

City of Fayetteville Staff Review Form

2019-0317

Legistar File ID

6/4/2019

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

Garner Stoll

5/17/2019

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 19-6640: Rezone (WEST OF 3231 W. MLK BLVD./COBB BROTHERS & WESTPHAL, 557): Submitted by NEWMARK MOSES TUCKER PARTNERS for property located WEST OF 3231 W. MLK BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.24 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

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 JUNE 4, 2019

**TO:** Mayor; Fayetteville City Council

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

**FROM:** Andrew Garner, City Planning Director

**DATE:** May 17, 2019

**SUBJECT:** **RZN 19-6640: Rezone (WEST OF 3231 W. MLK BLVD./COBB BROTHERS & WESTPHAL, 557):** Submitted by NEWMARK MOSES TUCKER PARTNERS for property located WEST OF 3231 W. MLK BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.24 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

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### RECOMMENDATION:

The Planning Commission and staff recommend approval of an ordinance to rezone the subject property to UT, Urban Thoroughfare, as shown in the attached Exhibits 'A' and 'B'.

### BACKGROUND:

The proposed rezoning request is for approximately 5.24 acres west Lowes, on Martin Luther King Boulevard. The property is an undeveloped parcel zoned R-O, Residential-Office and C-2, Commercial Thoroughfare. The western portion of the site contains some floodplain associated with North Fork Farmington. The Master Street Plan classifies Martin Luther King Boulevard as a Principal Arterial.

*Request:* The request is to rezone the property from R-O, Residential-Office and C-2, Commercial Thoroughfare to UT, Urban Thoroughfare. The rezoning request is to create a more uniform zoning classification that is compatible with the future land use of the subject land and surrounding properties.

*Land Use Compatibility:* The proposed zoning is compatible with surrounding land use patterns in this area, which contain a mixture of offices and commercial districts along a busy state highway. The subject 5.24-acre tract is adjacent to heavy commercial uses to the east and west, highway corridor to the north, and undeveloped land zoned RMF-24 to the south.

*Land Use Plan Analysis:* Neither the existing nor the proposed zoning are consistent with the City Plan 2030 Future Land Use Map designation of this property as a Rural/Natural Area. However, the proposed UT district is more consistent with the six primary goals of City Plan 2030 because it is a form-based as opposed to euclidean zoning.

The goals of City Plan 2030 include making traditional town form the standard. The UT, Urban Thoroughfare zoning district allows provision of goods and services for persons living in the surrounding communities. Automobile-oriented development is prevalent within this district and a wide range of commercial and residential uses are permitted. The FLUM designation of Rural/Natural Area is not feasible in the long-term given this site's location along a busy commercial corridor. The property is currently zoned for commercial use and the requested change would not result in more environmental impacts than the existing districts.

**DISCUSSION:**

On May 13, 2019, the Planning Commission forwarded the proposal to City Council with a recommendation for approval by a vote of 9-0-0. No public comment was made.

