

City of Fayetteville Staff Review Form

2020-0820

Legistar File ID

10/20/2020

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

Garner Stoll

10/2/2020

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 2020-000010: Rezone (257 E. TOWNSHIP ST./ERC HOLDINGS, 329): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 257 EAST TOWNSHIP STREET. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.40 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:



**MEETING OF OCTOBER 20, 2020**

**TO:** Mayor; Fayetteville City Council

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

**FROM:** Jonathan Curth, Development Review Manager

**DATE:** October 2, 2020

**SUBJECT:** **RZN 2020-000010: Rezone (257 E. TOWNSHIP ST./ERC HOLDINGS, 329):**  
Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 257 E. TOWNSHIP ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.40 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

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**RECOMMENDATION:**

The Planning Commission and City Planning staff 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 located on the south side of Township Street, midway between Green Acres Road to the west and College Avenue to the east. Township is designated by the City's Master Street Plan as a Neighborhood Link and the subject property currently accesses the street with two driveways. Although previously developed with a car wash, this was demolished in 2018 and the property has served a series of temporary vendors since, including a portable storage building sales business approved for a conditional use permit in 2019 (CUP 19-6933). The only remaining permanent improvement to the property is concrete which covers almost the entire property.

*Request:* The request is to rezone the subject property from C-2, Thoroughfare Commercial, to UT, Urban Thoroughfare. The applicant proposes to develop the property residentially and allow for mixed land uses.

*Public Comment:* Staff has received public comment from a nearby resident of Elm Street in favor of the request, citing support for form-based zoning along Township.

*Land Use Compatibility:* Township has been a primary east-west connection in the Fayetteville for many decades. As such, rezoning to allow the continuation of commercial activity with the addition of mixed-use and the full spectrum of residential uses is appropriate and compatible, particularly within walking distance to many services, employment opportunities, and amenities.

*Land Use Plan Analysis:* The proposed zoning is fully consistent with the Future Land Use Map (FLUM) of City Plan 2040, the City's adopted land use goals and policies, and the 71B Corridor plan. This area has long been indicated on the City's adopted land use plans to remain an intense commercial corridor. Following a sea change in recent decades, City policies and plans have recognized the value of incorporating residential development among nonresidential land uses, creating the potential for complete neighborhoods of mutually-supportive activity. Rezoning the subject property to permit a mix of uses represents appropriate infill and support for active transportation while discouraging peripheral growth that deteriorates rural natural resources and encourages vehicular dependence.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7 for the subject property. The following elements of the matrix contribute to the score:

- Within a Master Plan Area/Appropriate Land Use (71B/City Neighborhood Area)
- Near Trail (Scull Creek/Razorback Greenway)
- Near Ozark Regional Transit Stop (Route 10)
- Near Razorback Transit Bus Stop (Route 16)
- Near School (Woodland Junior High)
- Near Water Main (Township)
- Near Sewer Main (Along east and south property lines)
  
- Note: The New School, a private educational facility is located immediately to the north, but is not factored in under proximity to a school.

#### **DISCUSSION:**

On September 28, 2020, the Planning Commission forwarded the proposal to City Council with a recommendation of approval by a vote of 7-0-0. The motion to forward the request was made by Commissioner Belden and seconded by Commissioner Hoffman. Several Commissioners expressed enthusiasm for the request and that it indicates an appropriate direction for the larger College Avenue corridor. As a part of the motion, the Planning Commission included a recommendation that the City Council promptly pursue rezoning of areas along College Avenue to encourage mixed-use development prior to capital improvements.

