

AGENDA REQUEST FORM

FOR: Council Meeting of February 18, 2020

FROM: Council Member Kyle Smith

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:


AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 20-6982 FOR APPROXIMATELY 24.81 ACRES LOCATED AT 1210 NORTH 54TH STREET FROM R-A, RESIDENTIAL AGRICULTURAL TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN AND CS, COMMUNITY SERVICES

APPROVED FOR AGENDA:



City Council Member Kyle Smith

2/10/2020
Date



Asst. City Attorney Blake Pennington
(as to form)

2/11/2020
Date



MEETING OF FEBRUARY 18, 2020

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Chief of Staff
Garner Stoll, Development Services Director

FROM: Jonathan Curth, Development Review Manager

DATE: February 10, 2020

SUBJECT: RZN 20-6982: Rezone (1210 N. 54TH ST./FAYETTEVILLE HOUSING PARTNERS, 398): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 1210 N. 54TH ST. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 24.81 acres. The request is to rezone the properties, in conjunction with an annexation, to RI-U, RESIDENTIAL INTERMEDIATE-URBAN & CS, COMMUNITY SERVICES.

RECOMMENDATION:

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

BACKGROUND:

The subject property is in west Fayetteville, on the north side of Wedington Drive, and between 51st and 54th Avenues. Approximately 9-acres of the property is currently within incorporated Fayetteville and a larger, approximately 15-acre piece is in unincorporated Washington County. The property remains largely undeveloped, with several agricultural buildings and row crops representing the current land use through the non-profit, Cobblestone Farms. Although largely level, the northern extents of the property include areas of increasing slope as it nears the Hamestring Creek riparian corridor.

Request: The request is to rezone approximately 2.28 acres at the southeastern corner of the property to CS, Community Services, and approximately 15.20 acres to the north and west of that to RI-U, Residential Intermediate, Urban. The remaining portion of the subject property will be designated R-A, Residential Agricultural, with City Council approval of the concurrently-submitted annexation (ANX 20-6981). The applicant has indicated that the requested zoning districts will facilitate development of a walkable, mixed-density community adjacent to services.

Land Use Compatibility: The proposed zoning is not generally compatible with the immediately surrounding agricultural and residential land uses. However, with due consideration for development trends it is likely that this portion of Wedington Drive will continue to develop as Fayetteville's population grows and as services are increasingly needed by the large number of purely-residential neighborhoods between Ruppel and Double Springs Road. Ultimately, it is unlikely that the large, undeveloped or agricultural lots near the subject property will remain open

space or pasture, and staff anticipates that the applicant's request will compliment future development.

Plan and Compatibility Analysis: Staff finds the proposed rezoning to be generally in agreement with the Future Land Use Map and consistent with the goals of City Plan 2040. While the Residential Neighborhood Designation encourages low-intensity nonresidential activities, the CS zoning district allows many uses, such as gas stations and drive-thru restaurants that can have adverse impacts on neighbors. That said, the location of the proposed mixed-use zoning along Wedington, a major traffic corridor, can mitigate many of the impacts associated with more intense residential development. Furthermore, locating CS zoning near existing and potential residential areas can further the City's goal to create compact, complete, and connected neighborhoods through the provision of a wide range of potential goods and services.

Regarding the proposed RI-U zoning, staff finds that the diversity in allowed housing types, including single-, 2-, 3-, and 4-family dwellings, is complimentary to the Residential Neighborhood Area designation. The flexibility in lot sizes and building types permitted in the RI-U zoning district allows for greater potential to develop attainable housing than a typical, single-use zoning district. Designating a portion of the subject property RI-U would also compliment the City's goals to limit sprawl by allowing higher densities near existing infrastructure, thereby mitigating the costs often associated with low-density peripheral development. Lastly, the allowance for higher densities along a major transportation corridor like Wedington increases the feasibility of various forms of transportation, whether vehicular, public transit, bicycle, or other.

When considering compatibility with existing land uses and consistency with adopted land use plans together, staff finds that the request is appropriate overall.

DISCUSSION:

On February 10, 2020, the Planning Commission forwarded the proposal to City Council with a recommendation for approval by a vote of 9-0-0. Public comment was made from a nearby resident with concerns about drainage. Additionally, representation from the Fayetteville Housing Authority spoke in support of the proposal.

