

City of Fayetteville Staff Review Form

2019-0435

Legistar File ID

8/6/2019

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

Garner Stoll

7/19/2019

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 19-6708: Rezone (NW OF RUPPLE RD. & FAITH ST./SLOANBROOKE PH. IV, 477,478): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NW OF RUPPLE RD. & FAITH ST. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & NC, NEIGHBORHOOD CONSERVATION and contain approximately 3.08 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION & R-A, RESIDENTIAL AGRICULTURAL.

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 AUGUST 6, 2019

TO: Mayor; Fayetteville City Council

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

FROM: Harry Davis, Planner

DATE: July 19, 2019

SUBJECT: **RZN 19-6708: Rezone (NW OF RUPPLE RD. & FAITH ST./SLOANBROOKE PH. IV, 477,478):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NW OF RUPPLE RD. & FAITH ST. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & NC, NEIGHBORHOOD CONSERVATION and contain approximately 3.08 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION & R-A, RESIDENTIAL AGRICULTURAL.

RECOMMENDATION:

The Planning Commission and staff recommend approval of an ordinance to rezone the subject property to NC, Neighborhood Conservation and R-A, Residential Agricultural, as shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is located off Ruppel Road, contains approximately 3.08 acres; two total sites of approximately 1.54 acres and 1.54 acres each. Both subject areas are located south of Owl Creek in west Fayetteville. The subject properties are part of a much larger parcel that has been subdivided in part for different phases of Sloanbrooke Subdivision. The larger property and area was rezoned by City Council on June 2, 2015 as part of the staff-initiated rezoning (15-5174) of over 600 acres in the new South Ruppel Rd. vicinity. In 2016 and 2018, City Council approved rezoning proposals (16-5400 and 18-6239) that traded areas zoned NC and R-A similarly to the proposal outlined below in this report.

Request: The applicant requests to rezone the property as depicted in the attached rezoning exhibit. The rezoning would change 1.54 acres slated to become residential lots from R-A to NC to allow for their construction. In return, 1.54 acres elsewhere within the area will be rezoned from NC to R-A. The overall acreage swapped between districts is equivalent to one another and would allow the creation of approximately eight more residential lots. This proposal is consistent with the concept approved by City Council in the South Ruppel Rd. area to concentrate areas of dense development in exchange for low density and conservation in sensitive natural areas and floodplain. Over the last few years, FEMA has revised the floodplain map and all of the subject property has been removed from the floodplain.

Land Use Compatibility: The proposed zoning is generally compatible with the surrounding residential and natural properties. Rezoning the current R-A to NC would fit with the surrounding NC zoning. The current NC zoned property would fit the surrounding R-A property.

Land Use Plan Analysis: Staff believes that the proposal is mostly compatible with the goals in City Plan 2030, adopted land use policies, and the future land use designation for this location. The rezoning is not entirely consistent with the FLUM, but staff finds it appropriate to make an equal exchange of land between the two areas. The concept for planned development of this area has been anticipated for many years. While the rezoning of the R-A portion of the site does not exactly match the purpose of Natural Areas, the applicant proposes to shift the R-A area north, but still adjacent to surrounding R-A and natural areas. The proposed NC is vice versa, with shifting the NC area south and adjacent to other NC zoned land, which is appropriate. Staff does not anticipate any significantly adverse impacts to riparian corridors or environmentally-sensitive areas.

Staff finds that the proposed zoning is justified and needed to accommodate planned development of this area. Modification and an equal exchange of the zoning of the applicant's property is appropriate given that the applicant has a specific development proposal that does not accommodate the R-A zone, but can provide such space elsewhere in the development.

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. The Planning Commission did recommend the City Council evaluate options to minimize the use of privacy fences lining the newly constructed Ruppel Road corridor.