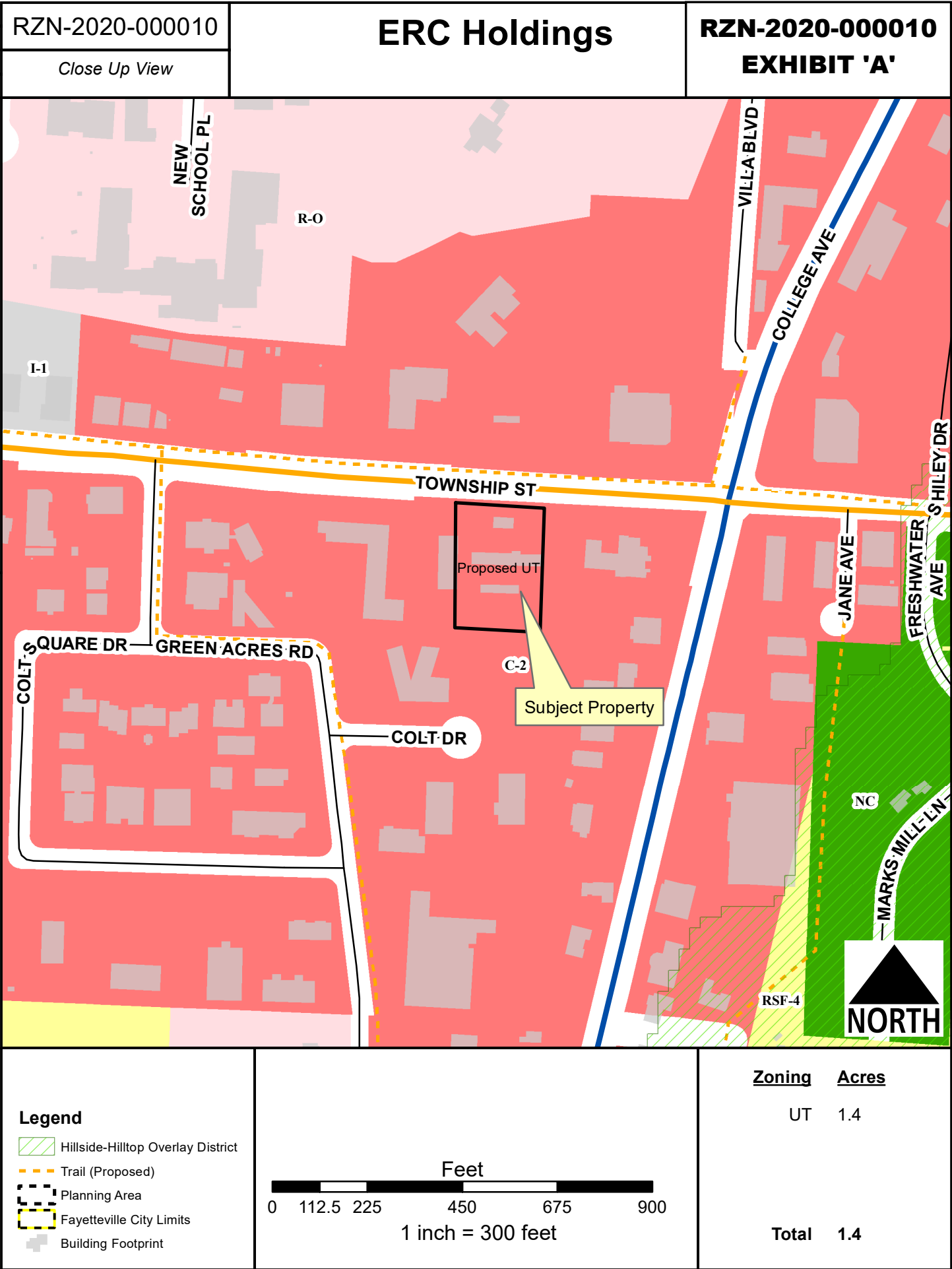
One member of the public spoke at the meeting, representing the nearby Montessori School property to the south and sharing the concerns of parents about the compatibility of potential apartments with the facility's playground.

#### **BUDGET/STAFF IMPACT:**

N/A

#### **Attachments:**

- Exhibit A
- Exhibit B
- Planning Commission Staff Report



**RZN-2020-000010**

**EXHIBIT 'B'**

Deed Description (2015-00006840):

Part of the Fractional NW1/4 of Section 3, Township 16 North, Range 30 West, Washington County, Arkansas, being more particularly described as beginning at a point 624.50 feet East and 46.09 feet South of the Northwest corner of said Section 3, said point also being described as being South 88°21'28"E 100.00 feet from the Northeast corner of Lot 1 of Colt Square, a Subdivision to the City of Fayetteville, Arkansas, and running thence S88°21'28"E along the South Right-of-Way of Township Road, 210.0 feet; thence S00°00'41"E 293.67 feet; thence N88°53'40"W 201.64 feet; thence N01°35'53"W 295.91 feet to the point of beginning, containing 1.39 acres, more or less. Subject to the Right-of-Way of Township along the North side.

