

City of Fayetteville Staff Review Form

2020-0777

Legistar File ID

10/6/2020

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

Garner Stoll

9/18/2020

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2020-000006: Rezone (1278 W. Hendrix St./FUGITT, 404): Submitted by BILL FUGITT for property located at 1278 W. HENDRIX ST. The property is zoned RSF-8 RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 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:



MEETING OF OCTOBER 6, 2020

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Chief of Staff
Garner Stoll, Development Services Director
Jonathan Curth, Development Review Manager

FROM: Ryan Umberger, Planner

DATE: September 18, 2020

SUBJECT: **RZN-2020-000006: Rezone (1278 W. Hendrix St./FUGITT, 404):** Submitted by BILL FUGITT for property located at 1278 W. HENDRIX ST. The property is zoned RSF-8 RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is a 0.50-acre residential lot on the north side of W. Hendrix Street, located between N. Addington Avenue and N. Garland Avenue. The property is part of the Hendrix Addition and currently contains one single-family dwelling which was constructed in 1951. The property is currently zoned RSF-8, Residential Single-Family, 8 Units per Acre and was most recently rezoned from RSF-4, Residential Single-Family, 4 Units per Acre in December of 2019.

A subsequent request sought to rezone the property from RSF-8 to RI-U, Residential Intermediate-Urban in May of 2020. Staff recommended denial and suggested the applicant pursue rezoning to RSF-18, Residential Single-Family, 18 Units per Acre. Planning Commission forwarded the request for RI-U to City Council who ultimately denied the request.

Multi-family dwellings at N. Garland Avenue and at N. Addington Avenue were developed following a clerical error during the city-wide rezone in the early 2000s. Accordingly, City Council has been sensitive to rezoning requests on Hendrix Street. Recent requests along the street include rezoning a property to the west, on the south side of W. Hendrix Street to RI-U, which was approved by the City Council on May 19, 2020. Additionally, five properties directly across the street on the south side of W. Hendrix Street had a rezone request approved from RSF-4 to RSF-18 from a separate property owner.

Request: The request is to rezone the property from RSF-8, Residential Single-Family, 8 Units Per Acre to RSF-18, Residential Single Family, 18 Units Per Acre. The applicant intends to

demolish the existing structure and develop three single-family homes following an associated lot split.

Land Use Compatibility: The surrounding neighborhood of the property in question is comprised mostly of low-density single-family dwellings, however there is some diversity in zoning in the larger vicinity. In April of this year the property at 1324 W. Mount Comfort Road, about four lots over and across the street, was rezoned to RI-U and, in July, City Council approved a rezoning of 5 properties to RSF-18, directly south of the subject property.

Staff believes rezoning the site to RSF-18 promotes a gradual level of infill and density in the neighborhood. RSF-18 zoning allows for single-family dwellings and accessory dwelling units by-right and additional residential development types and densities through the conditional use permit process, including 2-family dwellings and cluster housing. The conditional use permit process allows for additional development entitlement, but with higher degree of review for compatibility with the existing neighborhood.

1278 W. Hendrix is a roughly 100-foot-wide parcel. The major difference in permissible density between RSF-8 and RSF-18 zoning is the lot width requirement. Under RSF-18, the property can be split into 30-foot-wide tracts whereas in RSF-8 tracts must be 50 feet wide. Effectively, the distinction would allow the property to be redeveloped by-right with three dwellings and three associated accessory dwelling units each rather than two. This allows for an incremental increase in density that can complement the existing neighborhood while also providing access to nearby amenities and services.

Staff finds that a gradual increase in density would be compatible with the goals in City Plan 2040, adopted land use policies, and the future land use designation for this location. A promotion of appropriate infill development is Goal 1 of City Plan 2040, which RSF-18 provides.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix gives the area a score of seven. The following elements of the matrix contribute to the score:

- Near Grocery Store (Harp's on N. Garland Avenue)
- Near Public School (Leverett Elementary)
- Near Razorback Bus Stop
- Near Sewer Main (6" 321' along W. Hendrix St.)
- Near Paved Trail (Razorback Greenway)
- Near Water Main (6" PVC, W. Hendrix Street)
- 4 Minute Fire Department Response time (Fire Station #2, 708 N. Garland Avenue)

Public Comment: Staff received one comment from a member of the public. The neighbor is opposed to the rezoning, citing concerns about over-development, stormwater runoff, and consistency with the surrounding area.