BUDGET/STAFF IMPACT:

N/A

Attachments:

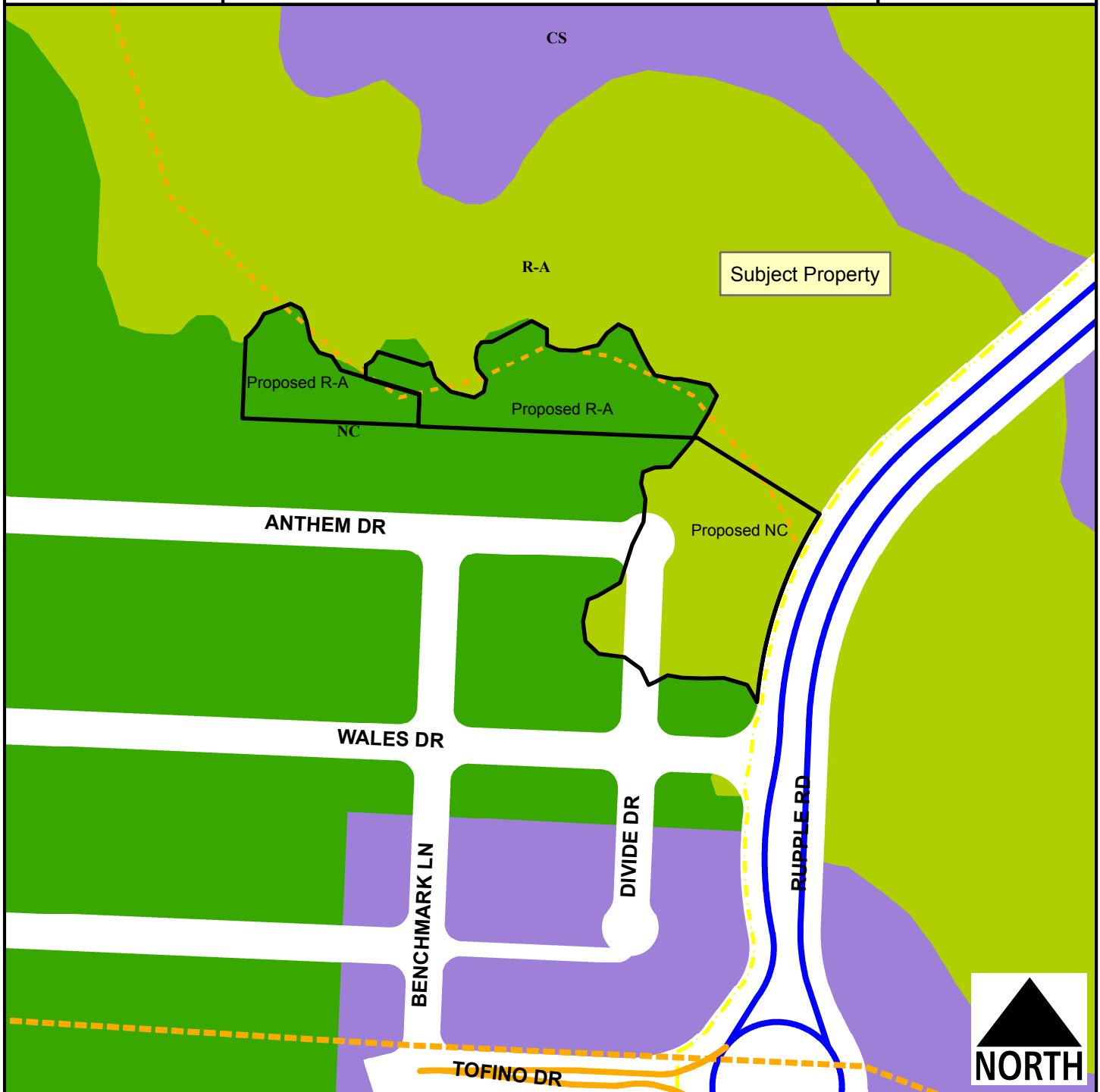
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN19-6708

SLOANBROOKE PH. 4

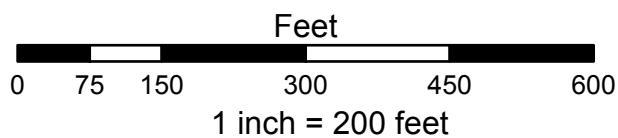
19-6708
EXHIBIT 'A'

