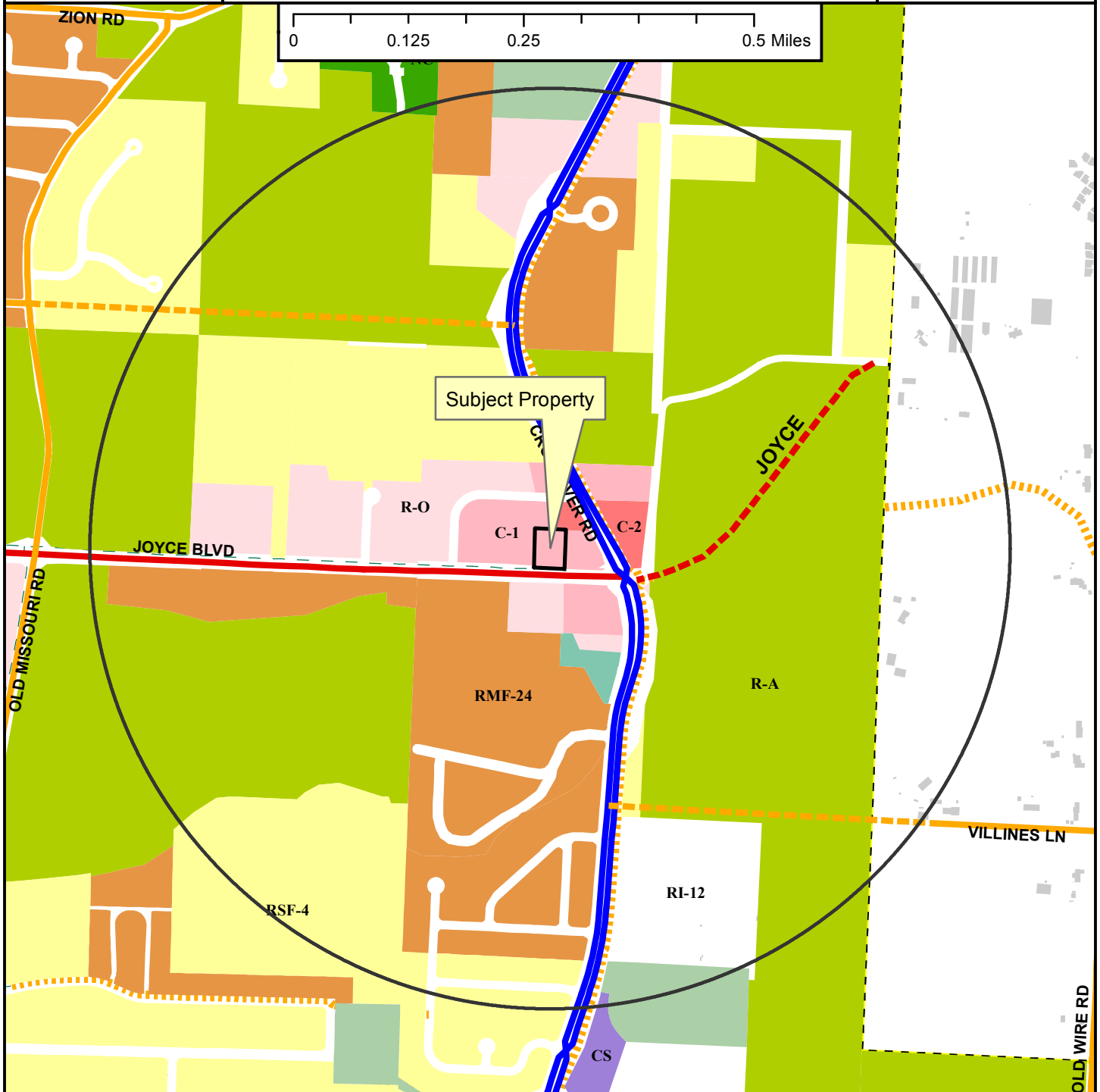
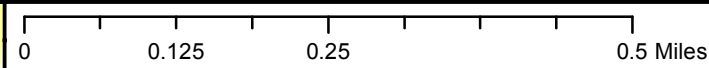
- i. Why it would be impractical to use the land for any of the uses permitted under its existing zoning classification.

