

City of Fayetteville Staff Review Form

2018-0052

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 17-6018: Rezone (651 & 711 N. STORER AVE./SARKIN, 444): Submitted by COMMUNITY BY DESIGN, INC. for properties at 651 & 711 N. STORER AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.60 acres. The request is to rezone the properties to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

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: Andrew Garner, Planning Director

FROM: Harry Davis, Current Planner

DATE: January 19, 2018

SUBJECT: **RZN 17-6018: Rezone (651 & 711 N. STORER AVE./SARKIN, 444):** Submitted by COMMUNITY BY DESIGN, INC. for properties at 651 & 711 N. STORER AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.60 acres. The request is to rezone the properties to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

RECOMMENDATION:

The City Planning staff and Planning Commission recommend approval of an ordinance to rezone the subject property to RI-U, Residential Intermediate, Urban, as shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject properties totaling 0.60 acres are located northwest of the intersection of Caraway Street and Storer Avenue. The parcel is zoned RMF-40, Residential Multi-family, 40 Units per Acre and is developed with two existing homes.

Request: The request is to rezone the parcel from RMF-40 to RI-U, Residential Intermediate, Urban, as shown in Exhibits 'A' and 'B'. The applicant stated the rezoning is needed to allow better financing options for an approved development plan.

Land Use Compatibility: The proposed zoning is compatible with the surrounding properties. RI-U is less intense than RMF-40 in terms of building size, but does have an unlimited density. Due to the size of the property and a mix of surrounding residential uses, staff does not anticipate the lack of a density maximum to be detrimental to surrounding properties and uses.

Land Use Plan Analysis: Staff believes that the proposal is compatible with the goals in City Plan 2030, adopted land use policies, and the future land use designation for this location. This property, designated as a City Neighborhood Area, is intended to have many different uses in different mixed-use configurations. Although this proposal is a downzone in terms of allowed uses, most notably by moving multi-family dwellings to a conditional use, RI-U still allows a range of residential uses that may still achieve a mix of uses across the neighborhood. Furthermore, RI-U promotes traditional neighborhood development by requiring new buildings be located closer to the street.

DISCUSSION:

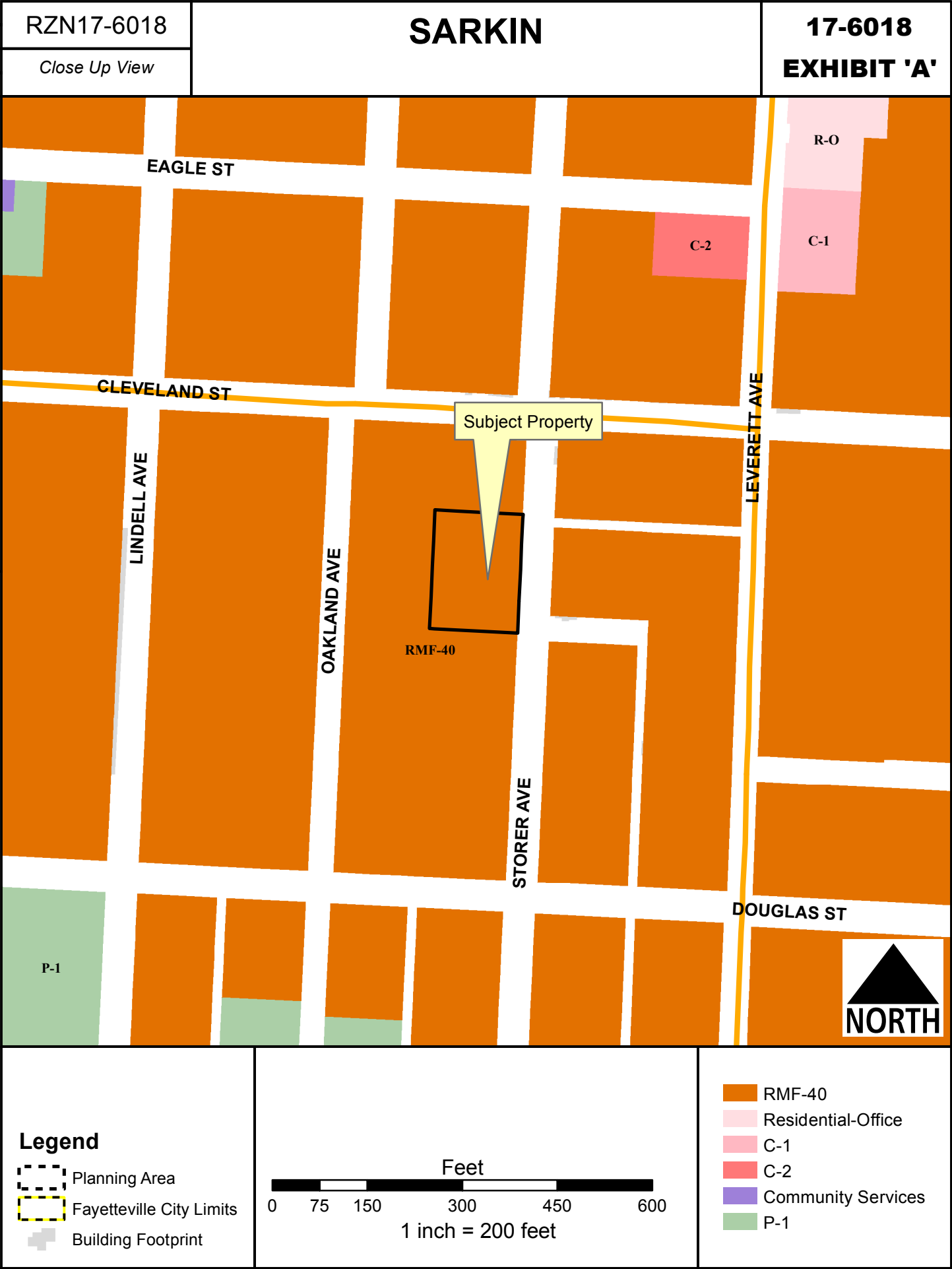
On January 8, 2018, the Planning Commission forwarded the proposal to City Council with a recommendation for approval by a vote of 8-0-0. No public comment was made.

