

City of Fayetteville Staff Review Form

2019-0203

Legistar File ID

4/2/2019

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

Garner Stoll

3/29/2019

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 19-6555: Rezone (1924 S. ASHWOOD AVE./COTTAGES AT ASHWOOD, 599): Submitted by STEPHEN BROOKS for property located at 1924 S. ASHWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.16 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? NA

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? No

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget \$ -

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF APRIL 16, 2019

TO: Mayor and Fayetteville City Council

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

FROM: Harry Davis, Planner

DATE: March 29, 2019

SUBJECT: **RZN 19-6555: Rezone (1924 S. ASHWOOD AVE./COTTAGES AT ASHWOOD, 599):** Submitted by STEPHEN BROOKS for property located at 1924 S. ASHWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.16 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.

RECOMMENDATION:

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

BACKGROUND:

The subject property is located on the west side of Ashwood Avenue between Sligo Street and Arrowhead Street within the Fayette Junction Neighborhood Plan area. The property totals approximately 0.16 acres, is zoned RSF-4, and is currently developed with a single-family home.

Request: The request is to rezone the parcel from RSF-4 to RI-U. The applicant stated the rezoning will allow new development on the property.

Land Use Compatibility: The proposed RI-U zoning is not compatible with the surrounding properties. The proposal would result in a large increase in potential building footprint and parking area in the midst of an established and stable neighborhood built mostly under RSF-4 zoning requirements. Additionally, staff does not have infill development standards that would result in projects being built in a way that responds to existing context and rezoning the property to RI-U would result in the only property zoned in the area without a limitation on density.

Land Use Plan Analysis: City Plan 2030 states that "appropriate infill" is a priority. The City's comprehensive plan acknowledges the value of increasing density in locations where City services and utilities already exist, but only where it "reflects the existing community character." The pattern of RI-U zoning does not reflect the existing community character of the surrounding neighborhood that is fully built out with primarily single-family homes and some small multi-family

buildings to the east and south. Infill can be more appropriately accomplished on this property using existing tools in the RSF-4 district such as accessory dwelling units or a conditional use permit for a duplex, assuming underlying zoning requirements can be met. Additionally, the Fayette Junction Master Plan does not show redevelopment taking place on the proposed property and instead shows surrounding properties that are currently not single-family being redeveloped into single-family and lower-density configurations.

The Fayette Junction Neighborhood Plan, with the illustrative plan and guiding principles, was adopted as City Council resolution 95-09 in April of 2009. This resolution followed approximately a year of work from 2008 to 2009 by staff, community leaders, and over 100 participants to draft and refine the Fayette Junction Plan to meet the goals of City Plan 2025 and many aspirations of stakeholders. The resulting plan provided balance between redevelopment and expansion with conservation and neighborhood protection. The staff-initiated rezone in October of 2011 (RZN 11-3892) to spur redevelopment on properties south and southeast of the subject property did deliberately omit the subject property and many others within the Fayette Junction Plan area for the reason that "... most of these properties are small and developed for single- and multi-family structures, are not a risk for redevelopment, and are regulated by zoning districts that are consistent with the current land use...". Subsequent rezoning actions within the plan's area have been largely owner-initiated and in compliance with the plan (RZN 18-6360) or neighborhood-initiated with significant input from stakeholders (Parksdale-Center Addition RZN 18-6254).

Staff believes that there is insufficient justification for rezoning the property to RI-U as the lot is currently developable under the existing RSF-4 district and would allow infill that is appropriate for this neighborhood. Within RSF-4, the applicant could place two accessory dwelling units on the property alongside a single-family home.

DISCUSSION:

At the March 11, 2019 Planning Commission meeting, this proposal originally included a request for RMF-24 and the request was tabled to the next meeting. The tabling allowed the applicant time to review other potential zoning districts and on the morning of February 25th, the applicant changed their request to RI-U after staff updated and published their report. On February 25, 2019, the Planning Commission forwarded the new proposal for RI-U to City Council with a recommendation for approval by a vote of 8-0-0.

