

City of Fayetteville Staff Review Form

2021-0476

Legistar File ID

7/6/2021

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

Jonathan Curth

6/18/2021

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2021-000044: Rezone (716 S. COLLEGE AVE./CLAYTON-NIEDERMAN, 563): Submitted by ASHA NIEDERMAN for property located at 716 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Budget Impact:

Account Number		Fund	
Project Number		Project Title	
Budgeted Item?	No	Current Budget	\$ -
		Funds Obligated	\$ -
		Current Balance	\$ -
Does item have a cost?	No	Item Cost	\$ -
Budget Adjustment Attached?	No	Budget Adjustment	\$ -
		Remaining Budget	\$ -

V20210527

Purchase Order Number: \_\_\_\_\_

Previous Ordinance or Resolution # \_\_\_\_\_

Change Order Number: \_\_\_\_\_

Approval Date: \_\_\_\_\_

Original Contract Number: \_\_\_\_\_

Comments:



**MEETING OF JULY 6, 2021**

**TO:** Mayor; Fayetteville City Council

**THRU:** Susan Norton, Chief of Staff  
Jonathan Curth, Development Services Director

**FROM:** Jessie Masters, Development Review Manager

**DATE:** June 18, 2021

**SUBJECT:** **RZN-2021-000044: Rezone (716 S. COLLEGE AVE./CLAYTON-NIEDERMAN, 563):** Submitted by ASHA NIEDERMAN for property located at 716 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

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**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 property parcel, 765-05658-000, is in south Fayetteville, addressed at 716 S. College Avenue, and is across the street to the east of the Fayetteville Senior Activity & Wellness Center within Walker Park. Containing approximately 0.30, the property, until recent demolition and clean-out in May 2021, contained a single-family dwelling and associated outbuildings built in 1936.

*Request:* The request is to rezone the property from NC, Neighborhood Conservation, to RI-U, Residential Intermediate – Urban. The applicant has not submitted any additional development plans but has indicated an intent to split the lot into two parcels to develop single-family dwellings with accessory dwelling units.

*Public Comment:* Staff received public comment in support of the request and phone call inquiries leading up to the meeting. No public comment was offered at the meeting.

*Land Use Compatibility:* The proposed zoning would allow for single, two-, three-, and four-family dwellings up to three stories tall at this location. The property is largely surrounded by 1-story single-family dwellings; that said, the current zoning district would also allow for single-family dwellings up to three stories tall, and RI-U offers the additional standard that buildings must be set back from the street to exceed two stories. The property has access to alley right-of-way, which would allow for any redevelopment at the site to be rear-loaded, minimizing curb cuts along S. College Avenue and enabling the buildings to be developed closer to the street to meet the build-to-zone requirement in RI-U. While properties in the surrounding vicinity are largely zoned

NC, the property immediately to the north was rezoned to RI-U in 2018, and the property is across the street from Walker Park.

*Land Use Plan Analysis:* Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, goals of City Plan 2040, as well as with the Walker Park Neighborhood Plan. The property has a moderate infill score of 7, which indicates that an incremental rezoning to allow additional residential housing types would be justified in this location. While NC limits by-right housing to single-family, RI-U allows for a greater variety of still compatible housing types. This has the potential to help meet the goal of offering more housing within walking distance to amenities such as Walker Park and the Razorback Greenway. This would meet both Goal #1 of making appropriate infill and revitalization the highest priority, as well as Goal #6 of creating opportunities for attainable housing.

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

- Adequate Fire Response (Station 1, 303 W. Center Street)
- Near Sewer Main (6" located in alley to the east)
- Near Water Main (6" located in S. College Avenue)
- Near City Park (Walker Park)
- Near Paved Trail (Walker Park Trail, Razorback Greenway)
- Near ORT Bus Stop (Route 20)
- Within Master Plan Area (Walker Park Neighborhood Plan)

#### **DISCUSSION:**

At the June 14, 2021 Planning Commission meeting, a vote of 8-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Belden made the motion and Commissioner Sparkman seconded. Commissioners agreed that the request met the City's goals of attainable housing and infill, and were pleased to see improvements made to the property. A suggestion was offered to allow more tandem lots by-right in this area of the City for consideration at the long-range planning committee. No public comment was offered on the item at the meeting.

