

City of Fayetteville Staff Review Form

2019-0126

Legistar File ID

3/5/2019

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

Garner Stoll

2/15/2019

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 18-6523: Rezone (504 W. PRAIRIE ST./PETERS, 523): Submitted by MIKE BAUMANN for properties located at 504 W. PRAIRIE ST. The properties are zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 0.99 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN, and DG, DOWNTOWN GENERAL.

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 \$ -

V20180321

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



MEETING OF MARCH 5, 2019

TO: Mayor, Fayetteville City Council

THRU: Don Marr, Chief of Staff
Garner Stoll, Development Services Director
Andrew Garner, City Planning Director

FROM: Jonathan Curth, Senior Planner

DATE: February 15, 2019

SUBJECT: **RZN 18-6523: Rezone (504 W. PRAIRIE ST./PETERS, 523):** Submitted by MIKE BAUMANN for properties located at 504 W. PRAIRIE ST. The properties are zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 0.99 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN, and DG, DOWNTOWN GENERAL.

RECOMMENDATION:

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

BACKGROUND:

The subject property is north of Prairie Street's intersection with Gregg Avenue, with the Frisco Trail bordering its eastern boundary. Although part of Fayetteville since 1870, this property was not a party of the Downtown Master Plan and retains a I-1, Heavy Commercial and Light Industrial, zoning designation. Development on the property is limited to one single-family dwelling which was constructed in 1904. Along the western edge of the property, the Tanglewood Branch flows southward, with the stream and its riparian corridor subject to the requirements of the Streamside Protection Zones ordinance. However, the property does not contain any designated floodplain.

Request: The request is to rezone the four parcels of the subject property from I-1 to RI-U, Residential Intermediate-Urban, and DG, Downtown General. The two parcels with frontage along Prairie are proposed as DG, totaling 0.27 acres, while the remaining two are proposed as RI-U, totaling 0.85 acres (see attached map exhibit). The applicant has stated in their request letter that this rezoning is necessary to facilitate compatible development using existing infrastructure.

Land Use Compatibility: Staff finds the requested zoning districts to be compatible with adjacent land uses. Although the majority of adjacent land uses are single-family, the larger area includes a diversity of activities, densities, and building types that will be permitted by the DG and RI-U zoning districts with their flexibility of lot size and allowance for attached housing. Additionally,

with the exception of the westernmost properties on Prairie Street, every lot is zoned to permit a mixture of residential and nonresidential uses.

Land Use Plan Analysis: The proposed zoning is compatible with City Plan 2030, the Future Land Use Map (FLUM) and the City Neighborhood designation of the subject property. Both the RI-U and DG zoning districts, with their associated build-to-zones, facilitate walkable streets and development in a traditional town form that allows a range of detached and attached housing types and nonresidential uses. With existing streets, water, and sewer available, development of the subject property will utilize City infrastructure and services without the need for significant new facilities or extensions, and the greater density of the proposed rezoning will allow more residents to use those facilities.

The applicant has requested the zoning change to allow for development of the property that is compatible with adjacent land uses. Staff agrees with this assertion and contends that the existing industrial zoning district is a legacy of this area's history of warehousing and processing facilities near the railway. With Fayetteville's growth and evolution over the subsequent decades, this portion of the City has largely shifted towards housing, services, and retail on lots with smaller footprints. The I-1 zoning and its associated setbacks is not conducive to the dense and diverse development anticipated in the Downtown area.

DISCUSSION:

On January 28, 2019, the Planning Commission tabled the item at the applicant's request so that the applicant could consider a more nuanced proposal than the original application for RI-U for all four parcels. At that meeting, several members of the public spoke in opposition to the request, citing varying concerns, including that the property should only be developed as single-family, that it will not adequately address the adjacent Razorback Greenway, and that it may affect development potential for the remaining property zoned I-1 to the north.

On February 11, 2019, the Planning Commission forwarded a revised request for the two parcels on Prairie Street to be zoned DG and the remainder of the property to be zoned RI-U. No public comment was made.

BUDGET/STAFF IMPACT:

N/A

Attachments:

