

City of Fayetteville Staff Review Form

2019-0060

Legistar File ID

2/5/2019

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

Garner Stoll

1/18/2019

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 18-6464: Rezone (2081 N. SHADY AVE./TOBIN, 367): Submitted by BATES & ASSOCIATES, INC. for properties located at 2081 N. SHADY AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 1.16 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

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 \$ -

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF FEBRUARY 5, 2019

TO: Mayor, Fayetteville City Council

THRU: Garner Stoll, Development Services Director

FROM: Harry Davis, Current Planner

DATE: January 18, 2019

SUBJECT: **RZN 18-6464: Rezone (2081 N. SHADY AVE./TOBIN, 367):** Submitted by BATES & ASSOCIATES, INC. for properties located at 2081 N. SHADY AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 1.16 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

RECOMMENDATION:

Staff and Planning Commission recommend approval of an ordinance to rezone the subject property to NS-G, Neighborhood Services-General, as shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The four parcels totaling approximately 1.16 acres are located along Shady Ave. two blocks north of Poplar St. The property has been used for years as a gravel parking lot and small office for Don's Moving, Inc. The property is zoned C-2, Thoroughfare Commercial.

Request: The applicant initially requested the property to be rezoned to RSF-4 consistent with the surrounding neighborhood. On December 10, 2018 the Planning Commission tabled the item discussing concerns with down-zoning the property from C-2. On January 14, 2019 the Commission recommended the property be downzoned from C-2 to NS-G and the applicant agreed with the request. The applicant's intent is to build single family homes on the property.

Land Use Compatibility: The proposed down-zone from C-2 to NS-G would make the property more compatible with the immediately surrounding single family homes in RSF-4 zoning. The current C-2 zoning is not appropriate in this location and the NS-G district is a more neighborhood-scale district that would allow the applicant's desire to construct single family homes, while retaining the ability for future non-residential uses which was a concern of the Planning Commission. The introduction of multi-family housing with a zero-foot front setback is out of context with the character of this neighborhood. However, this property has historically been used for light non-residential use and the down-zone to NS-G would be more appropriate than the current C-2 district.

Land Use Plan Analysis: The proposed down-zone from C-2 to NS-G would make the property more consistent with City Plan 2030 and the overall land use plan goals of the city. NS-G offers

the ability to use this site for residential and non-residential in a more urban pattern than the C-2 district. These elements align the property with City Plan 2030 to a greater extent than the current zoning.

DISCUSSION:

On December 10, 2018, the Planning Commission first heard this proposal and tabled the item to allow the applicant time to consider other zoning districts. Public comment at this meeting was supportive of the rezone to RSF-4. On January 14, 2019, the Planning Commission recommended the rezoning be forwarded with a recommendation for NS-G, Neighborhood Services-General, by a vote of 8-0-0. The applicant was in agreeance with the change.

BUDGET/STAFF IMPACT:

N/A

Attachments:

- Exhibit A
- Exhibit B
- Planning Commission Staff Report

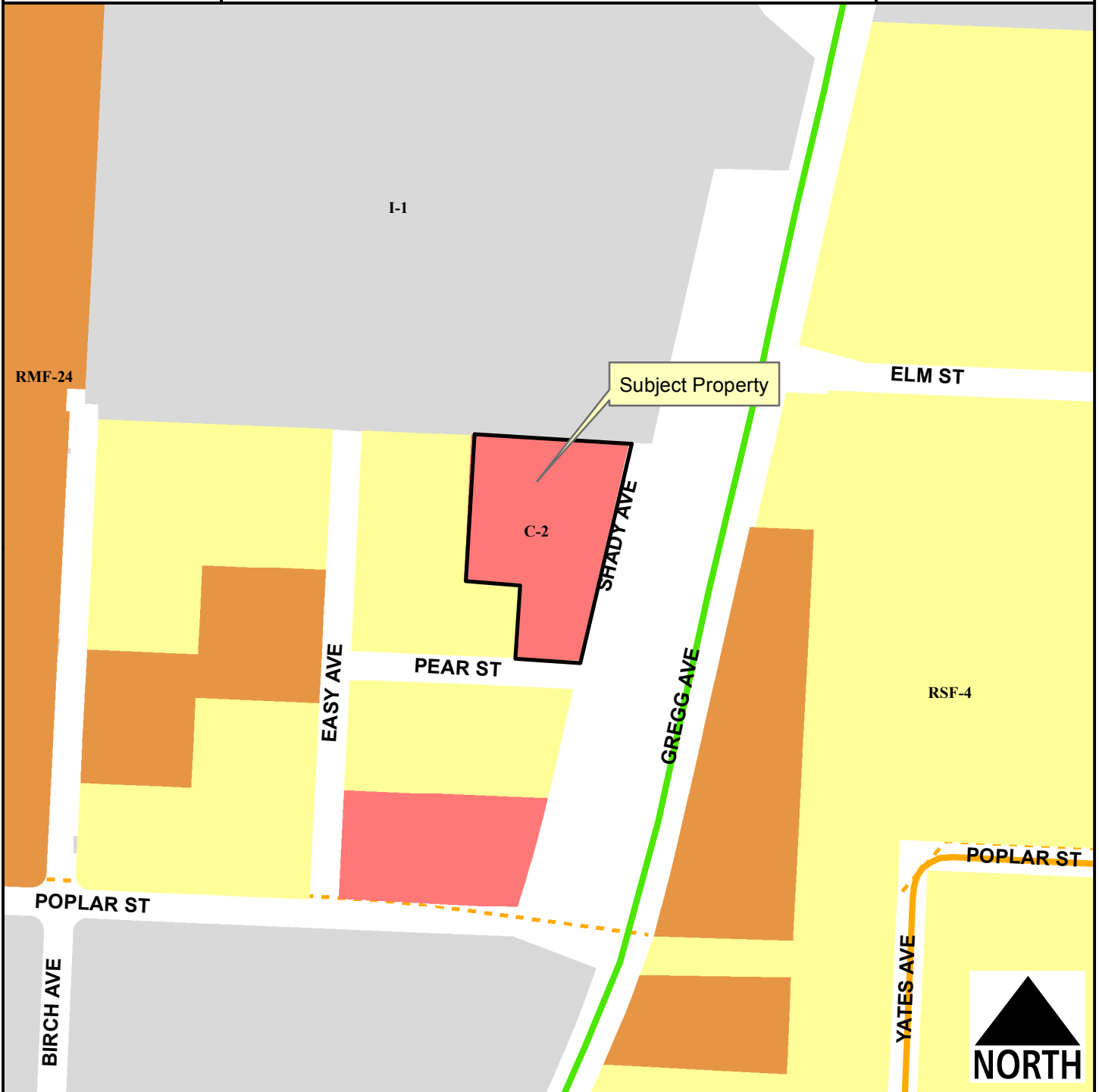
RZN 18-6464

TOBIN

18-6464

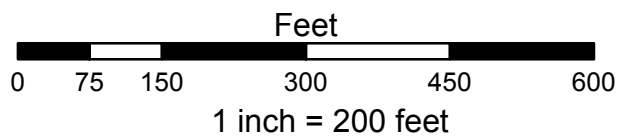
Close Up View

EXHIBIT 'A'



Legend

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



- RSF-4
- RMF-24
- I-1 Heavy Commercial and Light Industrial
- C-2

18-6464
EXHIBIT 'B'

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 9 AND THE NORTH 50 FEET OF LOT 8, IN BLOCK 1 OF THE REVISED PLAT OF BLOCK 5, IN PARKERS PLAT OF VALLEY VIEW ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S13°11'39"W 309.31', THENCE N86°09'44"W 89.44' TO AN EXISTING REBAR, THENCE N03°58'28"E 100.81' TO AN EXISTING REBAR, THENCE N85°29'39"W 75.02' TO AN EXISTING REBAR, THENCE N03°26'29"E 202.03' TO AN EXISTING REBAR, THENCE S86°33'31"E 215.90' TO THE POINT OF BEGINNING, CONTAINING 1.15 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: Harry Davis, Planner

MEETING DATE: January 14, 2019 **UPDATED W/ PC RESULTS**

SUBJECT: **RZN 18-6464: Rezone (2081 N. SHADY AVE./TOBIN, 367):** Submitted by BATES & ASSOCIATES, INC. for properties located at 2081 N. SHADY AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 1.16 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN 18-6464** to City Council, based on the findings contained in this report.

RECOMMENDED MOTION:

“I move to forward RZN 18-6464 to City Council with a recommendation for approval.”

JANUARY 14, 2019 PLANNING COMMISSION:

At the December 10, 2018 Planning Commission, this item was tabled to allow the applicant time to consider other zoning districts. The applicant has not asked for a new zoning district and staff is still recommending in favor of the applicant’s proposal.

BACKGROUND:

The four parcels totaling approximately 1.16 acres are located along Shady Ave. two blocks north of Poplar St. The property has been used for years as a gravel parking lot and small office for Don’s Moving, Inc. The property is zoned C-2, Thoroughfare Commercial. The surrounding land use and zoning is depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Ridout Lumber Company	I-1, Heavy Commercial and Light Industrial
South	Single-family Residential	RSF-4, Residential Single-family, 4 Units per Acre
East	Arkansas-Missouri railroad	Railroad ROW
West	Single-family Residential	RSF-4, Residential Single-family, 4 Units per Acre

Request: The request is to rezone the parcel from C-2 to RSF-4, Residential Single-family, 4 Units per Acre. The applicant stated the rezoning will allow for more homes to be developed in this area.

Public Comment: Staff has not received public comment as of writing this report. Neighbors and citizens have inquired about the rezoning, but did not express any support or opposition to the

proposal.