DISCUSSION:

On September 14, 2020, the Planning Commission forwarded the rezoning request to the City Council with a recommendation of approval by a vote of 8-1-0. Commissioner Garlock was the dissenting vote, citing concerns with additional density at the location given the existing lack of improved vehicular and pedestrian infrastructure. Commissioner Brown spoke in favor of the rezoning, citing an appreciation of the location's proximity to a Tier Two Center as identified by City Plan 2040's Growth Concept Map.

BUDGET/STAFF IMPACT:

N/A

Attachments:

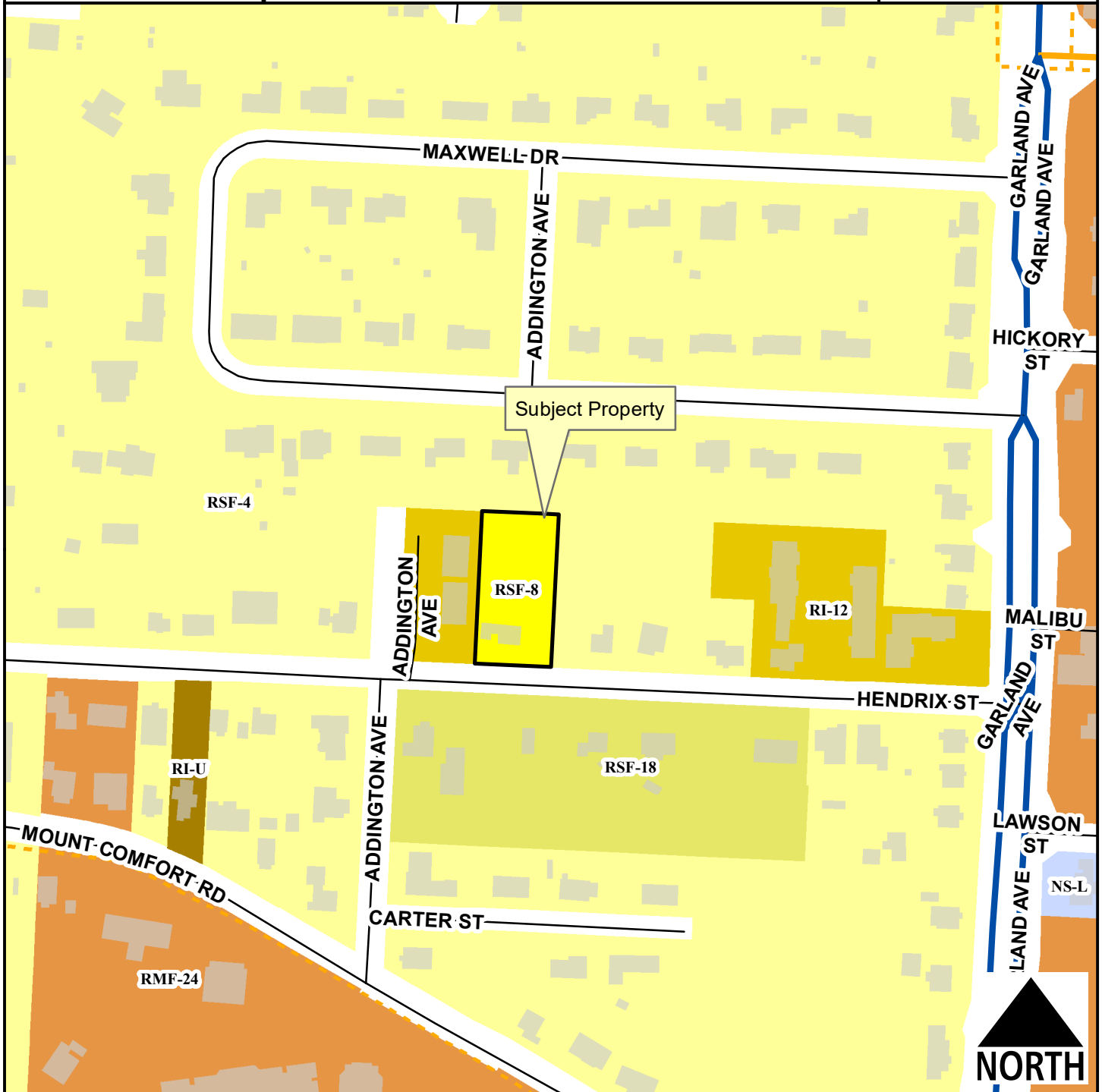
- Exhibit A
- Exhibit B
- Planning Commission Staff Report
- Public Comment