- Exhibit A
- Exhibit B
- Planning Commission Staff Report

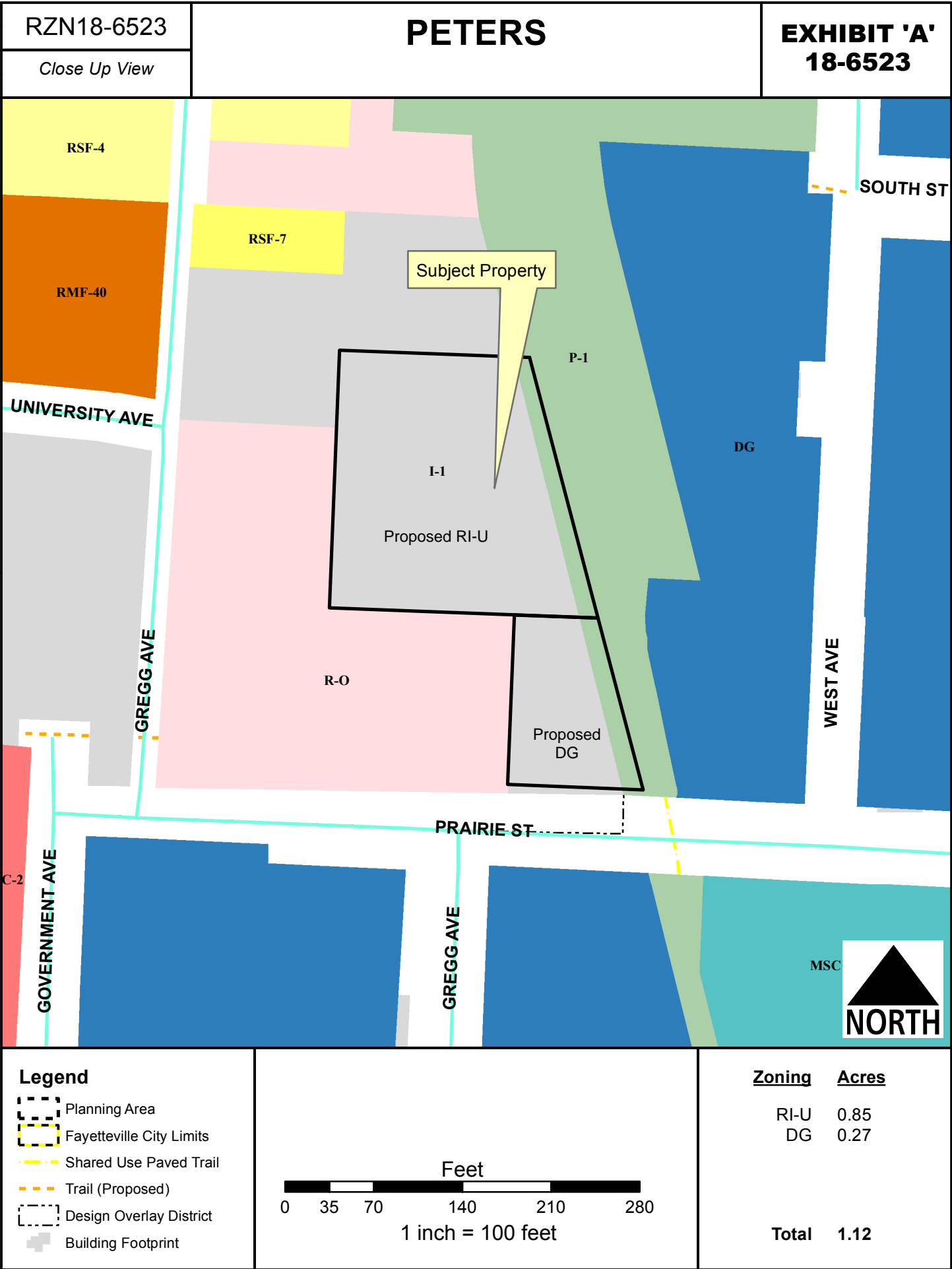


EXHIBIT 'B'
18-6523

North 2 parcels (to RI-U):

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 110.00' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N90°00'00"E 150.20' TO THE WEST RAILROAD RIGHT-OF-WAY, THENCE ALONG SAID RIGHT-OF-WAY S16°55'00"E 212.70', THENCE LEAVING SAID RIGHT-OF-WAY N90°00'00"W 212.10' TO THE WEST LINE OF SAID FORTY ACRE TRACT, THENCE N00°00'04"E 203.50' TO THE POINT OF BEGINNING, CONTAINING 0.85 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

South 2 parcels (to DG):

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 313.50' AND S90°00'00"E 146.00' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N90°00'00"E 66.10' TO THE WEST RAILROAD RIGHT-OF-WAY, THENCE ALONG SAID RIGHT-OF-WAY S16°55'00"E 140.06', THENCE N90°00'00"W 106.85', THENCE N00°00'00"W 134.00' TO THE POINT OF BEGINNING, CONTAINING 0.27 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN WEST PRAIRIE STREET RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jonathan Curth, Senior Planner

MEETING DATE: February 11, 2019 **(Updated with Planning Commission Results)**

SUBJECT: **RZN 18-6523: Rezone (504 W. PRAIRIE STREET/PETERS, 523):**
Submitted by MIKE BAUMANN for properties located at 504 W. PRAIRIE ST. The properties are zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contain approximately 0.99 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN, and DG, DOWNTOWN GENERAL.

RECOMMENDATION:

Staff recommends forwarding **RZN 18-6523** to City Council with a recommendation of approval based on the findings contained in this report.

RECOMMENDED MOTION:

"I move to forward **RZN 18-6523** to City Council with a recommendation for approval."

JANUARY 28, 2019 PLANNING COMMISSION MEETING:

At the January 29th, 2019 Planning Commission meeting the Planning Commission recommended the applicant consider alternative zoning options, including that either the entirety of the property be proposed as DG, Downtown General, or only the two parcels adjacent to Prairie Street be proposed as DG. The applicant has revised their request to the latter option and staff is recommending in favor.