The proposed re-development of this parcel is to allow for the construction of an automotive repair use that is currently not permitted within the C-1 zone. Rezoning to C-2 would provide the proper permitting authorization limiting the need for a use variance.

RZN17-6000

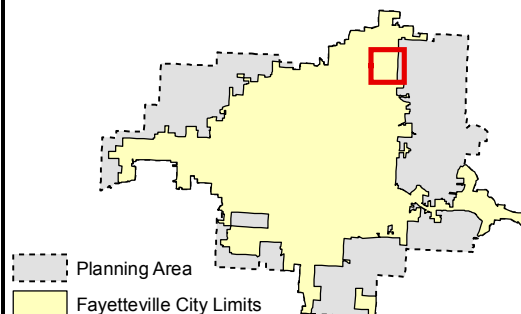
CHRISTIAN BROTHERS AUTO

One Mile View



Legend

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

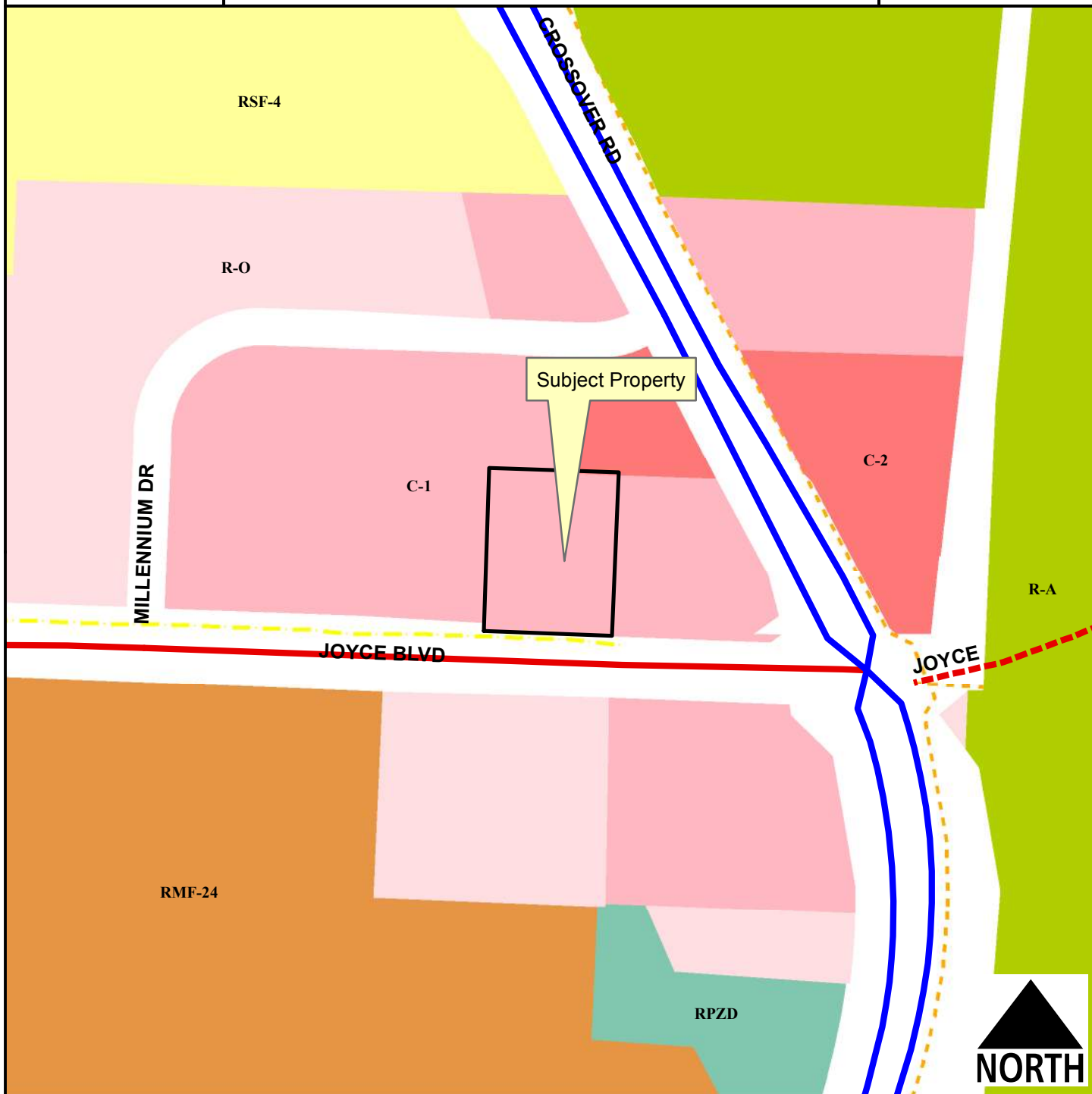


- | | |
|---|-------------------------------------|
| Zoning | EXTRACTION |
| RESIDENTIAL SINGLE-FAMILY | E-1 |
| RSF-5 | COMMERCIAL |
| RSF-1 | Residential-Office |
| RSF-2 | C-1 |
| RSF-4 | C-2 |
| RSF-7 | C-3 |
| RSF-8 | FORM BASED DISTRICTS |
| RSF-18 | Downtown Core |
| RESIDENTIAL MULTI-FAMILY | Urban Thoroughfare |
| RT-12 Residential Two and Three-family | Main Street Center |