**BUDGET/STAFF IMPACT:**

N/A

**Attachments:**

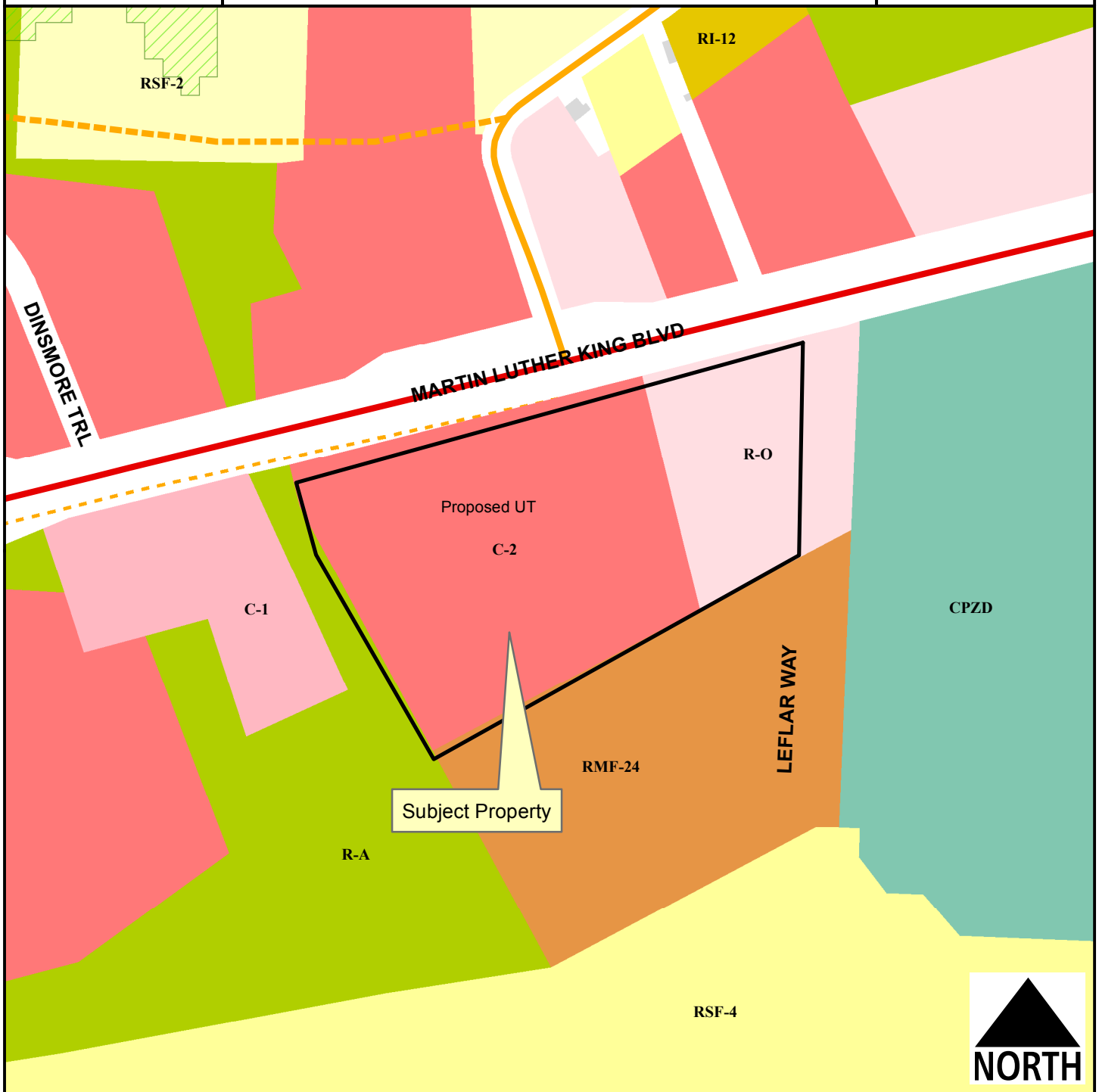
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN19-6640

# COBB BROTHERS & WESTPHAL

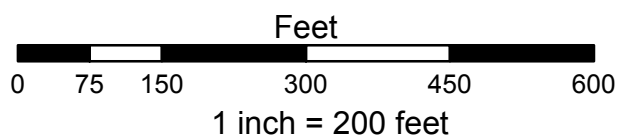
**19-6640**  
**EXHIBIT 'A'**

Close Up View



## Legend

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



<u>Zoning</u>	<u>Acres</u>
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UT	5.2
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<b>Total</b>	<b>5.2</b>
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**19-6640**  
**EXHIBIT 'B'**

Rezoning Description

Part of Lot 3, Concurrent Plat for Cobb & Westphal, to the City of Fayetteville, Washington County, Arkansas (filed for record 08/14/2003 file 023A-00000058 plat page 557/596), being part of the SW/4, NW/4, and part of the NW/4, SW/4, of Section 19, T-16-N, R-30-W, being more particularly described as follows:

Beginning at the Northernmost corner of said Lot 3, being the common corner of said Lot 3 and Lot 1, on the southeasterly right-of-way line of Martin Luther King Jr. Blvd. (U.S. Hwy 62); thence S01°02'35"W 292.67', along the east line of said Lot 3; thence S60°51'40"W 575.45' to the westerly line of said Lot 3; thence N30°00'00"W 324.87', along the said westerly line of Lot 3; thence N15°15'35" W 102.98', along said westerly line of Lot 3, to said southeasterly right-of-way line of Martin Luther King Jr. Blvd.; thence N74°35'55"E 723.47', along said southeasterly right-of-way line of Martin Luther King Jr. Blvd., to the Point of Beginning, containing 228,025 square feet or 5.24 acres more or less.