BACKGROUND:

The subject property is north of Prairie Street's intersection with Gregg Avenue, with the Frisco Trail bordering its eastern boundary. Although part of Fayetteville since 1870, this property was not a party of the Downtown Master Plan and retains a I-1, Heavy Commercial and Light Industrial, zoning designation. Development on the property is limited to one single-family dwelling which was constructed in 1904. Along the western edge of the property, the Tanglewood Branch flows southward, with the stream and its riparian corridor subject to the requirements of the Streamside Protection Zones ordinance. However, the property does not contain any designated floodplain. Surrounding land use and zoning is provided on *Table 1*.

**Table 1
Surrounding Land Use and Zoning**

Direction	Land Use	Zoning
North	Undeveloped	I-1, Heavy Commercial and Light Industrial
South	Single-family Residential; Warehouse	R-O, Residential Office DG, Downtown General
East	Single-family Residential	P-1, Institutional
West	Single-family Residential	I-1, Heavy Commercial and Light Industrial; R-O, Residential Office

Request: The request is to rezone the four parcels of the subject property from I-1 to RI-U and DG, Downtown General. The two parcels with frontage along Prairie are proposed as DG, totaling 0.27 acres, while the remaining two are proposed as RI-U, totaling 0.85 acres (see attached map exhibits). The applicant has stated in their request letter that this rezoning is necessary to facilitate compatible development using existing infrastructure.

Public Comment: Staff has received public comment in opposition to the request, citing concerns that this property will be developed similar to the lots east of the adjacent trail, with fencing all along the Razorback Greenway. Other public comment (attached) includes concerns about the appropriateness of attached residential at this location, and that a zoning district that permits lower density and single-family uses is preferable.

INFRASTRUCTURE:

Streets: The overall subject property has access to West Prairie Street, which is an improved street of approximately 31 feet in width. Improvements to Prairie have been made over the past years by neighboring development, but the subject property's frontage on Prairie remains mostly undeveloped with sidewalk at pavement elevation along the northern side, no curb and gutter, and no storm drainage. Any street improvements required in this area will be determined at the time of development proposal.

Water: Public water is available to the site. An 8-inch water main runs along the north side of Prairie Street.

Sewer: Public water is available to the site. An 8-inch water main runs along the south side of Prairie Street.

Drainage: Any additional improvements or requirements for drainage would be determined at the time of development. No portion of the subject property lies within the FEMA designated 100-year floodplain, and no portion of the property is designated as Hillside-Hilltop Overlay District (HHOD). As noted above, the Tanglewood Branch flows along the western boundary of the subject property. Any development on site would need to be done in accordance with City Streamside Protection Zone requirements, including limitations on imperviousness and land uses. Hydric soils are present on this site and a wetland evaluation may be required at the time of development proposal to ensure compliance with state and federal guidelines.

Fire: The Fire Department did not express any concerns with this request. The site will be protected by Ladder 1, located at 303 West Center Street, with an anticipated

response time of approximately 4.2 minutes. This is well under the response time goal of six minutes for an engine and eight minutes for a ladder truck.

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

CITY PLAN 2025 FUTURE LAND USE PLAN: *City Plan 2030 Future Land Use Plan designates the subject property for 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 the requested zoning districts to be compatible with adjacent land uses. Although the majority of adjacent land uses are single-family, the larger area includes a diversity of activities, densities, and building types that will be permitted by the DG and RI-U zoning districts with their flexibility of lot size and allowance for attached housing. Additionally, with the exception of the westernmost properties on Prairie Street, every lot is zoned to permit a mixture of residential and nonresidential uses.

Land Use Plan Analysis: The proposed zoning is compatible with City Plan 2030, the Future Land Use Map (FLUM) and the City Neighborhood designation of the subject property. Both the RI-U and DG zoning districts, with their associated build-to-zones, facilitate walkable streets and development in a traditional town form that allows a range of detached and attached housing types and nonresidential uses. With existing streets, water, and sewer available, development of the subject property will utilize City infrastructure and services without the need for significant new facilities or extensions, and the greater density of the proposed rezoning will allow more residents to use those facilities.

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

Finding: The applicant has requested the zoning change to allow for development of the property that is compatible with adjacent land uses. Staff agrees with this assertion and contends that the existing industrial zoning district is a legacy of this area's history of warehousing and processing facilities near the railway. With Fayetteville's growth and evolution over the subsequent decades, this portion of the City has largely shifted towards housing, services, and retail on lots with smaller footprints. The I-1 zoning and its associated setbacks is not conducive to the dense and diverse development anticipated in the Downtown area.

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

traffic danger and congestion.

Finding: This proposal is not expected to increase traffic danger or congestion to a significant degree over the existing zoning. Future development will be subject to City street design and access management standards. The size of the property and the on-site Streamside Protection Zone requirements associated with the Tanglewood Branch limit the scale and scope of any development to a degree that limits congestion potential.

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: Despite a lack of density limitations under the RI-U or DG zoning districts, the size of the property, its narrow street frontage, and the limitations on development imposed by the Streamside Protection Zone will restrict density on the site to a degree that staff contends will not adversely impact school, water, sewer, or service capacities.

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 18-6523 to the City Council with a recommendation for approval.

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: <u>February 11, 2019</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: Brown			
Second: Johnson			
Vote: 8-0-0			

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.12 – District RI-U, Residential Intermediate – Urban
 - §161. 28 - DG, Downtown General
 - §161.30 – I-1, Heavy Commercial and Light Industrial
- Request letter
- Public Comment
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

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	2 stories/3 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. 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 three (3) stories.

