

City of Fayetteville Staff Review Form

2019-0272

Legistar File ID

5/21/2019

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

Garner Stoll

5/3/2019

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 19-6620: Rezone (NW OF JOYCE BLVD. & OLD MISSOURI RD./JEL ACQUISITIONS, 176): Submitted by HUGH JARRATT for property located NW OF JOYCE BLVD. & OLD MISSOURI RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 11.79 acres. The request is to rezone approximately 2.79 acres to CS, COMMUNITY SERVICES and approximately 9.68 acres to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

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:



CITY COUNCIL AGENDA MEMO

MEETING OF MAY 21, 2019

TO: Mayor, Fayetteville City Council

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

FROM: Abdul Ghous, Current Planner

DATE: May 3, 2019

SUBJECT: **RZN 19-6620: Rezone (NW OF JOYCE BLVD. & OLD MISSOURI RD./JEL ACQUISITIONS, 176):** Submitted by HUGH JARRATT for property located NW OF JOYCE BLVD. & OLD MISSOURI RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 11.79 acres. The request is to rezone approximately 2.79 acres to CS, COMMUNITY SERVICES and approximately 9.68 acres to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

RECOMMENDATION:

The Planning Commission and staff recommend approval of an ordinance to rezone the subject property to CS, Community Services and RMF-24, Residential Multi-family, 24 units per acre, as shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The proposed rezoning request is for approximately 12 acres north of Joyce Boulevard, and west of Old Missouri Road. The property is currently within the R-A zoning district, and is undeveloped. The Master Street Plan classifies Old Missouri as a Collector Street, whereas Joyce Boulevard is a Principal Arterial.

Request: The request is to rezone the parcel from R-A, Residential Agricultural to CS, Community Services and RMF-24, Residential Multi-family. The southern 2.79 acres of the site at the northwest corner of Joyce/Old Missouri is proposed for CS, Community Services. The northern 9.68 acres is proposed for RMF-24, Residential Multi-family, 24 units per acre.

Public Comment: Staff has received no public comment.

Land Use Compatibility: The proposed zoning is compatible with surrounding land use patterns in this area, which contain a mixture of residential, commercial developments and undeveloped property. The large undeveloped property to the east is zoned Residential-Agriculture, parcels to the north and west are zoned RMF-24, Residential Multi Family, 24 units per acre and R-O Residential Office. The property to the south is currently zoned as R-O, Residential Office. The

mix of residential building types and offices adjacent to this site should be complimented by uses allowed in the proposed districts.

Land Use Plan Analysis: The proposed zoning is fully consistent with the Future Land Use Map (FLUM) designation of this property as a City Neighborhood Area. The goals of City Plan 2030 include making traditional town form the standard. The RMF-24 and CS zoning district encourage patterns of development that result in realizing this goal over time, including an expectation that non-residential buildings will be located near streets and at corner locations, creating an environment appealing to pedestrians and reducing the visual impact of parking areas. A mixture of residential and commercial uses is typical in a traditional urban form, with buildings addressing the street.

DISCUSSION:

On April 22, 2019, the Planning Commission heard the proposal for the rezoning and forwarded the proposal to City Council with a recommendation for approval by a vote of 7-0-0. There was no public comment.

BUDGET/STAFF IMPACT:

N/A

Attachments:

- Exhibit A
- Exhibit B
- Planning Commission Staff Report



19-6620
EXHIBIT 'B'

TRACT 1 COMMERCIAL (CS, Community Services)

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 25, AS SHOWN IN PLAT RECORD 2015-00001421;
THENCE S00°50'52"E 973.70 FEET TO THE POINT OF BEGINNING;
THENCE N89°59'12"E 455.80 FEET TO THE CENTERLINE OF OLD MISSOURI ROAD;
THENCE ALONG SAID CENTERLINE S04°21'28"W 245.29 FEET;
THENCE LEAVING SAID CENTERLINE N85°43'44"W 30.00 FEET;
THENCE S53°51'32"W 46.92 FEET;
THENCE S85°56'55"W 141.96 FEET;
THENCE S89°59'12"W 223.61 FEET;
THENCE N00°50'52"W 280.03 FEET TO THE POINT OF BEGINNING, CONTAINING 2.79 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF OLD MISSOURI ROAD AND ANY AND ALL EASEMENTS OF RECORD OR FACT.