RZN-2020-000006

Fugitt

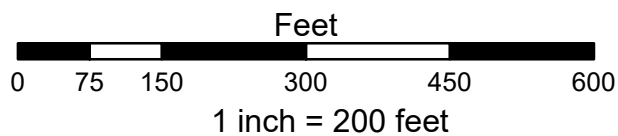
RZN-2020-000006
Exhibit 'A'

Close Up View



Legend

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



- RSF-4
- RSF-8
- RSF-18
- RI-12
- RI-U
- RMF-24
- Neighborhood Services - Ltd.

RZN-2020-000006

Exhibit 'B'

Legal Description

1278 W Hendrix St
Fayetteville, AR 72703

LEGAL DESCRIPTION: FURTHER DESCRIBED FROM 2019-19249 AS: Part of the South Half of the Northeast Quarter of the Northeast Quarter of Section Eight (8), Township Sixteen (16) North, Range Thirty (30) West, described as beginning at the Northeast corner of said twenty (20) acre tract, and running thence West 630 feet for the place of beginning, thence South 210 feet, thence West 105 feet, thence North 210 feet, thence East 105 feet to the point of beginning, same being known as Lot Five (5) in Block One (I), Hendrix Addition, Fayetteville, Arkansas.



TO: Fayetteville Planning Commission

THRU: Jonathan Curth, Development Review Manager

FROM: Ryan Umberger, Planner

MEETING DATE: September 14, 2020 (Updated with Planning Commission Results)

SUBJECT: **RZN-2020-000006: Rezone (1278 W. Hendrix St./FUGITT, 404):**
Submitted by BILL FUGITT for property located at 1278 W. HENDRIX ST. The property is zoned RSF-8 RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN-2020-000006** to City Council with a recommendation for approval.

RECOMMENDED MOTION:

"I move to forward **RZN-2020-000006** to City Council with a recommendation for approval."

BACKGROUND:

The subject property is a 0.50-acre residential lot on the north side of W. Hendrix Street, located between N. Addington Avenue and N. Garland Avenue. The property is part of the Hendrix Addition and currently contains one single-family dwelling which was constructed in 1951. The property is currently zoned RSF-8, Residential Single-Family, 8 Units per Acre and was most recently rezoned from RSF-4, Residential Single-Family, 4 Units per Acre in December of 2019.

A subsequent request sought to rezone the property from RSF-8 to RI-U, Residential Intermediate-Urban was submitted in May of 2020. Staff recommended denial and suggested the applicant pursue rezoning to RSF-18, Residential Single-Family, 18 Units per Acre. Planning Commission forwarded the request for RI-U to City Council who ultimately denied the request.

Multi-family dwellings at N. Garland Avenue and at N. Addington Avenue came to fruition following a clerical error during the city-wide rezone in the early 2000s. Accordingly, City Council has been sensitive to rezoning requests on Hendrix Street. Recent requests along the street include rezoning a property to the west, on the south side of W. Hendrix Street to RI-U, which was approved by the City Council on May 19, 2020. Additionally, five properties directly across the street on the south side of W. Hendrix Street had a rezone request approved from RSF-4 to RSF-18 from a separate property owner.

Surrounding land uses and zoning is depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-Family Residential	RSF-18, Residential Single-Family, 18 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Residential Intermediate	RI-12, Residential Intermediate, 12 Units per Acre

Request: The request is to rezone the property from RSF-8, Residential Single-Family, 8 Units Per Acre to RSF-18, Residential Single Family, 18 Units Per Acre. The applicant intends to demolish the existing structure and develop three single-family homes following an associated lot split.

Public Comment: Staff has received no public comment.

INFRASTRUCTURE:

Streets: The subject area has frontage onto W. Hendrix Street, a Residential Link street according to the Master Street Plan. W. Hendrix Street is an unimproved street with asphalt paving and open ditches. Any street improvements required in these areas would be determined at the time of development proposal, as well as any improvements or requirements for drainage.

Water: Public water is available to the subject area. An existing 6-inch PVC water main is present along W. Hendrix Street which can serve parcel #765-06282-000.