(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.

161.28 - Downtown General

(A) *Purpose.* Downtown General is a flexible zone, and it is not limited to the concentrated mix of uses found in the Downtown Core or Main Street/Center. Downtown General includes properties in the neighborhood that are not categorized as identifiable centers, yet are more intense in use than Neighborhood Conservation. There is a mixture of single-family homes, rowhouses, apartments, and live/work units. Activities include a flexible and dynamic range of uses, from public open spaces to less intense residential development and businesses. For the purposes of Chapter 96: Noise Control, the Downtown General district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production

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

(2) *Conditional Uses.*

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

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Dwelling (all unit types)	18 feet
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(2) *Lot Area Minimum.* None.

(E) *Setback Regulations .*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

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

(G) *Building Height Regulations.*

Building Height Maximum	5 stories
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161.30 - District I-1, Heavy Commercial And Light Industrial

(A) *Purpose.* The Heavy Commercial District is designed primarily to accommodate certain commercial and light industrial uses which are compatible with one another but are inappropriate in other commercial or industrial districts. The Light Industrial District is designed to group together a wide range of industrial uses, which do not produce objectionable environmental influences in their operation and appearance. The regulations of this district are intended to provide a degree of compatibility between uses permitted in this district and those in nearby residential districts.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 6	Agriculture
Unit 13	Eating places
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 21	Warehousing and wholesale
Unit 22	Manufacturing
Unit 25	Offices, studios and related services
Unit 27	Wholesale bulk petroleum storage facilities with underground storage tanks
Unit 42	Clean technologies

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 43	Animal boarding and training

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

Front, when adjoining A or R districts	50 feet
Front, when adjoining C, I, or P districts	25 feet
Side, when adjoining A or R districts	50 feet
Side, when adjoining C, I, or P districts	10 feet
Rear	25 feet

(F) *Height Regulations.* There shall be no maximum height limits in I-1 District, provided, however, that 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 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.* None.

BAUMANN & CROSNO

CONSTRUCTION

WWW.BAUMANNCROSNO.COM

Baumann & Crosno Construction
124 West Sunbridge Suite 8
Fayetteville, AR 72703

Rezoning Applications for Parcels:

765-12941-000
765-12940-000
765-12937-000
765-12936-000

To Whom it May Concern:

The purpose of this correspondence is to formally request rezoning the parcels noted above from I-1 to RIU and DG. The current zoning, I-1 or light industrial to heavy commercial, is not congruent to the adjacent parcels. The surrounding parcels are zoned Downtown General or Residential Single or Multifamily. None of the adjacent or surrounding parcels are used as heavy industrial or light commercial, but are in fact residential housing, offices, and small businesses. Rezoning the parcel to DG and RIU would allow for the creation of similar residences and or businesses in keeping with the surrounding zoning districts and neither DG nor RIU will adversely affect the surrounding areas. I-1 could allow for the creation of a commercial or manufacturing facility, which would be out of place given the surrounding housing stock and local businesses. Furthermore, DG and RIU will mirror and compliment the surrounding zoning districts while allowing for the development of the area without extending the City's infrastructure.

Respectfully,



Mike Baumann

Public Comment

Regarding: the request for re-zoning **RZN 18-6523** at 504 W. Prairie St.

In this request the applicant is asking for the rezoning from heavy commercial/light industrial to multi-family residential (RI-U)(12?).

While I and other neighbors of the area appreciate the petition for a change of the zoning on these parcels, we do have some concerns for the specific request.

Moving from commercial/industrial is certainly warranted. The location of these parcels will impact the area in several and serious ways.

These land parcels sit on the southwest corner of the new Cultural Arts Corridor. They sit on the Frisco Trail section of the Razorback Greenway.

They border the Tanglewood Branch.

And they are also in close proximity with the Fay Jones Woodland that is scheduled to become a more publically accessible, urban nature preserve.

We feel that single family units there could be a nice addition to the beauty of the trail and the creek. But we also worry that a zoning which permits multi-family units would detract from the feeling of the corridor, the ambience of the trail, the environment of the nearby park and health of the creek.

It should also be noted that the limits of these lots with the set-backs that protect both the creek and the trail would hardly allow for multi-family buildings not to mention adequate parking.

Therefore, for multiple reasons, we hereby ask the commission, while considering this request, that the types of housing be limited to low, single family units. This should be, at most, a zoning of RSF-4.

Respectfully,



Jan. 23, 2019

Ed Levi
301 S. West Ave, Fayetteville, 72701

From: [Chuck Pearson](#)
To: [Curth, Jonathan](#)
Subject: Rezoning request Prairie St., Peters property
Date: Thursday, January 24, 2019 10:08:27 AM

Mr. Curth,

I wish to voice my opposition to the rezoning request for the Peters Prairie St. property submitted by Baumann& Crosno Construction. My objections to this action are as follows:

The existing I-1 zoning is entirely appropriate to the area, indeed the majority of small businesses in the area fit well into this zoning. As elegantly stated by the city ordinances,

"The Light Industrial District is designed to group together a wide range of industrial uses, which do not produce objectionable environmental influences in their operation and appearance. The regulations of this district are intended to provide a degree of compatibility between uses permitted in this district and those in nearby residential districts. "

There does not appear to be any shortage of residential property available in the area, but I-1 is extraordinarily scarce. It is my opinion that this valuable property should be preserved for its unique usage possibilities, rather than allowing the area to become one large monotone residential cluster.