BUDGET/STAFF IMPACT:

N/A

Attachments:

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



17-6018
EXHIBIT 'B'

SURVEY DESCRIPTION:

LOTS 17, 18, 19, AND 20, IN BLOCK NUMBERED ONE OF OAKLAND PLACE ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AND ALSO A PART OF A VACATED ALLEY ON THE NORTH SIDE OF SAID LOT 17, AND ALSO A PART OF A VACATED ALLEY ON THE WEST SIDE OF SAID LOTS 17, 18, 19, AND 20 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 17 AND RUNNING THENCE S00°00'43"W 187.44', THENCE N89°42'21"W 139.32' TO AN EXISTING REBAR, THENCE NORTH 188.80', THENCE S89°58'14"E 139.28' TO THE POINT OF BEGINNING, CONTAINING 0.60 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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 ☒ Representative

Applicant (person making request):

Name: Steffan and Catherine Sarkin

Address: 2686 Timberglen
Fayetteville, AR 72701

E-mail: _____

Phone:

() 479-963-9066

() _____

Fax:

() _____

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

Name: Community By Design LLC
ATTN: Brian Teague

Address: 100 W Center St. Suite 300
Fayetteville, AR 72701

E-mail: brian@communitybydesignllc.com

Phone:

() 479.790.6775

() _____

Fax:

() _____

Site Address / Location: 651 and 711 N. Storer Street
Fayetteville, AR 72701

Current Zoning District: RMF40

Requested Zoning District: RI-U

Assessor's Parcel Number(s) for subject property: 765-09094-000, 765-09095-000

FINANCIAL INTERESTS

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

Steffan and Catherine Sarkin

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): Community By Design LLC, Brian Teague

Date:

11/28/17

Signature:

Brian Teague

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):

Steffan Sarkin

2686 Timberglen

Name (printed):

Address:

Fayetteville, AR 72701

Signature:

Steffan Sarkin

Phone:

() 479.963.9066

Date:

11-28-2017

Catherine Sarkin

2686 Timberglen

Name (printed):

Address:

Fayetteville, AR 72701

Signature:

Catherine Sarkin

Phone:

()

Date:

11-28-2017

Rezoning Checklist:

Attach the following items to this application:

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

- (5) *A written description of this request addressing the following items:*
- a. Current ownership information and any proposed or pending property sales.
 - b. Reason (need) for requesting the zoning change.
 - c. Statement of how the proposed rezoning will relate to surrounding properties in terms of land use, traffic, appearance, and signage.
 - d. Availability of water and sewer (state size of lines). This information is available from the City Engineering Division.
 - 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.
 - f. Whether the proposed zoning is justified and/or needed at the time of the request.
 - g. Whether the proposed zoning will create or appreciably increase traffic danger and congestion.
 - 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.
 - i. Why it would be impractical to use the land for any of the uses permitted under its existing zoning classification.
- (6) The applicant is responsible for meeting the public notification requirements for a Rezoning listed on the Notification Requirements pages in this application.

Notice: Resources including current zoning regulations, City Plan 2030, Future Land Use Plan, Master Street Plan and Zoning maps are available for review on our website, www.accessfayetteville.org and in the Planning Office.

All applicants should meet with a staff Planner prior to completing a Rezoning application.



PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Harry Davis, Planner

MEETING DATE: January 8, 2018 **UPDATED W RESULTS**

SUBJECT: **RZN 17-6018: Rezone (651 & 711 N. STORER AVE./SARKIN, 444):**
Submitted by COMMUNITY BY DESIGN, INC. for properties at 651 & 711 N. STORER AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.60 acres. The request is to rezone the properties to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

RECOMMENDATION:

Staff recommends forwarding **RZN 17-6018** to City Council with a recommendation for approval based upon the findings herein.

BACKGROUND:

The subject properties totaling 0.60 acres are located northwest of the intersection of Caraway Street and Storer Avenue. The parcel is zoned RMF-40, Residential Multi-family, 40 Units per Acre and is developed with two existing homes. The surrounding land use and zoning is in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North	Church	RMF-40, Residential Multi-family, 40 Units per Acre
South	Residential	RMF-40, Residential Multi-family, 40 Units per Acre
East	Residential	RMF-40, Residential Multi-family, 40 Units per Acre
West	Residential	RMF-40, Residential Multi-family, 40 Units per Acre

Request: The request is to rezone the parcel from RMF-40 to RI-U, Residential Intermediate - Urban. The applicant stated the rezoning is needed to allow better financing options for an approved SIP.

Public Comment: Staff has not received any public comment as of writing this report.