BUDGET/STAFF IMPACT:

N/A

Attachments:

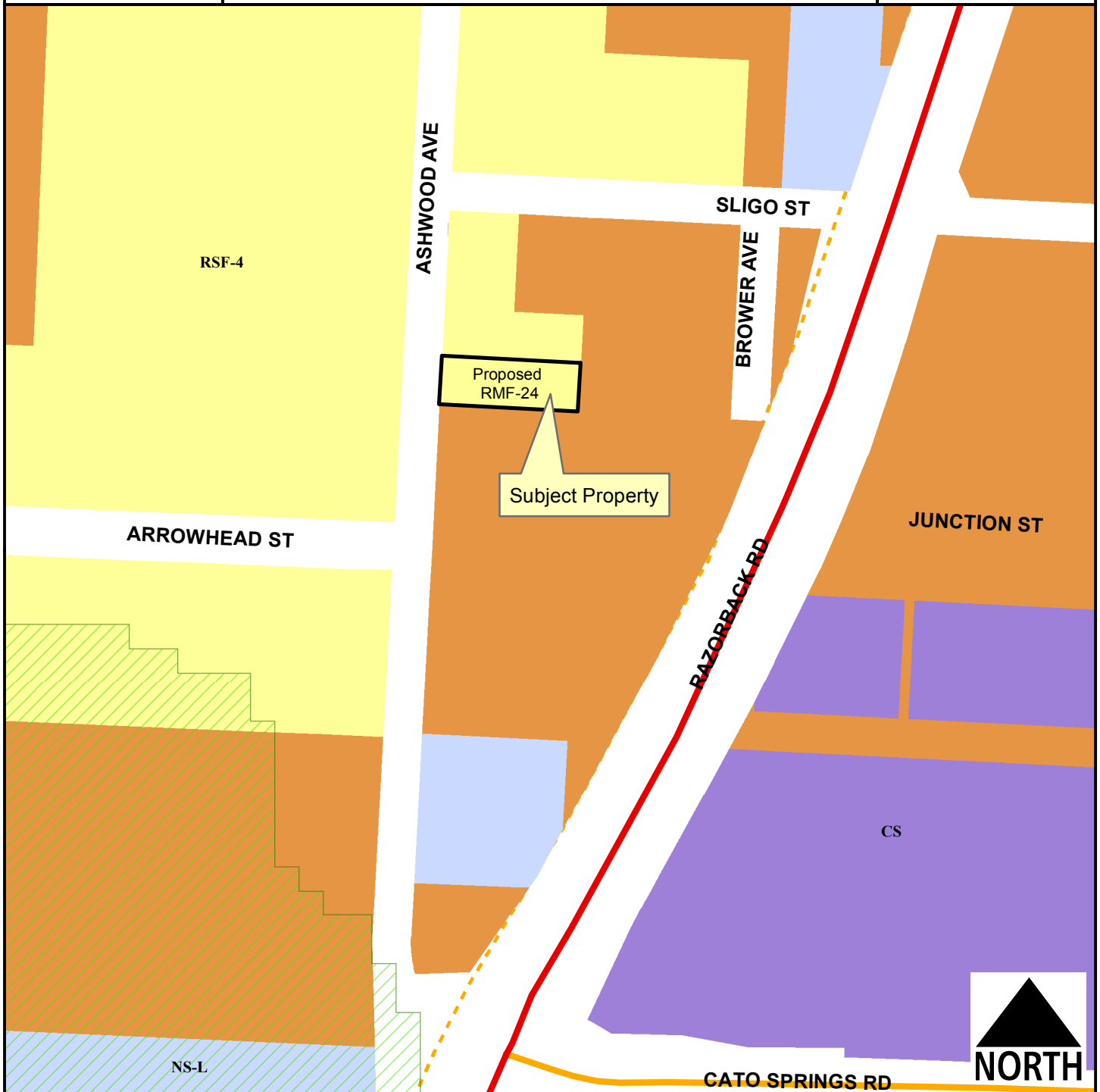
- Exhibit A
- Exhibit B
- Applicant's request for RI-U
- Planning Commission Staff Report