Sewer: Sanitary Sewer is available to the subject area. An existing 6-inch sanitary sewer mains is present along W. Hendrix Street which can serve parcel #765-06282-000.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. No portion of the property is within the Hillside-Hilltop Overlay District, FEMA floodplain, nor is there a protected stream or hydric soils present in the subject area.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 2 located at 708 N. Garland Avenue, protects this site. The property is located approximately 0.7 miles from the fire station with an anticipated drive time of approximately 2 minutes using existing streets. The anticipated response time would be approximately 4.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

Police: The Police Department expressed no concerns with this request.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood Area**.

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, 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 of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood. The following guiding policies are designed to encourage future and existing residential neighborhoods to be or become more complete, compact and connected:

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7 for the area in question, with a weighted score of 8.5. The following elements of the matrix contribute to the score:

- Near Grocery Store (Harp's on N. Garland Avenue)
- Near Public School (Leverett Elementary)
- Near Razorback Bus Stop
- Near Sewer Main (6" 321' along W. Hendrix St.)
- Near Paved Trail (Razorback Greenway)
- Near Water Main (6" PVC, W. Hendrix Street)
- 4 Minute Fire Department Response time (Fire Station #2, 708 N. Garland Avenue)

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:*** Land uses in immediate and general adjacency to the subject property are primarily detached single-family dwellings. Although the property adjacent to the west and at the corner of Hendrix Street/Garland are developed apartment complexes that occurred as a result of a zoning map error, the Hendrix Addition is mostly single-family in character. Staff finds that the proposed rezoning is generally compatible with adjacent land uses.

Land Use Plan Analysis: Staff believes that the proposal is compatible with the goals in City Plan 2040, adopted land use policies, and the future land use designation for this location. This property, designated as a Residential Neighborhood Area, envisions primarily residential uses in a variety of complimentary building types and configurations. RSF-18 would allow higher range of residential density not allowed in the current zoning district and in an infill location, consistent with the City's land use policies.

The current and proposed zoning designations, RSF-8 and RSF-18, respectively, provide identical by-right and conditional uses. They differ, however, in the bulk area requirements, setbacks, and other density-oriented regulations. Specifically, the lot width minimum requirement for single-family dwellings in RSF-8 is 50 feet whereas the minimum in RSF-18 is 30 feet. The suggested development encourages infill without creating lots that vary in size significantly from the surrounding properties.

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

Finding: The requested rezoning is needed to provide the adequate lot width minimum to construct three single-family dwellings. The existing structure is deteriorating and foundationally challenged. The goal of the developer is to provide more affordable housing through infill development and help reduce urban sprawl.

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

Finding: Rezoning and redevelopment of the property under RSF-18, has the potential to slightly increase traffic on Hendrix Street. The size of the property, totaling around half an acre, will naturally restrict the number of potential dwellings, and therefore the possibility of increased traffic danger and congestion will not be appreciable.

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 RSF-8 to RSF-18 increases the potential population density, but will not undesirably increase the load on facilities and services. As noted above, this half-acre property has access to existing water, sewer, and other public services that eliminate the need for costly extensions or stretched fire or police service.

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-2020-000006 to the City Council with a recommendation for approval.

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: <u>September 14, 2020</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: Hoffman			
Second: Brown			
Vote: 8-1			

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.09 – Residential Single-Family, 4 Units Per Acre
 - §161.10 – Residential Single-Family, 8 Units Per Acre
- Request letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.09 - District RSF-8, Residential Single-Family - Eight (8) Units Per Acre

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	By Right
Single-family dwelling units per acre	8 or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	50 feet
Two (2) family	50 feet
Townhouse, no more than two (2) attached	25 feet

(2) *Lot Area Minimum.*

Single-family	5,000 square feet
Two-family	5,000 square feet

(3) *Land Area Per Dwelling Unit.*

Single-family	5,000 square feet
Two-family	5,000 square feet
Townhouse, no more than two (2) attached	2,500 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	5 feet

(F) *Height Regulations.*

Building Height Maximum	3 stories
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- (G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(Ord. No. 4783, 10-18-05; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §8, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17; [Ord. No. 6245](#), §2, 10-15-19)

161.10 - District RSF-18, Residential Single-Family - Eighteen (18) Units Per Acre

- (A) *Purpose.* The RSF-18 Single-family Residential District is designed to promote and encourage the efficient development of single-family detached residences in a variety of densities.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

Units per acre	Eighteen (18) or less
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(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	30 feet
Two (2) family	30 feet

(2) *Lot Area Minimum.*

Townhouses: individual lot	1,250 square feet
Single-family	2,500 square feet

Two-family	2,000 square feet
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(E) *Setback Requirements.*

Front	Side	Side-Zero Lot Line*	Rear
A build-to zone that is located between the front property line and a line 25 ft. from the front property line.	5 feet on both sides	A setback of less than five feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	5 feet

* A zero lot line is an alternative to the 5 foot building setback. Applicants should consult the International Building Code when locating a structure in close proximity to property lines and/or adjacent structures.