Subject to easements, right-of-ways, and protective covenants of record, if any.  
Subject to all prior mineral reservations and oil and gas leases, if any.



**TO:** Fayetteville Planning Commission

**THRU:** Jonathan Curth, Development Review Manager

**MEETING DATE:** September 28, 2020 (**Updated with Planning Commission Results**)

**SUBJECT:** **RZN 2020-000010: Rezone (257 E. TOWNSHIP ST./ERC HOLDINGS, 329):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 257 E. TOWNSHIP ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.40 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

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**RECOMMENDATION:**

Staff recommends forwarding **RZN-2020-000010** to the City Council with a recommendation of approval.

**RECOMMENDED MOTION:**

"I move to forward **RZN-2020-000010** to the City Council with a recommendation of approval."

**BACKGROUND:**

The subject property is located on the south side of Township Street, midway between Green Acres Road to the west and College Avenue to the east. Township is designated by the City's Master Street Plan as a Neighborhood Link, and the subject property currently accesses the street with two driveways. Although previously developed with a car wash, this was demolished in 2018 and the property has served a series of temporary vendors since, including a portable storage building sales business approved for a conditional use permit in 2019 (CUP 19-6933). The only remaining permanent improvement to the property is the concrete slab which covers almost the entire property. Surrounding land use and zoning is depicted in Table 1.

**Table 1**  
**Surrounding Land Use and Zoning**

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>
North	Undeveloped	C-2, Thoroughfare Commercial
South	Undeveloped	C-2, Thoroughfare Commercial
East	Bank; Drive-thru Restaurant	C-2, Thoroughfare Commercial
West	Retail/Office	C-2, Thoroughfare Commercial

*Request:* The request is to rezone the subject property from C-2, Thoroughfare Commercial, to UT, Urban Thoroughfare. The applicant proposes to develop the property residentially and allow for mixed land uses.

*Public Comment:* Staff has received public comment from a nearby resident of Elm Street in favor of the request, citing support for form-based zoning along Township.

## INFRASTRUCTURE:

- Streets:** The property has frontage along East Township Street, a Neighborhood Link under the Master Street Plan. Township is fully-improved with asphalt paving, curb and gutter, and sidewalk. Any street improvements required in this area will be determined at the time of development proposal.
- Water:** Public water is available to the site. An 8-inch water main is present along the north side of East Township Street.
- Sewer:** Public sanitary sewer is available to the site. A 6-inch sanitary sewer main runs along the east and south sides of the property.
- Drainage:** No portion of the subject property lies within a FEMA designated 100-year floodplain, the Hillside-Hilltop Overlay District (HHOD), or a Streamside Protection Zone. Similarly, no hydric soils are present on the property. Improvements or requirements for drainage would be determined at the time of development.
- Fire:** The property will be protected by Station 4, located at 3385 North Plainview. The property is 1.6 miles from the fire station with an anticipated drive time of approximately five minutes using existing streets. The anticipated response time would be 7.2 minutes, calculated based on drive time, one minute for dispatch, and 1.2 minutes for turn-out. This is not within the response time goal of six minutes for an engine but is within the response time goal of 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 2040 Future Land Use Plan designates the majority of the property as **City Neighborhood Area** within the **71B Corridor Plan**.*

**City Neighborhood Areas** are more densely developed than residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single family to multifamily. Non-residential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

Although the 71B Corridor Plan does not include specific, detailed, plans for the subject property, it does call for the creation of the Township Urban Node as a location for future residential and mixed-use development at Township and College, including a transit stop.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **7** for the subject property. Per the Planning Commission's Infill Matrix weighting, this represents a score of **10**. The following elements of the matrix contribute to the score:

- Within a Master Plan Area/Appropriate Land Use (71B/City Neighborhood Area)
- Near Trail (Scull Creek/Razorback Greenway)
- Near Ozark Regional Transit Stop (Route 10)
- Near Razorback Transit Bus Stop (Route 16)

- Near School (Woodland Junior High)
- Near Water Main (Township)
- Near Sewer Main (Along east and south property lines)
- Note: The New School, a private educational facility is located immediately to the north, but is not factored in under proximity to a school.