RZN19-6555

COTTAGES AT ASHWOOD

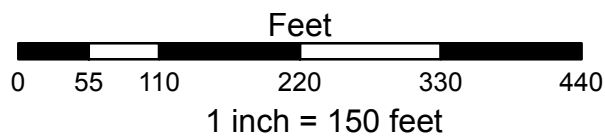
Close Up View

Exhibit 'A'



Legend

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



Zoning Acres

RMF-24 0.2

Total 0.2

RZN 19-6555 Exhibit 'B'

LOT 14, BLOCK 3, MEADOW VALE SUBDIVISION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4 AT PAGE 101 AND BOOK 5 AT PAGE 79A, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS.

Davis, Harry

From: Stephen Brooks <stephenbrooksna@gmail.com>
Sent: Monday, March 25, 2019 10:54 AM
To: Davis, Harry
Cc: Harrison, Andy
Subject: Re: Regarding rezoning application for tonight's planning commission meeting

Hi Harry,

I would like to apologize to the planning commission for not being able to attend the meeting tonight, but I am sick and don't want to expose everyone to germs. I would like to say that I am happy with the suggestion from the last planning commission meeting that my lot at 1924 S Ashwood be rezoned as RIU instead of RMF-24. I was able to research the RIU zoning and I am comfortable with that. If there aren't any additional questions I would be happy for the commission to move forward with that at this time. Thanks for your help,

Stephen

Stephen Brooks
Setting the Bar for Service in Real Estate
Keller Williams Market Pro Realty
479-879-0635
[View a brief Video about my unique team](#)

[Visit My Website](#)

[Want to learn more about an exciting career as a Keller Williams Agent?](#)

On Mon, Mar 25, 2019 at 10:10 AM Davis, Harry <hdavis@fayetteville-ar.gov> wrote:

Hi Stephen,



TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Harry Davis, Planner

MEETING DATE: March 25, 2019 **UPDATED W PC RESULTS**

SUBJECT: **RZN 19-6555: Rezone (1924 S. ASHWOOD AVE./COTTAGES AT ASHWOOD, 599):** Submitted by STEPHEN BROOKS for property located at 1924 S. ASHWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.16 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends denial of **RZN 19-6555**, based on the findings contained in this report.

RECOMMENDED MOTION:

"I move to deny RZN 19-6555."

MARCH 25, 2019 PLANNING COMMISSION MEETING:

This item was heard at the March 11, 2019 Planning Commission meeting and tabled to the next meeting allowing the applicant time to review other potential zoning districts. The applicant has not changed the request and staff is still recommending denial of the proposal for RMF-24.

BACKGROUND:

The subject property is located on the west side of Ashwood Avenue between Sligo Street and Arrowhead Street. The property totals approximately 0.16 acres, is zoned RSF-4, and is currently developed with a single-family home. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

| Direction | Land Use | Zoning |
|------------------|---|--|
| North | Single-family Residential | RSF-4, Residential Single-family, 4 Units per Acre; RMF-24, Residential Multi-family, 24 Units per Acre |
| South | Single-family Residential; Multi-family Residential | RMF-24, Residential Multi-family, 24 Units per Acre |
| East | Commercial | RMF-24, Residential Multi-family, 24 Units per Acre |
| West | Single-family Residential | RSF-4, Residential Single-family, 4 Units per Acre |

Request: The request is to rezone the parcel from RSF-4 to RMF-24, Residential Multi-family, 24 Units per Acre. The applicant stated the rezoning will allow new development on the property.