TRACT 2 (RMF-24, Residential Multi-Family, 24 units per acre)

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 25, AS SHOWN IN PLAT RECORD 2015-00001421, SAID POINT BEING ON THE SOUTH LINE OF BROOKHOLLOW SUBDIVISION;
THENCE ALONG SAID SOUTH LINE N89°44'14"E 345.70 FEET TO THE CENTERLINE OF OLD MISSOURI ROAD;
THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX COURSES:
THENCE S12°54'29"E 444.99 FEET;
THENCE S11°28'52"E 137.78 FEET;
THENCE S09°09'23"E 82.88 FEET;
THENCE S02°16'52"E 55.41 FEET;
THENCE S01°20'35"W 53.10 FEET;
THENCE S04°21'28"W 216.66 FEET;
THENCE LEAVING SAID CENTERLINE S89°59'12"W 455.80 FEET;
THENCE N00°50'52"W 973.70 FEET TO THE POINT OF BEGINNING, CONTAINING 9.68 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF OLD MISSOURI ROAD AND ANY AND ALL EASEMENTS OF RECORD OR FACT.



TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Abdul R. Ghous, Planner

MEETING DATE: April 22, 2019

Updated 4/23/2019
PC FWD

SUBJECT: **RZN 19-6620: Rezone (NW OF JOYCE BLVD. & OLD MISSOURI RD./JEL ACQUISITIONS, 176):** Submitted by HUGH JARRATT for property located NW OF JOYCE BLVD. & OLD MISSOURI RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 12.47 acres. The request is to rezone approximately 2.79 acres to CS, COMMUNITY SERVICES and approximately 9.68 acres to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN 19-6620** to the City Council with a recommendation of approval, based on the findings herein.

RECOMMENDED MOTION:

"I move to forward **RZN 19-6620** to City Council with a recommendation for approval."

BACKGROUND:

The proposed rezoning request is for approximately 12 acres north of Joyce Boulevard, and west of Crossover Road. The property is currently within the R-A zoning district, and is undeveloped.

The Master Street Plan classifies Old Missouri as a collector street, whereas Joyce Boulevard is a Principal Arterial.

Surrounding land use and zoning is depicted on *Table 1*.

Table 1
Surrounding Land Use and Zoning

| Direction from Site | Land Use | Zoning |
|---------------------|-----------------------------------|--|
| North | Single and two-family Residential | RMF-24, Residential Multi-Family |
| South | Offices | R-O, Residential Office |
| East | Residential Single-Family | R-A, Residential Agricultural |
| West | Multi-Family Apartments/Office | RMF-24, Residential Multi-family/R-O, Residential Office |

Request: The request is to rezone the property from R-A to RMF-24, Residential Multi-Family, 24 units per acre and CS, Community Services. The southern 2.79 acres of the site at the northwest

corner of Joyce/Old Missouri for CS, Community Services. The northern 9.68 acres is proposed for RMF-24, Residential Multi-Family, 24 Units per acre.

Public Comment: Staff has received no public comment.

INFRASTRUCTURE:

Streets: The subject parcels can have access to Joyce Boulevard and North Old Missouri Road. Joyce Boulevard is an improved principal arterial. North Old Missouri Road is an unimproved Collector street without storm drainage, curb/gutter, or sidewalks. Any further street improvements would be determined at time of development.

Water: Public water is available to the parcel. An existing 8-inch watermain is present along East Joyce Boulevard and an existing 6-inch water main is present on North Old Missouri Road that could serve parcel 765-15676-000.

Sewer: Sanitary Sewer is available to the parcel. An existing 8-inch sanitary sewer main is present at the southwest corner of the parcel within an easement where it could be accessed.

Drainage: Any additional improvements or requirements for drainage would be determined at time of development. No portion of this parcel lies within the FEMA designated 100-yr floodplain. No part of the parcel lies within the HHOD, however some slopes exist on site in excess of 15% grade.