Rezoning of one of the parcels in particular will cause me great harm in that, if the parcel 765-12941-0000 is rezoned to a residential designation, it will increase the side setback to 50 feet on the adjoining I-1 property (Scanlon 765-12942-0000) I am under contract to purchase. This increased setback, coupled with the required streamside setbacks on this property, will render it unusable for any form of development as it would essentially be consumed by streamside setbacks and this increased side setback.

For your information, my proposed usage for this parcel is along the lines of artists/crafts studio(s), a usage that would fit very nicely into the pastoral character of the property and its proximity to the dynamic Downtown Arts and Entertainment District.

Thank you for your consideration. Charles L. Pearson Jr.

1/27/19

To Whom This Concerns,

Re. RZN 18-6523

It's my understanding that the lot at 504 W. Prairie St. is being considered for rezoning. I also believe that what's being proposed will permit multi-family dwellings of up to 12 units. If I understand correctly, this will require parking space to accommodate one car for every bedroom constructed. I am concerned about the potential environmental damage to Tanglewood Branch that could result from the acre of ground being covered with impermeable surfaces. This is a portion of the creek that flows from the Fay Jones Parkland, runs along the Frisco Bike Trail and is included in the Cultural Arts Corridor.

I request that you please make sure that any development in this area include respect for the natural environment, assuring that this urban treasure remain unspoiled.

Sincerely,

Jan Townsley

A handwritten signature in dark ink, appearing to read 'Jan Townsley', written in a cursive style.

Hi Jonathan,

Per our conversation on the Prairie Street rezoning request, I would like the following public comments to remain anonymous. I have underlined and bold the key points that I have.

As a nearby/neighborhood property owner, I partially support the rezoning request on Prairie Street as I do believe that a residential and intermediate urban zoning is a better fit for the surrounding neighborhood than industrial zoning. I am in favor of 2-3 story houses being built along Prairie on those two .1-acres parcels, but I do not believe this use is in the best interest of our community for the northernmost parcels on this zoning request.

The city granted an access easement to the northernmost parcel TROUGH the Frisco Trail park in order to accommodate an existing home and legacy property owner. With the Cultural Arts Corridor immediately to the north, I feel it is **in the community's best interest to abandon that access easement**, requiring this new property owner/developer to establish his own access through his own parcels on Prairie. . . perhaps equally split on the lot line between the 2 Prairie Street parcels or some other way. It is not in the community's best interest to continue to give away the park land with that access easement when the park land could otherwise be utilized to buffer the trail from development, improve the user experience in the park, or otherwise promote the good of the public.

I have concerns that the northernmost parcels of this rezoning request have a greatly diminished area for building due to the stream-side protections that we, thankfully (!), have in place. With all of the efforts, public and private investment to promote ecology and user-friendly experience along this creek corridor, **I would prefer to see this northernmost parcel(s) dedicated to the City for enhancing the Cultural Arts Corridor rather than a future residence shoe-horned in on this flag-lot.**