## 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:*** Township has been a primary east-west connection in the City for many decades. As such, rezoning to allow the continuation of commercial activity with the addition of mixed-use and the full spectrum of residential uses is appropriate and compatible, particularly within walking distance to many services, employment opportunities, and amenities.

***Land Use Plan Analysis:*** The proposed zoning is fully consistent with the Future Land Use Map (FLUM) of City Plan 2040, the City's adopted land use goals and policies, and the 71B Corridor plan. This area has long been indicated on the City's adopted land use plans to remain an intense commercial corridor. Following a sea change in recent decades, City policies and plans have recognized the value of incorporating residential development among nonresidential land uses, creating the potential for complete neighborhoods of mutually-supportive activity. Rezoning the subject property to permit a mix of uses represents appropriate infill and support for active transportation while discouraging peripheral growth that deteriorates rural natural resources and encouraging vehicular dependence.

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 highly justified and needed. Not excepting the subject property, many of the lots along this corridor are undeveloped or include structures approaching their expected lifespan. The proposed rezoning would facilitate redevelopment of the subject property in a pedestrian-oriented and traditional pattern, consistent with adopted land use policy. The existing C-2 zoning is inconsistent with long-range plans for this area and inappropriate given the property's location and proximity to many services and amenities.

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

**Finding:** This rezoning should not result in a large volume of increased traffic or impacts to public infrastructure and services compared to the existing C-2 district. The site has direct access to Township Street, a Neighborhood Link, and sits between Gregg and College Avenues to the west and east, classified as Neighborhood and Regional Links respectively. This connectivity to



mitigate potential increases in traffic. That being said, Township currently operates with approximately 11,000 vehicles per day, well above the 6,000 design service volume of a Neighborhood Link, but this has remained constant since the mid-1990s with not documented off-peak congestion issues.

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 will increase potential population density over the current single use zoning that prohibits residential dwellings as a primary use. However, the potential population density increase will not be undesirable. This is an ideal location for development and redevelopment for commercial, residential, and mixed uses. The proposed rezoning should not increase potential impacts to public services over the existing zoning. No public comment has been received from outside reviewers.

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-2020-000010 to the City Council with a recommendation of approval.

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<b>PLANNING COMMISSION ACTION:</b> Required <u>YES</u>			
Date: <u>September 28, 2020</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: Belden, recommending approval and recommending the City Council promptly consider rezoning properties along College Avenue to encourage urban form prior to capital improvements.			
Second: Hoffman			
Vote: 7-0-0			

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**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Unified Development Code:
  - §161.23 – C-2, Thoroughfare Commercial
  - §161.24 – Urban Thoroughfare
- Request letter
- Public Comment
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

### 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. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(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 40	Sidewalk Cafes
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 42	Clean technologies
Unit 43	Animal boarding and training

(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

Urban Form 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	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. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Urban form minimum buildable street frontage: 50% of the lot width.

(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; Ord. No. [6164](#), §§1, 6, 7, 4-2-19; Ord. No. [6223](#), §1, 9-3-19; [Ord. No. 6245](#), §2, 10-15-19)

## 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 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 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 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
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; Ord. No. [6223](#), §1, 9-3-19



RZN-2020-000010

## Request Letter

August 18, 2020

City of Fayetteville  
Planning Department  
113 W Mountain Street  
Fayetteville, AR 72701

Re: Rezoning Request for Parcel 765-13405-000  
Attn: Jonathan Curth, Senior Planner

Mr. Curth,

On behalf of my client, ERC Holdings, LLC we are submitting the attached application to rezone the above referenced parcel on the south side of Township Ave, from C-2 to Urban Thoroughfare (UT) in order to develop it with multi family units providing mixed use zoning in the area and customers for the adjacent businesses along both Township and College Avenues.