BUDGET/STAFF IMPACT:

N/A

Attachments:

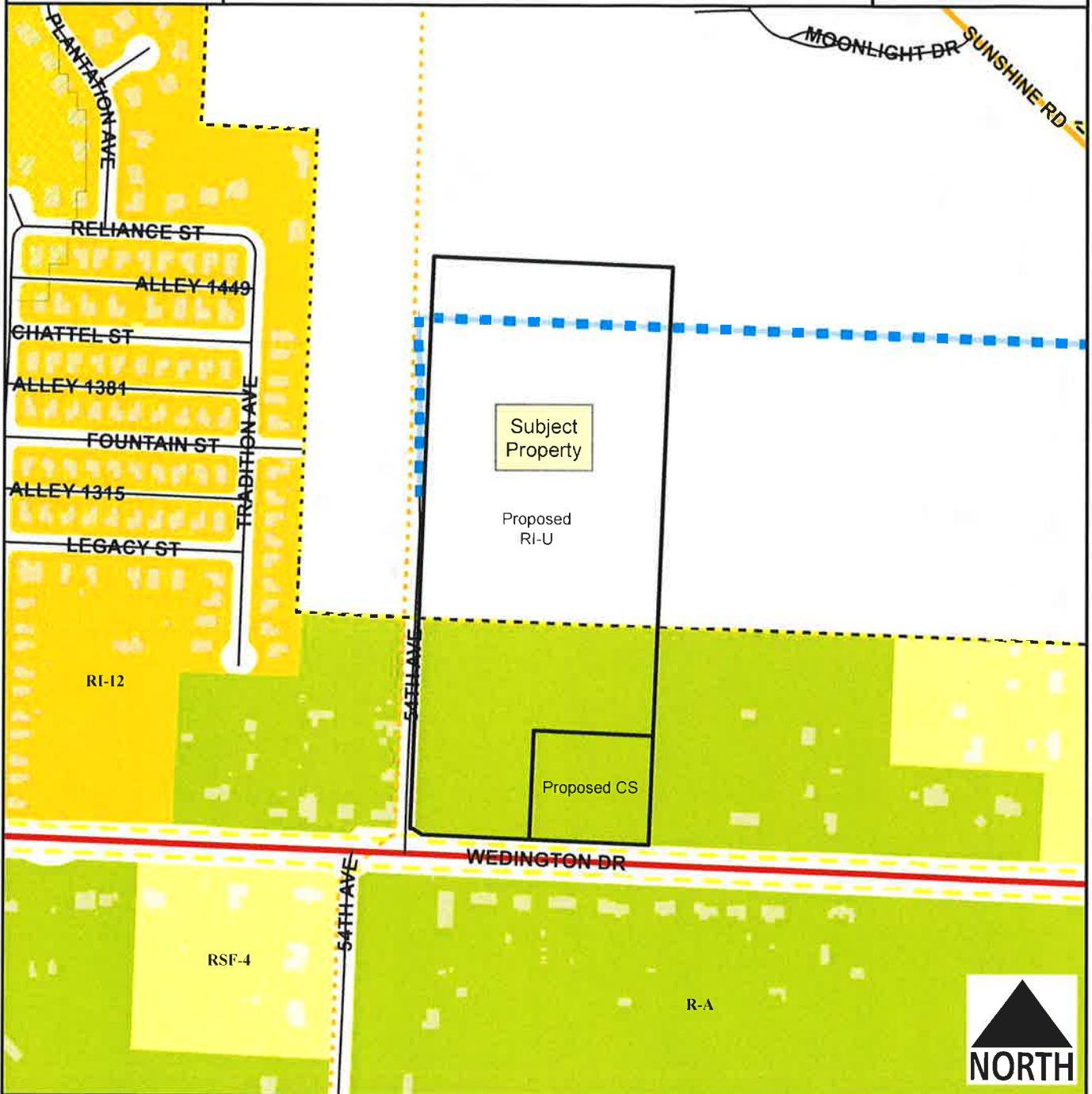
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN20-6982

FAYETTEVILLE HOUSING

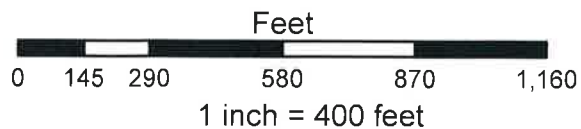
20-6982
EXHIBIT 'A'