**TO:** City of Fayetteville Planning Commission

**THRU:** Andrew Garner, City Planning Director

**FROM:** Abdul R. Ghous, Planner

**MEETING DATE:** May 13, 2019 (Updated with Planning Commission results)

**SUBJECT:** **RZN 19-6640: Rezone (West of 3231 W. MLK BLVD./COBB BROTHERS & WESTPHAL, 557):** Submitted by NEWMARK MOSES TUCKER PARTNERS for property at WEST OF 3231 W. MLK BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.24 acres. The request is to rezone a portion of the property to UT, URBAN THOROUGHFARE.

**RECOMMENDATION:**

Staff recommends forwarding **RZN 19-6640** to the City Council with a recommendation of approval, based on the findings herein.

**RECOMMENDED MOTION:**

"I move to forward **RZN 19-6640** to City Council with a recommendation for approval."

**BACKGROUND:**

The proposed rezoning request is for approximately 5.24 acres west Lowes, on Martin Luther King Boulevard. The property is an undeveloped parcel zoned R-O, Residential-Office and C-2, Commercial Thoroughfare. The western portion of the site contains some floodplain associated with North Fork Farmington. The Master Street Plan classifies Martin Luther King Boulevard as 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	Commercial	R-O, Residential Office/C-2, Commercial Thoroughfare
South	Undeveloped	RMF-24, Residential Multi-family
East	Commercial	CPZD, Commercial Planned Zoning District
West	Single Family Residence	R-A, Residential Agricultural

*Request:* The request is to rezone the parcel (approximately 5.24 acres) from R-O, Residential-Office and C-2, Commercial Thoroughfare to UT, Urban Thoroughfare. The rezoning request is to create a more uniform zoning classification that is compatible with the future land use of the subject land and surrounding properties.

*Public Comment:* Staff has received no public comment.

## INFRASTRUCTURE:

**Streets:** The parcel has access to West Martin Luther King Boulevard and South Finger Road. West Martin Luther King Boulevard is a fully improved Principal Arterial with asphalt paving that has curb, gutter, and sidewalk along both sides of the street, with future shared-use paved trail planned for the parcel's frontage. 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 site. An existing 12- watermain is present along West Martin Luther King Boulevard.

**Sewer:** Sanitary Sewer is not available to the parcel. A sanitary sewer main would need to be extended to serve this parcel at the time of development.

**Drainage:** Any additional improvements or requirements for drainage would be determined at time of development. Some portion of this parcel lies within the FEMA designated 100-yr floodplain. None of the property lies within the Hillside Hilltop Overlay District.

**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.

*FUTURE LAND USE PLAN: City Plan 2030 Future Land Use Plan designates the properties within the proposed Rural Area and Natural Area. These areas are expected to be low-density residential development and are encouraged to preserve the woodlands, grasslands and agricultural lands. It also encourages low impact development for all construction.*

## 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 contain a mixture of offices and commercial districts along a busy state highway. The subject 5.24-acre tract is adjacent to heavy commercial uses to the east and west, highway corridor to the north, and undeveloped land zoned RMF-24 to the south.

***Land Use Plan Analysis:*** Neither the existing nor the proposed zoning are not consistent with the Future Land Use Map (FLUM) designation of this property as a Rural/Natural Area. However, the proposed UT district is more consistent with the six primary goals of City Plan 2030 because it is a form-based as opposed to euclidean zoning.

The goals of City Plan 2030 include making traditional town form the standard. The UT, Urban Thoroughfare zoning district provides goods and

services for persons living in the surrounding communities. Automobile-oriented development is prevalent within this district and a wide range of commercial uses are permitted. Rural/Natural is not a feasible designation of this site given its location along a busy commercial corridor. The requested zoning is compatible with the surrounding area but opposes the Future Land Use Plan. The property is currently zoned for commercial use and the requested change would not result in significantly and more environmental impacts than the existing districts.

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

**Finding:** The proposed UT, Urban Thoroughfare district is intended to provide adaptable mixed use centers located along commercial corridors. The rezoning is justified to allow future development that is more consistent with the City's goals than the current zoning.

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

**Finding:** The UT zoning allows a wide range of commercial activity and up to four multi-family dwellings. The proposed rezone would create the potential for increased traffic in the area over the existing R-O and C-2 zoning. The property is located on the Martin Luther King Blvd, a Principal Arterial Street. The capacity of Martin Luther King Blvd will allow future development of this parcel without creating or significantly increasing traffic danger and congestion.