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

N/A

#### **Attachments:**

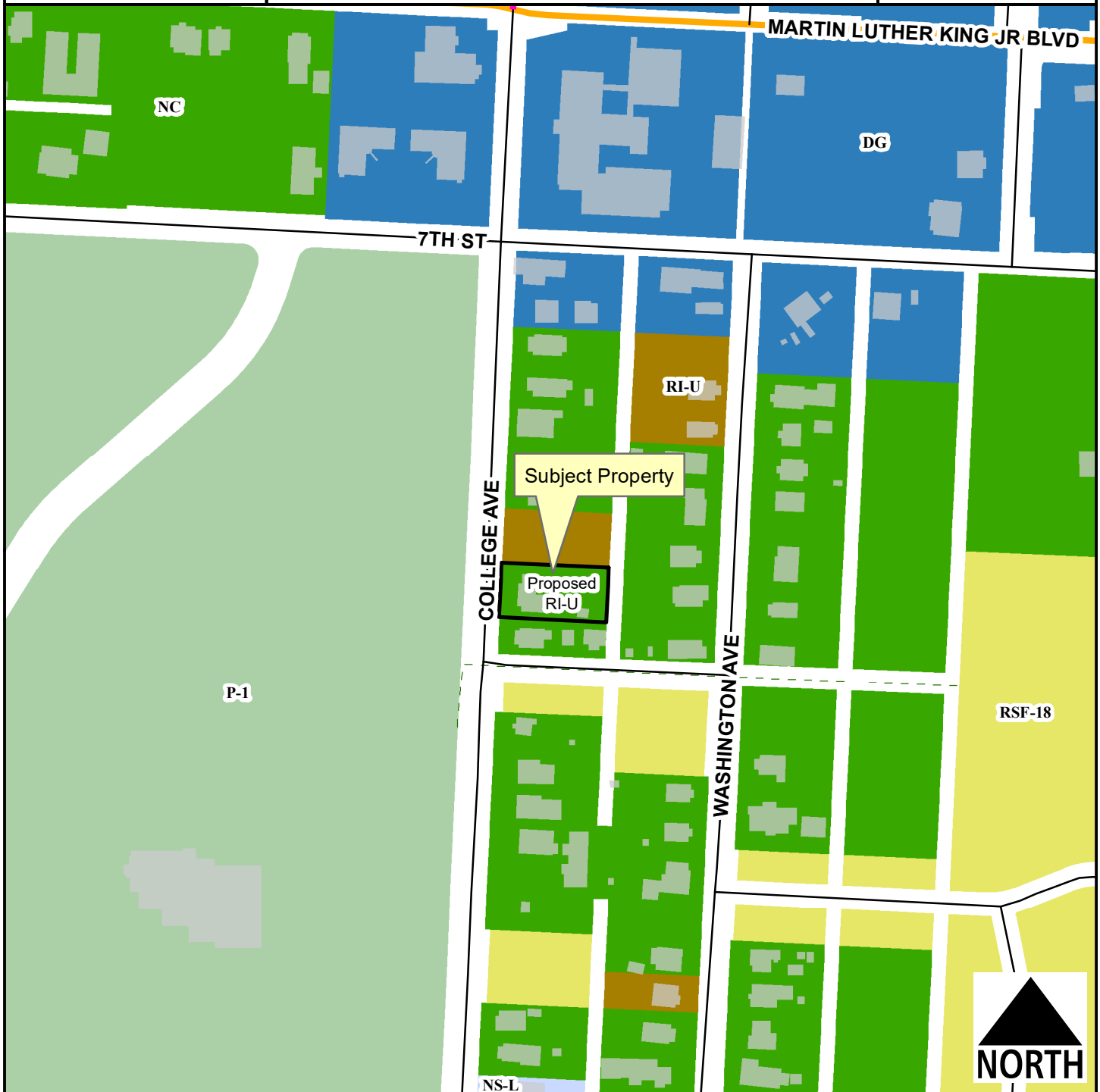
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN-2021-000044