Close Up View



Legend

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



Zoning Acres

CS	2.3
RIU	21.8

Total	24.1
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To CS, Community Services:

PART OF THE E 1/2 OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 11;
THENCE ALONG THE EAST LINE THEREOF S02°18'18"W 969.64 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST LINE S02°18'45"W 300.00 FEET TO THE NORTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 16;
THENCE ALONG SAID RIGHT-OF-WAY N87°35'04"W 330.43 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY N02°18'31"E 300.00 FEET;
THENCE S87°35'04"E 330.45 FEET TO THE POINT OF BEGINNING, CONTAINING 2.28 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

To R-A, Residential-Agricultural:

PART OF THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 31 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 11;
THENCE ALONG THE NORTH LINE THEREOF S87°36'11"E 661.20 FEET TO THE NORTHEAST
CORNER OF THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 11;
THENCE ALONG THE EAST LINE THEREOF S02°18'45"W 1000.00 FEET;
THENCE LEAVING SAID EAST LINE N87°36'11"W 661.07 FEET TO THE WEST LINE OF THE NW 1/4
OF THE NE 1/4 OF SAID SECTION 11;
THENCE ALONG SAID WEST LINE N02°18'18"E 1000.00 FEET TO THE POINT OF BEGINNING,
CONTAINING 15.18 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF
RECORD OR FACT.

To RI-U, Residential Intermediate, Urban

PART OF THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 31 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 11;

THENCE ALONG SAID WEST LINE S02°18'18"W 1000.00 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID WEST LINE S87°36'11"E 661.07 FEET TO THE EAST LINE OF THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 11;

THENCE ALONG SAID EAST LINE S02°18'45"W 319.98 FEET TO THE NORTHEAST CORNER OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 11;

THENCE ALONG THE EAST LINE THEREOF S02°18'18"W 969.64 FEET;

THENCE LEAVING SAID EAST LINE N87°35'04"W 330.45 FEET;

THENCE S02°18'31"W 300.00 FEET TO THE NORTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 16;

THENCE ALONG SAID RIGH-OF-WAY THE FOLLOWING THREE COURSES:

THENCE N87°35'04"W 297.42 FEET;

THENCE N56°37'14"W 29.15 FEET;

THENCE N87°18'07"W 8.05 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 11;

THENCE ALONG SAID WEST LINE N02°18'18"E 1253.55 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 11;

THENCE ALONG THE WEST LINE THEREOF N02°18'18"E 319.82 FEET TO THE POINT OF BEGINNING, CONTAINING 21.82 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.



TO: Fayetteville Planning Commission

FROM: Jonathan Curth, Development Review Manager

MEETING DATE: February 10, 2020 (Updated with Planning Commission Results)

SUBJECT: **RZN 20-6982: Rezone (1210 N. 54TH ST./FAYETTEVILLE HOUSING PARTNERS, 398):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 1210 N. 54TH ST. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 24.81 acres. The request is to rezone the properties, in conjunction with an annexation, to RI-U, RESIDENTIAL INTERMEDIATE-URBAN & CS, COMMUNITY SERVICES.

RECOMMENDATION:

Staff recommends forwarding **RZN 20-6982** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:

"I move to forward **RZN 20-6982** to the City Council with a recommendation of approval."

BACKGROUND:

The subject property is in west Fayetteville, on the north side of Wedington Drive, and between 51st and 54th Avenues. Approximately 9-acres of the property is currently within incorporated Fayetteville and a larger, approximately 15-acre piece is in unincorporated Washington County. The property remains largely undeveloped, with several agricultural buildings and row crops representing the current land use through the non-profit, Cobblestone Farms. Although largely level, the northern extents of the property include areas of increasing slope as it nears the Hamestring Creek riparian corridor. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Agricultural	AG/SF Res 1 (Unincorporated Washington County)
South	Single-family Residential	R-A, Residential Agricultural
East	Undeveloped	AG/SF Res 1 (Unincorporated Washington County)
West	Single-family Residential; Outdoor Materials Storage	AG/SF Res 1 (Unincorporated Washington County)

Request: The request is to rezone approximately 2.28 acres at the southeastern corner of the property to CS, Community Services, and approximately 15.20 acres to the north and west of that to RI-U, Residential Intermediate, Urban. The remaining portion of the subject property will be designated R-A, Residential Agricultural, with City Council approval of the concurrently-submitted annexation (ANX 20-6981). The applicant has indicated that the requested zoning districts will facilitate development of a walkable, mixed-density community adjacent to services.