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 C-2 and R-O to UT could significantly alter population density in the area. UT zoning allows a wide range of commercial activity and multi-family residential dwellings with no density cap. The rezone request is not likely to undesirably increase load on public services given its proximity to utilities and streets.

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 19-6640 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 161.20, 161.23 and 161.24
- Request letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

<b>PLANNING COMMISSION ACTION: Required <u>YES</u></b>			
<b>Date:</b> <u>May 13, 2019</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
<b>Motion:</b> <u>Belden</u>			
<b>Second:</b> <u>Johnson</u>			
<b>Vote:</b> <u>9-0-0</u>	Note: recommend approval		
<b>CITY COUNCIL ACTION: Required <u>YES</u></b>			
<b>Date:</b>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	

161.20 - District R-O, Residential Office

(A) *Purpose.* The Residential-Office District is designed primarily to provide area for offices without limitation to the nature or size of the office, together with community facilities, restaurants and compatible residential uses.

(B) *Uses.*

(1) *Permitted uses .*

Unit 1	City-wide uses by right
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 25	Offices, studios, and related services
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 11	Manufactured home park*
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities*
Unit 42	Clean technologies

Unit 45	Small scale production
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(C) *Density* .

Units per acre	24 or less
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(D) *Bulk and Area Regulations*. (Per dwelling unit for residential structures)

(1) *Lot Width Minimum*.

Manufactured home park	100 feet
Lot within a manufactured home park	50 feet
Single-family	60 feet
Two (2) family	60 feet
Three (3) or more	90 feet

(2) *Lot Area Minimum* .

Manufactured home park	3 acres
Lot within a manufactured home park	4,200 square feet
Townhouses:	
Development	10,000 square feet
Individual lot	2,500 square feet
Single-family	6,000 square feet
Two (2) family	6,500 square feet
Three (3) or more	8,000 square feet

Fraternity or Sorority	1 acre
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(3) *Land Area Per Dwelling Unit.*

Manufactured home	3,000 square feet
Townhouses & apartments:	
No bedroom	1,000 square feet
One bedroom	1,000 square feet
Two (2) or more bedrooms	1,200 square feet
Fraternity or Sorority	500 square feet per resident

(E) *Setback Regulations.*

Front	15 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Front, in the Hillside Overlay District	15 feet
Side	10 feet
Side, when contiguous to a residential district	15 feet
Side, in the Hillside Overlay District	8 feet
Rear, without easement or alley	25 feet
Rear, from center line of public alley	10 feet
Rear, in the Hillside Overlay District	15

	feet
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(F) *Building Height Regulations.*

Building Height Maximum	5 stories
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If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from 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.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot.

(Code No. 1965, App. A., Art. 5(x); Ord. No. 2414, 2-7-78; Ord. No. 2603, 2-19-80; Ord. No. 2621, 4-1-80; Ord. No. 1747, 6-29-70; Code 1991, §160.041; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4726, 7-19-05; Ord. No. 4943, 11-07-06; Ord. No. 5079, 11-20-07; Ord. No. 5195, 11-6-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; 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)

161.23 - District C-2, Thoroughfare Commercial

(A) *Purpose.* The Thoroughfare Commercial District is designed especially to encourage the functional grouping of these commercial enterprises catering primarily to highway travelers.

(B) *Uses.*

(1) *Permitted Uses .*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive through restaurants

Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 25	Offices, studios, and related services
Unit 33	Adult live entertainment club or bar
Unit 34	Liquor store
Unit 44	Cluster Housing Development
Unit 45	Small scale production

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance Halls
Unit 32	Sexually oriented business
Unit 35	Outdoor music establishments
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 40	Sidewalk Cafes
Unit 42	Clean technologies

Unit 43	Animal boarding and training
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(C) *Density.* None.