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

INFRASTRUCTURE:

- Streets:** The subject property has frontage access to South Ashwood Avenue, an unimproved, asphalt local street with open ditches on either side. Any street improvements required in these areas would be determined at the time of development proposal. Any additional improvements or requirements for drainage will be determined at time of development.
- Water:** Public water is available to the subject property. There is an existing 6-inch water main that runs along South Ashwood Avenue.
- Sewer:** Sanitary Sewer is available to the subject property. There is an existing 6-inch sewer main that runs along South Ashwood Avenue.
- 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 no 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 **Complete Neighborhood Plan** under the **Fayette Junction Master Plan**.* The guiding principles of the plan are:

- Pay close attention to the integration of the natural and built environment, with innovative stormwater management techniques and preserving view corridors in mind.
- Create a clean tech cluster of businesses, which speak to Fayetteville's interests in attracting new businesses and sustainable practices.
- Provide future multi-modal transit opportunities that tie into larger transportation networks and work with other neighborhoods and employment centers across Fayetteville.

The subject property is depicted on the illustrative Fayette Junction Plan with the currently existing buildings shown to be preserved.

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:*** City Plan 2030 states that “appropriate infill” is a priority. The City’s comprehensive plan acknowledges the value of increasing density in locations where City services and utilities already exist, but only where it “reflects the existing community character.” The pattern of RMF-24 zoning does not reflect the existing community character of the surrounding neighborhood that is fully built out with primarily single-family homes and some small multi-family buildings to the east and south. Infill can be more appropriately accomplished on this property using existing tools in the RSF-4 district such as accessory dwelling units or a conditional use permit for a duplex, assuming underlying zoning requirements can be met. Additionally, the Fayette Junction Master Plan does not show redevelopment

taking place on the proposed property and instead shows surrounding properties that are currently not single-family being redeveloped into single-family and lower-density configurations.

Land Use Compatibility: The proposed RMF-24 zoning is not compatible with the surrounding properties. The proposal would result in a large increase in potential building footprint and parking area in the midst of an established and stable neighborhood built mostly under RSF-4 zoning requirements.

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 insufficient justification for rezoning the property to RMF-24 as the lot is currently developable under the existing RSF-4 district and would allow infill that is appropriate for this neighborhood.

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

Finding: Rezoning the property to RMF-24 would increase traffic to this location above the potential of the current zoning district, but the impact is not expected to be significant given the surrounding road network.

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 RMF-24 would increase the load on public services above the potential of the current zoning district, but the impact is not expected to be significant given the evaluation by the various city divisions and the restricted size of the parcel.

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 denial of RZN 19-6555.

PLANNING COMMISSION ACTION: Required YES

Date: March 25, 2019

☐ Tabled

☒ Forwarded

☐ Denied

Motion: Belden

Applicant amended request to RI-U. Motion to forward to CC with a recommendation of approval

Second: Sharp

Vote: 8-0-0

Motion passes

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.07 - District RSF-4, Residential Single-Family - Four (4) Units Per Acre
 - §161.16 - District RMF-24, Residential Multi-Family - Twenty-Four (24) Units Per Acre
- Fayette Junction Illustrative Plan
- Request letter
- 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 |
|-------------------------|-----------|

(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)

161.16 - 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 |
|----------------|------------|

(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 |
|-------------------|-------------------|

(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* |
|----------------------------|--------------------------------|

* 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.

(Code 1965, App. A., Art. 5(III); Ord. No. 2320, 4-6-77; Ord. No. 2700, 2-2-81; Code 1991, §160.033; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5079, 11-20-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5495, 4-17-12; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. [5800](#), §1(Exh. A), 10-6-15; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §§ 5, 8, 9, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17)

RZN 19-6555 - Fayette Junction Illustrative Plan



Razorback Road

Sligo Street

Arrowhead Street

Subject property

Regarding 1924 S Ashwood

I am seeking approval to rezone this lot from RSF-4 to RMF-24. I believe this is compatible with the surrounding neighborhood. Two of the three lots adjoining mine are already zoned RMF-24 at this time, both to the South and the East. Much of the surrounding neighborhood is already zoned this way as well and there are many duplexes and small apartments nearby.

