

City of Fayetteville Staff Review Form

2021-0475

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-2021-000046: Rezone (S.W. OF S. SCHOOL AVE. & W. MLK BLVD./SOUTH YARD DEVELOPMENT, 562): Submitted by SPECIALIZED REAL ESTATE, INC. for properties located S.W. OF S. SCHOOL AVE. & W. MLK BLVD. The properties are zoned DG, DOWNTOWN GENERAL and I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contain approximately 2.00 acres. The request is to rezone the properties to MS-C, MAIN STREET-CENTER.

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-2021-000046: Rezone (S.W. OF S. SCHOOL AVE. & W. MLK BLVD./SOUTHYARD DEVELOPMENT, 562):** Submitted by SPECIALIZED REAL ESTATE, INC. for properties located S.W. OF S. SCHOOL AVE. & W. MLK BLVD. The properties are zoned DG, DOWNTOWN GENERAL and I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contain approximately 2.00 acres. The request is to rezone the properties to MS-C, MAIN STREET-CENTER.

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 is in south Fayetteville, just south of the intersection of W. Martin Luther King Jr. Boulevard and S. School Avenue and contains three parcels, 765-05511-000, 765-05512-002, and 765-05512-001. The property in question is under development as part of the Southyard project, which incorporates the former Farmer's Co-op Building along W. Martin Luther King Jr. Boulevard. The site is part of the 71-B Corridor Master Plan, the Walker Park Neighborhood Plan, and just south of the Downtown Design Overlay District.

Request: The request is to rezone the property to MS-C, Main Street Center. The property is under a mixed-use development (Southyard) that includes multi-family residential, commercial, and hotel uses. The applicant intends to bring the entire site under one zoning district.

Public Comment: Staff has not received any public comment.

Land Use Compatibility: Staff finds the request from DG, Downtown General to MSC, Main Street Center to be compatible. MS-C is a slightly more intense zoning district than DG. While the MS-C zoning district and DG are similar in that they both offer a build-to-zone along the property's street frontage, the minimum buildable street frontage requirement is higher in the applicant's requested MS-C district than in DG, meaning that a greater street presence for buildings is necessary. From a use perspective, MS-C does offer additional uses that are not currently permitted in DG, including hotels, additional retail options, and larger retail buildings. However, staff does not find that any of these uses lend themselves to incompatibility with the surrounding

area, given the properties access to infrastructure. MS-C also allows a higher building height, though implements additional step-back requirements from a public street if a building was to be developed at 7 stories. Staff also finds that rezoning a portion of the site from I-1 to MS-C brings this site into better alignment with its classification as a City Neighborhood Area. Additionally, the surrounding property is largely commercial and mixed-use residential in nature with immediate access to alternative transportation options such as the Frisco Trail and the larger Fayetteville trail network. Transportation options are further broadened by the property's ready access to public transit, which provides the possibility for reduced single-trip automobile usage.

Land Use Plan Analysis: Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, and goals of City Plan 2040. The property is designated as a City Neighborhood Area, which indicates an intent for more densely developed residential in close, connected proximity to commercial and neighborhood services. The high infill score indicates that a high density and intensity zoning district such as MS-C is justified at the location.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 11 for this site, with a weighted score of 16. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #1, 303 W. Center Street)
- Near Sewer Main (Throughout the overall site)
- Near Water Main (S. School Avenue)
- Near Grocery Store (Walmart Neighborhood Market)
- Near City Park (Walker Park)
- Near Paved Trail (Razorback Greenway)
- Near ORT Bus Stop (Route 20)
- Near Razorback Bus Stop (Hill Avenue and MLK)
- Appropriate Future Land Use (City Neighborhood)
- Within Master Plan Area (71B Corridor, Walker Park Neighborhood Plan, Downtown Master Plan)
- Near 71B Corridor (S. School Avenue)

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 Sparkman made the motion and Commissioner Paxton seconded. Commissioners agreed that the rezoning was compatible with the surrounding areas and the future land use plans for the area. No public comment was offered on the item.

