

City of Fayetteville Staff Review Form

2018-0583

Legistar File ID

11/8/2018

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

Garner Stoll

10/19/2018

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 18-6348: Rezone (N. OF 2454 N. DEANE SOLOMON RD./WILLIAMS TRACTOR, 286): Submitted by BATES & ASSOCIATES, INC. for property located NORTH OF 2454 N. DEANE SOLOMON RD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.36 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL.

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:



MEETING OF NOVEMBER 8, 2018

TO: Mayor, Fayetteville City Council

THRU: Garner Stoll, Development Services Director

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

DATE: October 19, 2018

SUBJECT: RZN 18-6348: Rezone (N. OF 2454 N. DEANE SOLOMON RD./WILLIAMS TRACTOR, 286): Submitted by BATES & ASSOCIATES, INC. for property located NORTH OF 2454 N. DEANE SOLOMON RD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.36 acres. The request is to rezone the property to C-2, Thoroughfare Commercial.

RECOMMENDATION:

The Planning Commission and staff recommend approval of the requested rezoning as depicted in Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is located south of Moore Lane, between Deane Solomon Road to the west and Foxglove Drive to the east. Although the portion proposed for rezoning is designated as RMF-24, Residential Multi-family, 24 Units per Acre, and C-2, Thoroughfare Commercial, the overall property is further split zoned in to I-1, Heavy Commercial and Light Industrial. The property is developed with a large agricultural equipment business, Williams Tractor, which has been in operation since the mid-1970s. Since its founding, Williams Tractor has expanded incrementally westward to its current extent. In 2018, staff received a complaint that a portion of the property zoned residentially was being used commercially. This was confirmed and a violation letter was issued. Staff met with the applicant and advised that use of the residentially-zoned property for commercial purposes requires a rezoning to a district that permits Use Unit 17, Transportation Trades and Services, under which may be found the retail sales of farm equipment.

Request: The request is to rezone a 1.36-acre portion of the approximately 19-acre parcel from RMF-24, Residential Multi-family, 24 Units per Acre, and C-2, Thoroughfare Commercial, to a uniform C-2, Thoroughfare Commercial designation, effectively 'squaring-off' the existing C-2 to the south and east. The applicant has stated that the request is for continued use of the subject property in association with Williams Tractor.

Public Comment: Staff has received no public comment concerning the request.

Land Use Compatibility: Staff finds that the proposed rezoning is compatible with adjacent land uses. The properties immediately surrounding the subject property are either developed in association with the property owner's agricultural equipment sales business or undeveloped. That said, a broader perspective of the area brings in to consideration several uses that include large lot residential, 2-family residential, an abandoned golf course, a church, and a single-story office building. Much of this existing development may not be compatible with the scale or activity of the uses permitted with the C-2 zoning district, but staff finds that their distance from the subject property can mitigate and buffer any compatibility issues.

Land Use Plan Analysis: The property is designated as City Neighborhood Area and staff finds the proposal to be generally consistent with this designation. The City Neighborhood Area states that it will "recognize existing strip commercial development" and Guiding Policy A indicates that it will "protect adjoining properties from the potential adverse impacts associated with non-residential uses adjacent to and within residential areas". The rezoning recognizes the existing Williams Tractor business that has been in this location for many years. The proposal will make a more logical zoning boundary for continued use of this business along a busy highway frontage road. As indicated earlier, the proposed zoning boundary is configured to protect adjoining properties from potential adverse impacts from non-residential use. The overall property retains the undeveloped corner of Moore Lane and Deane Solomon Road in a multi-family, form-based zoning district. The rezoning facilitates west-east transition across this site from multi-family to a highway-oriented outdoor tractor sales business.

DISCUSSION:

On September 24, 2018, the Planning Commission tabled the item at the applicant's request so that the property owner could revisit their proposal.

At the October 8, 2018 Planning Commission meeting, the applicant had revised their proposed rezoning from 4.46 acres to 1.36 acres and from UT, Urban Thoroughfare, to C-2, Thoroughfare Commercial. The Commission forwarded the request with a recommendation for approval by a vote of 7-0-0. No public comment was made regarding this request.