This zoning change would not conflict with the surrounding land use because so much of this area is already zoned RMF-24 and there are quite a few multi-family dwellings in place. There would not be an adverse effect on the neighborhood but rather a positive effect, because this zoning change would actually bring this property in line with most of the surrounding properties and allow it to provide accommodations for the diverse population who desires to live in this neighborhood.

Thank you for your consideration,

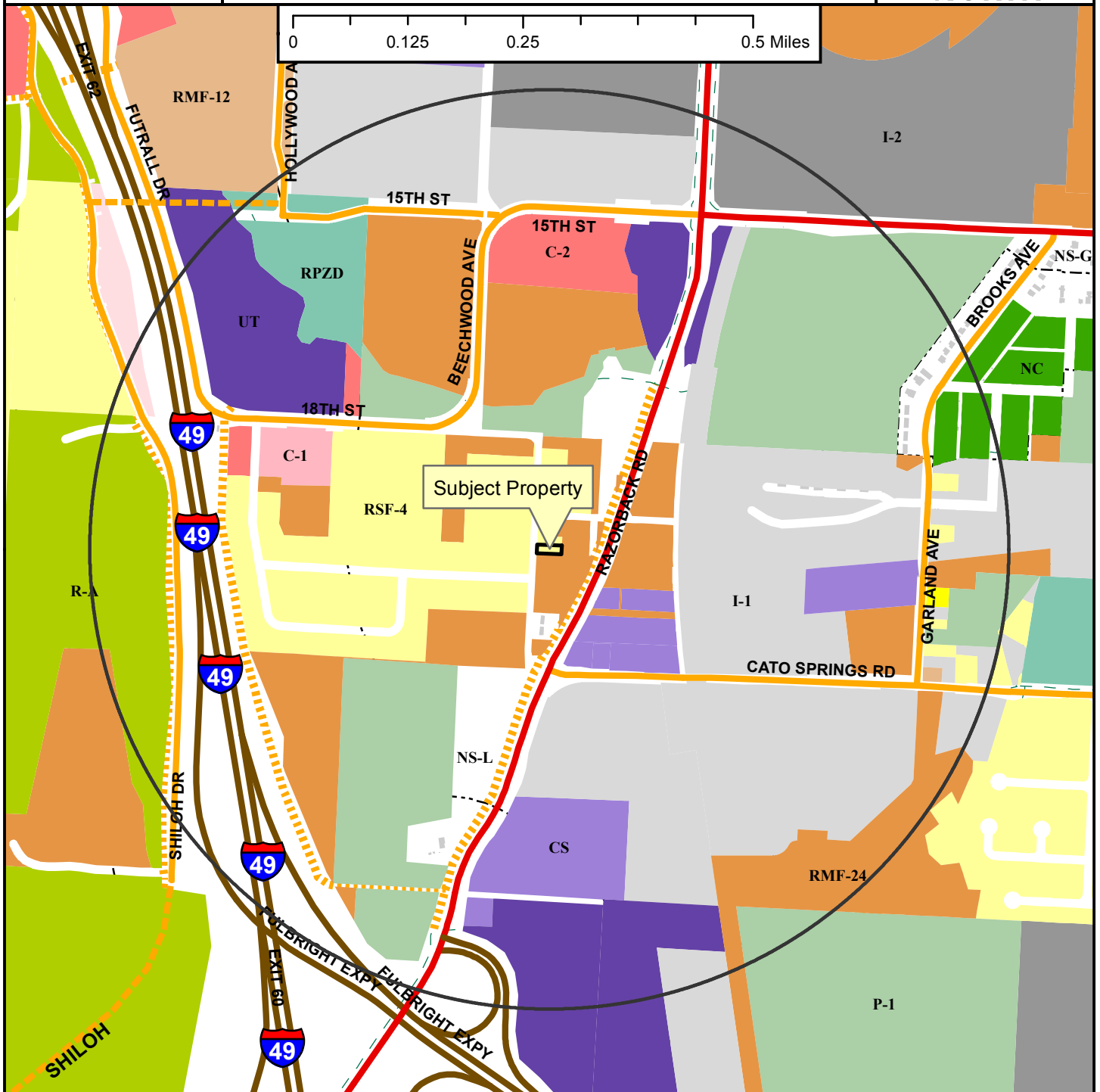
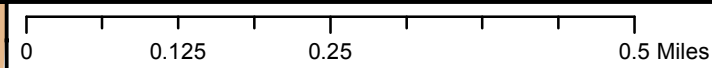
Stephen Brooks
479-879-0635