INFRASTRUCTURE:

- Streets:** The subject parcels have access to North Storer Avenue. Storer Avenue is an unimproved two lane asphalt street without sidewalk, curb and gutter, or storm drains. Any street improvements required in these areas would be determined at the time of development proposal.
- Water:** Public water is available to the site. There is an existing 6-inch main along North Storer Avenue.
- Sewer:** Sanitary Sewer is available to the site. There is an existing 6-inch main along the western side of the subject parcels. This line appears to be located outside the existing utility easements. Additional easements may be requested at time of development.
- Drainage:** No portion of this property is identified as FEMA regulated floodplains. No part of the parcels lies within the HHOD, however, areas of 15% or greater slope are present onsite. There are no protected streams on this parcel. There are no hydric soils identified on this parcel. Any additional improvements or requirements for drainage will be determined at time of development.
- Fire:** The Fire Department expressed no concerns with this request.
- Police:** The Police Department expressed no 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, from single family to multi-family. City Neighborhood Areas encourage complete, compact and connected neighborhoods and non-residential uses are intended to serve the residents of Fayetteville, rather than a regional population. While they encourage dense development patterns, they do recognize existing conventional strip commercial developments and their potential for future redevelopment in a more efficient urban layout.*

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:*** The proposed zoning is compatible with the surrounding properties. RI-U is a less intense form of RMF-40 in terms of use, but does have an unlimited density. Due to the size of the property and a mix of surrounding residential uses, staff does not anticipate the lack of a density maximum to be detrimental to surrounding properties and uses.

Land Use Plan Analysis: Staff believes that the proposal is compatible with the goals in City Plan 2030, adopted land use policies, and the future land use designation for this location. This property, designated as a City Neighborhood Area, is intended to have many different uses in different mixed-use configurations. Although this proposal is a downzone in terms of

allowed uses, most notably by moving multi-family dwellings to a conditional use, RI-U still allows a range of residential uses that may still achieve a mix of uses across the neighborhood. Furthermore, RI-U promotes traditional neighborhood development by requiring new buildings be located closer to the street.

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

Finding: Staff does believe the applicant has given sufficient justification for rezoning the property to RI-U.

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

Finding: Rezoning the property to RI-U would not appreciably increase traffic to this location above the potential of the current zoning district.

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

Finding: Rezoning the property to RI-U would not appreciably increase the load on public services above the potential of the current zoning district.

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

Finding: N/A

RECOMMENDATION: Planning staff recommends forwarding RZN 17-6018 to City Council with a recommendation for approval.

RECOMMENDED MOTION: "I motion to forward RZN 17-6018 to City Council with a recommendation for approval."

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	Motion to forward to CC with a recommendation for approval		
Second: Scroggin			
Vote: 8-0-0	Motion passes		

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code sections 161.12 and 161.17
- Request letter
- Rezone exhibit
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map



PLANNING COMMISSION MEMO

- **161.12 - District RI-U, Residential Intermediate - Urban**

(A) *Purpose.* The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster housing development

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)
Lot width minimum	18 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property, line and a line 25 feet from the front property line.		None	5 feet	5 feet
			12 feet	

(F) *Building Height Regulations.*

Building height maximum	30/45 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. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of 45 feet.

(G) *Building Area.* The area occupied by all buildings shall not exceed 60% of the total lot area.

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

(Ord. No. [5945](#), §5(Exh. A), 1-17-17)

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

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

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 26	Multi-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development

(2) *Conditional Uses.*

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

(C) *Density.*

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

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	30 feet
Two (2) family	30 feet
Three or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet

Single-family	2,500 square feet
Two (2) family	3,000 square feet
Three (3) or more	7,000 square feet
Fraternity or Sorority	1 acre

(3) *Land Area Per Dwelling Unit .*

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

(E) *Setback Requirements.*

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

(F) *Building Height Regulations.*

Building Height Maximum	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(IV); Ord. No. 2320, 4-5-77; Ord. No. 2700, 2-2-81; Ord. No. 1747, 6-29-70; Code 1991, §160.034; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5224, 3-3-09; Ord.

No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. [5800](#), § 1(Exh. A), 10-6-15; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §§ 5, 8, 9, 1-17-17)



November 29, 2017
Via Hand Delivery

Mr. Harry Davis
Planner
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

RE: Rezoning Request for Properties at 651 and 711 North Storer Avenue
Submittal Package

Mr. Garner,

As a representative of the owner of 0.60 acres on 2 separate parcels located at 651 and 711 North Storer Avenue, I respectfully request the City of Fayetteville to approve an ordinance to rezone the properties currently zoned Residential Multi-Family 40 units per acre (RMF-40) to a Residential Intermediate – Urban (RI-U).

Please find the following documents required for processing the rezoning request:

- One (1) PDF copy of a completed and signed rezoning application.
- One (1) PDF copy of Exhibit #1 – Boundary survey and description of the property to be rezoned
- One (1) PDF copy of Exhibit #2 – County parcel map
- One (1) PDF copy of Exhibit #3 – Written Description of Request per City of Fayetteville rezoning application.
- One (1) compact disc with PDF copies of the documents listed above.
- One (1) check for \$330.00

Please let me know if you have any questions or if you need additional information in order to process this request.