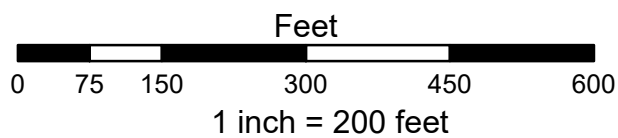
# Clayton-Niederman

EXHIBIT 'A'  
RZN-2021-000044

Close Up View



- Neighborhood Link
- Urban Center
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



Zoning	Acres
RI-U	0.3
Total	0.3

**EXHIBIT 'B'**  
RZN-2021-000044

Lot 18, 19, and 20 , Block 1 of the Glenwood Park Addition to the City of Fayetteville, as per plat of said addition on file with the Circuit Clerk and Ex-Officio of Washington County, Arkansas.



**TO:** Fayetteville Planning Commission

**FROM:** Jessie Masters, Development Review Manager

**MEETING DATE:** June 14, 2021 **Updated with PC hearing results from 6/14/2021**

**SUBJECT:** **RZN 2021-000044: Rezone (716 S. COLLEGE AVE./CLAYTON-NIEDERMAN, 563):** Submitted by ASHA NIEDERMAN for property located at 716 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

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**RECOMMENDATION:**

Staff recommends forwarding RZN-2021-000044 to City Council with a recommendation of approval.

**RECOMMENDED MOTION:**

"I move to forward RZN-2021-000044 to City Council with a recommendation of approval."

**BACKGROUND:**

The property parcel, 765-05658-000, is in south Fayetteville, addressed at 716 S. College Avenue, and is directly across to the east of the Fayetteville Senior Activity & Wellness Center within Walker Park. Containing approximately 0.30, the property, until recent demolition and clean-out in May 2021, contained a single-family dwelling and associated outbuildings dating back to 1936. Surrounding land uses 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	RI-U, Residential Intermediate - Urban
South	Single-Family Residential	NC, Neighborhood Conservation
East	Single-Family Residential	NC, Neighborhood Conservation
West	Walker Park	P-1, Institutional

**Request:** The request is to rezone the property to RI-U, Residential Intermediate – Urban. The applicant has not submitted any additional development plans but has indicated an intent to split the lot into two parcels to develop single-family dwellings with accessory dwelling units.

**Public Comment:** Staff has received letters from surrounding neighbors in support of the request, voicing support for bringing additional housing to the area. Staff has also fielded phone call inquiries from neighbors about the request. To date, staff has not receiving any opposition to the request from the surrounding neighborhood.

**INFRASTRUCTURE AND ENVIRONMENTAL REVIEW**

**Streets:** The subject area has frontage along S. College Avenue. S. College Avenue is a

partially improved Residential Link Street with asphalt paving, curb and open ditches. Any street improvements required in these areas would be determined at the time of development proposal.

**Water:** Public water is available to the subject area. An existing 6-inch water main is present in the center of S. College Avenue.

**Sewer:** Sanitary sewer is available to the subject area. An existing 6-inch sanitary sewer main is present in the alley east of the subject property.

**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 1, located at 303 W. Center St., protects this site. The property is located approximately 1.1 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 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.

**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, nor within a FEMA floodplain or within a Streamside Protection Zone. There are hydric soils present on the east side of the subject property. Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal.

#### **Tree Preservation:**

The proposed zoning district of RI-U, Residential Intermediate - Urban requires **15% minimum canopy preservation**. The current zoning district of NC, Neighborhood Conservation requires **20% minimum canopy preservation**.