BUDGET/STAFF IMPACT:

N/A

Attachments:

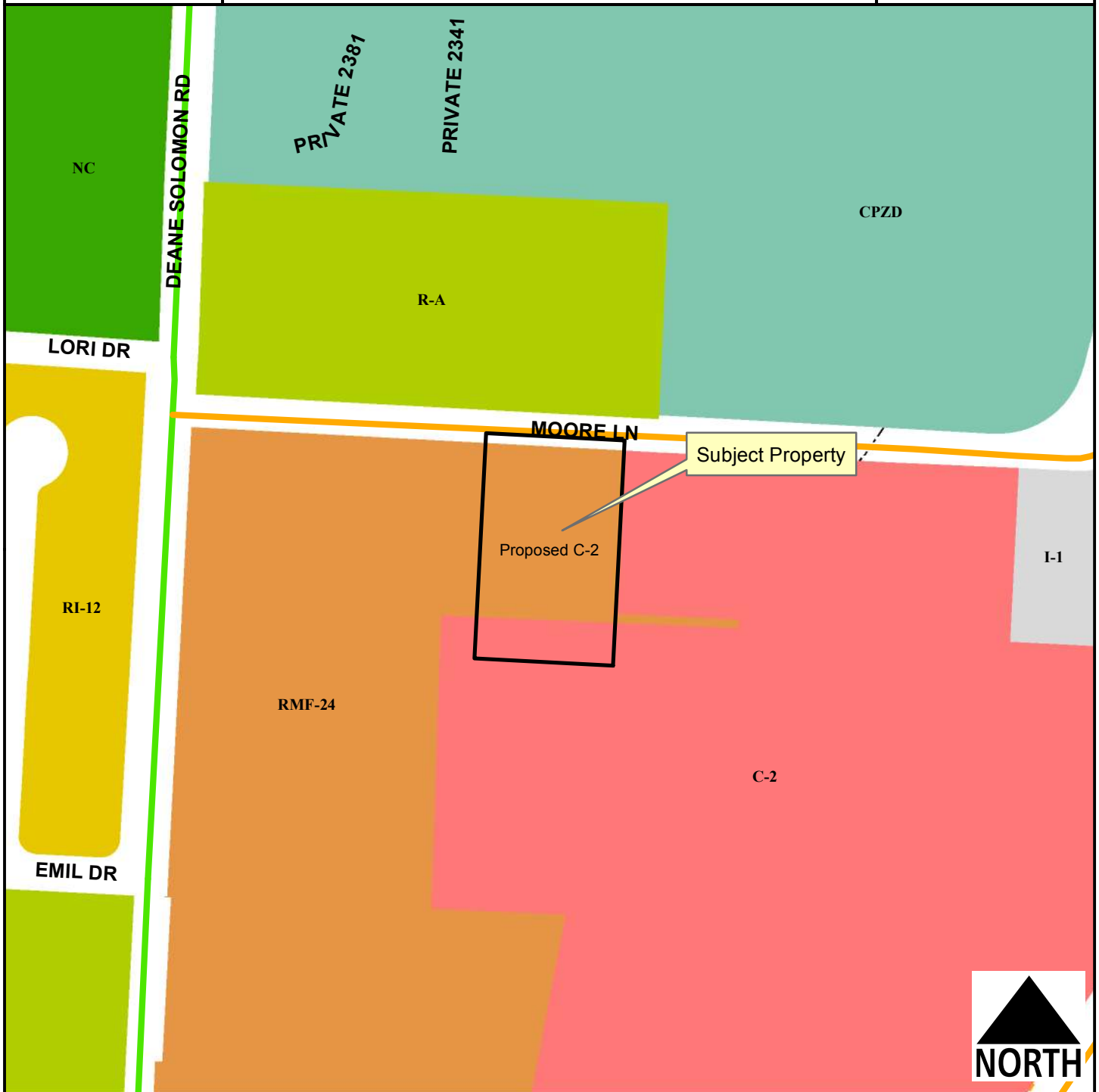
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN18-6348