Sincerely,

Brian Teague
Community By Design

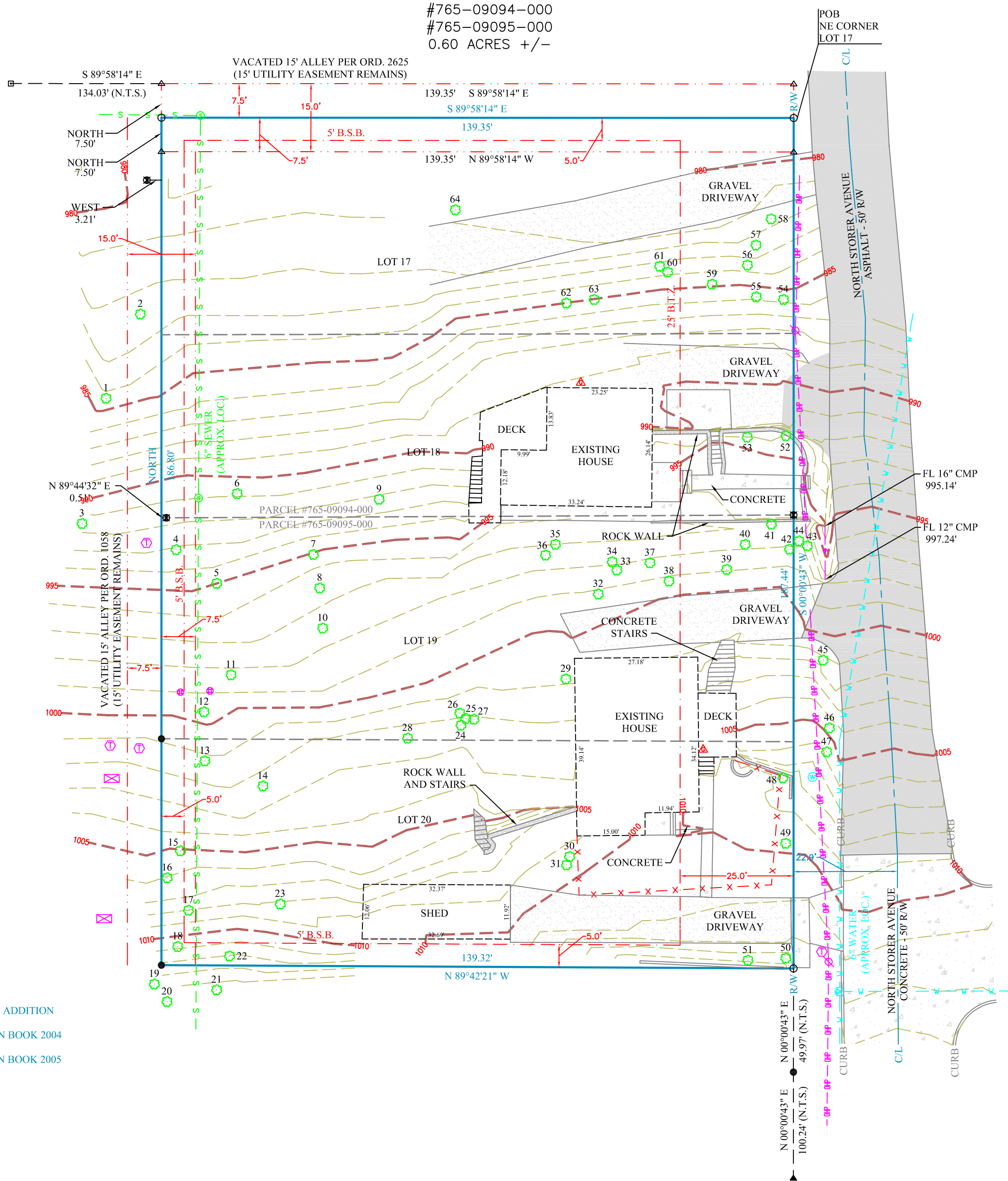
100 West Center Street Suite 300
Fayetteville, AR 72701
479.444.0095

EXHIBIT #3 - WRITTEN DESCRIPTION OF REQUEST PER THE CITY OF FAYETTEVILLE REZONING APPLICATION

- a. *Current ownership information and any proposed or pending property sales.* - The subject properties are currently owned by Steffan and Catherine Sarkin. There are no proposed or pending property sales.
- b. *Reason (need) for requesting the zoning change.* - The owner is planning to develop fourplexes and a site improvement plan for the property has been approved. The approved site improvement plan is already allowed by-right in the existing zoning, but the owner would like to subdivide the parcels so that each building may be on its own separate lot. Having each building on each lot makes the financing package from the lender better. It also would allow each building to be sold in a fee-simple sale.
- c. *Statement of how the proposed rezoning will relate to surrounding properties in terms of land use, traffic, appearance, and signage.* - The proposed rezoning is consistent with the surrounding properties. In terms of land use, the surrounding properties are used as single-family dwellings, duplexes, apartment buildings, and missing-middle multi-family. In general, the proposed zoning would allow for higher-density as encouraged by the land use designation while at the same encouraging smaller-scaled buildings that match the neighborhood better. In terms of traffic the property is too small to have a measurable impact. Storer Avenue is part of the connected street grid and has excess capacity. In terms of appearance and signage, the design standards of RI-U will ensure that any new development is contextually sensitive to the existing neighborhood character.
- d. *Availability of water and sewer (state size of lines).* - Water and Sewer is available. A 6" water main runs north to the south along the Storer Ave. right of way. A 6" sanitary sewer main runs south to north along the west side of the 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 proposed zoning is consistent with City Plan 2030. Given the existing zoning and surrounding land uses, RI-U allows for appropriate infill and advances Fayetteville's goal to grow a livable transportation network.
- f. *Whether the proposed zoning is justified and/or needed at the time of the request.* - The proposed zoning is needed to allow for lot splits necessary for bank financing and to establish the owner's option to sell each building individually.
- g. *Whether the proposed zoning will create or appreciably increase traffic danger and congestion.* - The proposed rezoning will not change or increase traffic danger or congestion.
- 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.* - Rezoning the property as requested will not change or increase the load to public services.
- i. *Why it would be impractical to use the land for any of the uses permitted under its existing zoning classification.* - RMF-40 does not allow for small lot sizes or narrow lot widths. The proposed development is allowed by-right under the current zoning but does not allow the developer to split the lot so that each building may be sold individually.