INFRASTRUCTURE:

Streets: Parcels 765-09508-000 and 765-09516-000 have frontage access to North Shady Avenue, and unimproved local street. Parcels 765-09509-000 and 765-09510-000, and 765-09508-000 have frontage access to a paper right-of-way. Any street improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to parcels 765-09508-000 and 765-09516-000 from a 6-inch water main. Parcels 765-09509-000 and 765-09510-000 do not have frontage access to public water.

Sewer: Sanitary Sewer is available to parcels 765-09508-000 and 765-09516-000 from a 8-inch sanitary sewer main. Parcels 765-09509-000 and 765-09510-000 do not have frontage access to public water.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. No portion of this property is identified as FEMA regulated floodplains. There are no protected streams present in the subject parcel. No portion of this parcel lies within the Hillside-Hilltop Overlay District. There are Hydric Soils present in the subject parcel.

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**.* These 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. Non-residential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors.

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 Plan Analysis:*** **The proposal is consistent with the goals in City Plan 2030, adopted land use policies, and the future land use designation for this location. The surrounding neighborhood is a mixture of commercial and residential properties that satisfy the concept behind City Neighborhood Areas. Most of the residential properties adjacent to and in the neighborhood are built with RSF-4 setbacks and lot-block patterns, so the proposal of RSF-4 will be compatible with the building form already present in this location. Goal 3 of City Plan 2030 describes how neighborhoods should be built following an orderly transect that is not overly focus on building type, but building form. This rezoning will allow appropriate infill to happen within the neighborhood in a pattern language consistent with existing buildings.**

Land Use Compatibility: The proposed zoning is compatible with the surrounding properties. The proposed RSF-4 is located next to other RSF-4 properties and not along major streets. Due to the size of the property, staff does not anticipate low-density residential to be detrimental to surrounding properties and uses.

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

Finding: Staff believes that there is sufficient justification for rezoning the property to RSF-4 as it would be more compatible with the area.

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

Finding: Rezoning the property to RSF-4 would not 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 RSF-4 would not 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 18-6464 to City Council with a recommendation for approval.

PLANNING COMMISSION ACTION:	Required	<u>YES</u>	
Date: <u>January 14, 2019</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: Niederman	Motion to forward with a recommendation of NS-G (the applicant agreed to the changed in request)		
Second: Hoffman	Motion passes		
Vote: 8-0-0			

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.07 - District RSF-4, Residential Single-Family - Four (4) Units Per Acre
 - §161.23 - District C-2, Thoroughfare Commercial
- Request letter
- Exhibit
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

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

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

(B) *Uses.*

(1) *Permitted Uses .*

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

(2) *Conditional Uses .*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet

Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations .*

Building Height Maximum	3 stories
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(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §8, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17)

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.

(Code 1965, App. A., Art. 5(VI); Ord. No. 1833, 11-1-71; Ord. No. 2351, 6-2-77; Ord. No. 2603, 2-19-80; Ord. No. 1747, 6-29-70; Code 1991, §160.036; Ord. No. 4034, §3, 4, 4-15-97; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4727, 7-19-05; Ord. No. 4992, 3-06-07; Ord. No. 5028, 6-19-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. [5800](#), § 1(Exh. A), 10-6-15; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §§ 5, 7, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17)



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

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

October 31, 2018

City of Fayetteville
113 West Mountain Street
Fayetteville, AR 72701

RE: North Shady Avenue Rezoning – Project Letter

Dear City Staff,

Pat Tobin and Bates & Associates, Inc. are proposing a Rezoning on West Shady Avenue (1.15 acres, Washington County Parcels 765-09510-000, 765-09509-000, 765-09508-000, & 765-09516-000). There is one existing single-family home on parcel 765-09508-000 (2025 N Shady Avenue), and the remaining parcels are undeveloped.

The subject parcels are all currently zoned C-2. The Applicant requests that the parcels be rezoned to RSF-4 – Residential Single Family. 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 an undeveloped portion of Right-of-Way, is I-1, and is currently used as self-storage. The parcel adjacent to the East is Railroad Right-of-Way, and therefore has no designated zoning district. The remainder of the parcels to the south and west are all zoned RSF-4, and occupied by single-family and two-family residences.

The purpose of this rezoning request is to allow for Single-Family residential development. Mr. Tobin plans to subdivide the property into four lots and develop them individually. Street frontage distance and land area restrictions would not allow the development of two-family residences.