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

(E) *Setback Regulations.*

Front	15 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Side	None
Side, when contiguous to a residential district	15 feet
Rear	20 feet

(F) *Building Height Regulations .*

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

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

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

#### 161.24 - Urban Thoroughfare

(A) *Purpose .* The Urban Thoroughfare District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. Automobile-oriented development is prevalent within this district and a wide range of commercial uses is permitted. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare 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 (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor store
Unit	Accessory Dwellings



41	
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 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 40	Sidewalk cafes
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family dwelling	18 feet
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All other dwellings	None
Non-residential	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/7 stories*
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\* A building or a portion of a building that is located between 10 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or portion of a building that is located greater than 15 feet from the master street plan right-of-way shall have a maximum height of seven (7) 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 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) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. [5800](#), § 1(Exh. A), 10-6-15; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §§ 5, 7, 8, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17)

April 1, 2019

City of Fayetteville  
Planning and Zoning Department  
113 West Mountain Street  
Fayetteville, AR 72701

**RE: Rezoning Application for approximately 5.24 acres of land (Parcel # 765-22968-000) on W Martin Luther King Boulevard (Highway 62) in Fayetteville, AR 72704**

To whom it may concern,

This letter serves as a written request to rezone approximately 5.24 acres of vacant land fronting on Martin Luther King Boulevard in Fayetteville, AR. The subject land is located immediately to the west of the Lowe's Home Improvement store on the south side of MLK Boulevard, and is currently zoned Residential Office (R-O) and Commercial (C-2). The subject 5.24-acre tract is buffered on each side by commercially zoned property, and is buffered to the south by Multi-Family (MF-24) and Residential (RSF-4) zoned land. We are requesting that the 5.24-acre portion of the land fronting on MLK Boulevard be rezoned to Urban Thoroughfare (UT) in order to create a more uniform zoning classification that is compatible with the future use of the subject land and surrounding properties.

As stated in the City of Fayetteville's Unified Development Code, the Urban Thoroughfare zoning classification is designed to provide goods and services for persons living in the surrounding communities and encourages a concentration of commercial and mixed use development that enhance the function and appearance of major thoroughfares (e.g. automobile-oriented development). A rezoning from R-O/C-2 to Urban Thoroughfare (UT) appears to be the appropriate zoning for the future use of this land, and should not adversely affect or conflict with surrounding property(ies) in any way, other than positively.

We appreciate your assistance and are happy to provide additional feedback as needed.

Sincerely,

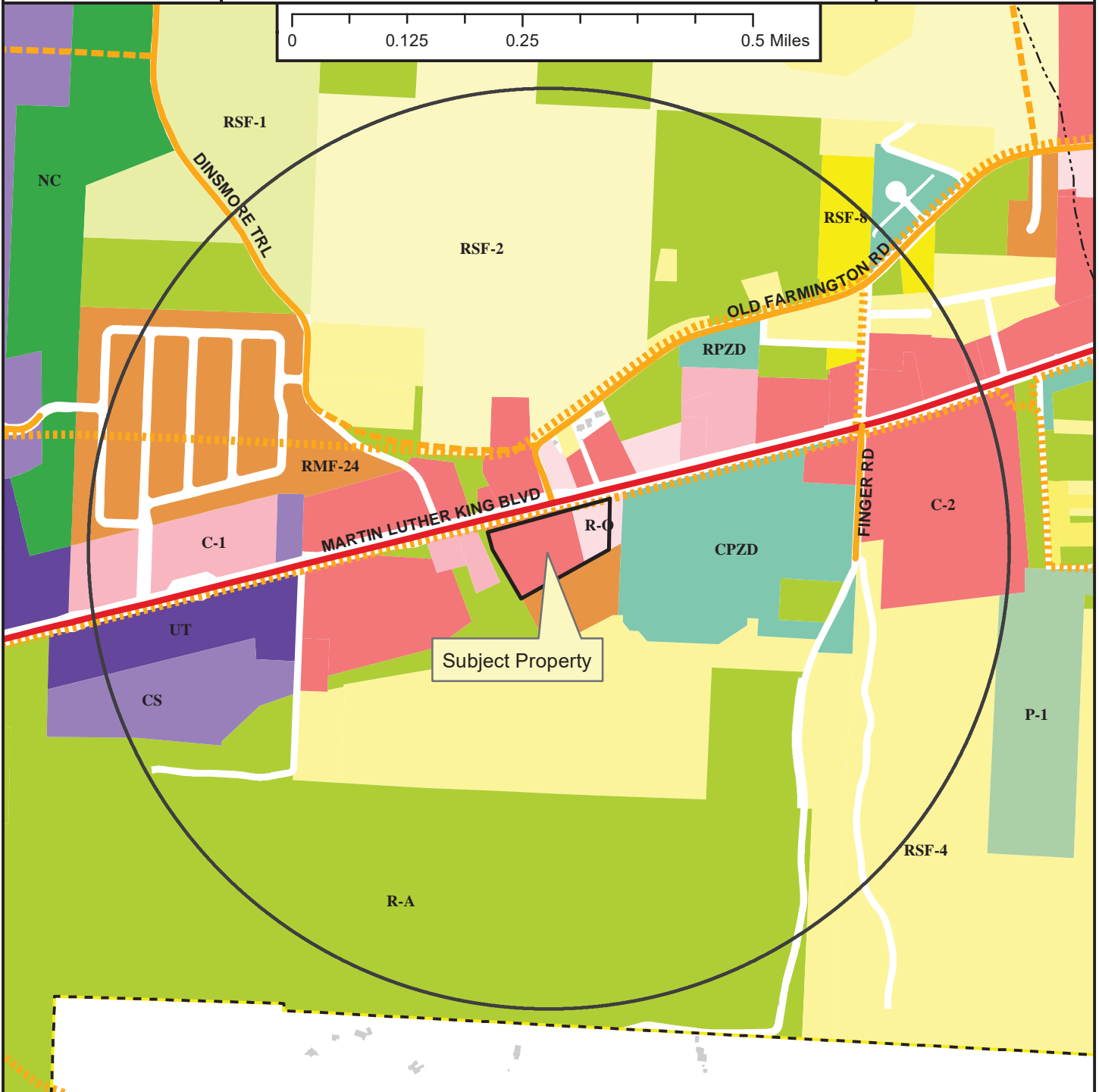
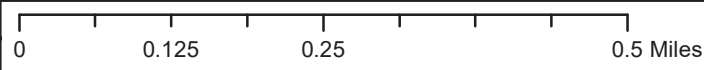