BOUNDARY & TOPOGRAPHIC SURVEY

TOTAL ACREAGE
PARCELS
#765-09094-000
#765-09095-000
0.60 ACRES +/-



TREE #	DIAMETER	TYPE OF TREE	CANOPY
1	10"	HACKBERRY	20'
2	12"	ELM	40'
3	10"	HACKBERRY	30'
4	24"	HACKBERRY	60'
5	12"	HACKBERRY	35'
6	12"	HACKBERRY	40'
7	10"	HACKBERRY	30'
8	36"	BOIS-DE-ARC	50'
9	14"	HACKBERRY	30'
10	12"	HACKBERRY	50'
11	36"	BOIS-DE-ARC	70'
12	12"	MAPLE	30'
13	14"	HACKBERRY	25'
14	20"	HACKBERRY	50'
15	12"	HACKBERRY	30'
16	12"	ELM	30'
17	18"	ELM	30'
18	36"	ELM	60'
19	16"	HACKBERRY	35'
20	10"	HACKBERRY	40'
21	8"	HACKBERRY	30'
22	18"	ELM	30'
23	14"	ELM	35'
24	14"	ELM	35'
25	6"	CEDAR	20'
26	6"	CEDAR	20'
27	6"	CEDAR	20'
28	10"	REDBUD	20'
29	8"	CEDAR	25'
30	12"	ELM	30'
31	16"	HACKBERRY	50'
32	36"	OAK	80'
33	8"	HACKBERRY	30'
34	8"	HACKBERRY	25'
35	8"	MAPLE	25'
36	8"	ELM	25'
37	10"	ELM	30'
38	12"	ELM	35'
39	16"	ELM	45'
40	11"	ELM	30'
41	8"	ELM	25'
42	8"	MAPLE	25'
43	10"	MAPLE	40'
44	10"	ELM	40'
45	12"	REDBUD	20'
46	14"	ELM	40'
47	12"	CEDAR	30'
48	12"	ELM	40'
49	24"	MAPLE	70'
50	14"	MAPLE	50'
51	12"	ELM	50'
52	12"	REDBUD	25'
53	12"	MAPLE	30'
54	10"	REDBUD	25'
55	10"	ELM	35'
56	50"	BOIS-DE-ARC	70'
57	12"	ELM	40'
58	12"	ELM	30'
59	12"	HACKBERRY	35'
60	12"	HACKBERRY	35'
61	10"	ELM	20'
62	8"	ELM	25'
63	8"	ELM	25'
64	10"	MAPLE	25'

FIELD WORK:
MAY 24 & 25, 2017
JUNE 8, 2017
JUNE 13 & 14, 2017

BASIS OF BEARING:
ASSUMED

BASIS OF ELEVATION:
ASSUMED 1000'

CONTOUR INTERVAL:
1 FOOT

REFERENCE DOCUMENTS:
1) PLAT OF OAKLAND PLACE ADDITION
FILED IN BOOK 4 AT PAGE 48
2) WARRANTY DEED FILED IN BOOK 2004
AT PAGE 43535
3) WARRANTY DEED FILED IN BOOK 2005
AT PAGE 49985

PROPERTY ZONED:
RMF-40

BUILDING SETBACKS:
FRONT 25ft (BUILD-TO ZONE)
SIDE 5ft (SINGLE & TWO FAMILY - SHOWN)
SIDE 8ft (OTHER USES)
REAR 5ft (SINGLE FAMILY - SHOWN)
REAR 20ft (OTHER USES)

SURVEY DESCRIPTION:
LOTS 17, 18, 19, AND 20, IN BLOCK NUMBERED ONE OF OAKLAND PLACE ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AND ALSO A PART OF A VACATED ALLEY ON THE NORTH SIDE OF SAID LOT 17, AND ALSO A PART OF A VACATED ALLEY ON THE WEST SIDE OF SAID LOTS 17, 18, 19, AND 20 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 17 AND RUNNING THENCE S00°00'43"W 187.44'; THENCE N89°42'21"W 139.32' TO AN EXISTING REBAR, THENCE NORTH 186.80', THENCE S89°58'14"E 139.26' TO THE POINT OF BEGINNING, CONTAINING 0.60 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND, NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143-0210F. DATED 05/16/2008)