**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 property is also part of the **Walker Park Neighborhood Master Plan Area**. The Walker Park neighborhood adopted a plan in 2008. That plan states that the neighborhood should have a balance of non-residential uses and housing. Stakeholders wanted zoning and other city regulations to reflect and encourage that balance while conserving the existing single-family fabric where it is intact. This means the neighborhood will retain and develop a variety of housing types for different income levels and retain and develop neighborhood commercial nodes that serve the neighborhood residents as well as the nearby employment centers. There is also an emphasis on connectivity and walkability. Connection of the street grid and improved pedestrian mobility between key destinations will unify the neighborhood, making it sustainable over time.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7 for this site, with a weighted score of 8. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 1, 303 W. Center Street)
- Near Sewer Main (6" located in alley to the east)
- Near Water Main (6" located in S. College Avenue)
- Near City Park (Walker Park)
- Near Paved Trail (Walker Park Trail, Razorback Greenway)
- Near ORT Bus Stop (Route 20)
- Within Master Plan Area (Walker Park Neighborhood Plan)

#### 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 would allow for single, two-, three-, and four-family dwellings up to three stories tall at this location. The property is largely surrounded by 1-story single-family dwellings; that said, the current zoning district would also allow for single-family dwellings up to the three stories tall. The property is alley-loaded, which would allow for any redevelopment at the site to be rear-loaded, minimizing curb cuts along S. College Avenue, and enabling the buildings to be developed closer to the street to meet the build-to-zone requirement in RI-U. While properties in the surrounding vicinity are largely zoned NC, the property immediately to the north was rezoned to RI-U in 2018, and the property is across the street from Walker Park.

***Land Use Plan Analysis:*** Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, goals of City Plan 2040, as well as with the Walker Park Neighborhood Plan. The property has a moderate infill score of 7, which indicates that an incremental rezoning to allow additional residential housing types would be justified in



this location. While NC limits housing types largely to single-family, RI-U allows for a greater variety of still compatible housing types. This has the potential to help meet the goals of offering more “missing middle” housing within walking distance to amenities such as Walker Park and the Razorback Greenway. This would meet both Goal #1 of making appropriate infill and revitalization the highest priority, as well as Goal #6 of creating opportunities for attainable housing.

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

**Finding:** A rezone from NC to RI-U is incremental in intensity, and does allow for a wider variety of uses by-right than NC. That said, the uses are still largely residential, and do not include large-scale multi-family residences that would largely be out of scale given the surrounding context. The rezoning request would be justified to meet the needs of the applicant and align with the City’s goals for the area.

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

**Finding:** Rezoning the property from NC to RI-U does have the ability to increase traffic at the location. However, given the site’s small size (0.3 acres) and that it is alley-loaded, staff finds that development requirements such as parking, potential tree preservation and other requirements would limit the development in such a way that would not negatively contribute to traffic. Curb cuts would be minimized along S. College Avenue creating a safer pedestrian environment.

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 NC to RI-U would have the potential to incrementally increase population density in this area at this time, but given the availability of water and sewer to the site, staff finds that the available infrastructure could likely absorb the impact that this zoning change would bring.

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 approval of RZN-2021-000044.

<b>PLANNING COMMISSION ACTION:</b>	Required	<u>YES</u>	
Date: <u>June 14, 2021</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: <b>Belden, recommending approval</b>			
Second: <b>Sparkman</b>			
Vote: <b>7-0-1 (Commissioner Sharp recused)</b>			

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**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Unified Development Code:
  - §161.29 Neighborhood Conservation
  - §161.12 District RI-U, Residential Intermediate - Urban
- Applicant Request Letter
- Applicant-Provided Site Photos
- Walker Park Illustrative Master Plan
- Public Comment
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

## 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.*

All dwelling types	40 feet
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(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
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(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; Ord. No. 6211 , §1, 8-6-19)

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

(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; Ord. No. 6245 , §2, 10-15-19)

April 15, 2021

ATTN: Jonathan Curth:

Dear Mr Curth:

I am writing to request a rezoning for my property at 716 S College Ave, Fayetteville, AR 72701. I would like to change it from a Neighborhood Conservation to RIU.