WILLIAMS TRACTOR

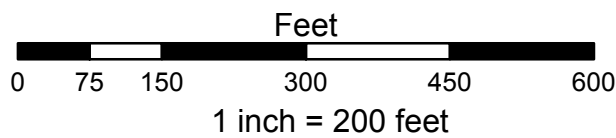
18-6348
EXHIBIT 'A'

Close Up View



Legend

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



Zoning	Acres
UT	4.5
Total	4.5

18-6239
EXHIBIT 'B'

LEGAL DESCRIPTION:

A PART OF THE SOUTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33 AND RUNNING THENCE N90°00'00"E 330.00', THENCE N00°05'08"W 660.00', THENCE N90°00'00"E 435.46' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE N90°00'00"E 191.31', THENCE S00°00'00"E 310.00', THENCE N90°00'00"W 191.31', THENCE N00°00'00"W 310.00' TO THE POINT OF BEGINNING, CONTAINING 1.36 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jonathan Curth, Senior Planner

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

SUBJECT: **RZN 18-6348: Rezone (N. OF 2454 N. DEANE SOLOMON RD./WILLIAMS TRACTOR, 286):** Submitted by BATES & ASSOCIATES, INC. for property located NORTH OF 2454 N. DEANE SOLOMON RD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.36 acres. The request is to rezone the property to C-2, Thoroughfare Commercial.

RECOMMENDATION:

Staff recommends forwarding **RZN 18-6348** to the City Council with a recommendation of approval, based on the findings contained in this report.

RECOMMENDED MOTION:

"I move to forward **RZN 18-6348** to the City Council with a recommendation of approval."

SEPTEMBER 24th PLANNING COMMISSION MEETING:

At the September 24th Planning Commission meeting the applicant requested the item be tabled so that the property owner could revisit and reconsider their request. Since that time, the applicant has revised their request from 4.46 acres to the 1.36 acres that are the subject of a current zoning violation. Additionally, the request was modified from UT, Urban Thoroughfare, to C-2, Thoroughfare Commercial.

BACKGROUND:

The subject property is located south of Moore Lane, between Deane Solomon Road to the west and Foxglove Drive to the east. Although the portion proposed for rezoning is designated as RMF-24, Residential Multi-family, 24 Units per Acre, and C-2, Thoroughfare Commercial, the overall property is further split zoned in to I-1, Heavy Commercial and Light Industrial. The property is developed with a large agricultural equipment business, Williams Tractor, which has been in operation since the mid-1970s. Since its founding, Williams Tractor has expanded incrementally westward to its current extent. In 2018, staff received a complaint that a portion of the property zoned residentially was being used commercially. This was confirmed and a violation letter was issued. Staff met with the applicant and advised that use of the residentially-zoned property for commercial purposes requires a rezoning to a district that permits Use Unit 17, Transportation Trades and Services, under which may be found the retail sales of farm equipment. Surrounding land use and zoning is depicted in Table 1.

**Table 1:
Surrounding Land Use and Zoning**

Direction	Land Use	Zoning
North	Undeveloped	R-A, Residential-Agricultural
South	Farm Equipment Sales	C-2, Thoroughfare Commercial
West	Undeveloped	RMF-24, Residential Multi-family, 24 Units per Acre
East	Farm Equipment Sales	C-2, Thoroughfare Commercial

Request: The request is to rezone a 1.36-acre portion of the approximately 19-acre parcel from RMF-24, Residential Multi-family, 24 Units per Acre, and C-2, Thoroughfare Commercial, to a uniform C-2, Thoroughfare Commercial designation, effectively 'squaring-off' the existing C-2 to the south and east. The applicant has stated that the request is for continued use of the subject property in association with Williams Tractor.

Public Comment: Staff has received no public comment concerning the request. Several members of the public have contacted staff concerned that this request is related to the former Razorback Golf Course to the northwest. It is not.

INFRASTRUCTURE:

Streets: The subject property has access to West Moore Lane, which is classified by the Master Street Plan as a Collector Street. Moore Lane is an unimproved, asphalt Collector Street with no existing curb, gutter, or sidewalk. Any street improvements required in this area would be determined at the time of development proposal.