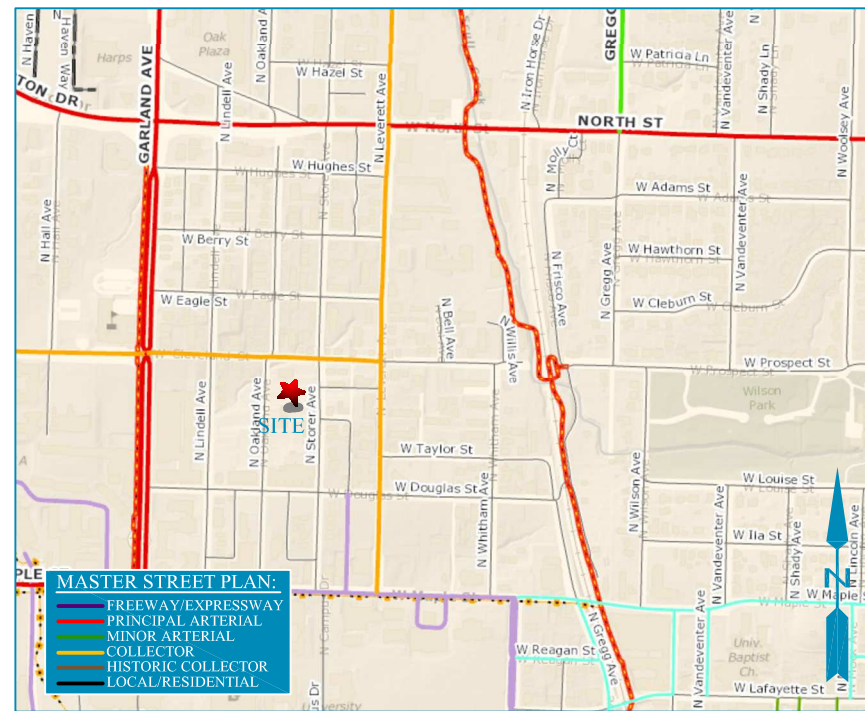
GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 14TH DAY OF JUNE, 2017.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



VICINITY MAP NOT TO SCALE

FOR USE AND BENEFIT OF:
COMMUNITY BY DESIGN

ADDRESS:
651 & 711 NORTH STORER AVENUE
FAYETTEVILLE, ARKANSAS

DATE: 06/21/17
LOCATION: SECTION: 9
TOWNSHIP: 16 NORTH
RANGE: 30 WEST
LOTS 17 - 20
OAKLAND PLACE
ADDITION

SCALE: 1"=20'
SURVEYED: JAKE
DRAFTED: KG
REVIEWED: DT
COA #1335

Bates & Associates, Inc.
Engineers - Surveyors - Landscape Architects
2230 S. Pleasant Ridge Dr. - Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350
BATES & ASSOCIATES, INC. Copyright 2017
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for encumbrances of record, encroachments, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereto cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

Location Map:
R-30-W
T-6-N
9

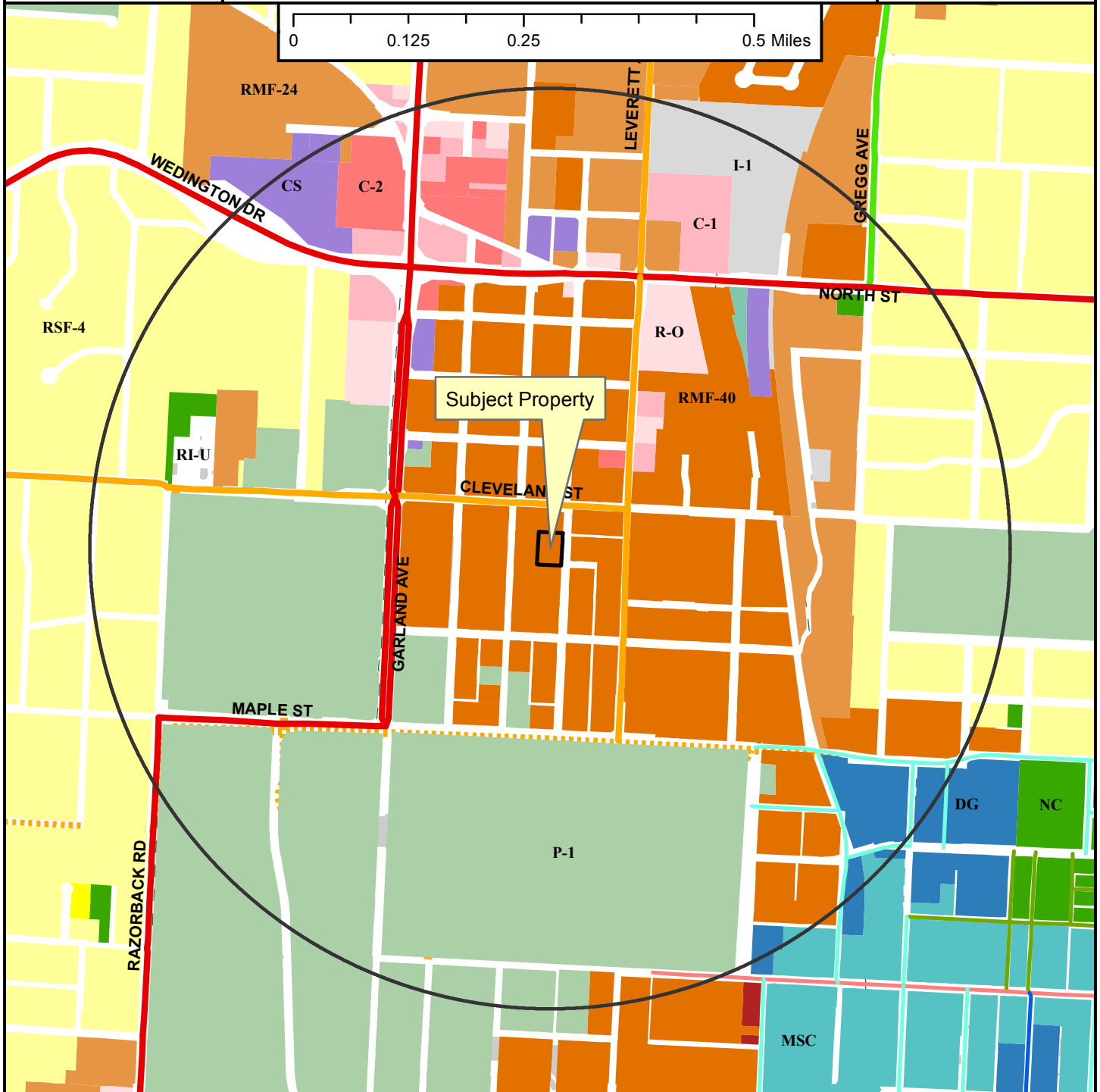
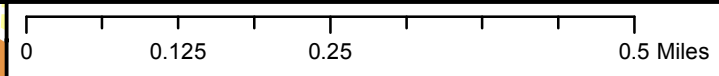
LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
--- BOUNDARY LINE (MEASURED)
--- BOUNDARY LINE (EXISTING)
--- TIE LINE
--- CENTERLINE OF ROAD
--- WATER LINE
--- WATER LINE
--- OVERHEAD POWER LINE
--- SEWER LINE
--- BUILDING SETBACK
--- UTILITY EASEMENT
--- FENCE
--- FLOW LINE
--- FOUND 5/8" REBAR
--- SET 5/8" REBAR/CAP
--- NAIL
--- COMPUTED POINT
--- TELEPHONE PEDESTAL
--- WATER METER
--- CLEANOUT
--- SANITARY SEWER MH
--- POWER POLE
--- WATER VALVE
--- ELECTRICAL BOX