Public Comment: Staff has received public inquiries regarding this request and its associated rezoning. Although initially concerned, nearby property owners have expressed support or ambivalence once understanding the scope of the proposal.

INFRASTRUCTURE:

Streets: The subject parcel has direct access to West Wedington Drive and North 54th Avenue. Per the 2040 Master Street Plan, Wedington Drive is a fully-improved Regional Link, High Activity, and 54th Street was downgraded from a Collector Street (Neighborhood Link) to a Residential Link. A planned residential link is proposed in the 2040 Master Plan to bisect this property east-west and connect with Ponca Street to the east. Any drainage or street improvements required would be determined at the time of development proposal.

Water: While public water is available to the overall site through an existing 18-inch main on Wedington, parcels 001-11744-000 and 001-11744-001, do not have direct access. These are the parcels on which Cobblestone Farms currently lay.

Sewer: Similarly, while public sanitary sewer is available to the overall site an 8-inch main on 54th and a 6-inch main on Wedington, parcels 001-11744-000 and 001-11744-001, do not have direct access.

Drainage: No portion of the site lies within the Hilltop-Hillside Overlay District. Although no FEMA-designated floodplain nor City-designated protected stream are found on the property, there are hydric soils along the southern extents of the site.

Fire: The property will be protected by Station 7, located at 835 North Ruppel Road, which is approximately 1.4 miles from the subject property. The anticipated response time would be approximately 5.2 minutes. This is within the response time goal of six minutes for an engine and eight minutes for a ladder truck.

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

CITY PLAN 2030 FUTURE LAND USE PLAN: City Plan 2030 Future Land Use Plan designates the properties within the proposed rezone as **Residential Neighborhood Area**. Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single-family, multi-family, and rowhouses. Development is encouraged to be highly-connected, with compact blocks, grid street pattern and reduced setbacks. Low-intensity, non-residential uses are encouraged at appropriate locations, such as on corners and connecting corridors.

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 not generally compatible with the immediately surrounding agricultural and residential land uses. However, with due consideration for development trends it is likely that this portion of Wedington Drive will continue to develop as Fayetteville's population grows and as services are increasingly needed by the large

number of purely-residential neighborhoods between Ruppel and Double Springs Road. Ultimately, it is unlikely that the large, undeveloped or agricultural lots near the subject property will remain open space or pasture, and staff anticipates that the applicant's request will compliment future development.

Land Use Plan Analysis: Staff finds the proposed rezoning to be generally in agreement with the Future Land Use Map and consistent with the goals of City Plan 2040. While the Residential Neighborhood Designation encourages low-intensity nonresidential activities, the CS zoning district allows many uses, such as gas stations and drive-thru restaurants that can have adverse impacts on neighbors. That said, the location of the proposed mixed-use zoning along Wedington, a major traffic corridor, can mitigate many of the impacts associated with more intense residential development. Furthermore, locating CS zoning near existing and potential residential areas can further the City's goal to create compact, complete, and connected neighborhoods through the provision of a wide range of potential goods and services.

Regarding the proposed RI-U zoning, staff finds that the diversity in allowed housing types, including single-, 2-, 3-, and 4-family dwellings, is complimentary to the Residential Neighborhood Area designation. The flexibility in lot sizes and building types permitted in the RI-U zoning district allows for greater potential to develop attainable housing than a typical, single-use zoning district. Designating a portion of the subject property RI-U would also compliment the City's goals to limit sprawl by allowing higher densities near existing infrastructure, thereby mitigating the costs often associated with low-density peripheral development. Lastly, the allowance for higher densities along a major transportation corridor like Wedington increases the feasibility of various forms of transportation, whether vehicular, public transit, bicycle, or other.

When considering compatibility with existing land uses and consistency with adopted land use plans together, staff finds that the request is appropriate overall.

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

Finding: Staff contends that the applicant's rezoning request is justified. This is based on the presence of existing and adequate infrastructure and the alignment of the proposal with the City's adopted planning goals.

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

Finding: The site has access to Wedington Drive, a state highway and Regional Link, High Activity under the Master Street Plan. Given existing traffic accident data and the ability of the property to access Wedington without directing traffic to the narrow and unimproved 54th Avenue, staff anticipates that potential for traffic danger and congestion is limited.