Close Up View



Legend

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



Zoning	Acres
NC	1.5
R-A	1.5
Total	3.0

19-6708

EXHIBIT 'B'

LEGAL DESCRIPTION: (TRACT 1 NC TO R-A)

A part of the SE1/4 of the NW1/4 and a part of the SW1/4 of the NE1/4 of Section 13, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said SE1/4, NW1/4, thence S02°22'52"W 375.75 feet to the POINT OF BEGINNING, thence S73°11'37"E 77.44 feet, thence S02°22'52"W 43.43 feet, thence N87°37'13"W 241.87 feet, thence N02°22'47"E 110.10 feet, thence N47°01'02"E 8.30 feet, thence N40°30'12"E 15.99 feet, thence N29°12'25"E 17.89 feet, thence N71°43'58"E 10.94 feet, thence N68°07'38"E 28.08 feet, thence S63°28'59"E 15.23 feet, thence S33°20'23"E 6.77 feet, thence S20°12'10"E 12.62 feet, thence S11°36'47"E 25.73 feet, thence S35°04'41"E 21.22 feet, thence S72°33'48"E 18.58 feet, thence S33°20'23"E 22.63 feet, thence S73°11'37"E 35.40 feet to the POINT OF BEGINNING; Containing 0.53 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (TRACT 2 NC TO R-A)

A part of the SW1/4 of the NE1/4 of Section 13, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said SW1/4, NE1/4, thence S02°22'52"W 357.25 feet to the POINT OF BEGINNING, thence N56°51'21"E 10.67 feet, thence N31°48'54"E 14.41 feet, thence S73°11'37"E 64.67 feet, thence N68°55'32"E 10.79 feet, thence S17°00'47"E 21.80 feet, thence S48°41'30"E 28.85 feet, thence S76°09'34"E 33.15 feet, thence N58°41'06"E 15.17 feet, thence N11°58'53"E 16.83 feet, thence N39°37'50"W 19.06 feet, thence N09°28'52"W 15.90 feet, thence N10°33'18"E 14.16 feet, thence N36°53'41"E 9.29 feet, thence N87°47'56"E 14.50 feet, thence N62°17'24"E 61.59 feet, thence S61°21'15"E 23.86 feet, thence S00°00'50"E 21.73 feet, thence S67°06'31"E 17.90 feet, thence S87°46'35"E 22.55 feet, thence N75°54'56"E 32.22 feet, thence N36°23'09"E 20.51 feet, thence N52°15'59"E 19.77 feet, thence S63°42'41"E 19.35 feet, thence S25°46'16"E 29.95 feet, thence S27°28'19"E 24.50 feet, thence S33°41'26"E 15.64 feet, thence S78°47'02"E 26.56 feet, thence S89°42'54"E 10.41 feet, thence S78°25'33"E 38.97 feet, thence S35°20'02"E 18.02 feet, thence S25°39'29"W 26.06 feet, thence S30°58'43"W 40.37 feet, thence N87°37'13"W 378.73 feet, thence N02°22'52"E 43.43 feet, thence N73°11'37"W 77.44 feet, thence N02°22'52"E 18.50 feet to the POINT OF BEGINNING; Containing 1.01 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (TRACT 3 R-A TO NC)