Water: Public water is not available to this portion of the overall property. There is a water main along Shiloh Drive that serves the existing business. Development of this 1.36-acre site independently of the overall 19-acre property may require an offsite extension of sanitary sewer.

Sewer: Public sanitary sewer is not available to this portion of the overall property. The nearest sanitary sewer main is an 8-inch main stub-out located just to the east of the area proposed for rezoning. Development of this 1.36-acre site independently of the overall 19-acre property may require an offsite extension of sanitary sewer.

Drainage: No portion of this property is identified as FEMA regulated floodplains or the Hillside-Hilltop Overlay District. There are no protected streams on this parcel nor are there any identified hydric soils. Any additional improvements or requirements for drainage will be determined at time of development.

Fire: The Fire Department has commented that despite a fire response time of seven minutes, or one minute over their goal, they do not anticipate a negative impact given the site is existing.

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.

FINDINGS OF THE STAFF

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

Finding: *Land Use Compatibility:* Staff finds that the proposed rezoning is compatible with adjacent land uses. The properties immediately surrounding the subject property are either developed in association with the property owner's agricultural equipment sales business or undeveloped. That said, a broader perspective of the area brings in to consideration several uses that include large lot residential, 2-family residential, an abandoned golf course, a church, and a single-story office building. Much of this existing development may not be compatible with the scale or activity of the uses permitted with the C-2 zoning district, but staff finds that their distance from the subject property can mitigate and buffer any compatibility issues.

Land Use Plan Analysis: The property is designated as City Neighborhood Area and staff finds the proposal to be generally consistent with this designation. The City Neighborhood Area states that it will "recognize existing strip commercial development" and Guiding Policy A indicates that it will "protect adjoining properties from the potential adverse impacts associated with non-residential uses adjacent to and within residential areas". The rezoning recognizes the existing Williams Tractor business that has been in this location for many years. The proposal will make a more logical zoning boundary for continued use of this business along a busy highway frontage road. As indicated earlier, the proposed zoning boundary is configured to protect adjoining properties from potential adverse impacts from non-residential use. The overall property retains the undeveloped corner of Moore Lane and Deane Solomon Road in a multi-family, form-based zoning district. The rezoning facilitates west-east transition across this site from multi-family to a highway-oriented outdoor tractor sales business.

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

Finding: The proposed rezoning to C-2 is needed as a step to begin addressing documented zoning and grading violations on the subject property. These violations have resulted from the expansion of the property owner's business westward from the adjacent commercially-zoned property. The property owner currently operates an agricultural equipment sales business and has an interest in allowing the use to remain.

3. A determination as to whether the proposed zoning would create or appreciably increase

traffic danger and congestion.

Finding: The specific portion of the overall property proposed for rezoning has access to Moore Lane, and unimproved asphalt Collector Street. Given the nature of the request, it is unlikely that rezoning the subject property will lead to an adverse increase in the amount of traffic to Moore Lane or Shiloh Drive to the east, which acts as the entrance to Williams Tractor. Any proposal to also access Moore Lane or redevelop the property will be subject to the City's access management ordinance and possible street improvements.

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: Provided the almost complete lack of permitted residential uses under the C-2 designation, rezoning the property from RMF-24 to C-2 would not increase the potential for density. However, the lack of public water along Moore Lane and limited sanitary sewer access may necessitate extension with development of the property. That said, use of the property in association with the existing business will likely limit negative impacts on services, particularly given the unpaved equipment yard nature of the site. Future development would be vetted under the City's development ordinances for any improvements necessary to mitigate potential impacts.

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 18-6348 to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required <u>YES</u>
Date: <u>October 8, 2018</u> <input type="checkbox"/> Tabled <input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied
Motion: Winston
Second: Johnson
Vote: 7-0-0

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.16 - District RMF-24, Residential Multi-family, 24 Units per Acre
 - §161.23 – District C-2, Thoroughfare Commercial
- Fire Department Memo
- Request letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

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

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

(B) *Uses.*

(1) Permitted Uses.