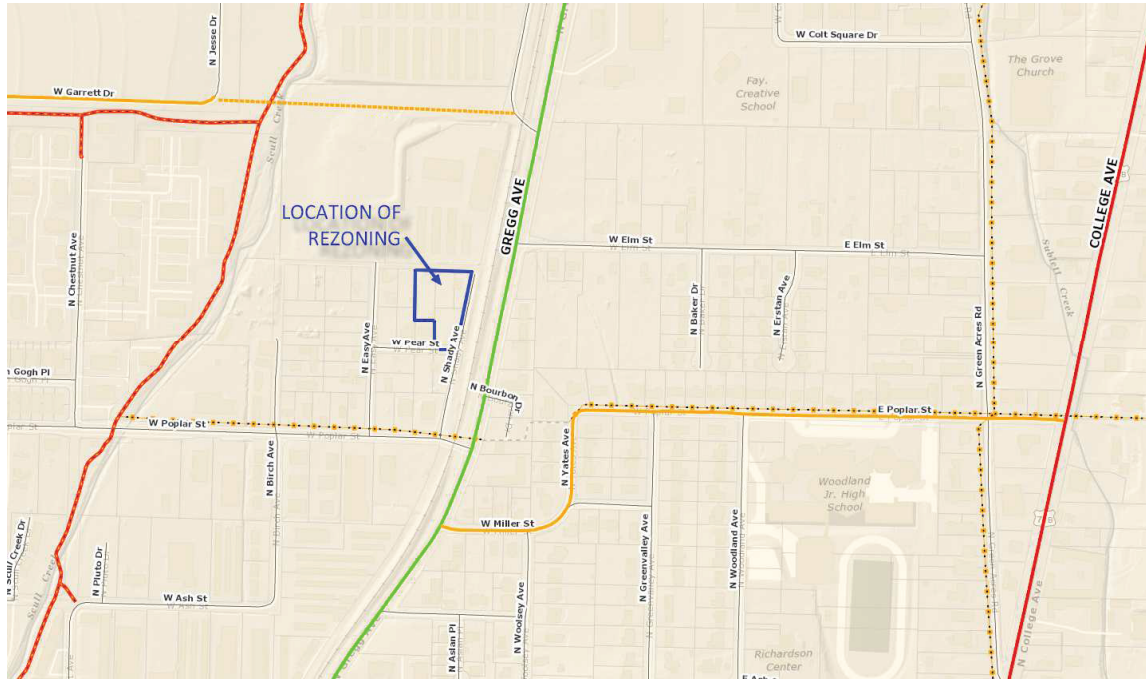
Because the area to be rezoned per this request is bordered on the West and South by the RSF-4 zoning district, the proposed rezoning will bring said parcels into direct compatibility with the surrounding neighborhood. The proposed rezoning will have negligible effect on the Railroad Right-of-Way to the East, and the self-storage facility to the north.

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



PROPERTY LINE ADJUSTMENT

PROPERTY OWNER:
TOBIN, PATRICK J LIVING TRUST
2901 TOBIN LN
FAYETTEVILLE, AR 72703

PROPOSED USE:
COMMERCIAL BUILDING

ADJACENT LAND OWNERS

- FLETCHER, VIRGINIA L
2025 N SHADY AVE
FAYETTEVILLE, AR 72703
PARCEL #765-09517-000
ZONED: RSF-4
- FLETCHER, STANLEY A & VIRGINIA L
2025 N SHADY AVE
FAYETTEVILLE, AR 72703
PARCEL #765-09518-000
ZONED: RSF-4
- MELARA-GONZALEZ, LORENZO, MOLINA-LOPEZ, DEISY YESENIA
202 W PEAR ST
FAYETTEVILLE, AR 72703
PARCEL #765-09515-000
ZONED: RSF-4
- HICKS, RICKY
208 PEAR ST
FAYETTEVILLE, AR 72701
PARCEL #765-09514-000
ZONED: RSF-4
- HICKS, RICKY
208 PEAR ST
FAYETTEVILLE, AR 72701
PARCEL #765-09511-000
ZONED: RSF-4
- STORE MASTER FUNDING X LLC
8377 E HARTFORD DR, STE 100
SCOTTSDALE, AZ 85255
PARCEL #765-13535-001
ZONED: I-1

TOTAL ACREAGE PARCELS
#765-09508-000
#765-09509-000
#765-09510-000
#765-09516-000
1.15 ACRES +/-

FIELD WORK:
FEBRUARY 1, 2017

BASIS OF BEARING:
FINAL PLAT OF PARKERS PLAT OF VALLEY VIEW ADDITION
FILED IN PLAT CABINET 198

REFERENCE DOCUMENTS:
FINAL PLAT OF PARKERS PLAT OF VALLEY VIEW ADDITION
FILED IN PLAT CABINET 198
2/DIED FILED IN BOOK 2001 AT PAGE 72065

PLAT PAGE:
367

PROPERTY ZONED:
C-2

BUILDING SETBACKS:

FRONT	15ft
FRONT, IF PARKING IS ALLOWED BETWEEN THE RIGHT-OF-WAY AND THE BUILDING	50ft
SIDE	NONE
SIDE, WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT	15ft
REAR	20ft