** At least 5 feet of maintenance area shall be provided along a structure that is within 5 feet of a property line. This may be provided through a perpetual maintenance easement on the adjacent property, or through a combination of a maintenance easement and private property. Walls, fences and customary yard accessories are permitted in the maintenance area.

(F) *Building Height Regulations.*

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

(G) *Building Area.* The area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) *Minimum Buildable Street Frontage.* 50% of the lot width for two-family dwellings.

(Ord. No. [5800](#), §2(Exh. B), 10-6-15; Ord. No. [5824](#), §2, 11-17-15; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §8, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17; [Ord. No. 6245](#), §2, 10-15-19)

Compatibility Statement

I am requesting that my lot located at 1278 W Hendrix St, parcel # 765-06282-000 be rezoned from RSF-8 to RSF-18. Should this rezone be approved, my plan is to remove the existing structure and build 3 single family homes similar to the existing homes on the street. The existing structure is foundationally compromised, deteriorating and has become an eye sore and safety concern for the neighborhood. Police have been called multiple times to the property to remove trespassers and vagrants. I believe new homes would improve the character of the neighborhood and aligns with the City's goal of providing more affordable housing through infill and will help reduce urban sprawl. The designated future land use of this property is Residential Neighborhood Area and there are already some variations in residential land uses adjacent to the property with the majority of the street having just been rezoned to RSF-18. There are utilities already available to the site as well.