A part of the SW1/4 of the NE1/4 of Section 13, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said SW1/4, NE1/4, thence S02°22'52"W 375.75 feet, thence S73°11'37"E 77.44 feet, thence S02°22'52"W 43.43 feet, thence S87°37'13"E 378.73 feet to the POINT OF BEGINNING; thence S87°37'13"E 5.88 feet, thence S58°03'54"E 197.37 feet, thence along a non tangent curve to the left 275.22 feet, said curve having a radius of 583.00 feet and chord bearing and distance of S18°24'41"W 272.67 feet, thence N29°34'48"W 27.45 feet, thence N73°35'27"W 33.46 feet, thence S88°30'39"W 29.42 feet, thence N87°37'12"W 27.81 feet, thence N81°08'44"W 20.28 feet, thence S62°18'11"W 18.64 feet, thence S65°46'53"W 10.49 feet, thence N25°40'42"W 24.03 feet, thence N53°49'56"W 27.96 feet, thence N83°02'01"W 35.80 feet, thence N46°27'36"W 25.23 feet, thence N07°18'41"W 27.16 feet, thence N12°51'20"E 31.14 feet, thence N68°16'49"E 14.05 feet, thence N59°44'54"E 36.16 feet, thence N17°31'25"E 54.60 feet, thence N26°37'22"E 34.97 feet, thence N04°44'02"E 31.36 feet, thence N15°35'44"W 22.51 feet, thence N09°23'00"E 15.84 feet, thence N69°38'50"E 17.54 feet, thence N87°36'35"E 20.90 feet, thence N39°41'54"E 46.26 feet, thence N30°58'43"E 5.15 feet to the POINT OF BEGINNING; Containing 1.54 acres more or less subject to easements and right of way of record.



TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Harry Davis, Planner

MEETING DATE: July 8, 2019 **UPDATED W PC RESULTS**

SUBJECT: **RZN 19-6708: Rezone (NW OF RUPPLE RD. & FAITH ST./SLOANBROOKE PH. IV, 477,478):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NW OF RUPPLE RD. & FAITH ST. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & NC, NEIGHBORHOOD CONSERVATION and contain approximately 3.08 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION & R-A, RESIDENTIAL AGRICULTURAL.

RECOMMENDATION:

Staff recommends forwarding **RZN 19-6708** to City Council with a recommendation for approval, based on the findings contained in this report.

RECOMMENDED MOTION:

“I move to forward RZN 19-6708 to City Council with a recommendation for approval.”

BACKGROUND:

The subject property is located off Ruppel Road, contains approximately 3.08 acres; two total sites of approximately 1.54 acres and 1.54 acres each. Both subject areas are located south of Owl Creek in west Fayetteville. The subject properties are part of a much larger parcel that has been subdivided in part for different phases of Sloanbrooke Subdivision. The larger property and area was rezoned by City Council on June 2, 2015 as part of the staff-initiated rezoning (15-5174) of over 600 acres in the new South Ruppel Rd. vicinity. In 2016 and 2018, City Council approved rezoning proposals (16-5400 and 18-6239) that traded areas zoned NC and R-A similarly to the proposal outlined below in this report. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Owl Creek Floodplain	R-A, Residential Agricultural
South	Sloanbrooke Subdivision	NC, Neighborhood Conservation
East	Owl Creek Floodplain	R-A, Residential Agricultural
West	Sloanbrooke Subdivision	NC, Neighborhood Conservation

Request: The applicant requests to rezone the property as depicted in the attached rezoning exhibit. The rezoning would change 1.54 acres slated to become residential lots from R-A to NC to allow for their construction. In return, 1.54 acres elsewhere within the area will be rezoned from NC to R-A. The overall acreage swapped between districts is equivalent to one another and would allow the creation of approximately eight more residential lots. This proposal is consistent with

the concept approved by City Council in the South Ruppel Rd. area to concentrate areas of dense development in exchange for low density and conservation in sensitive natural areas and floodplain. Over the last few years, the applicant has successfully revised the floodplain boundary and the currently proposed area for NC zoning is not in the floodplain.

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

INFRASTRUCTURE:

Streets: The subject parcels have access to fully constructed public streets. All public infrastructure was previously installed with the Sloanbrooke II subdivision.

Water: Public water is available to the subject parcels. All public infrastructure was previously installed with the Sloanbrooke II subdivision.

Sewer: Sanitary sewer is available to the subject parcels. All public infrastructure was previously installed with the Sloanbrooke II subdivision.

Drainage: Drainage improvements were previously installed with the Sloanbrooke IV subdivision, but any additional improvements or requirements for drainage will be determined at the time of development. There are some floodplain areas, Zone AE, present on these parcels in the areas being requested for rezoning. No protected streams cross these parcels. No portion of these parcels lie within the Hillside-Hilltop Overlay District.