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

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 properties within the proposed rezone as **City Neighborhood Area**. These areas are expected to be 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:*** The proposed zoning is compatible with surrounding land use patterns in this area, which contains a mixture of residential, commercial developments and undeveloped property. The large multi-family property to the east is zoned Residential-Agriculture, parcels to the north and west are zoned RMF-24, Residential Multi Family, 24 units per acre and R-O Residential Office. The property to the south is currently zoned as R-O, Residential Office. The mix of residential building types and offices adjacent to this site should be complimented by uses allowed in the proposed districts.

Land Use Plan Analysis: The proposed zoning is fully consistent with the Future Land Use Map (FLUM) designation of this property as a City Neighborhood Area.

The goals of City Plan 2030 include making traditional town form the standard. The RMF-24 and CS zoning district encourages patterns of development that result in realizing this goal over time, including an expectation that non-residential buildings will be located near streets and at corner locations, creating an environment appealing to pedestrians and reducing the visual impact of parking areas. A mixture of residential and commercial uses is typical in a traditional urban form, with buildings addressing the street.

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

Finding: The CS District is designed primarily to provide goods and personal services for persons living in the wider regional community and is intended to provide for adaptable mixed use centers located along commercial corridors such as Joyce Boulevard. The RMF-24 District will allow a variety of housing types anticipated in the Future Land Use Plan designation of this site. The existing R-A zoning is no longer appropriate for this property given that this site is located at a signalized intersection of a busy arterial and collect street in an infill location.

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

Finding: The CS and RMF-24 zoning allows a wide range of commercial and residential activity. The proposed rezone would create the potential for increased traffic in the area over the existing R-A zoning. The property is located on the corner of Old Missouri Boulevard, a partially improved 'Collector' street and Joyce Boulevard, an improved 'Principal Arterial' street. The capacity of Joyce Boulevard will allow future development of this parcel without creating or significantly increasing traffic danger and congestion. Further, the signalized intersection at Joyce/Old Missouri Road should help to accommodate increased traffic to this site.

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 from R-A to CS and RMF-24 could significantly alter population density in the area. The rezone request is not likely to undesirably increase load on public services given the existing and anticipated infrastructure improvements required at the time of development.

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: Staff recommends forwarding RZN 19-6620 to the City Council with a recommendation of approval, based on the findings discussed throughout this report.

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code sections 161.03, 161.16 and 161.22
- Request Letter
- Statement of Compatibility
- Rezone Exhibit
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

| | | | |
|--|-------------------------------------|---|---------------------------------|
| PLANNING COMMISSION ACTION: Required <u>YES</u> | | | |
| Date: <u>April 22, 2019</u> | <input type="checkbox"/> Tabled | <input checked="" type="checkbox"/> Forwarded | <input type="checkbox"/> Denied |
| Motion: Winston | PC forwarded motion to City Council | | |
| Second: Canada | | | |
| Vote: 7-0-0 | | | |
| CITY COUNCIL ACTION: Required <u>YES</u> | | | |
| Date: | <input type="checkbox"/> Approved | <input type="checkbox"/> Denied | |

161.03 - District R-A, Residential-Agricultural

(A) *Purposes* . The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses* .

(1) *Permitted Uses*.

| | |
|---------|--|
| Unit 1 | City-wide uses by right |
| Unit 3 | Public protection and utility facilities |
| Unit 6 | Agriculture |
| Unit 7 | Animal husbandry |
| Unit 8 | Single-family dwellings |
| Unit 9 | Two-family dwellings |
| Unit 37 | Manufactured homes |
| Unit 41 | Accessory dwellings |
| Unit 43 | Animal boarding and training |

(2) *Conditional Uses* .

| | |
|---------|--|
| Unit 2 | City-wide uses by conditional use permit |
| Unit 4 | Cultural and recreational facilities |
| Unit 5 | Government facilities |
| Unit 20 | Commercial recreation, large sites |
| Unit 24 | Home occupations |
| Unit 35 | Outdoor Music Establishments |
| Unit 36 | Wireless communications facilities |
| Unit 42 | Clean technologies |