Eric Nelson  
Newmark Moses Tucker Partners

RZN19-6640

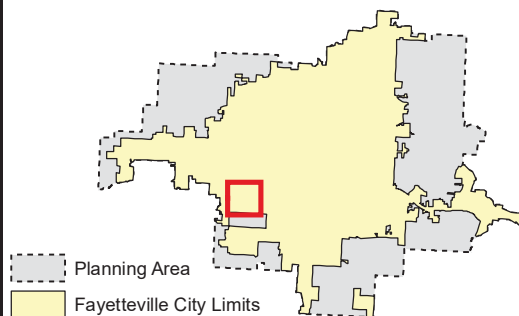
One Mile View

# COBB BROTHERS &



## Legend

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



- |   |   |
|---|---|
| <b>Zoning</b><br><b>RESIDENTIAL SINGLE-FAMILY</b><br>RSF-5<br>RSF-1<br>RSF-2<br>RSF-4<br>RSF-7<br>RSF-8<br>RSF-18<br><b>RESIDENTIAL MULTI-FAMILY</b><br>RMF-6<br>RMF-12<br>RMF-18<br>RMF-24<br>RMF-40<br><b>INDUSTRIAL</b><br>I-1 Heavy Commercial and Light Industrial<br>I-2 General Industrial | <b>EXTRACTION</b><br>E-1<br><b>COMMERCIAL</b><br>C-1<br>C-2<br>C-3<br><b>FORM BASED DISTRICTS</b><br>Downtown Core<br>Urban Thoroughfare<br>Main Street Center<br>Downtown General<br>Community Services<br>Neighborhood Services<br>Neighborhood Conservation<br><b>PLANNED ZONING DISTRICTS</b><br>Commercial, Industrial, Residential<br><b>INSTITUTIONAL</b><br>P-1 |
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Planning Commission