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: The City Plan 2030 Future Land Use Plan map (FLUM) identifies this area primarily as a **Residential Neighborhood Area**, currently zoned NC, and **Natural Area** located along isolated floodplains, currently zoned R-A. This overall area along the Ruppel Road corridor has been indicated on the FLUM to be developed for a number of years. The overall 600-acre area is identified as having a high level of natural resources by the Fayetteville Natural Heritage Association (FNHA), a local non-profit group. Habitat in this area is classified by the FNHA as prairie remnant and seasonal wetlands. As a result of the FNHA work and other City staff research, this study area was included on the Enduring Green Network (EGN) map. The EGN map resulted in designation of portions of this area as Natural Area on the FLUM. Remnant prairie in the area appears to be located particularly along the riparian corridors that have less disturbance. Due to the environmental sensitivity of the study area, staff recommended in a previous rezoning of 600-acres along Ruppel Road (15-5174) that land identified as **Natural Area** be zoned R-A, Residential Agricultural.

Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single family, multifamily and row-houses. **Residential Neighborhood** encourages highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features in the natural environment.

Natural Areas consist of lands approximating or reverting to a wilderness condition, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, as identified in the FNHA study, many of which make up the backbone of the enduring green network. A **Natural Area** designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of 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 Plan Analysis:* Staff believes that the proposal is mostly compatible with the goals in City Plan 2030, adopted land use policies, and the future land use designation for this location. The rezoning is not entirely consistent with the FLUM, but staff finds it appropriate to make an equal exchange of land between the two areas. The concept for planned development of this area has been anticipated for many years. While the rezoning of the R-A portion of the site does not exactly match the purpose of Natural Areas, the applicant proposes to shift the R-A area north, but still adjacent to surrounding R-A and natural areas. The proposed NC is vice versa, with shifting the NC area south and adjacent to other NC zoned land, which is appropriate. Staff does not anticipate any significantly adverse impacts to riparian corridors or environmentally-sensitive areas.

Land Use Compatibility: The proposed zoning is generally compatible with the surrounding residential and natural properties. Rezoning the current R-A to NC would fit with the surrounding NC zoning. The current NC zoned property would fit the surrounding R-A property.

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

Finding: Staff finds that the proposed zoning is justified and needed to accommodate planned development of this area. Modification and an equal exchange of the zoning of the applicant's property is appropriate given that the applicant has a specific development proposal that does not accommodate the R-A zone, but can provide such space elsewhere in the development. This proposal is similar in nature to the aforementioned proposals RZN 16-5400 and RZN 18-6239, which were approved by City Council in 2016 and 2018 respectively.

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

Finding: This rezoning will not substantially increase traffic on surrounding roads over the existing zoning. The rezone would allow the developer to add in a few additional residential lots within the development. As individual developments are reviewed, on and off-site street improvements will be reviewed and recommended.

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: **The proposed rezoning would not increase population density over the existing zoning, as the rezone is an equal exchange of zoned land between NC and R-A.**

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 19-6708 to City Council with a recommendation for approval.

PLANNING COMMISSION ACTION: Required <u>YES</u>		
Date: <u>July 8, 2019</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied
Motion: Johnson	Motion to forward to CC recommending approval	
Second: Winston	Also recommending CC evaluate option of minimize use of privacy fence lining newly constructed Ruppel Road	
Vote: 9-0-0	Motion passes	

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.03 - District R-A, Residential-Agricultural
 - §161.29 - Neighborhood Conservation
- Request letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

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)

161.29 - Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(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 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single Family	40 feet
Two Family	80 feet
Three Family	90 feet

(2) *Lot Area Minimum.* 4,000 square feet

(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	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
-------------------------	-----------

(Ord. No. 5128, 4-15-08; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; 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, 7—9, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17)



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

May 29, 2019

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services

Re: Rezoning Sloanbrooke Ph 4 Subdivision

Attached herewith please find the submittal documents in regards to a rezoning of a piece of the recently approved Sloanbrooke Ph 4 Subdivision. When the subdivision was submitted and approved there was a small portion in the NE corner that was zoned R-A. The property in question is lot 38 & 62 as shown on the approved preliminary plat. We are now requesting to rezoning 1.54 acres of this property from R-A to NC in exchange for the same amount of property out of lot 70 as well as a small piece to the north, owned by the City of Fayetteville, to be rezoned from NC to R-A as shown on the attached Rezoning submittal. Once rezoned we can then add those lots back to the Final Plat.