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 and the current Washington County AG/SF Res 1 zoning designation will almost certainly lead to greater density on the subject property than would otherwise occur. That being said, adjacency to existing water, sewer, and street infrastructure will limit the potential for density having an adverse impact. Further, neither the Police nor the Fire Department have expressed objection to the proposal. Similarly, no comment has been received from the Fayetteville Public School District.

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 20-6982 to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required <u>YES</u>
Date: <u>February 10, 2020</u> <input type="checkbox"/> Tabled <input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied
Motion: Belden, to forward to the City Council with a recommendation of approval.
Second: Johnson
Vote: 9-0-0

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.12 – RI-U, Residential Intermediate, Urban
 - §161.22 – CS, Community Services
- Request letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.12 - District RI-U, Residential Intermediate - Urban

(A) *Purpose.* The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster housing development

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)
Lot width minimum	18 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property, line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*
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* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.

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

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

(Ord. No. 5945, §5(Exh. A), 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 40	Sidewalk Cafes
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 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
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(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; Ord. No. 6223, §1, 9-3-19)

January 2, 2020

City of Fayetteville
Planning Staff
125 W. Mountain Street
Fayetteville, AR 72701

RE: Wedington Rezoning
CTA Job No. 19112400

To whom it may concern,

This submittal is for the rezoning of approximately 40 acres along Wedington Dr to residential agriculture, residential intermediate urban, and community services.

The neighboring properties are a combination of residential single family, residential intermediate, and residential agriculture. The land to the north of the requested rezoning is property that has not been annexed into the City of Fayetteville. By rezoning the northern portion to residential agriculture there will be a consistency of zoning between the adjacent properties remaining in the county and the development. Residential agriculture will also provide a transition into more dense residential zoning to the south.

The residential intermediate urban is consistent with properties to the west. The residential intermediate zoning will allow for various housing values and promote a walkable community with nearby amenities.

The community services portion of the rezoning will benefit the neighboring properties by providing personal goods and services for residents. This area is adjacent to W Wedington Dr. and will allow for access for residents nearby.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

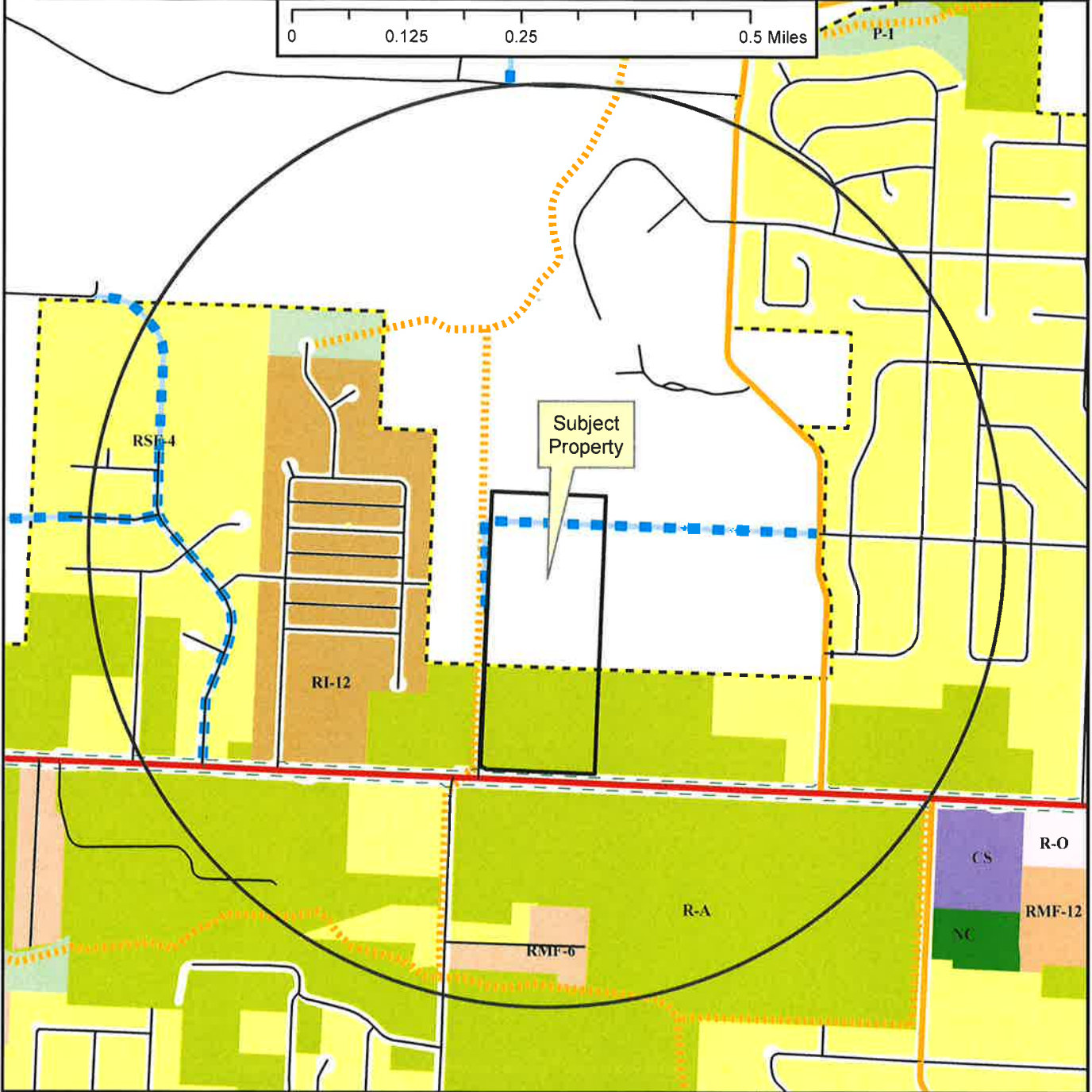
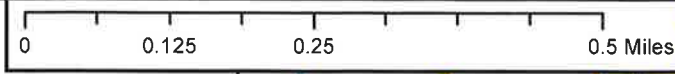