The lot is 75 x 150 feet and we would like to be able to build 2 houses each with an ADU in back that can be serviced by the alley.

The zoning to the north has already been zoned to RIU, so this will be consistent with this neighbor.

The neighborhood conservation zoning requires a minimum lot width of 40 feet so we would not be able to split the lot as is. By rezoning it to RIU we could build more smaller units rather than one large unit.

The lot is directly across from Walker Park and part of the Walker Park Neighborhood Master Plan. It is close to the Razorback Greenway and walkable to downtown square so this aligned with the City Plan 2040 which lists infill as its highest priority.

We recently purchased the house and it was left in major disrepair with trash strewn both throughout the house and throughout the yard. We are in the process of getting that cleaned up.

Attached are pictures of the house when we purchased it.

Thank you,

*Asha Niederman*

Asha Niederman









**Applicant-Provided Site Photos**  
RZN-2021-000044





**Applicant-Provided Site Photos**  
RZN-2021-000044



**Applicant-Provided Site Photos**  
RZN-2021-000044





**Applicant-Provided Site Photos**  
RZN-2021-000044



**Applicant-Provided Site Photos**  
RZN-2021-000044





Hi Asha,

Attached are a few photos from the last 5 years. I tried to give you some good street view images.

The following is a list of the cases that were opened then resolved. The dates refer to the dates that each case was resolved.

ting 5-25-2016	Inoperable Vehicle case. Violation resolved by owner.
6-3-2016	Junk & Debris case. Case was resolved by Community Resources division using Community Development Block Grant funds.
1-2-2020	Junk & Debris case. Violation resolved by owner.
2-23-2021	Inoperable Vehicle case; forwarded to the City Prosecutors office. Violation resolved by owner.
2-23-2021	Junk & Debris case. Resolved when property was sold.
5-7-2021	Junk & Debris case. Resolved by owner. Home razed & removed.

I have now closed the final code case for junk & debris. Case # chea-2021-000225. There are no other open cases on this property.

Thank you for working with me to resolve these issues. I am sure that at least one of the neighbors of 716 S College appreciates your efforts. Always feel free to contact me if I can be of any assistance regarding any code compliance issues.

Respectfully,

**Jason Swetnam**

Code Compliance Officer

Building Safety

City of Fayetteville, Arkansas

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

479.601.6492

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



**From:** Nancy Martino <[nancy.martino29@gmail.com](mailto:nancy.martino29@gmail.com)>  
**Sent:** Friday, May 14, 2021 4:41 PM  
**To:** Curth, Jonathan <[jcurth@fayetteville-ar.gov](mailto:jcurth@fayetteville-ar.gov)>  
**Subject:** 716 S. College Ave. Rezoning Support Letter

**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.

Jonathan:

I am writing to let you know of my support for Asha Mevlana's rezoning to R-IU at 716 S College Ave. I live around the corner on S. Washington (923) and my carport is entered from 9<sup>th</sup> Street. I am looking forward to having more neighbors in this neighborhood. I support the opportunity for more smaller homes rather than fewer larger homes in this neighborhood.

Sincerely,

Nancy Martino  
923 S. Washington Ave.  
Fayetteville, AR

**From:** gregory baber <gregorsky@hotmail.com>  
**Sent:** Tuesday, May 18, 2021 9:11 AM  
**To:** Curth, Jonathan  
**Subject:** 716 S. College Ave. 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.

Sent from [Outlook](#)

Dear Jonathan,

I am writing to let you know that I am in favor of Asha's rezoning to R-IU at 716 S College Ave. I support the opportunity for more smaller homes rather than fewer larger homes in this neighborhood. I live just down the street from this project and I am very please with the transformation of 9th street that has already occurred. It's become a very nice neighborhood of friendly people. I think Asha's project would be a good addition this. Thankyou for your time.