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (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 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 12a	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	2 stories/3 stories/5 stories*
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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 two (2) stories, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories 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 5 stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(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.

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 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	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	6 stories*
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* If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from side boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

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



TO: Jonathan Curth, Planner

CC: Assistant Chief Brad Hardin
Battalion Chief Brian Sloat, Fire Marshal

FROM: Rodney Colson, Fire Protection Engineer

DATE: September 18, 2018

SUBJECT: RZN 18-6348: Rezone (2454 N. Deane Solomon Rd./Williams Tractor, 286)

The Fire Department has no comments regarding the rezoning request. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

The site will be protected by Ladder 2, located at 708 N. Garland Avenue. The property is located approximately 2.6 miles from the fire station with a drive time of approximately 7 minutes. The anticipated response time would be approximately 9.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.



**Bates &
Associates, Inc.**
Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

RZN 18-6348
**Request
Letter**

October 2, 2018

City of Fayetteville
113 West Mountain Street
Fayetteville, AR 72701

RE: West Moore Lane Rezoning Request – Project Letter

Dear City Staff,

Doug Williams, of Williams Tractor, and Bates & Associates, Inc. are proposing a Rezoning on West Moore Lane (1.36 acres, part of Washington County Parcel #765-15879-000). This portion of the subject parcel is currently undeveloped.

The portion of the said subject parcel is currently zoned RMF-24 and C-2. The Applicant requests that the parcel be rezoned to C-2 – Thoroughfare Commercial. This proposed rezoning is compatible with the Future Land Use designation of City Neighborhood Area.

The current zoning district of the parcel directly to the North, across West Moore Lane, is R-A, and is currently used as Single Family and Agricultural. The parcel adjacent to the East is zoned C-2, as is a majority of the larger parcel that this proposed Rezoning is a part of, all of which is currently used as Farm Equipment Sales, which is allowed as Use Unit 17 under said zoning district. The parcel to the southwest of the area of the proposed rezoning is zoned RMF-24, and is currently occupied by a church. The remainder of the parcel of which this rezoning applies is to remain RMF-24.

Currently, the property to be rezoned is being used as part of the overall Williams Tractor business. This rezoning request is to bring the use that portion of the property into compliance, as Use Unit 17 (Transportation Trades and Services) is not allowed under the current RMF-24 zoning district. The proposed rezoning to C-2 will provide the opportunity for the owner to use said portion of the property for farm equipment sales.

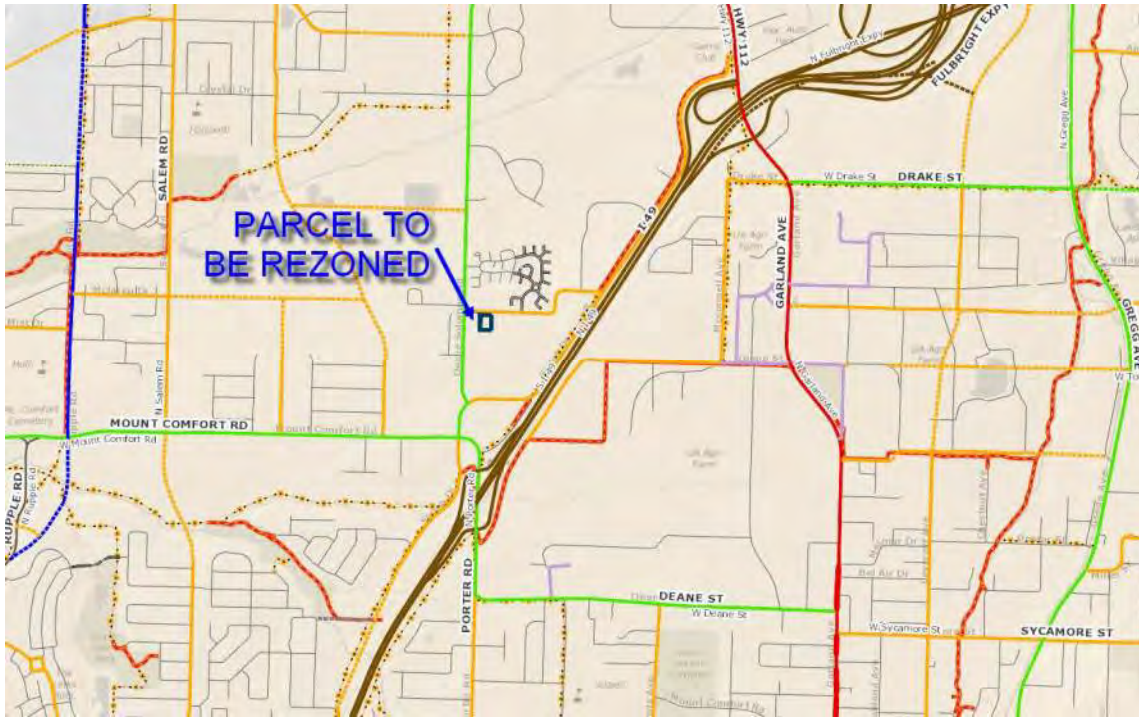
Because the area to be rezoned per this request is bordered on the East and South by the C-2 zoning district, the Applicant feels that this is a compatible zoning district to those surrounding lands. As the portion of the subject parcel to the west will remain RMF-24, the Applicant feels that this proposed rezoning will minimally affect the surrounding neighborhood.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely