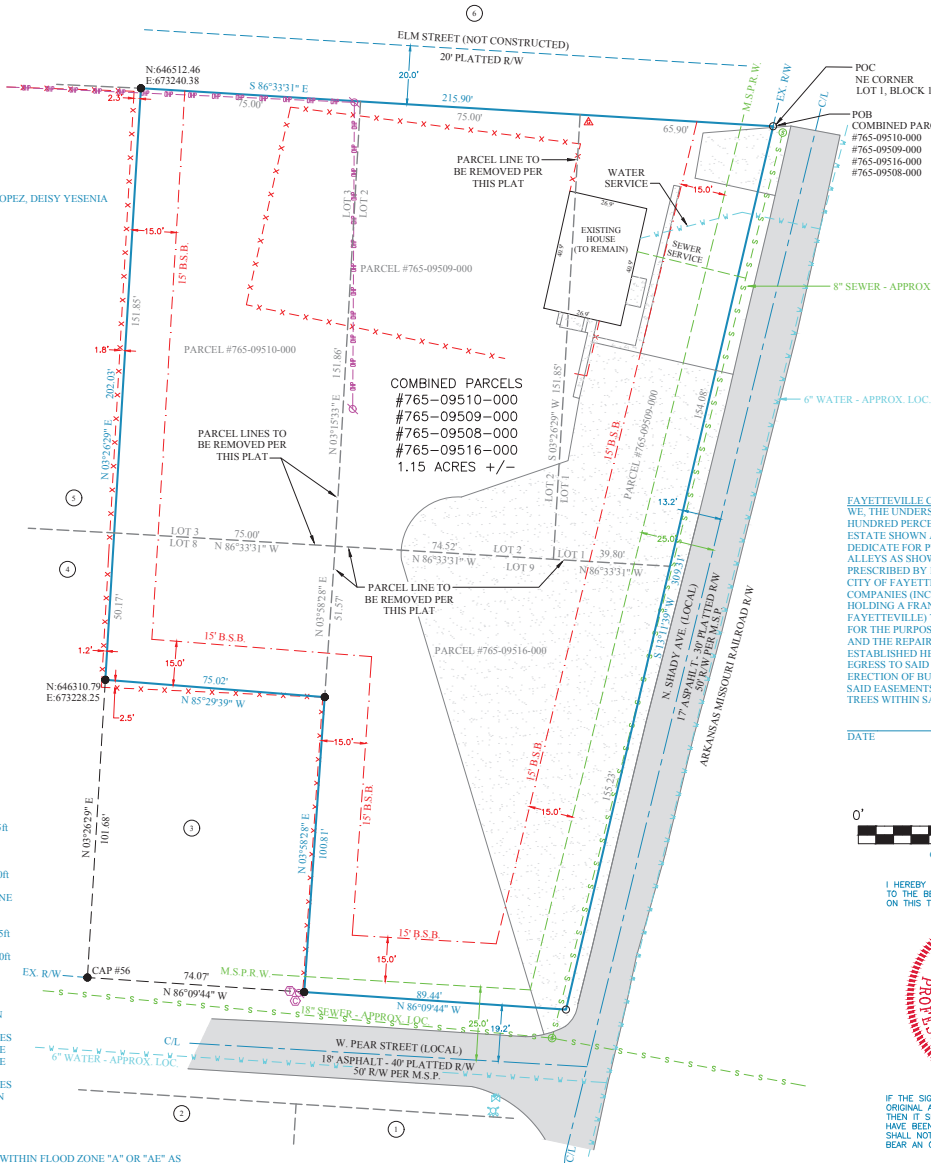
NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPEARANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT 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 #05143C0210F DATED 5/16/2008)

SURVEY DESCRIPTIONS:

EXISTING DEED DESCRIPTION PARCELS #765-09510-000, #765-09509-000, #765-09508-000, #765-09516-000 (BOOK 2001 AT PAGE 72065); LOTS 1, 2, 3, 9 AND THE NORTH 50 FEET OF LOT 8, IN BLOCK 1 OF THE REVISED PLAT OF BLOCK 5, IN PARKERS PLAT OF VALLEY VIEW ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

COMBINED PARCELS #765-09508-000, #765-09510-000, #765-09509-000, #765-09516-000; LOTS 1, 2, 3, 9 AND THE NORTH 50 FEET OF LOT 8, IN BLOCK 1 OF THE REVISED PLAT OF BLOCK 5, IN PARKERS PLAT OF VALLEY VIEW ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S13°11'39"W 309.31', THENCE N86°09'44"W 89.44' TO AN EXISTING REBAR, THENCE N03°58'28"E 1000.1' TO AN EXISTING REBAR, THENCE N82°29'39"W 75.02' TO AN EXISTING REBAR, THENCE N03°56'29"E 202.05' TO AN EXISTING REBAR, THENCE S86°33'31"E 215.90' TO THE POINT OF BEGINNING, CONTAINING 1.15 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



FAYETTEVILLE CERTIFICATE OF OWNERSHIP & DEDICATION:
WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO CITY OF FAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF FAYETTEVILLE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

DATE _____ OWNER _____

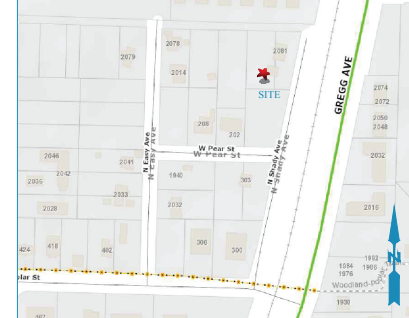


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 1ST DAY OF FEBRUARY, 2017.