(C) *Density.*

| | |
|----------------|--------------|
| Units per acre | One-half (½) |
|----------------|--------------|

(D) *Bulk and Area Regulations.*

| | |
|----------------------------|----------|
| Lot width minimum | 200 feet |
| Lot Area Minimum: | |
| Residential: | 2 acres |
| Nonresidential: | 2 acres |
| Lot area per dwelling unit | 2 acres |

(E) *Setback Requirements.*

| | | |
|---------|---------|---------|
| Front | Side | Rear |
| 35 feet | 20 feet | 35 feet |

(F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story 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 one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12; Ord. No. [5945](#), §3, 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 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. 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)

161.22 - Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(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 18 | Gasoline service stations and drive-in/drive through restaurants |
| 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 34 | Liquor stores |
| Unit 35 | Outdoor music establishments |
| Unit 36 | Wireless communication facilities* |
| Unit 40 | Sidewalk Cafes |
| Unit 42 | Clean technologies |

(C) *Density* . None.

(D) *Bulk and Area Regulations* .

(1) *Lot Width Minimum*.

| | |
|------------|---------|
| Dwelling | 18 feet |
| All others | None |

(2) *Lot Area Minimum*. None.

(E) *Setback regulations* .

| | |
|--|--|
| Front: | A build-to zone that is located between 10 feet and a line 25 feet from the front property line. |
| Side and rear: | None |
| Side or rear, when contiguous to a single-family residential district: | 15 feet |

(F) *Building Height Regulations.*

| | |
|-------------------------|-----------|
| Building Height Maximum | 5 stories |
|-------------------------|-----------|

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

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; 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—9, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17)

WRITTEN DESCRIPTION OF REQUEST

1. Current Owner – Rita Ferrell
2. Reason For Rezoning – This property is located in one of the fastest growing parts of Fayetteville. This property fronts onto Joyce Blvd., which has become a commercial corridor. The property abuts multifamily on the west and multifamily zoning to the north, and undeveloped land to the east. This is a prime location for commercial services and residential housing.
3. Impact on Surrounding Properties – There should be no impact on the surrounding properties. Multi-family zoning is on two sides, office activities to the south, and undeveloped property to the east.
4. All utilities are at the site.
5. This area is an infill location with completely built out infrastructure. This conforms with the City's land use plans.
6. This rezone is justified. The Future Land Use Plan shows this area as City Neighborhood.
7. There will be no adverse increase in population density. There is a need for housing and services in this area and this request allows housing and services to be provided in an area with completed infrastructure and demand.

STATEMENT ON COMPATIBILITY

COMMERCIAL:

The subject property is located at the intersection of Old Missouri and Joyce. The Applicant is requesting to rezone approximately 2 acres to Community Services. The Community Services portion of this property would be consistent with the depth of other commercial type developments along the Joyce Corridor. A Community Services zoning would allow uses to serve the existing residential and business development that is currently located and travels through the Joyce Corridor. Joyce Boulevard is a major 4-lane road and commercial corridor. The undeveloped land to the east of the subject property is currently for sale and it would anticipated that this property will turn into a more intensive use, which will make the need for close proximity services more desirable.

All of the Joyce Commercial Corridor has developed into either office, commercial, medical uses, or higher intensity residential. The present request will be compatible with the development pattern of this part of town.

MULTIFAMILY:

The subject property is located just north of the intersection of Old Missouri and Joyce. The applicant is requesting to rezone approximately 10 acres to RMF-24. This part of Fayetteville has quickly become a growing job center for all of Washington and Benton Counties. There is a need for convenient attainable housing close to job centers. The travel system of roads, trails, and bus routes in this area is fully developed. Multifamily housing in this area, close to the places people work is fully compatible with the growth and development nature of the Joyce corridor. North and East of the subject property consist of existing multifamily uses. East of the property is soon to be developed property, and the entire Joyce Corridor contains office, medical uses, and commercial uses, which all need housing for employees. The existing single family homes to the immediate north of the existing property will be buffered with existing mature trees. This area of town is in desperate need of residential housing so that people who work in the close by commercial areas do not have to commute far, and can stay off of I-49 and College Avenue.