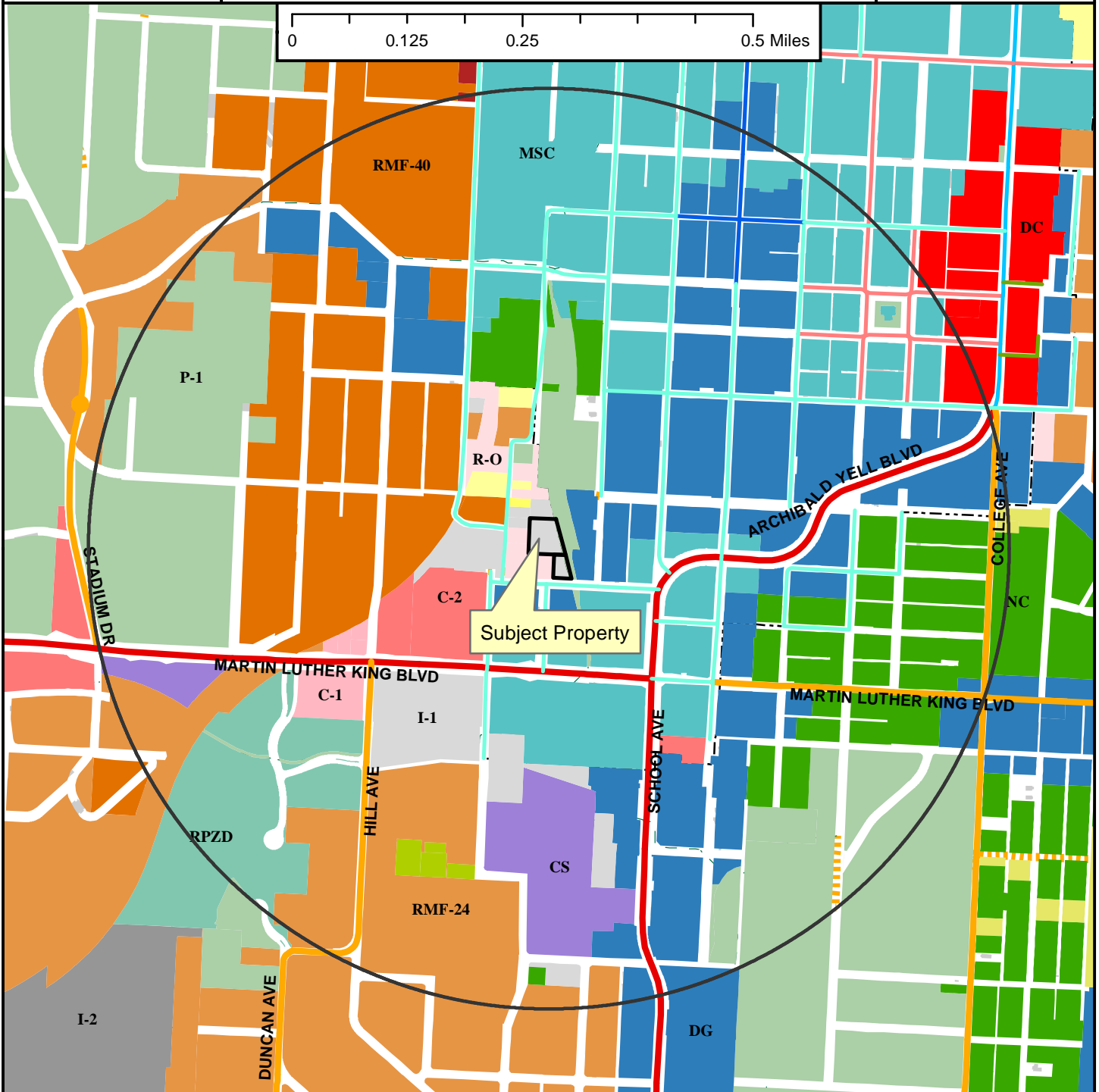
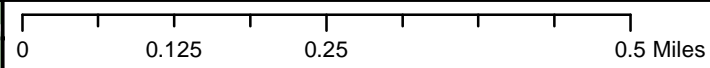
I am sure that a developer sees dollar signs and other ways to maximize profits in the land use. . .but in this case, **it would be at the expense of what is best for our community.** Please explore abandoning that access easement to recover it for the public good. Please explore the benefit to our community of having that northernmost tract of land, where the house currently sits, to be incorporated into a highest and best use serving our community and the Cultural Arts Corridor. **I realize condemnation and eminent domain are not popular topics, but please consider what may be in the best interest of this community.**