All surrounding property is currently zoned C-2. Urban Thoroughfare zone is compatible with C-2 but also allows for a broader residential component. Traffic generation is comparable so no added burden to the street infrastructure is expected. In fact, we anticipate a slight reduction in traffic counts due to the walkable nature of the proposed development.

All infrastructure is immediately available to the site.

Thank you for your consideration in this matter.

Sincerely,

Thomas A. Hennelly, PE  
Vice President  
Crafton Tull

RZN-2020-000010

## Public Comment

**From:** [Scott Hill](#)  
**To:** [Planning Shared](#)  
**Subject:** RE: RZN-2020-000010 (Rezone for ERC Holdings)  
**Date:** Wednesday, August 26, 2020 10:30:28 AM  
**Attachments:** [image001.png](#)

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**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.

I'd like to give my support for that re-zoning. I live at 61 E. Elm, a few blocks south of Township.

I support any and all form-based re-zoning along Township.

Thank you.

**D. Scott Hill** - Principal Broker

### Hilltown Commercial Realty

Cell: 479-799-1120

Office: 479-443-5872

Fax: 479-443-3642

[scott@hcrnwa.com](mailto:scott@hcrnwa.com)

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**From:** Planning Shared [mailto:planning@fayetteville-ar.gov]  
**Sent:** Monday, August 24, 2020 2:26 PM  
**To:** Scott Hill  
**Subject:** RE: RZN-2020-000010 (Rezone for ERC Holdings)

Please see attached.

**Andy Harrison**

Development Coordinator

Planning Division

125 W. Mountain

City of Fayetteville, Arkansas 72701

[aharrison@fayetteville-ar.gov](mailto:aharrison@fayetteville-ar.gov)

T 479.575.8267 | F 479.575.8202

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)





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**From:** Scott Hill [mailto:scott@caleproperties.com]  
**Sent:** Monday, August 24, 2020 1:54 PM  
**To:** Planning Shared <planning@fayetteville-ar.gov>  
**Subject:** RZN-2020-000010 (Rezone for ERC Holdings)

**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.

Hello,

Please send me additional information about this proposed re-zoning.

Thank you.