We thank you for your consideration of this proposal and please call with any questions,

Thank you.

Sincerely;

Justin L. Jorgensen, P.E.



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

May 15, 2019

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Sloanbrooke Ph 4 Rezoning

This letter is in regards to a proposed rezoning and the following required information:

- A. The current owner of this site is as follows:
 - a. 765-22366-103-000 (Riverwood Homes LLC)
- B. Currently this property is zoned RA. The reason for the requested *N-C* zoning is to allow this property to be suitable for residential lots.
- C. The property due west & east are zoned N-C. The property to the north is R-A and due south is N-C. Zone R-A is a residential- agriculture zoning that is regulated in order to protect agricultural land until an orderly transition to urban development has been accomplished. This zoning only allows a minimum of 200' wide lots. The requested N-C is a residential zoning that will allow a minimum of 50' wide lots which is compatible with the other lots that are in Sloanbrooke Ph 1. The proposed use of Zone N-C will not adversely impact adjacent land uses, as said uses under Zone N-C are compatible in use.
- D. Existing water and sewer already installed to serve these lots.
- E. We feel the requested zonings are in line with the goals of the City Plan 2030 for rezoning and development.
- F. N-C is the appropriate zoning for the intended use.
- G. W Oldham Road has ample capacity to get cars to Broyles which also ample capacity to handle any additional traffic.
- H. The potential to increase the population density in this area as a result of this rezoning would not undesirably increase load on public services.
- I. R-A is not the appropriate zoning for residential.

Please review this application and let us know if there are any questions that we may be able to answer.

Thanks.

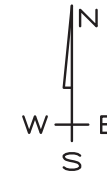
Jorgensen + Associates

A part of the SE1/4 of the NW1/4 and a part of the SW1/4 of the NE1/4 of Section 13, T16N, R31W in Washington County, Arkansas and being described as follows: Commencing at the NE corner of said SE1/4, NW1/4, thence S02°22'52" W 375.75 feet to the POINT OF BEGINNING, thence S73°13'19" W 77.44 feet, thence S02°22'52" W 43.43 feet, thence N87°31'39" W 218.57 feet, thence N02°22'47" N 110.10 feet, thence N47°01'02" E 8.30 feet, thence S02°22'52" W 151.93 feet, thence S21°22'52" E 17.89 feet, thence N71°43'56" E 10.94 feet, thence N68°07'39" E 28.08 feet, thence S63°28'59" E 21.22 feet, thence S33°20'23" E 6.77 feet, thence S21°10'16" E 12.62 feet, thence N51°36'04" E 25.36 feet, thence S35°04" E 15.23 feet, thence S72°33'48" E 18.58 feet, thence S33°20'23" E 22.63 feet, thence S73°13'19" E 35.40 feet to the POINT OF BEGINNING. Containing 0.53 acres more or less subject to easements and right of way of record.

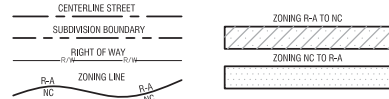
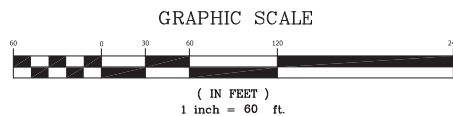
[illegible][illegible]