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



FOR USE AND BENEFIT OF
PATRICK TOBIN
ADDRESS: W. PEAR ST & N. SHADY AVE
FAYETTEVILLE, AR
DATE: 10/31/18 SCALE: 1"=30'
LOCATION: SECTION 4 TOWNSHIP: 16 NORTH RANGE: 30 WEST
DRAWING # 093-0930-000

Bates & Associates, Inc.
Engineers • Surveyors • Landscape Architects
2028 S. Pleasant Ridge Dr • Fayetteville, Arkansas 72704 • 479.445.8558 • Fax 479.221.8510
BATES & ASSOCIATES, INC. Copyright 2017
This survey was conducted for the specific purpose whose name is printed on this plat. The plat is prepared by copyright. No one including the person(s) named may reproduce this plat without the written consent of Bates & Associates, Inc. Surveyors are not to be held responsible for any errors or omissions in this plat. The plat is prepared for the use of the person(s) named on this plat. The plat is prepared for the use of the person(s) named on this plat. The plat is prepared for the use of the person(s) named on this plat.

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- 5/8" REBAR
- COMPUTED POINT
- CABLE PIEDestal
- TELEPHONE PIEDestal
- WATER METER
- GAS METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- ADJACENT PROPERTY OWNER
- BOUNDARY LINE (MEASURED)
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- BUILDING SETBACK
- PARCEL LINE

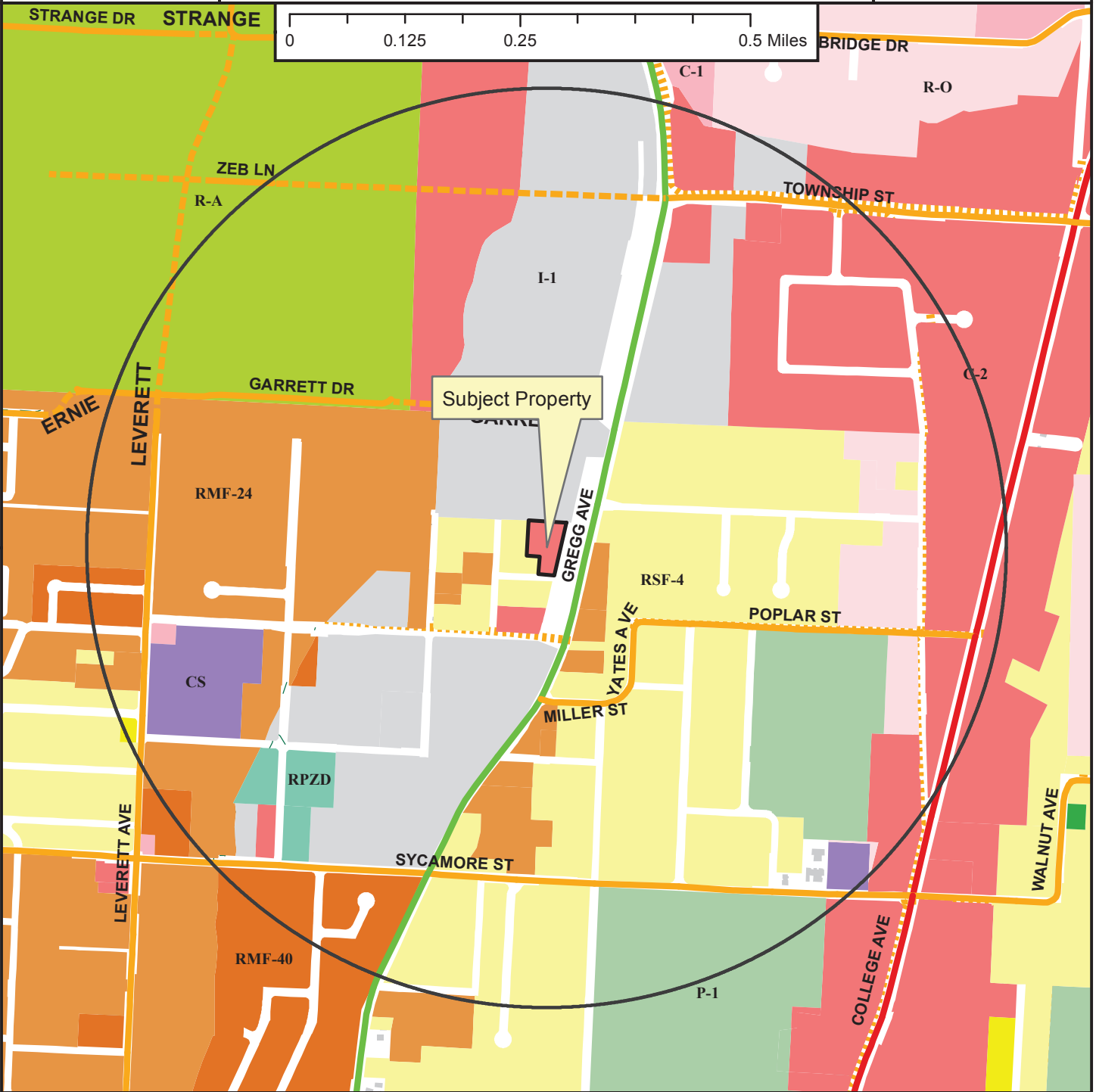
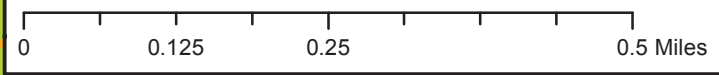