Taylor Lindley, P.E.
Project Manager

RZN20-6982

FAYETTEVILLE HOUSING

One Mile View



Legend

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

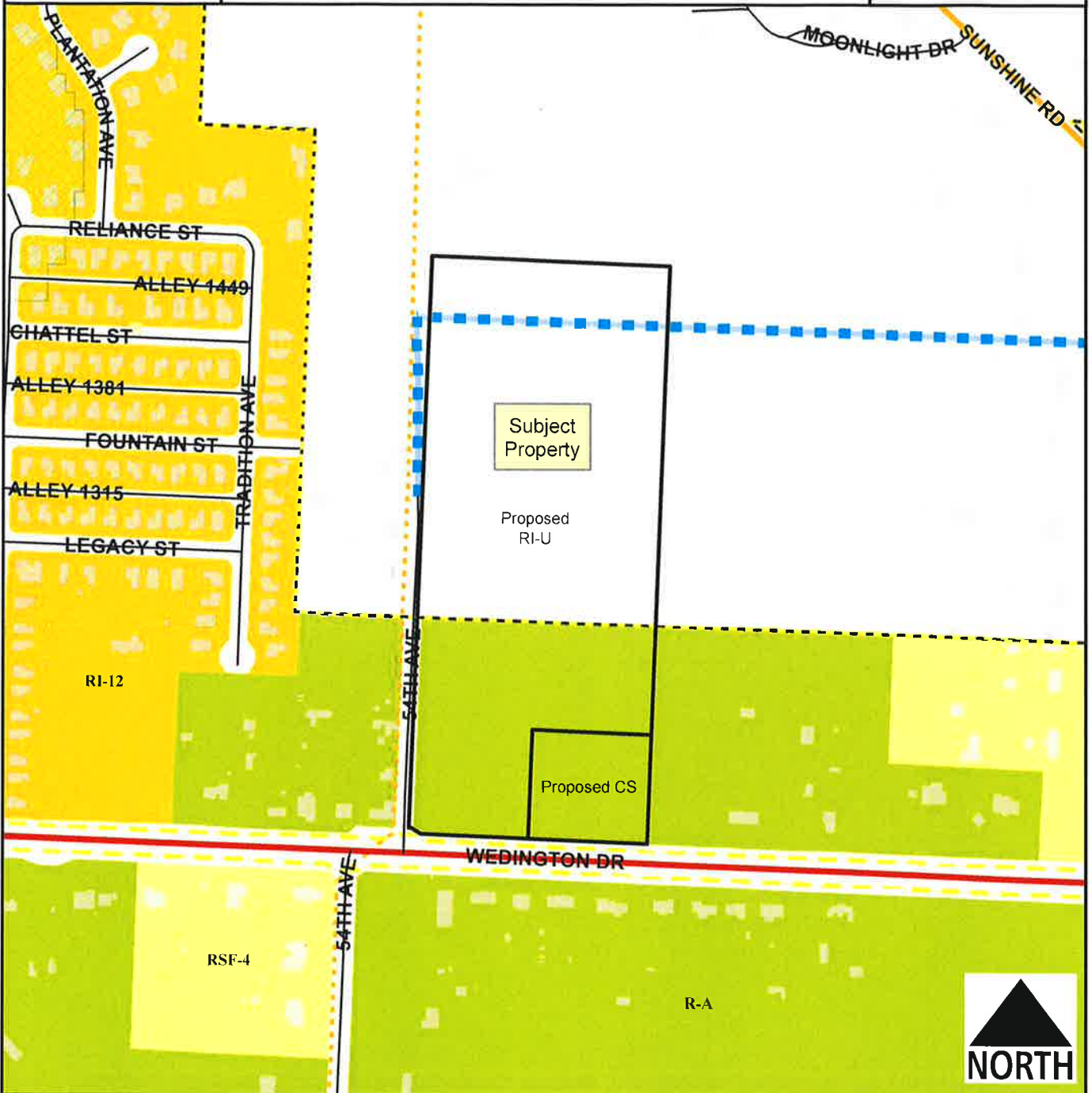


- | | |
|---|-------------------------------------|
| Zoning | EXTRACTION |
| RESIDENTIAL SINGLE-FAMILY | E-1 |
| NS-G | COMMERCIAL |
| RI-U | Residential Office |
| RI-12 | C-1 |
| NS-L | C-2 |
| Residential Agricultural | C-3 |
| RSF-5 | FORM BASED DISTRICTS |
| RSF-1 | Downtown Core |
| RSF-2 | Urban Thoroughfare |
| RSF-4 | Main Street Center |
| RSF-7 | Downtown General |