**D. Scott Hill** - Principal Broker

**Hilltown Commercial Realty**

Cell: 479-799-1120

Office: 479-443-5872

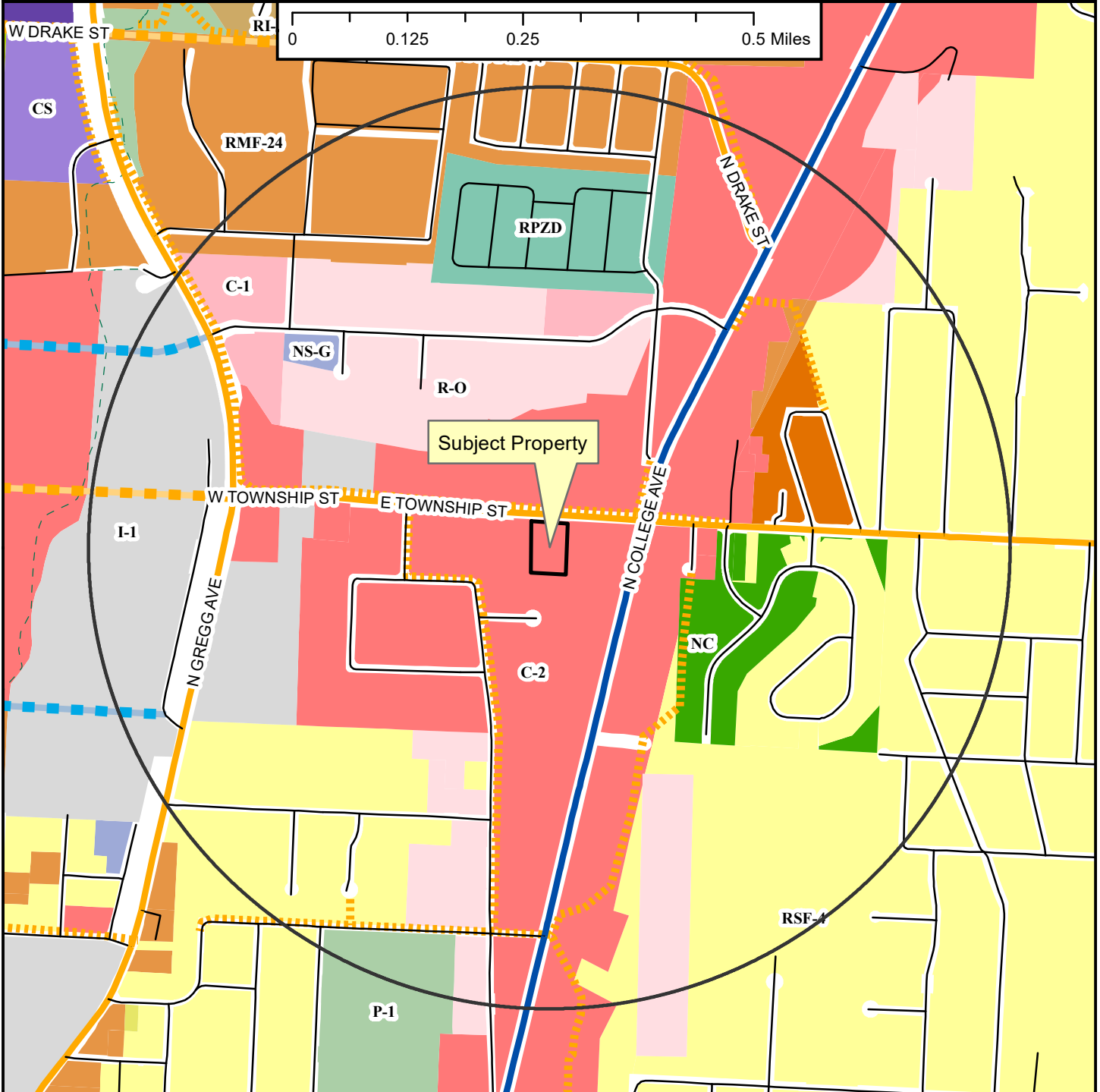
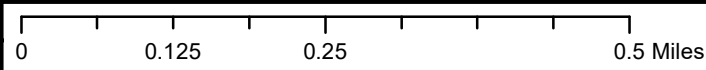
Fax: 479-443-3642

[scott@hcrnwa.com](mailto:scott@hcrnwa.com)