NOTIFICATION OF PUBLIC HEARING

Dear Adjacent Property Owner,

"JEL LAND ACQUISITIONS, LLC" proposes a "MULTIFAMILY AND COMMERCIAL DEVELOPMENT" at "THE INTERSECTION OF JOYCE BLVD., AND OLD MISSOURI ROAD". This property is zoned "AGRICULTURE" and contains "APPROXIMATELY 12.8" acres.

The property is proposed to be used for MULTIFAMILY AND COMMERCIAL DEVELOPMENT". This project would have a total of "240 RESIDENTIAL APARTMENT HOMES AND AN UNDETERMINED COMMERCIAL USE."

This project is scheduled to be heard at a public hearing as follows:

Public Hearings:

Planning Commission; 5:30 PM; APRIL 22, 2019; 113 West Mountain Street (City Administration Building Room 219) Fayetteville, AR 72701

If you have any questions about this project please contact me or the City of Fayetteville at the contact information listed below.

Sincerely,



Contact Information:

Developer:

Name: HUGH SANCILANT Phone #: (479) 521-6686

Review Location:

The project information is available for public review at the City of Fayetteville Planning Division, 125 West Mountain Street, Fayetteville, AR 72701 Monday-Friday 8AM-5PM; 479.575.8267.

DRAWING: G:\19103000_LINDSEY\INFRASTRUCTURE\SURVEY\DWG\REZONE EXHIBIT DWG
LAYOUT: ---, LAST SAVED: KM676, 3/27/2019 3:34:21 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 3/27/2019 3:38:17 PM (PLOTTED BY: --- VALID ON HARD COPY ONLY)



NOTE:
THIS REZONE EXHIBIT IS A GRAPHICAL REPRESENTATION OF THE REZONE DESCRIPTIONS, AND
DOES NOT CONSTITUTE A BOUNDARY SURVEY.

| | | | | |
|-------------|-----------|------------|--------|----------|
| PROJECT NO: | DRAWN BY: | DATE: | SHEET: | CHECKED: |
| 19103000 | | 03/27/2019 | 1 OF 1 | |

901 N. 47th St., Suite 200
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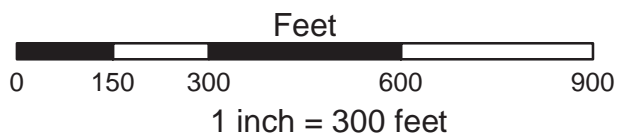
JEL LAND ACQUISITIONS