| RSF-8 | Community Services |
| RSF-18 | Neighborhood Services |
| RESIDENTIAL MULTI-FAMILY | Neighborhood Conservation |
| RMF-6 | PLANNED ZONING DISTRICTS |
| RMF-12 | Commercial, Industrial, Residential |
| RMF-18 | INSTITUTIONAL |
| RMF-24 | I-P-1 |
| RMF-42 | |
| INDUSTRIAL | |
| I-1 Heavy Commercial and Light Industrial | |

RZN20-6982

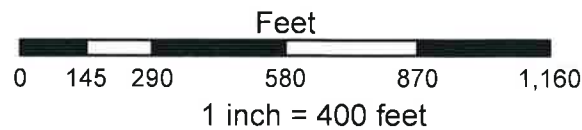
FAYETTEVILLE HOUSING

Close Up View



Legend

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



Zoning Acres

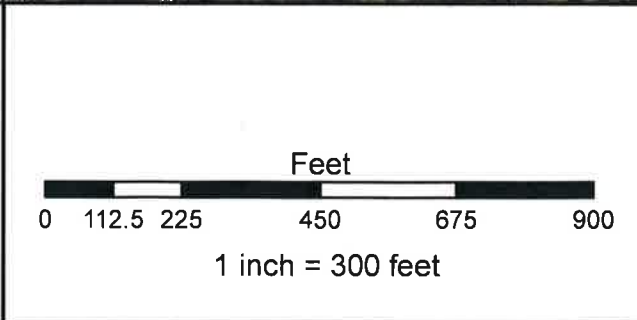
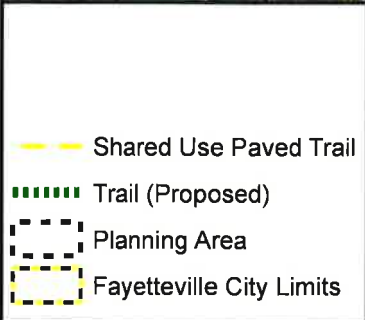
CS	2.3
RIU	21.8