RECORDING NUMBER/DATE

RZN17-6018

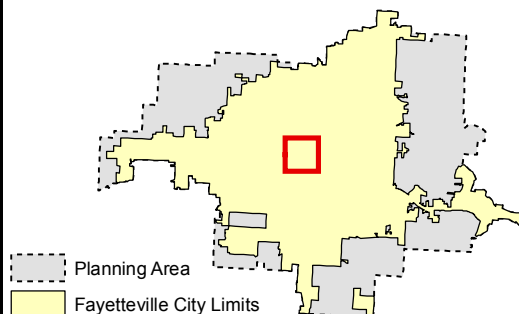
One Mile View

SARKIN

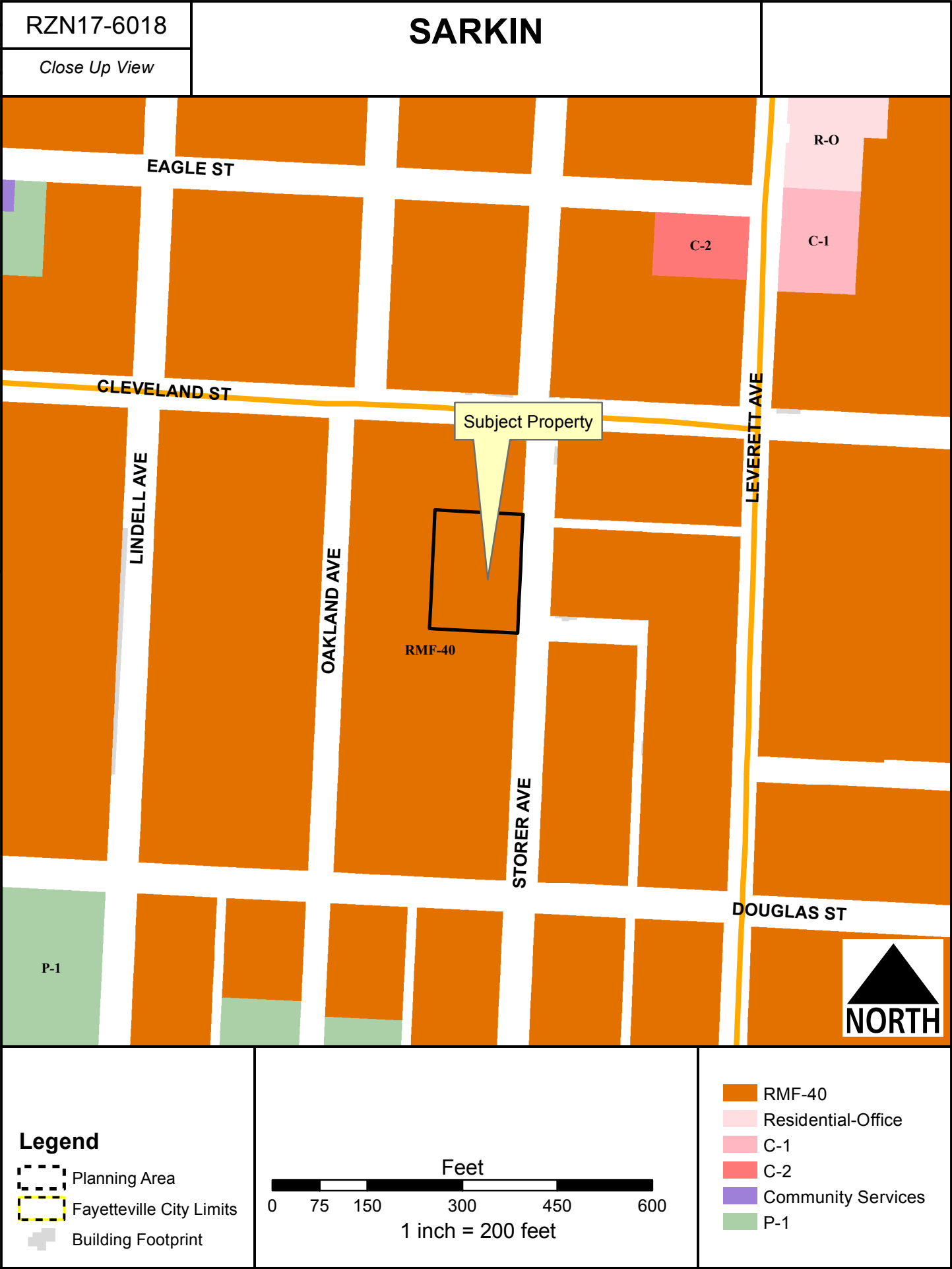


Legend

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



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



RZN17-6018






Current Land Use

SARKIN

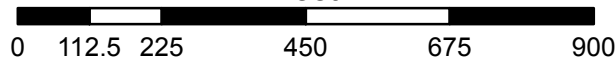


Streets Existing

MSP Class



-  COLLECTOR
-  PRINCIPAL ARTERIAL
-  Trail (Proposed)