May 13, 2019

Agenda Item 10

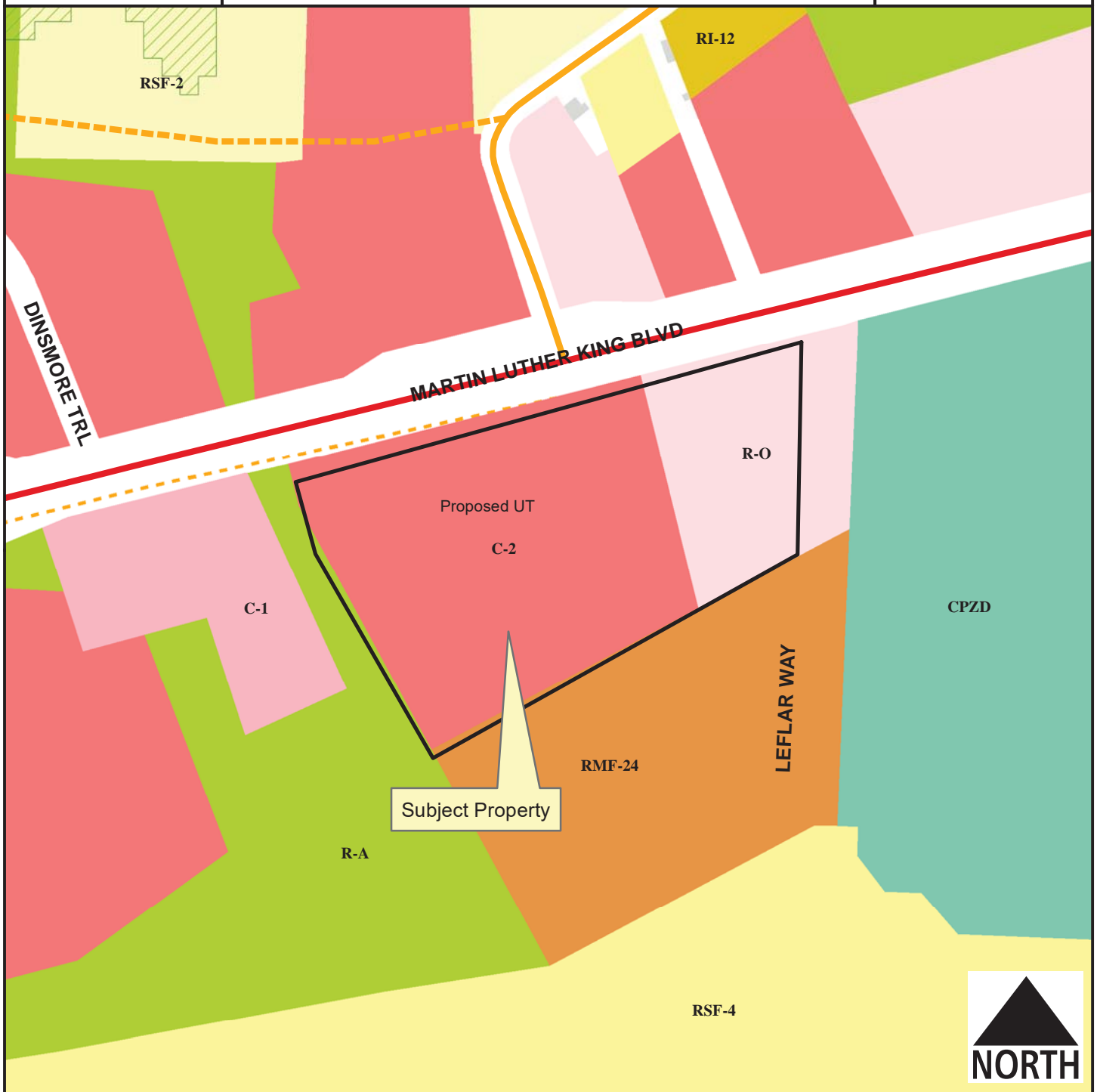
19-6640 Cobb Bros & Westphal

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RZN19-6640

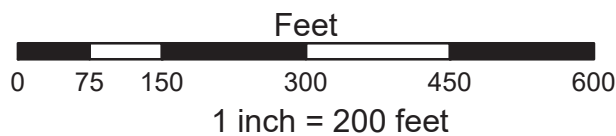
# COBB BROTHERS & WESTPHAL

Close Up View



## Legend

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



## Zoning Acres

UT 5.2

**Total 5.2**



RZN19-6640

Current Land Use

# COBB BROTHERS & WESTPHAL



## Streets Planned

### MSP Class

Collector

Collector

Collector

Principal Arterial

Trail (Proposed)