Sincerely,
A concerned neighbor

RZN18-6523

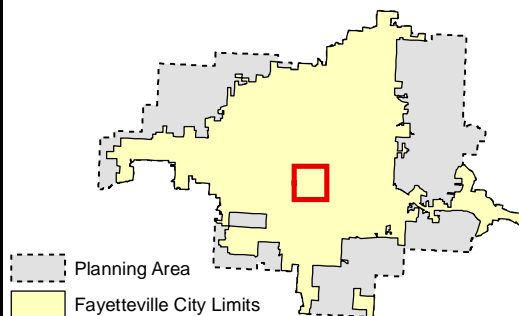
One Mile View

PETERS

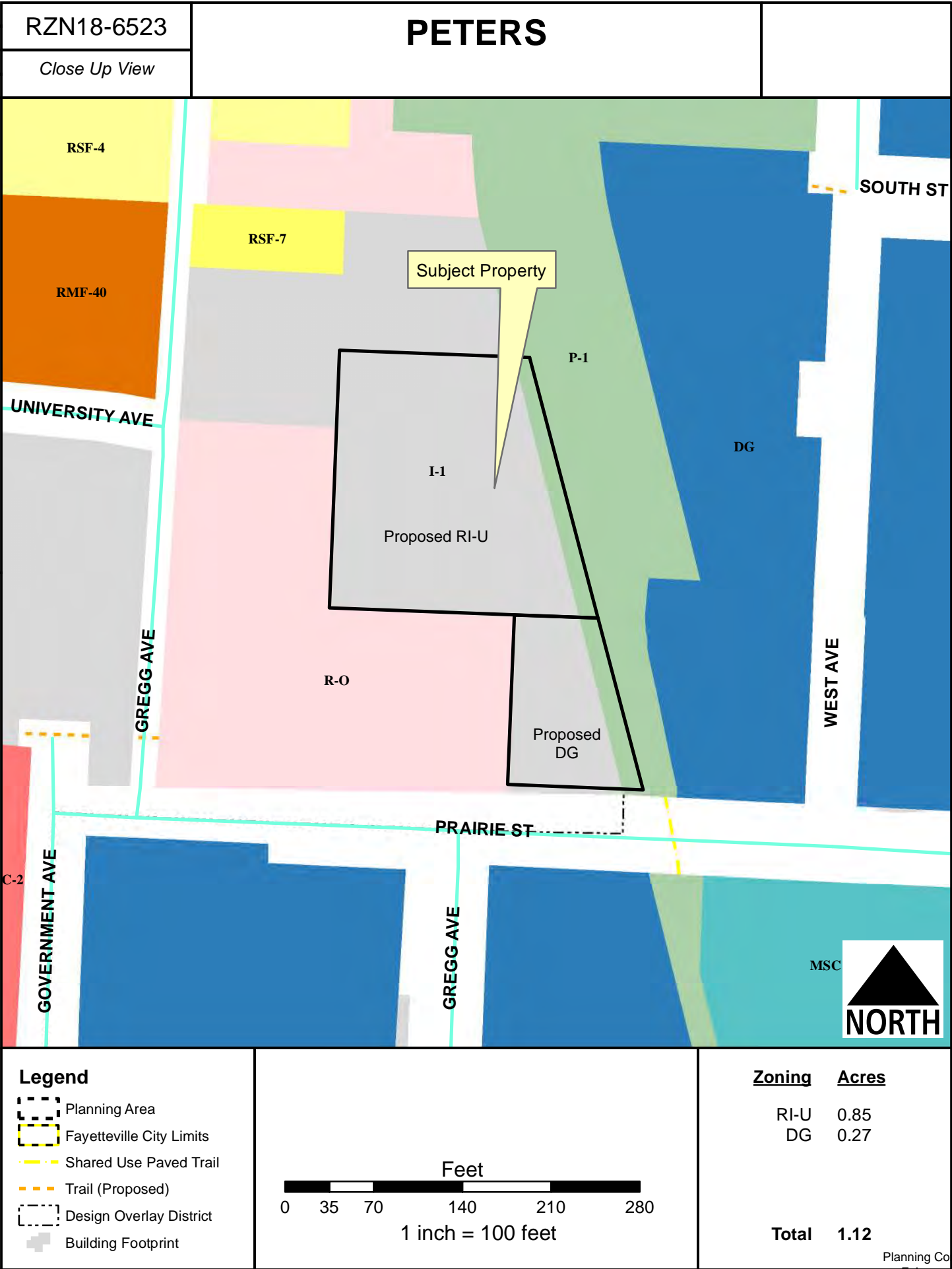


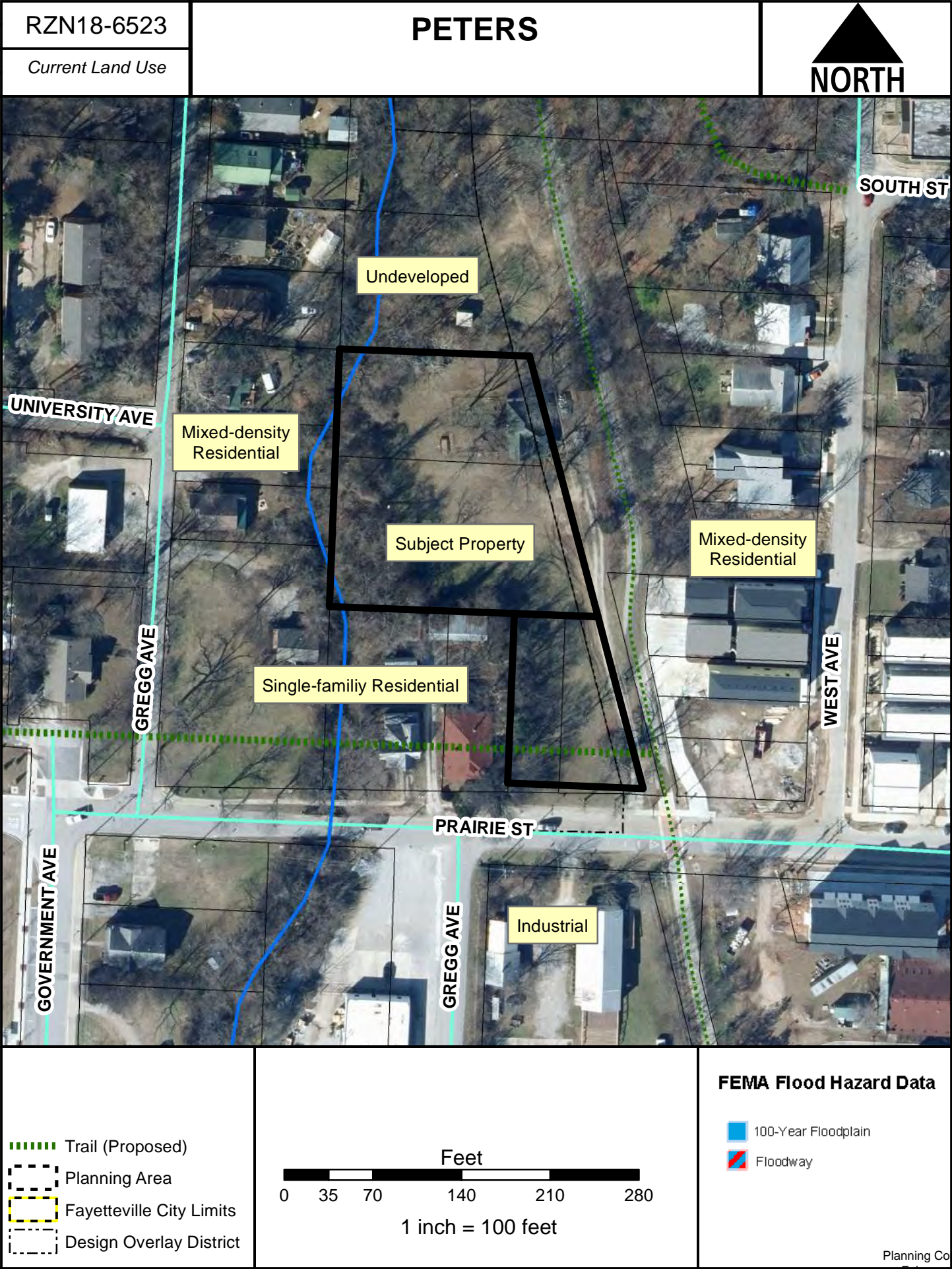
Legend

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



- | | |
|---|--|
| Zoning
RESIDENTIAL SINGLE-FAMILY
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
Commercial-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 |
|---|--|