-  Planning Area
-  Fayetteville City Limits

Feet



1 inch = 300 feet

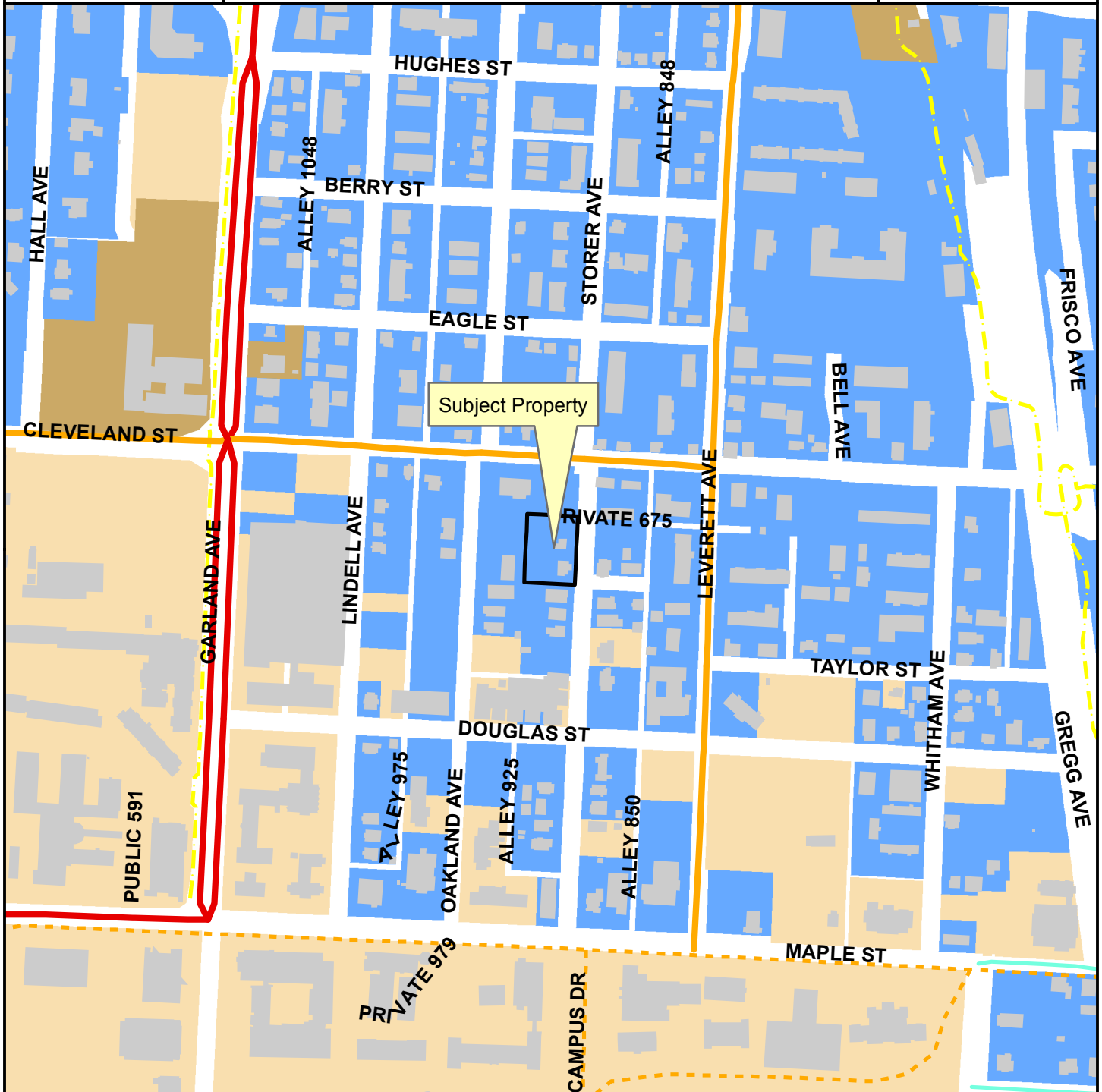
FEMA Flood Hazard Data

-  100-Year Floodplain
-  Floodway

RZN17-6018

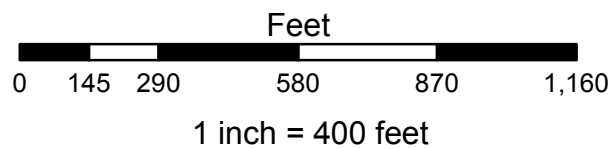
Future Land Use

SARKIN



Legend

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



FUTURE LAND USE 2030

- City Neighborhood Area
- Urban Center Area
- Civic Institutional
- Non-Municipal Government