Close Up View



Legend

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

Zoning Acres

CS 2.8
 RMF-24 9.7

Total 12.5

Planning Commission

April 22, 2019

Agenda Item 16

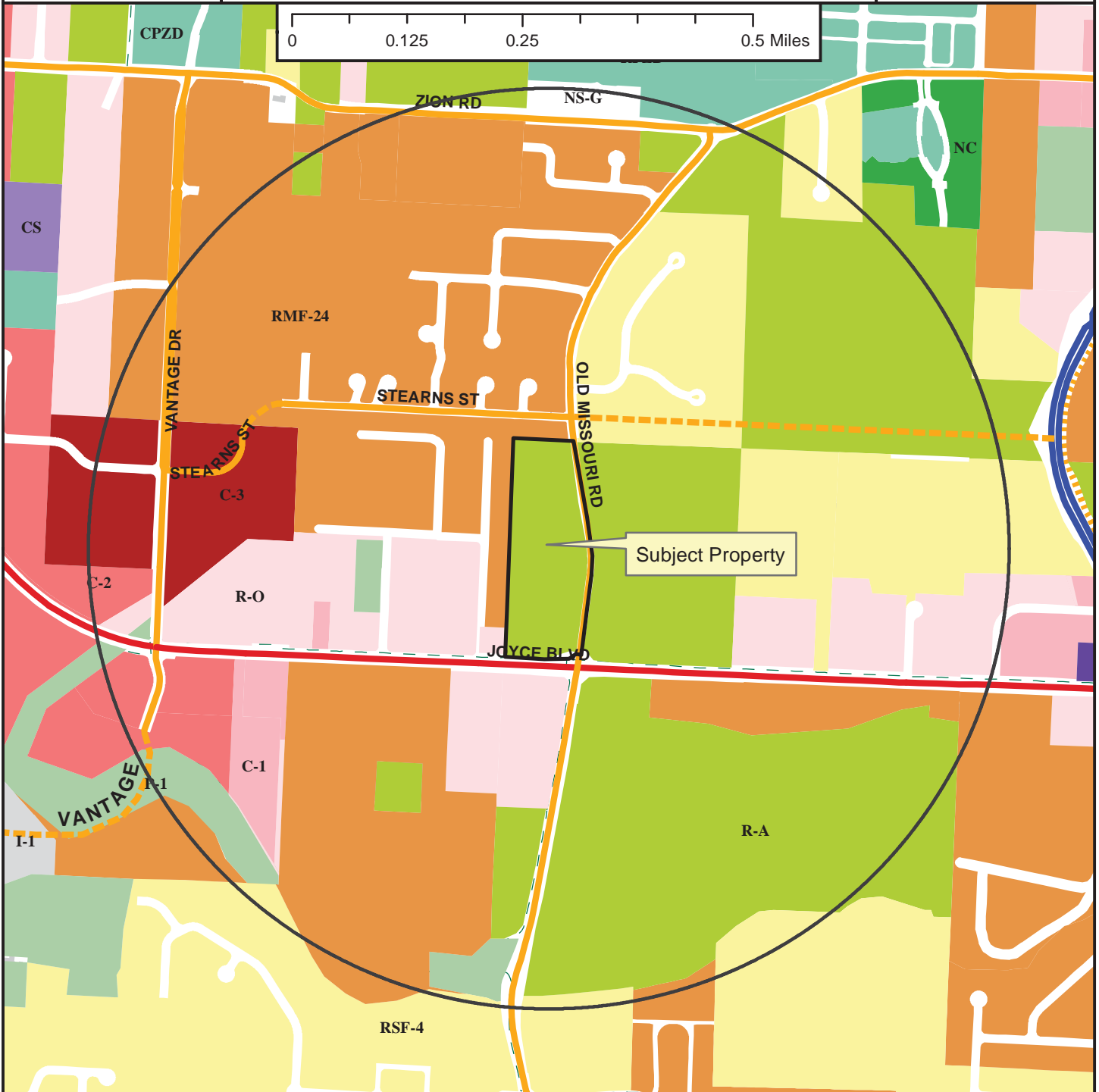
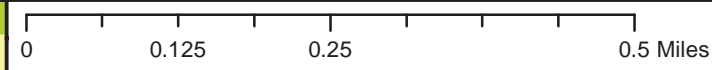
19-6620 JEL Acquisitions

Page 18 of 20

RZN19-6620

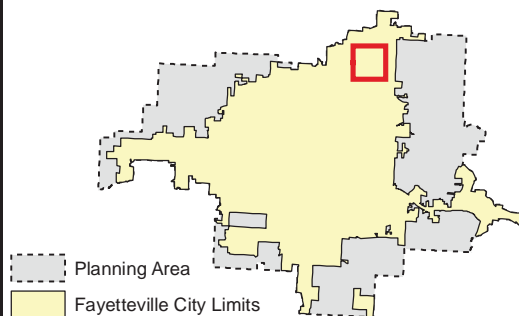
JEL LAND ACQUISITIONS

One Mile View



Legend

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

Planning Commission

April 22, 2019

Agenda Item 16

19-6620 JEL Acquisitions

Page 19 of 20

RZN19-6620

Current Land Use

JEL LAND ACQUISITIONS



Streets Planned

MSP Class

COLLECTOR

Streets Existing

MSP Class

COLLECTOR

PRINCIPAL ARTERIAL

Planning Area

Fayetteville City Limits

Feet



1 inch = 300 feet

FEMA Flood Hazard Data

100-Year Floodplain

Floodway