RECORDING NUMBER/DATE

RZN18-6464

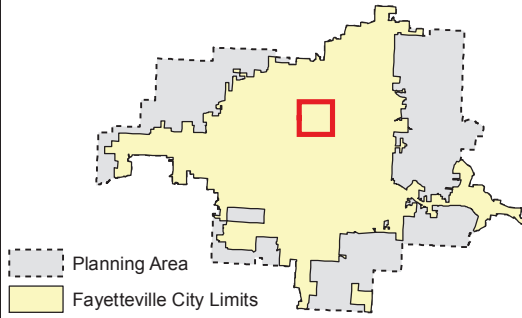
TOBIN

One Mile View



Legend

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



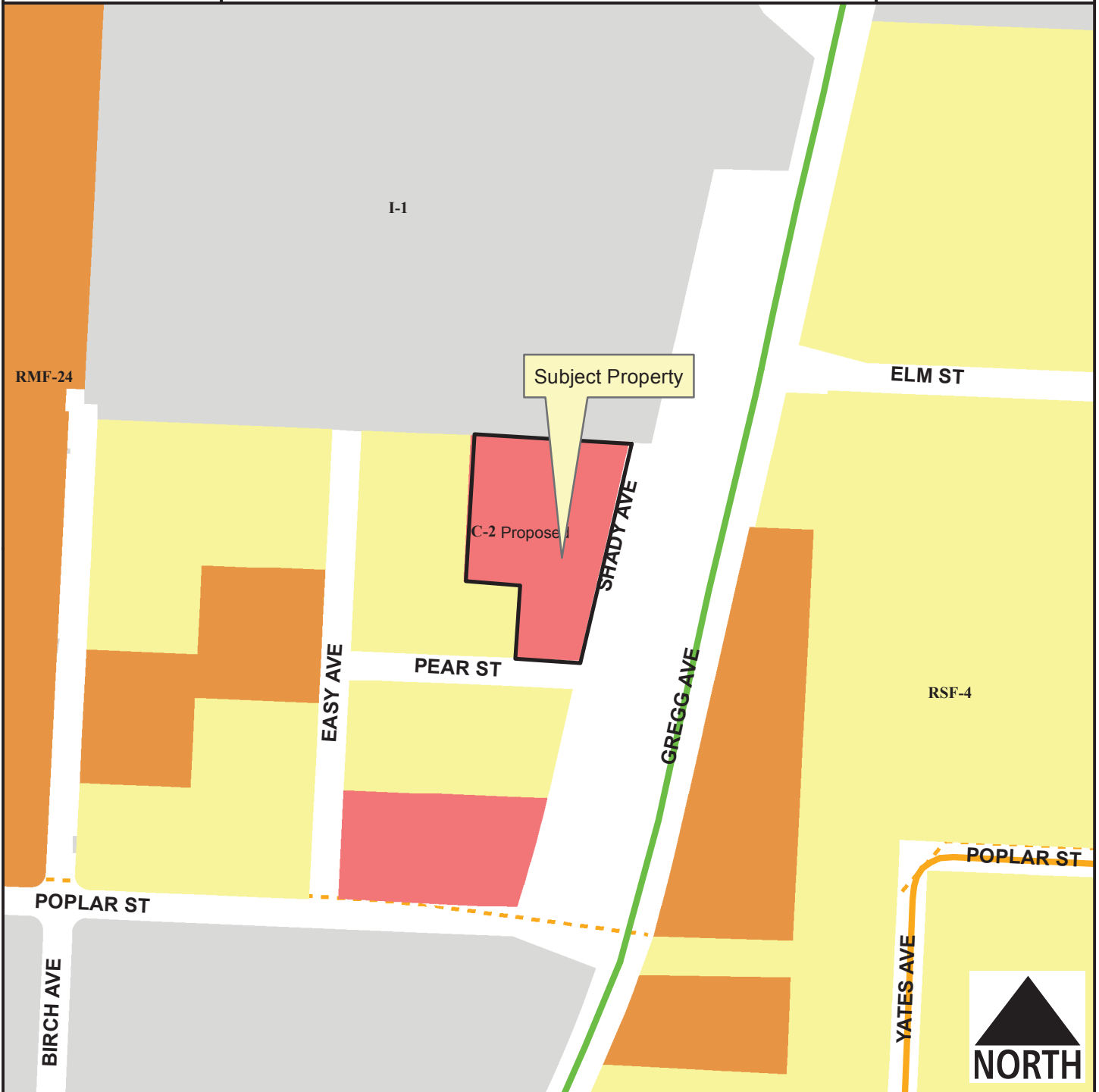
- Planning Area
- Fayetteville City Limits