Greg Baber

**From:** Stan Bright <bright\_50@yahoo.com>  
**Sent:** Wednesday, May 12, 2021 10:21 AM  
**To:** Curth, Jonathan  
**Subject:** 716 S College Ave rezoning support letter

**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.

Jonathan -

We would appreciate the opportunity to voice our complete support for Asha Mevlana's rezoning to R-IU at 716 S College Ave.

Our little community here on 9th St would greatly benefit from more new and attractive cottages that would not only beautify the neighborhood but would add additional neighbors to our area.

Thank you for your time and we hope to see Asha's plans come to fruition very soon!

Stan & De Ann Bright  
115 E 9th St  
Fayetteville



**From:** Johann Komander <johann.komander@gmail.com>  
**Sent:** Tuesday, May 11, 2021 7:54 PM  
**To:** Curth, Jonathan  
**Subject:** 716 S College Ave Rezone

**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.

Hi Jonathan,

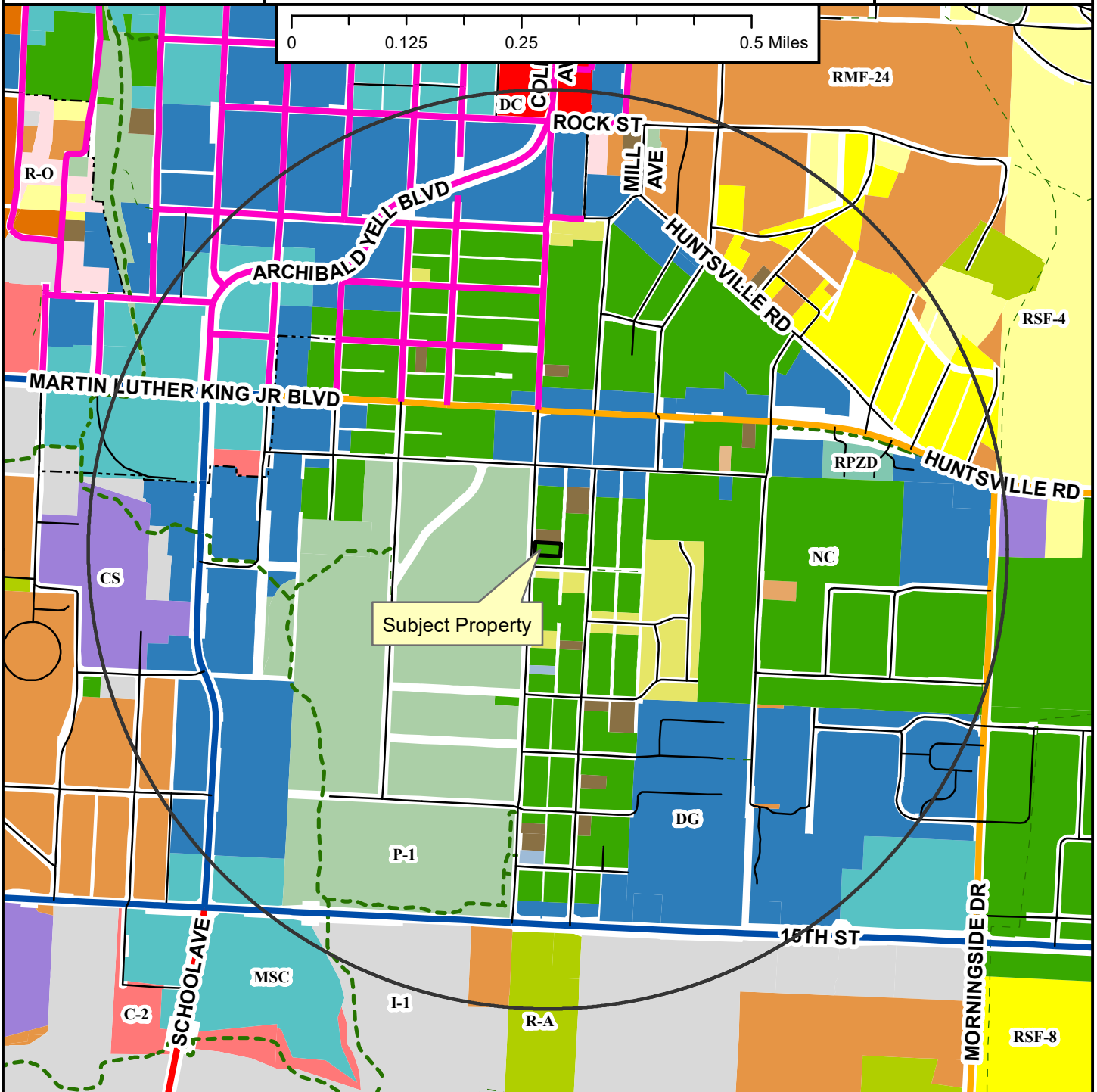
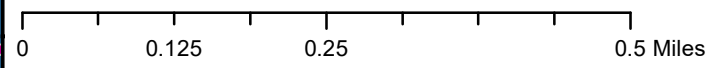
Hope all is well with you. I am just writing to express my support for the proposed rezoning of 716 S College to R-IU. I chose to live on nearby 9th St precisely because of likelihood of greater density, infill, and community over time. The neighborhood's proximity to downtown and amenities makes it a prime location to support infill and accommodate growth, and with housing and land prices so high already I think we need to support smaller homes that more people can potentially afford. There are plenty of other single family home neighborhoods around town in less walkable areas and land use patterns that make them hard to implement density, so I think we need to be doing gentle density in where we can and are well suited for it, like South Fayetteville