Total 24.1

RZN20-6982

Current Land Use

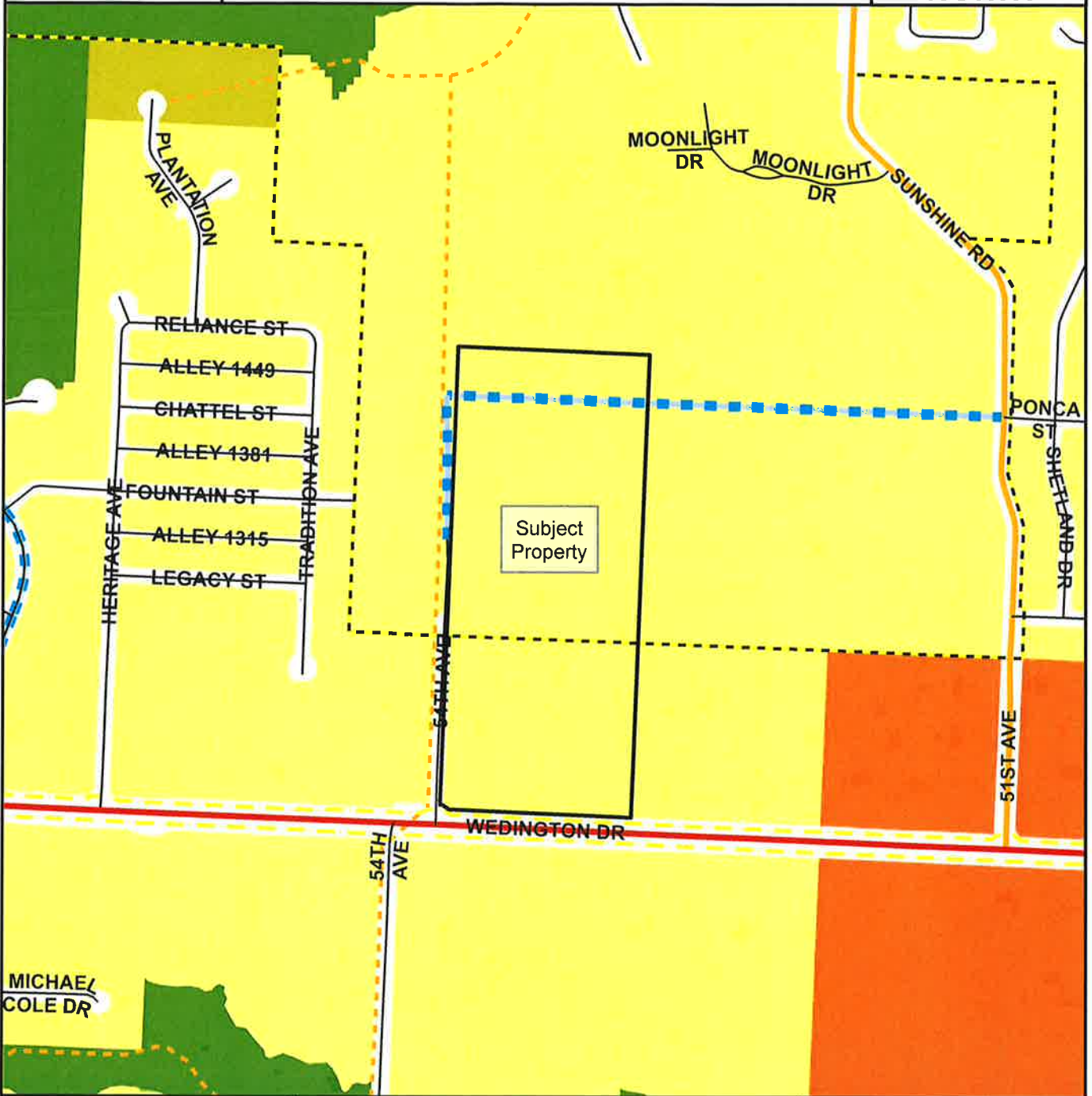
FAYETTEVILLE HOUSING PARTNERS



RZN20-6982

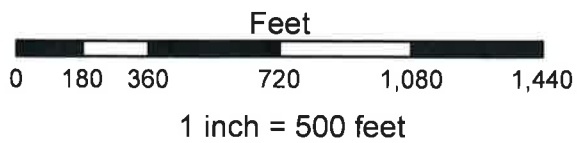
FAYETTEVILLE HOUSING

Future Land Use



Legend

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



Future Land Use 2040

- Natural Area
- Rural Area
- Residential Neighborhood Area
- Complete Neighborhood Plan
- Civic and Private Open Space/Parks