RZN19-6555

COTTAGES AT ASHWOOD

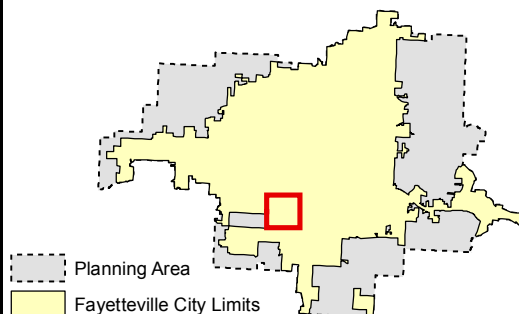


One Mile View



Legend

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

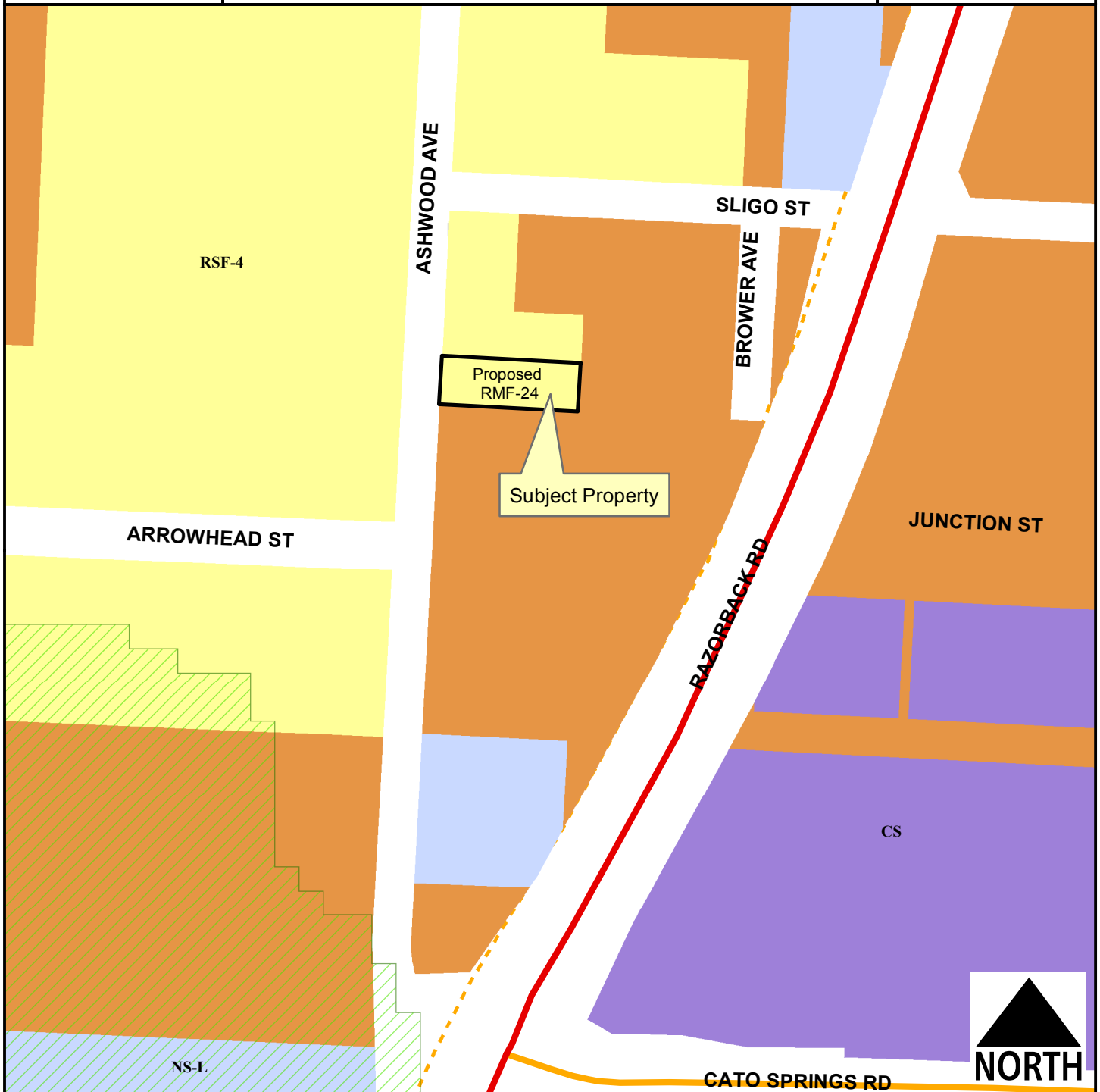


- | | |
|---|--|
| <p>Zoning</p> <p>RESIDENTIAL SINGLE-FAMILY</p> <ul style="list-style-type: none"> RSF-5 RSF-1 RSF-2 RSF-4 RSF-7 RSF-8 RSF-18 <p>RESIDENTIAL MULTI-FAMILY</p> <ul style="list-style-type: none"> RT-12 Residential Two and Three-family RMF-6 RMF-12 RMF-18 RMF-24 RMF-40 <p>INDUSTRIAL</p> <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"> Commercial-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 |
|---|--|

RZN19-6555

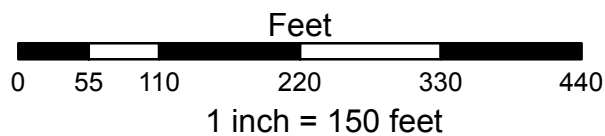
COTTAGES AT ASHWOOD

Close Up View



Legend

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



| <u>Zoning</u> | <u>Acres</u> |
|---------------|--------------|
|---------------|--------------|

| | |
|--------|-----|
| RMF-24 | 0.2 |
|--------|-----|

| | |
|--------------|------------|
| Total | 0.2 |
|--------------|------------|