L31	9.29	N36°53'N/E
L32	14.50	N87°47'S/E
L33	61.59	N62°17'24"E
L34	23.86	S61°21'15"E
L35	21.73	S00°00'05"E
L36	17.30	S87°09'15"E
L37	22.53	S70°30'00"E
L38	32.22	N75°45'45"E
L39	20.51	N36°23'09"E
L40	18.77	N52°19'59"E
L41	19.35	S63°42'41"E
L42	29.50	S25°49'18"E
L43	24.35	S27°28'19"E
L44	15.64	S33°30'00"E
L45	26.56	S78°47'02"E
L46	10.41	S89°42'45"E
L47	38.97	S78°29'33"E
L48	18.02	S35°20'02"E
L49	26.06	S25°39'29"E
L50	40.37	S30°54'45"W
L51	375.73	(N88°57'51"E/W)
L52	5.88	S87°10'00"E
L53	197.37	S88°05'45"E
L54	27.45	N29°34'48"W
L55	33.46	N73°35'27"W
L56	27.42	S88°30'39"W
L57	29.81	N87°37'12"W
L58	20.28	N87°10'54"W
L59	18.64	S67°11'15"W
L60	19.10	S67°05'33"W
L61	24.03	N25°40'42"W
L62	27.96	N53°49'56"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	275.22'	583.00'	140.22	272.67	S18°24'41"W	27°02'51"



765-22366-104
CITY OF FAYETTEVILLE
113 W. MOUNTAIN STREET
FAYETTEVILLE, AR. 72701-6083
ZONING: NC & R-A



× CALCULATED POINT

JORGENSEN
+ASSOCIATES
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

DRAWN BY: BJR
SHEET SCALE: 1"=60'
DATE: MAY 16, 2019
PROJECT FILE: Z/SUBD/2017144/REZONE

SHEET # 1

RZN19-6708

SLOANBROOKE PH. 4

One Mile View



0 0.125 0.25 0.5 Miles

NS-L

46TH AVE

PERSIMMON ST

P-1

R-O

R-A

Subject Property

BROYLES AVE

TOFINO

RSF-4

NC

CS

RSF-1

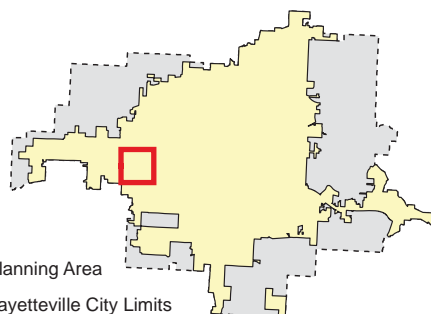
RSF-2

DINSMORE TRL

RUPPLE RD

Legend

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



- Planning Area
- Fayetteville City Limits

Zoning

RESIDENTIAL SINGLE-FAMILY

- RSF-5 Residential-Agricultural
- 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

RZN19-6708

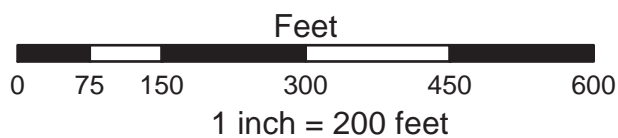
SLOANBROOKE PH. 4

Close Up View



Legend

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



Zoning	Acres
--------	-------

NC	1.5
R-A	1.5

Total	3.0
--------------	------------

RZN19-6708

SLOANBROOKE PH. 4

Current Land Use



Streets Planned

MSP Class

COLLECTOR

Streets Existing

MSP Class

COLLECTOR

PRIN ARTERIAL PKWY

Trail (Proposed)