BUDGET/STAFF IMPACT:

N/A

Attachments:

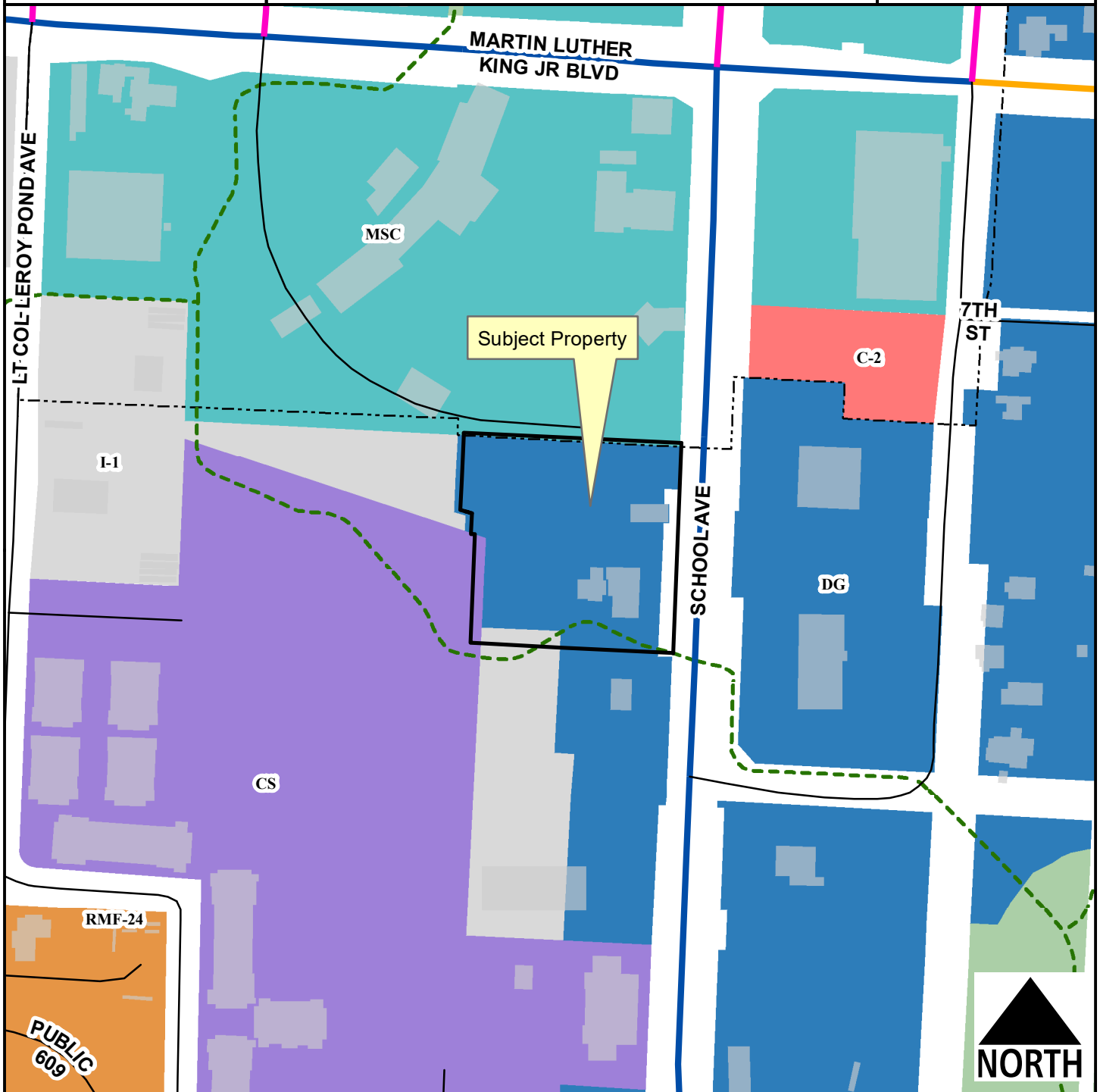
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN-2021-000046

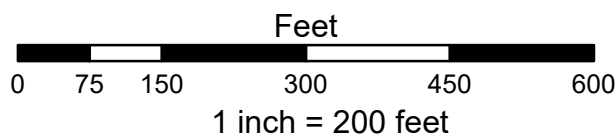
Southyard Development

RZN-21-000046
EXHIBIT 'A'

Close Up View



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



- RMF-24
- I-1 Heavy Commercial and Light Industrial
- C-2
- Main Street Center
- Downtown General
- Community Services
- P-1