| RMF-6 | Downtown General |
| RMF-12 | Community Services |
| RMF-18 | Neighborhood Services |
| RMF-24 | Neighborhood Conservation |
| RMF-40 | PLANNED ZONING DISTRICTS |
| INDUSTRIAL | Commercial, Industrial, Residential |
| I-1 Heavy Commercial and Light Industrial | INSTITUTIONAL |
| I-2 General Industrial | P-1 |

RZN17-6000

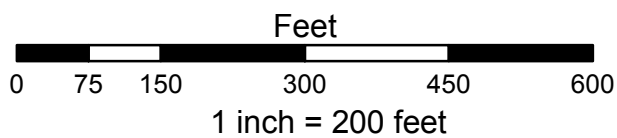
CHRISTIAN BROTHERS AUTO

Close Up View



Legend

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- Residential-Agricultural
- RSF-4
- RMF-24
- Residential-Office
- C-1
- C-2
- Commercial, Industrial, Residential

RZN17-6000

Current Land Use

CHRISTIAN BROTHERS AUTO



Streets Planned

MSP Class

PRINCIPAL ARTERIAL

Streets Existing

MSP Class

PRIN ARTERIAL PKWY

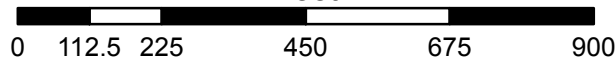
PRINCIPAL ARTERIAL

Trail (Proposed)