Planning Area

Fayetteville City Limits

Feet



1 inch = 200 feet

FEMA Flood Hazard Data

100-Year Floodplain

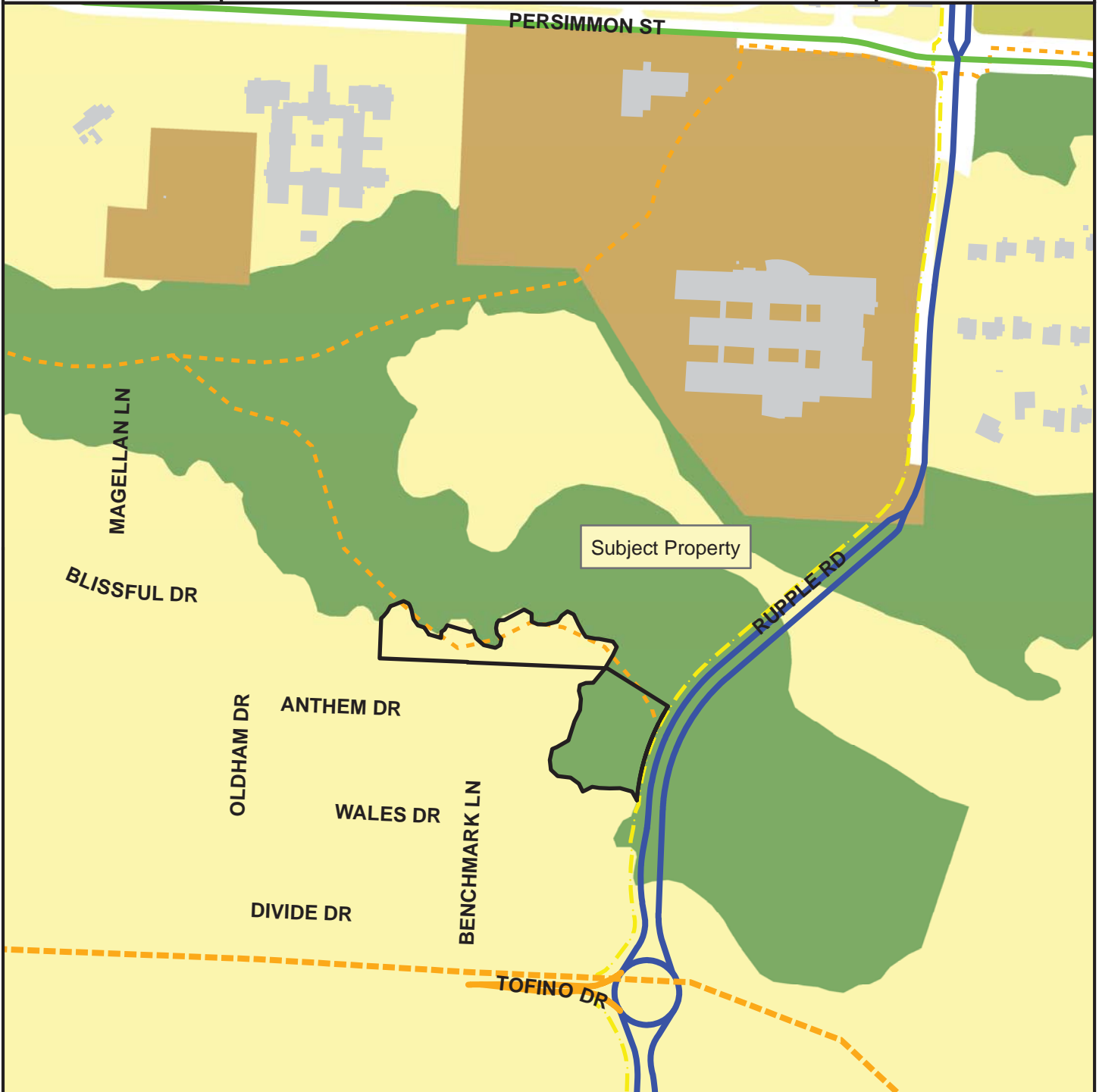
Floodway

RZN19-6708

SLOANBROOKE PH. 4

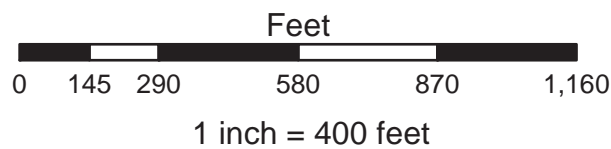


Future Land Use



Legend

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



FUTURE LAND USE 2030

- Natural Area
- Residential Neighborhood Area
- Civic and Private Open Space/Parks
- Civic Institutional