RZN-2020-000010

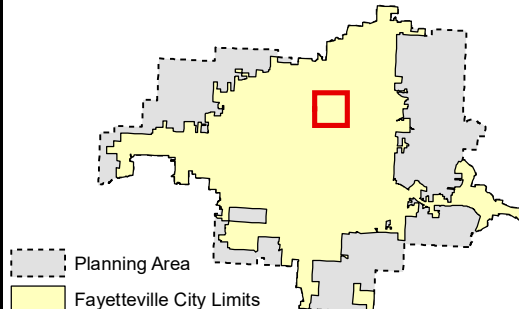
# ERC Holdings

One Mile View



## Legend

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



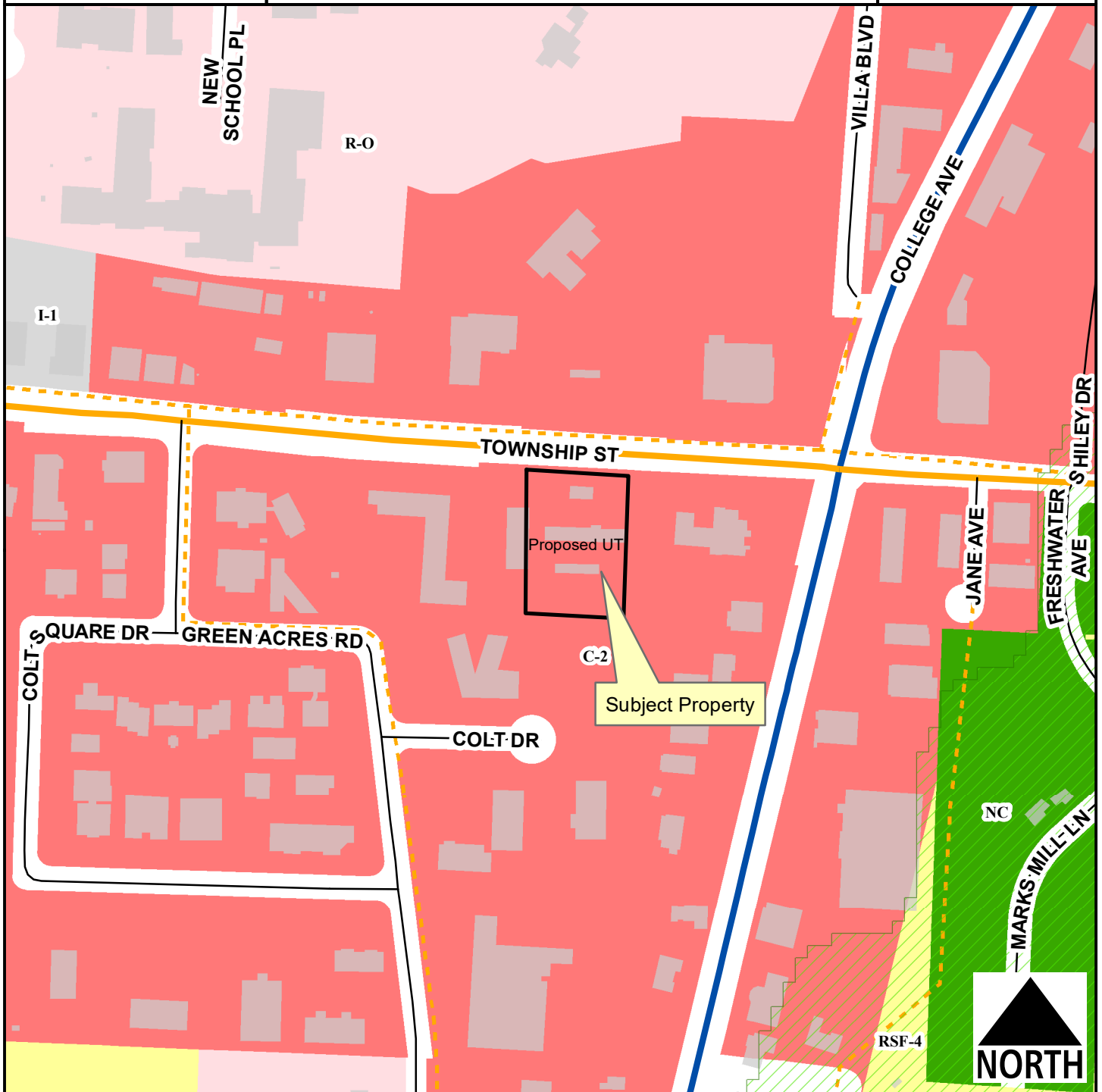
- Planning Area
- Fayetteville City Limits