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

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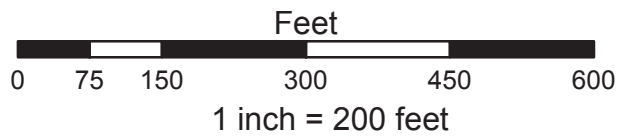
TOBIN

Close Up View



Legend

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



Zoning	Acres
N/A	1.2
Total	1.2

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Current Land Use

TOBIN



Streets Planned

MSP Class

COLLECTOR

Streets Existing

MSP Class

COLLECTOR

MINOR ARTERIAL

Trail (Proposed)

Planning Area

Fayetteville City Limits

FEMA Flood Hazard Data

100-Year Floodplain

Floodway

Feet

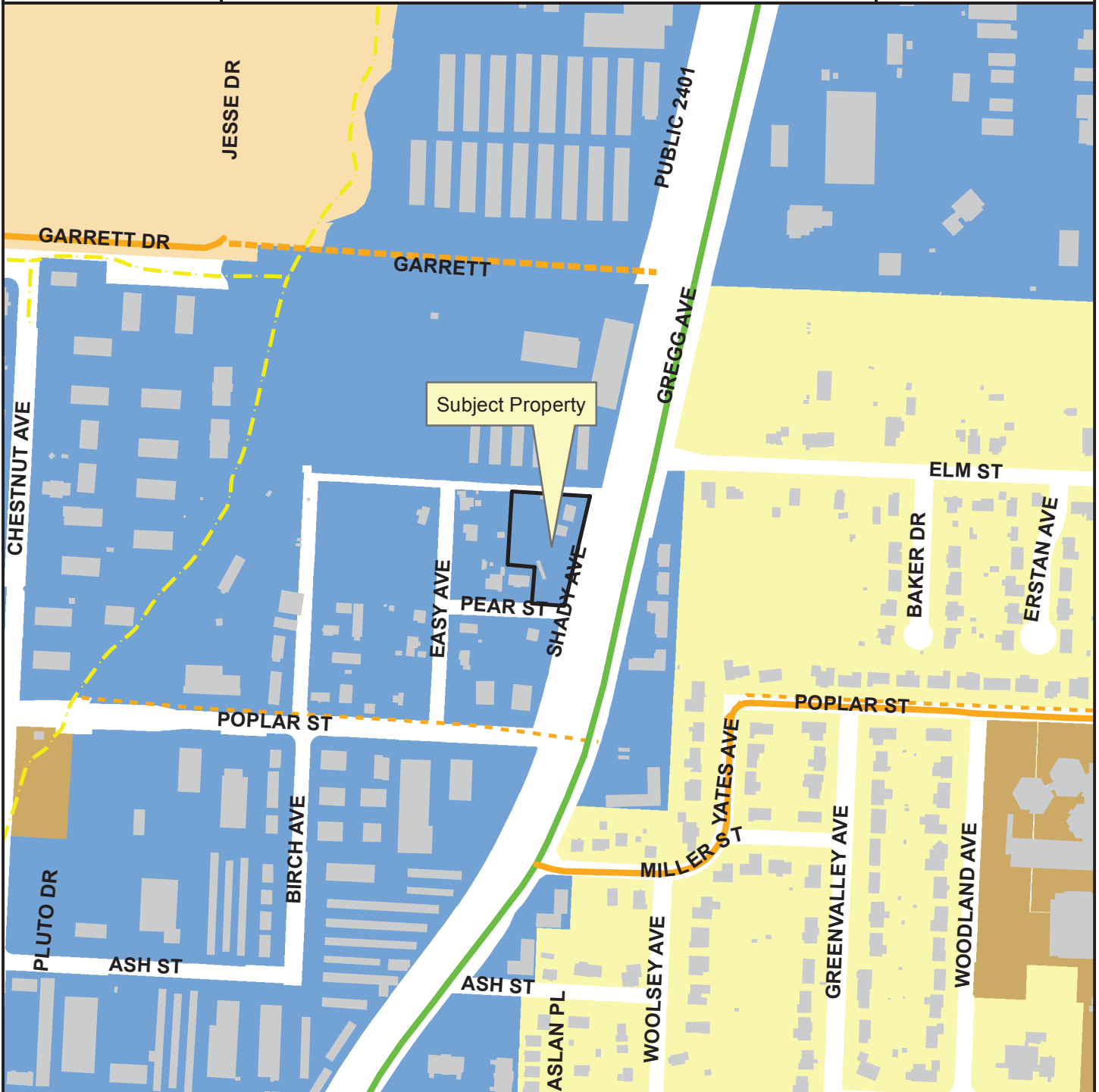


1 inch = 300 feet

RZN18-6464

TOBIN

Future Land Use



Legend

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

FUTURE LAND USE 2030

- Residential Neighborhood Area
- City Neighborhood Area
- Civic Institutional
- Non-Municipal Government