EXHIBIT 'B'
RZN-2021-000046

REZONE DESCRIPTION – Parcels 765-05511-000, 765-05512-002, & 765-05512-001

Part of Blocks 15 and 16, Ferguson's Addition to the City of Fayetteville, part of the former P&GE Railroad right-of-way, and part of those rights-of-way vacated by Ordinance No. 6198 File 2019-20511, by Ordinance No. 6310 File 2020-16312, and by Ordinance 6356 File 2020-35277, said blocks and rights-of-way all in part of the Northwest Quarter Northeast Quarter (NW1/4 NE1/4) of Section 21, Township 16 North, Range 30 West, of the Fifth Principal Meridian, Washington County, Arkansas, the perimeter being more particularly described as follows:

COMMENCING at the northeast corner of Section 21; thence by bearing and distance (basis of bearing, Grid North), North 86°57'48" West a distance of 1,931.46 feet to the west right-of-way line of S. School Avenue; thence South 02°20'12" West along said west right-of-way line a distance of 199.84 feet to the POINT OF BEGINNING; thence South 02°20'12" West continuing along said west right-of-way line a distance of 289.60 feet; thence leaving said west right-of-way line, North 87°04'15" West a distance of 279.00 feet; thence North 02°19'48" East a distance of 149.82 feet; thence South 89°35'28" West a distance of 5.46 feet; thence North 03°23'23" East a distance of 28.53 feet; thence 16.51 feet along the arc of a non-tangent curve to the left, said curve having a radius of 1146.28 feet and being subtended by a chord bearing and distance of North 73°51'04" West, 16.51 feet; thence North 02°27'12" East a distance of 106.39 feet; thence South 87°20'12" East a distance of 299.75 feet to the Point of Beginning.



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-2021-000046: Rezone (S.W. OF S. SCHOOL AVE. & W. MLK BLVD./SOUTHYARD DEVELOPMENT, 562):** Submitted by SPECIALIZED REAL ESTATE, INC. for properties located S.W. OF S. SCHOOL AVE. & W. MLK BLVD. The properties are zoned DG, DOWNTOWN GENERAL and I-1, Heavy Commercial And Light Industrial and contain approximately 2.0 acres. The request is to rezone the properties to MS-C, MAIN STREET-CENTER.

RECOMMENDATION:

Staff recommends forwarding RZN-2021-000046 to City Council with a recommendation of approval.

RECOMMENDED MOTION:

"I move to forward RZN-2021-000046 to City Council with a recommendation of approval."

BACKGROUND:

The property is in south Fayetteville, just south of the intersection of W. Martin Luther King Jr. Boulevard and S. School Avenue and contains three parcels, 765-05511-000, 765-05512-002, and 765-05512-001. The property in question contains a former restaurant, and is under development as part of the Southyards project, which incorporates the former Farmer's Co-op Building along W. Martin Luther King Jr. Boulevard. The site is part of the 71-B Corridor Master Plan, the Walker Park Neighborhood Plan, and just south of the Downtown Design Overlay District. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Mixed-use (Future Phase of Southyard)	MSC, Main Street Center
South	Commercial/Industrial	DG, Downtown General
East	Commercial	DG, Downtown General
West	Undeveloped/Multi-Family Residential	CS, Community Services

Request: The request is to rezone the property to MS-C, Main Street Center. The property is under development as part of the Southyard project, a mixed-use development that includes multi-family residential, commercial, and hotel uses. The applicant intends to bring the entire site under one zoning district.

Public Comment: Staff has not received any public comment on this item.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW

- Streets:** The subject area has frontage along S. School Avenue. S. School Avenue is a fully improved Regional Link (High Activity) street with asphalt paving, curb and gutter, and sidewalk. 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 east side of S. School Avenue.
- Sewer:** Sanitary Sewer is available to the subject area. An existing 12-inch sanitary sewer main is present on the west side of S. School Avenue.
- 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 0.6 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.
- Drainage:** Any additional improvements or requirements for drainage will be determined at time of development. No portion of the site lies within the Hillside-Hilltop Overlay District, nor within a FEMA floodplain. There is not a protected stream in the area.

Hydric soils are 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 MSC, Main Street Center requires **10% minimum canopy preservation**. The current zoning district of DG, Downtown General requires **10% minimum canopy preservation**. The current zoning district of I-1, Heavy Commercial And Light Industrial requires 15% 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 **City Neighborhood Area**.