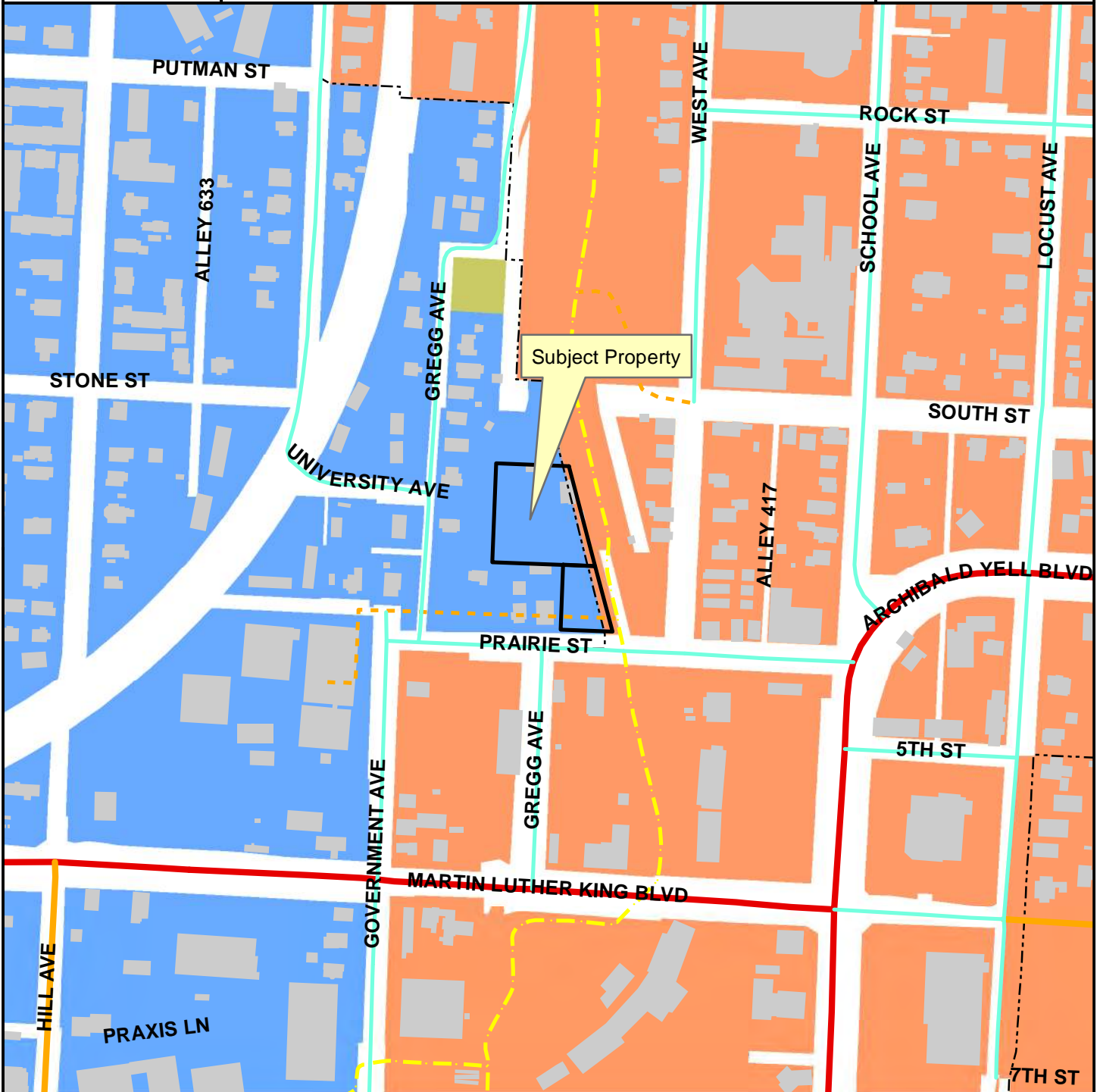




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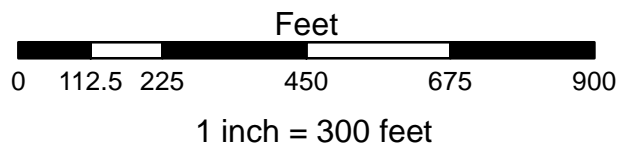
Future Land Use

PETERS



Legend

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



FUTURE LAND USE 2030

- City Neighborhood Area
- Complete Neighborhood Plan
- Civic and Private Open Space/Parks