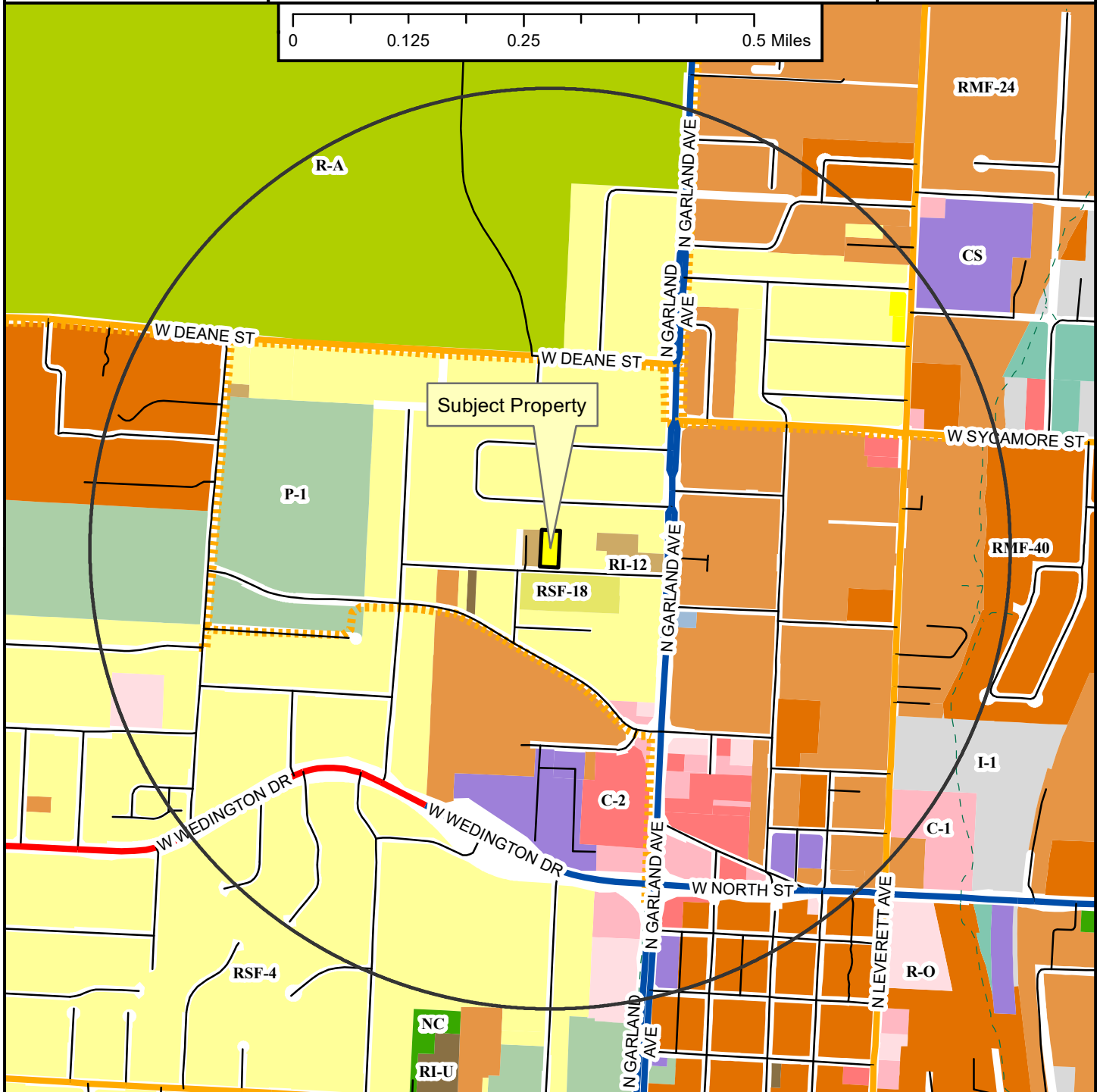
RZN-2020-000006

One Mile View

Fugitt



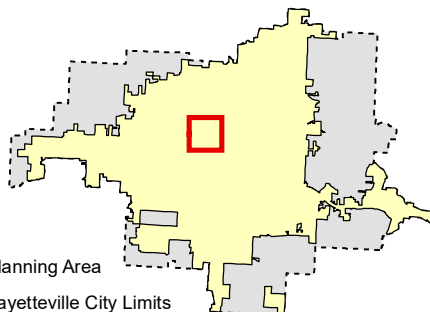
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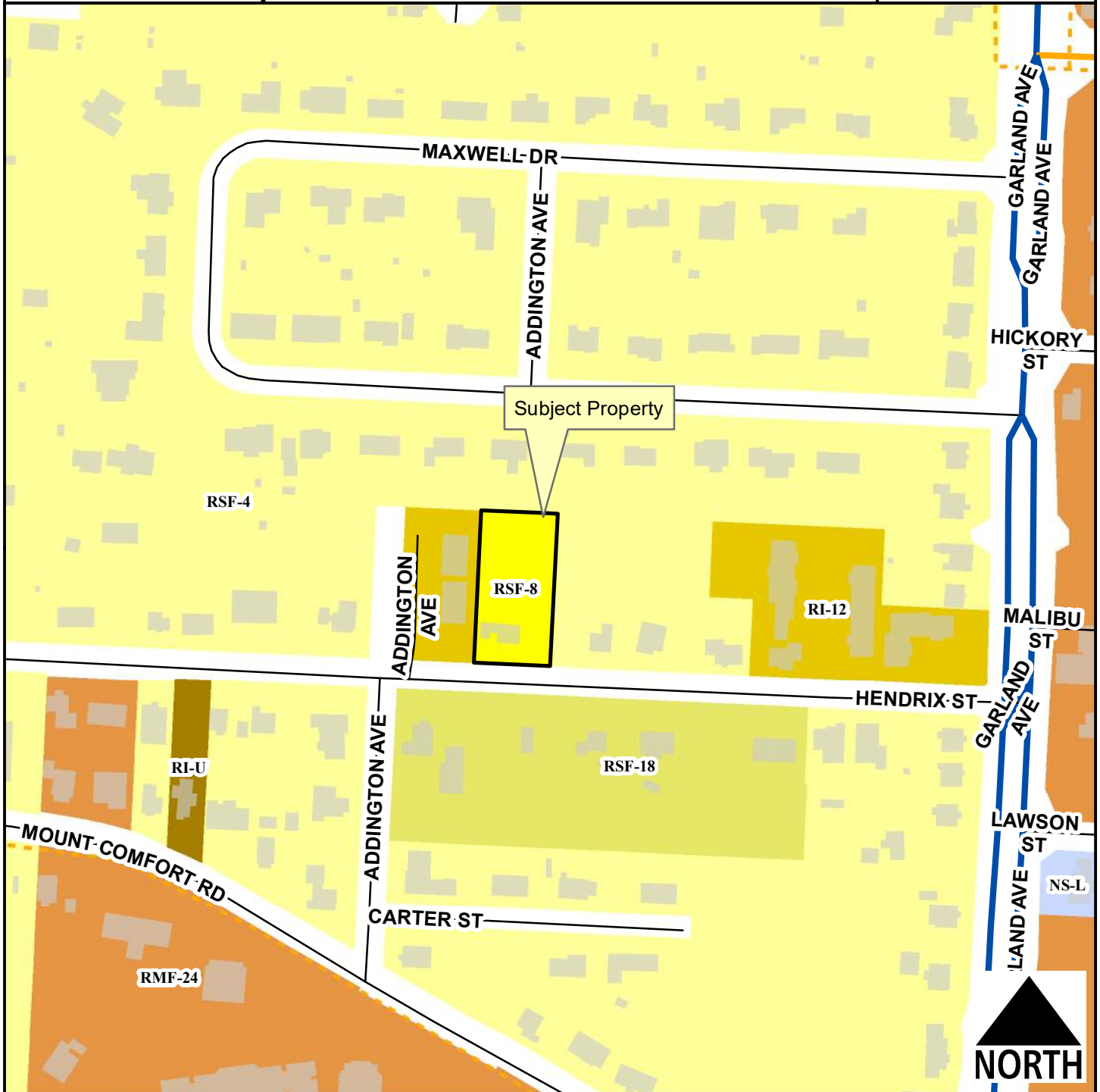
Legend