Planning Area

Fayetteville City Limits

Feet



1 inch = 300 feet

## FEMA Flood Hazard Data

100-Year Floodplain

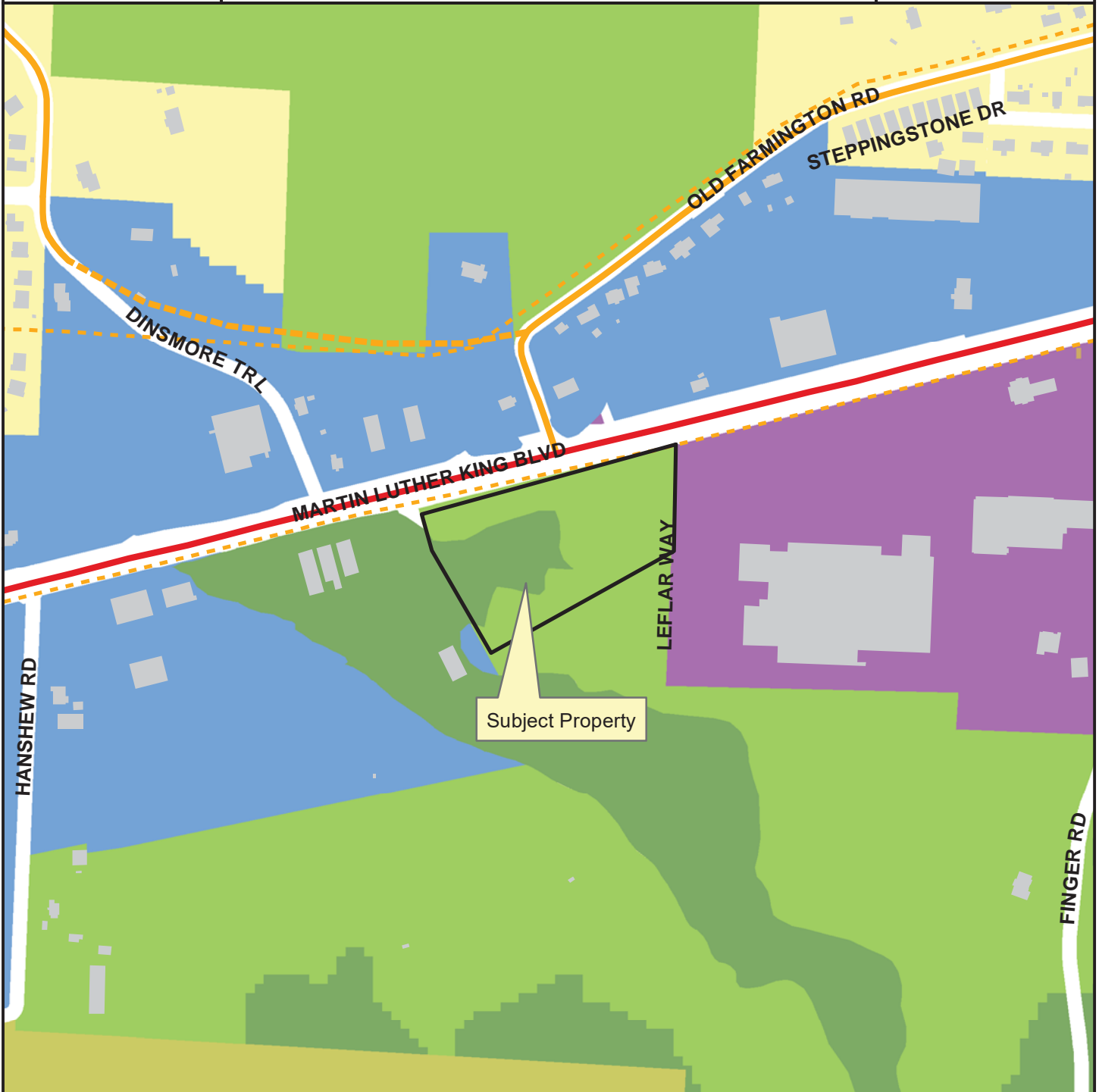
Floodway

RZN19-6640

# COBB BROTHERS AND WESTPHAL

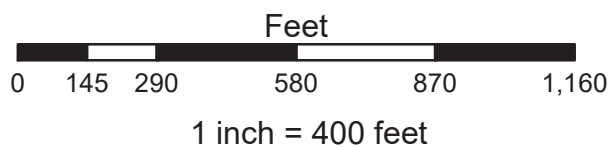


Future Land Use



## Legend

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



## FUTURE LAND USE 2030

- Natural Area
- Rural Area
- Residential Neighborhood Area
- City Neighborhood Area
- Urban Center Area
- Civic and Private Open Space/Parks
- Civic Institutional