Thanks!

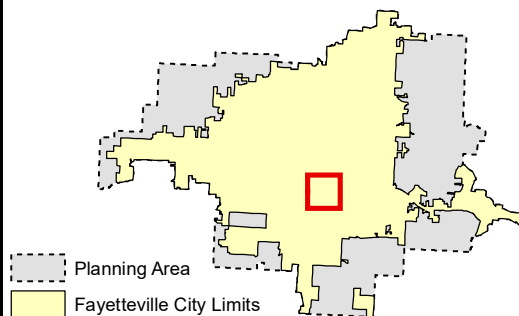
RZN-2021-000044

# Clayton-Niederman

One Mile View



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- - - Shared-Use Paved Trail
- - - Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area

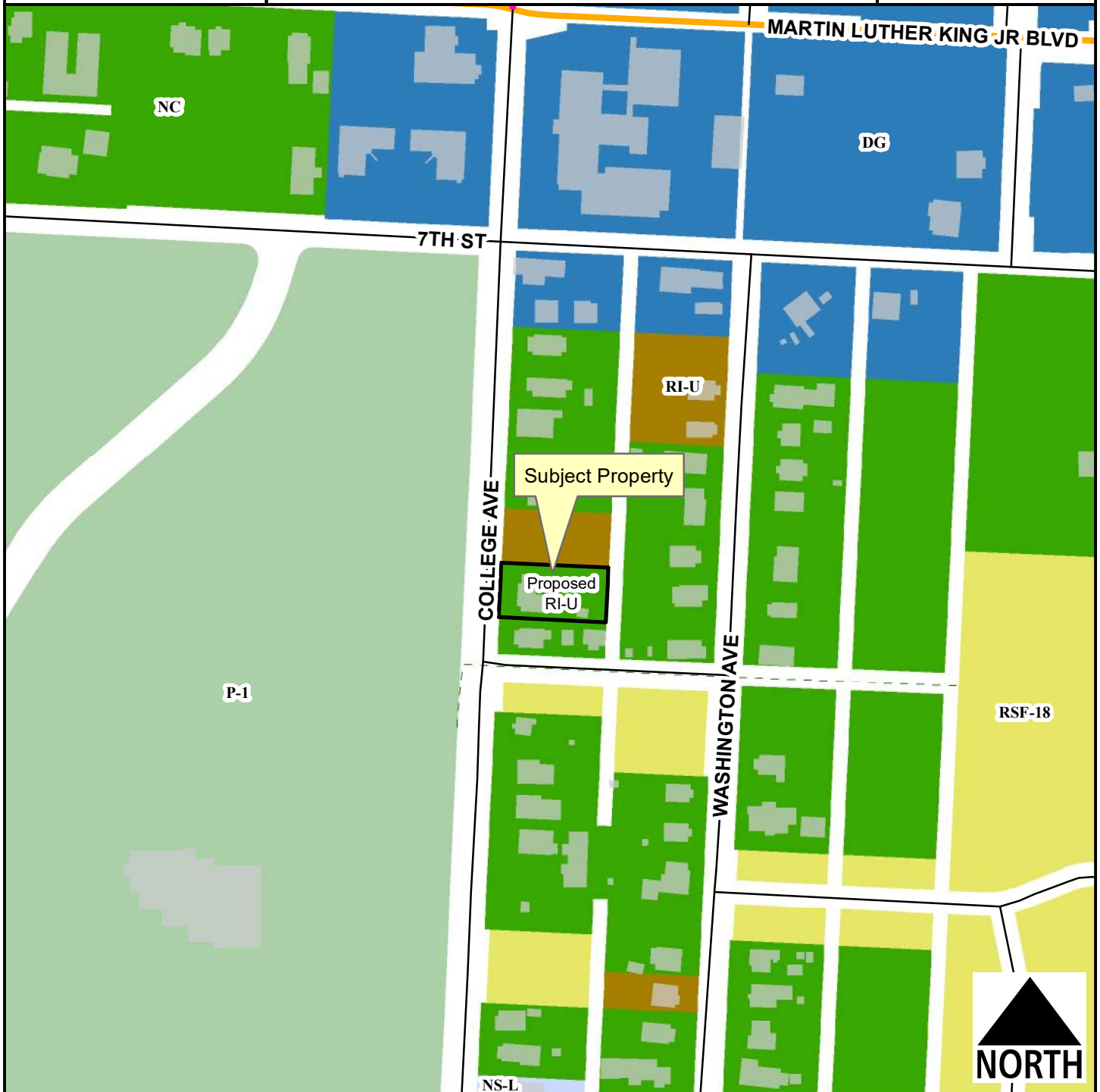


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
- NS-G
  - RI-U
  - RI-12
  - NS-L
  - Residential-Agricultural
  - RSF-5
  - RSF-1
  - RSF-2
  - RSF-4
  - RSF-7
  - RSF-8
  - RSF-18
- RESIDENTIAL MULTI-FAMILY**
- RMF-6
  - RMF-12
  - RMF-18
  - RMF-24
  - RMF-40
- INDUSTRIAL**
- I-1 Heavy Commercial and Light 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

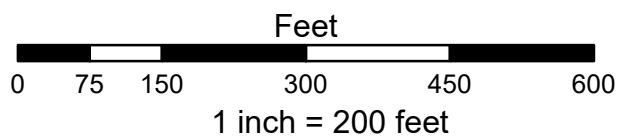
RZN-2021-000044

# Clayton-Niederman

Close Up View



- Neighborhood Link
- Urban Center
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



Zoning	Acres
RI-U	0.3
<b>Total</b>	<b>0.3</b>



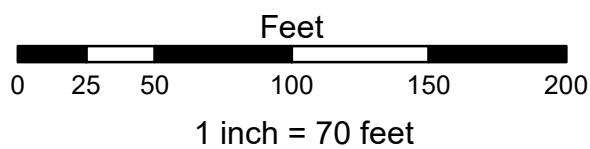
RZN-2021-000044

# Clayton-Niederman

Current Land Use



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



## FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