RZN19-6555

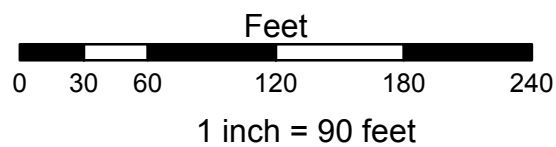
Current Land Use

COTTAGES AT ASHWOOD



Streets Existing MSP Class

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



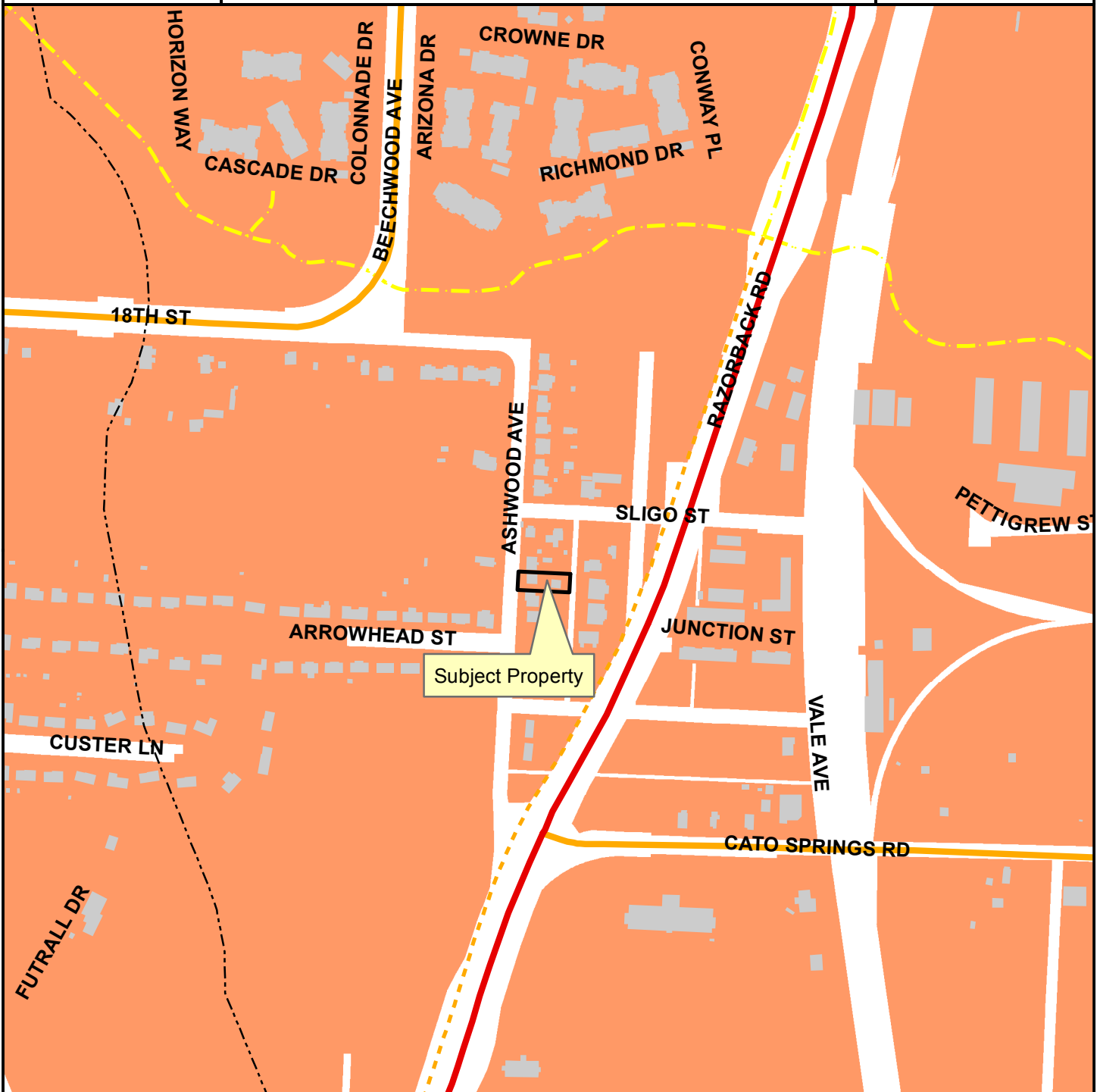
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

RZN19-6555

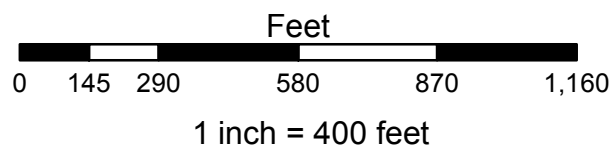
Future Land Use

COTTAGES AT ASHWOOD



Legend

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



FUTURE LAND USE 2030

- Complete Neighborhood Plan