Planning Area

Fayetteville City Limits

Feet



1 inch = 300 feet

FEMA Flood Hazard Data

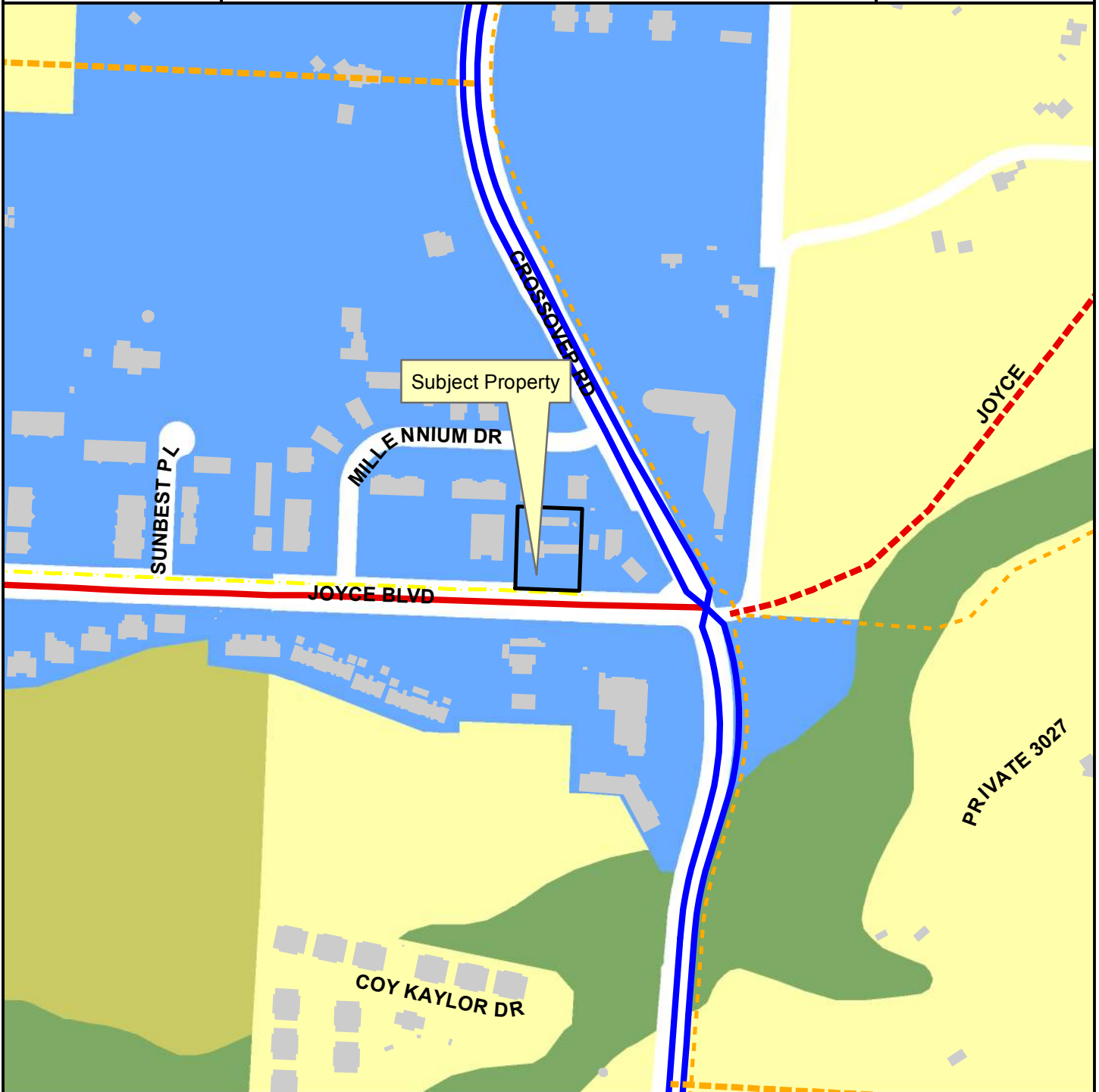
100-Year Floodplain

Floodway

RZN17-6000

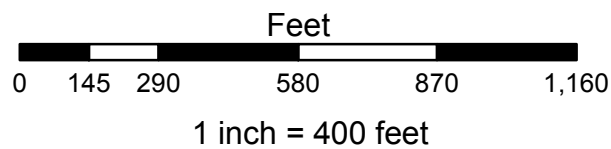
Future Land Use

CHRISTIAN BROTHERS



Legend

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



FUTURE LAND USE 2030

- Natural Area
- Residential Neighborhood Area
- City Neighborhood Area
- Civic and Private Open Space/Parks