Jason Young
Bates & Associates, Inc.

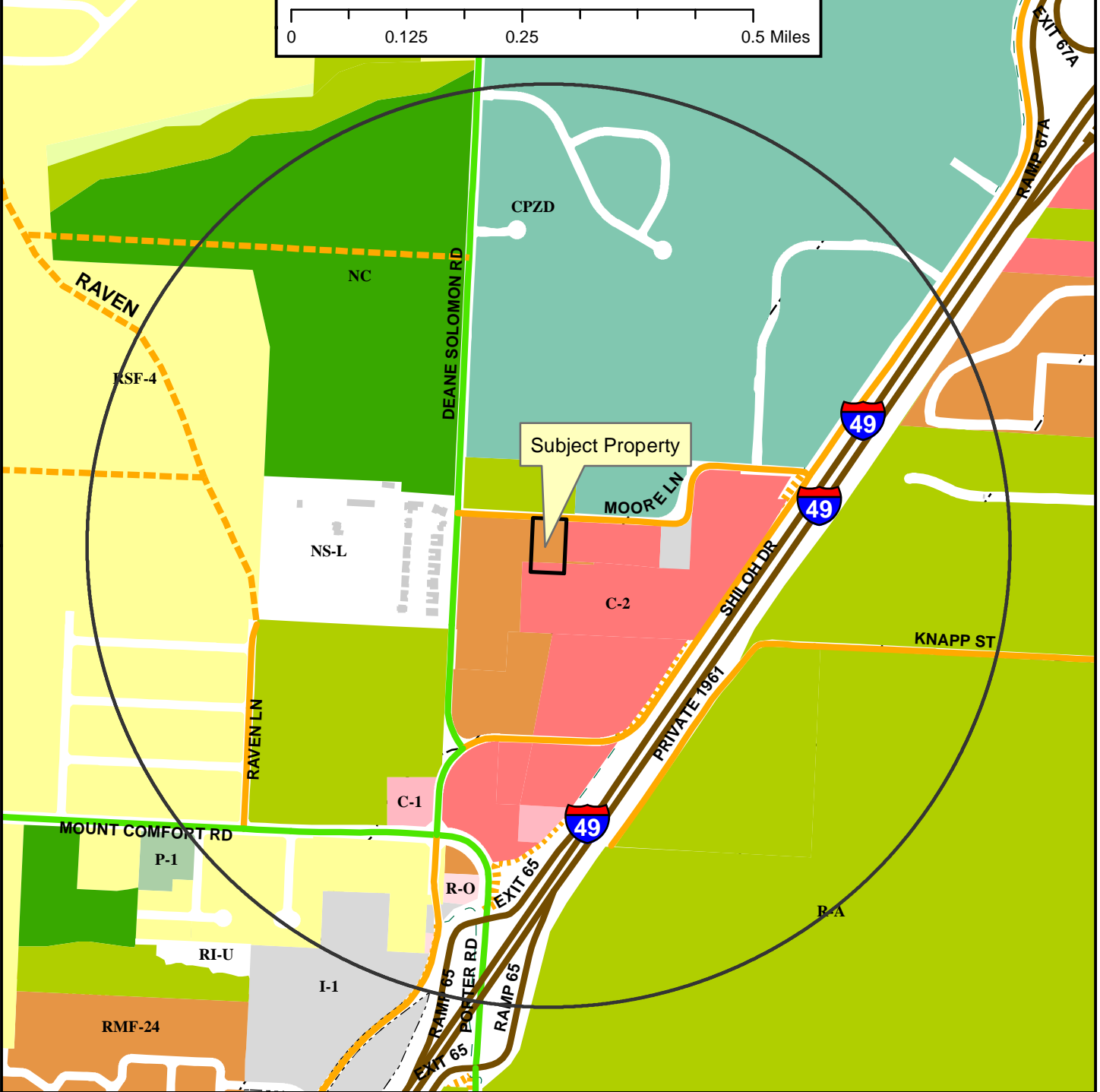
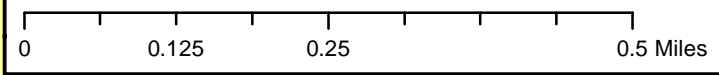
VINICITY MAP