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

- Planning Area
- Fayetteville City Limits

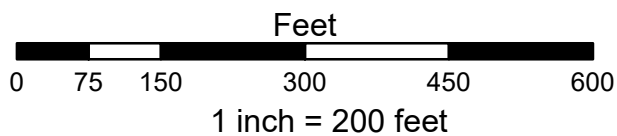


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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning
RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18
RESIDENTIAL MULTI-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 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Legend

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



- RSF-4
- RSF-8
- RSF-18
- RI-12
- RI-U
- RMF-24
- Neighborhood Services - Ltd.

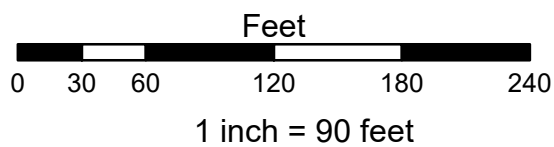
RZN-2020-000006

Current Land Use

Fugitt



- Planning Area
- Fayetteville City Limits



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

RZN-2020-000006

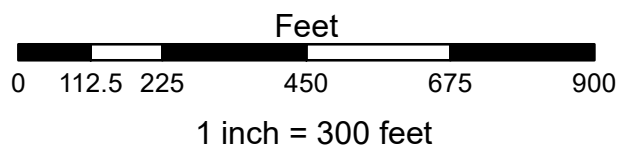
Fugitt

Future Land Use



Legend

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



- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center

Umberger, Ryan

From: Joyce Richards <joyari4372@outlook.com>
Sent: Thursday, September 10, 2020 3:13 PM
To: Umberger, Ryan
Cc: Joyce Richards
Subject: Fwd: 2020-000006 1278 West Hendrix Street rezoning

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Umberger:

Could you please see that all interested parties in this rezoning get a copy of this before Monday's meeting. Thank you

From: Joyce Richards <joyari4372@outlook.com>
Date: September 10, 2020 at 3:04:40 PM CDT
To: "planning@fayetteville-ar.gov" <planning@fayetteville-ar.gov>
Cc: Joyce Richards <joyari4372@outlook.com>
Subject: 2020-000006 1278 West Hendrix Street rezoning

How many times do we in this neighborhood have to ask you to keep this development at a sensible amount of structures?

How many times do we have to say overfill is not consistent with this neighborhood or any other in Fayetteville?

How many times do we have to say use common sense and don't allow over-development in this neighborhood. It doesn't fit in.

How many times do we have to say please don't cover every inch of ground? Consider the runoff and the areas to the west where that runoff goes, like West End which very often gets flooded.

How many times do we have to say, Please save the trees?

How many times do we have to say are you listening to what we who
live in this neighborhood have to say?

Are you listening or are our comments just blowing in the wind.

Joyce Richards
1673 North Stephens Avenue