- 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

RZN-2020-000010

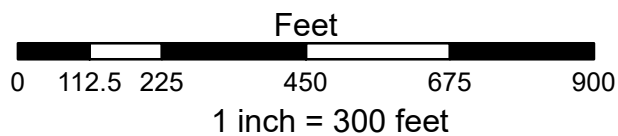
# ERC Holdings

Close Up View



## Legend

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



## Zoning Acres

UT 1.4

Total 1.4



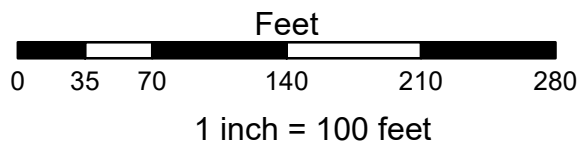
RZN-2020-000010

# Rezone for ERC Holdings

Current Land Use



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



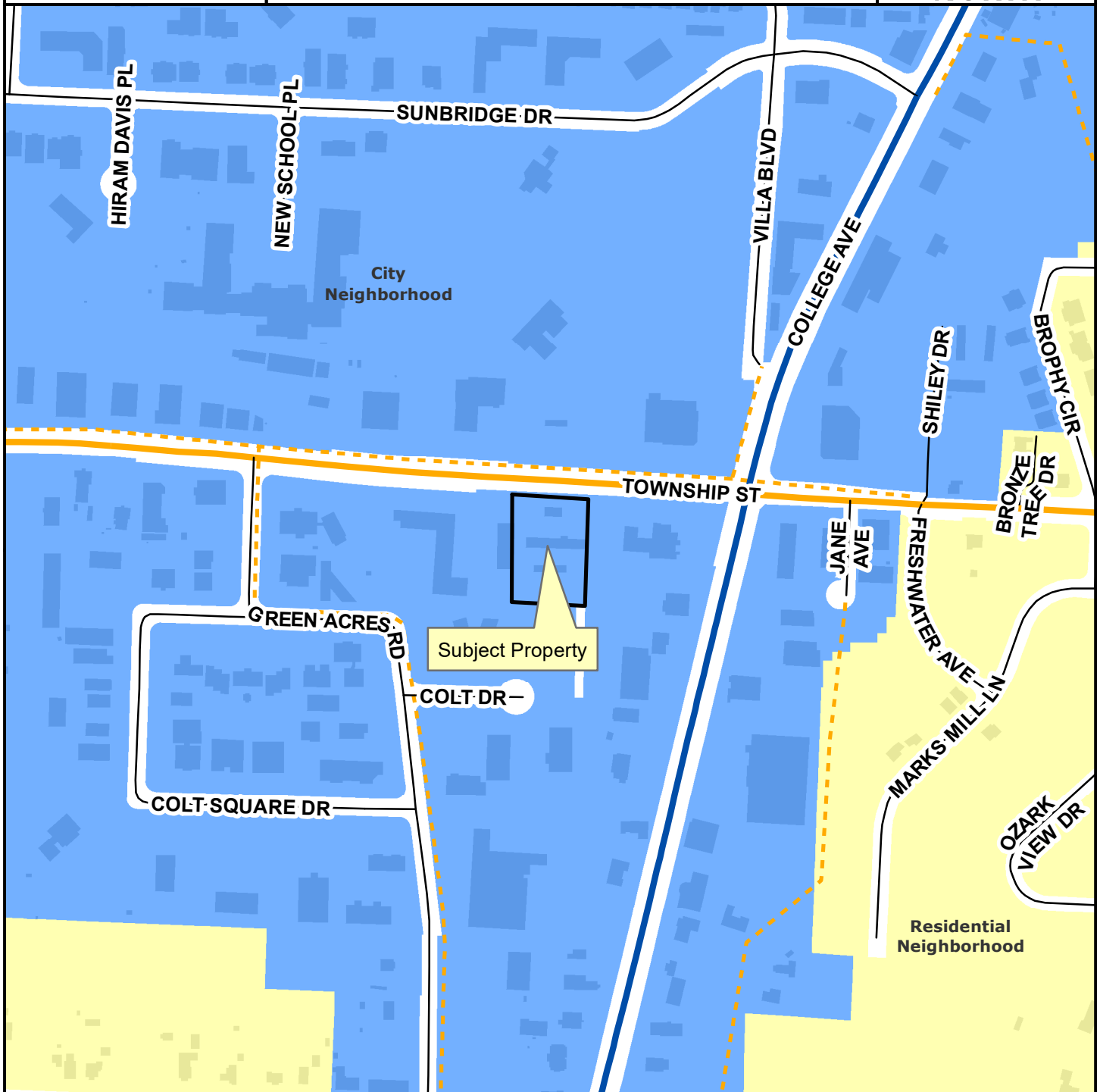
## FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

RZN-2020-000010

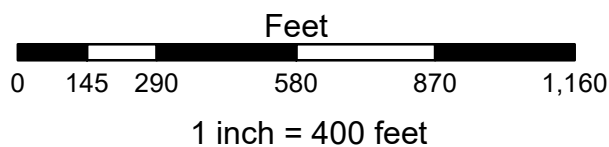
# ERC Holdings

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