RZN18-6348

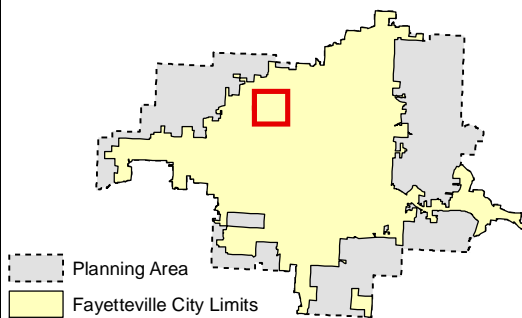
WILLIAMS TRACTOR

One Mile View



Legend

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

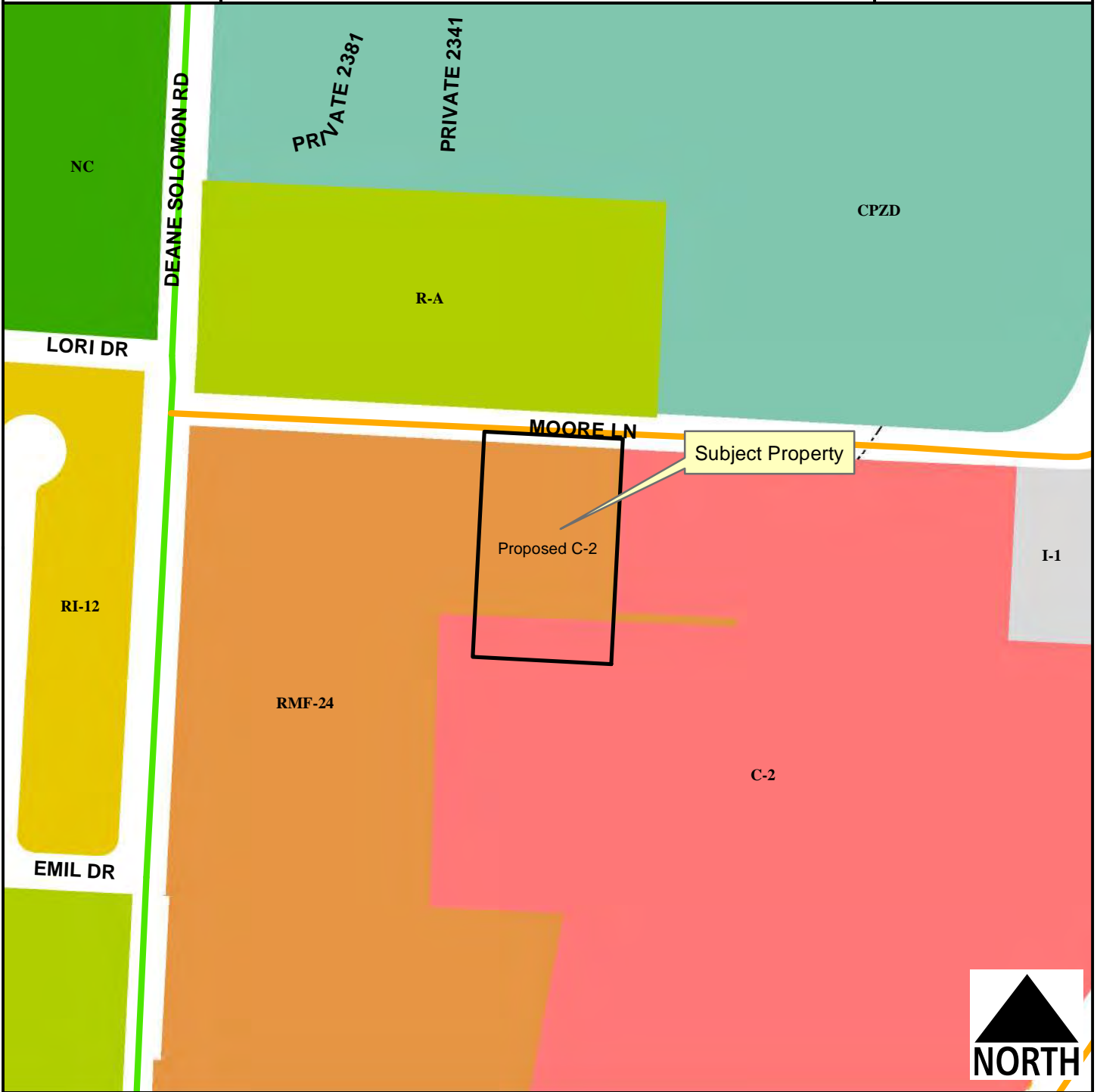


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|--|---|
| <p>Zoning</p> <p>RESIDENTIAL SINGLE-FAMILY</p> <ul style="list-style-type: none"> RSF-5 Residential-Agricultural RSF-1 RSF-2 RSF-4 RSF-7 RSF-8 RSF-18 <p>RESIDENTIAL MULTI-FAMILY</p> <ul style="list-style-type: none"> RT-12 Residential Two and Three-family RMF-6 RMF-12 RMF-18 RMF-24 RMF-40 <p>INDUSTRIAL</p> <ul style="list-style-type: none"> I-1 Heavy Commercial and Light Industrial I-2 General Industrial | <p>EXTRACTION</p> <ul style="list-style-type: none"> E-1 <p>COMMERCIAL</p> <ul style="list-style-type: none"> Residential-Office C-1 C-2 C-3 <p>FORM BASED DISTRICTS</p> <ul style="list-style-type: none"> Downtown Core Urban Thoroughfare Main Street Center Downtown General Community Services Neighborhood Services Neighborhood Conservation <p>PLANNED ZONING DISTRICTS</p> <ul style="list-style-type: none"> Commercial, Industrial, Residential <p>INSTITUTIONAL</p> <ul style="list-style-type: none"> P-1 |
|--|---|

RZN18-6348

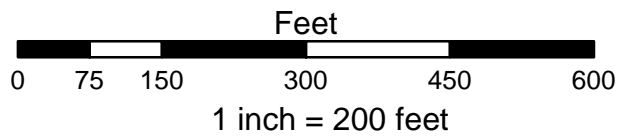
WILLIAMS TRACTOR

Close Up View



Legend

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



Zoning	Acres
UT	4.5
Total	4.5

RZN18-6348

WILLIAMS TRACTOR

Current Land Use



Streets Existing

MSP Class

- COLLECTOR
- FREEWAY/EXPRESSWAY
- MINOR ARTERIAL
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