City Neighborhood Areas are more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single-family to multi-family. Non-residential and commercial uses are primarily located at street intersections and along major corridors. Ideally, commercial uses would have a residential component and vary in size, variety and intensity. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Building setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

The project is also at the convergence of three different master-planned areas: the **71B Corridor Plan**, the **Walker Park Neighborhood Plan**, and the **Downtown Master Plan**.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 11 for this site, with a weighted score of 16. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #1, 303 W. Center Street)
- Near Sewer Main (Throughout the overall site)
- Near Water Main (S. School Avenue)
- Near Grocery Store (Walmart Neighborhood Market)
- Near City Park (Walker Park)
- Near Paved Trail (Razorback Greenway)
- Near ORT Bus Stop (Route 20)
- Near Razorback Bus Stop (Hill Avenue and MLK)
- Appropriate Future Land Use (City Neighborhood)
- Within Master Plan Area (71B Corridor, Walker Park Neighborhood Plan, Downtown Master Plan)
- Near 71B Corridor (S. School 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:*** Staff finds the request from DG, Downtown General to MSC, Main Street Center to be compatible at this location. MSC is a slightly more intense zoning district than DG. That said, the surrounding property is largely commercial and mixed-use residential in nature, and has immediate access to alternative transportation options such as the Frisco Trail and the larger Fayetteville trail network, as well as access to public transit, which provides the possibility for reduced single-trip automobile usage. MSC zoning and DG are similar in that they both offer a build-to-zone along the property's frontage, though the minimum buildable street frontage requirement is higher in the applicant's requested MSC district than in DG. From a use perspective, MSC does offer additional uses that are not currently permitted in DG; however, staff does not find that any of these uses lend themselves to incompatibility of the surrounding area, given the properties access to infrastructure along S. School Avenue. MSC also allows a slightly higher building height, though does implement additional step-back requirements if a building was to be developed at 7 stories. Staff also

finds that rezoning a portion of the site from I-1 to MSC brings this site into better alignment with its classification as a City Neighborhood Area.

Land Use Plan Analysis: Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, and goals of City Plan 2040. The area is designated as a City Neighborhood Area, which indicates an intent for more densely developed residential in close, connected proximity to commercial and neighborhood services. The high infill score, as well as the high weighted infill score also indicate that a high density and intensity zoning district such as MSC is justified at the location.

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

Finding: A rezone from DG to MSC at the site is justified. Staff finds that the request is still in line with long-term land use plans for the area, including compatibility with the 71-B Master Plan and the Walker Park Neighborhood Plan. Staff also finds that bringing the entire development site into one compatible zoning district will bring consistent regulations to the development moving forward.

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

Finding: Rezoning the property from DG to MSC would not likely appreciably increase traffic at this site. The property has frontage along S. School Avenue, which is currently under plans for redevelopment by the City, and is classified as a Regional Link – High Activity street, which is meant to absorb a traffic volume of 17,600 vehicles per day. Given the only slight difference in permitted uses between the zoning districts, and the immediate proximity to alternative transportation options, staff finds the available infrastructure could absorb redevelopment under this proposed zoning change.

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 DG to MSC would not likely alter the population density undesirably. Given the availability of water and sewer to the site, and the proximity to a Regional High-Activity Link Street such as S. School Avenue, staff finds that the available infrastructure could likely absorb the impact that this zoning change would bring. The school district did not comment on this request.

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-2021-000046.

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: <u>June 14, 2021</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: Sparkman, recommending approval			
Second: Paxton			
Vote: 8-0-0			

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.27 Main Street/Center
 - §161.28 Downtown General
 - §161.30 District I-1, Heavy Commercial And Light Industrial
- Applicant Request Letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.27 Main Street/Center

(A) *Purpose.* A greater range of uses is expected and encouraged in the Main Street/Center. The Center is more spatially compact and is more likely to have some attached buildings than Downtown General or Neighborhood Conservation. Multi-story buildings in the Center are well-suited to accommodate a mix of uses, such as apartments or offices above shops. Lofts, live/work units, and buildings designed for changing uses over time are appropriate for the Main Street/Center. The Center is within walking distance of the surrounding, primarily residential areas. For the purposes of Chapter 96: Noise Control, the Main Street/Center district is a commercial zone.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings

Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
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 stores
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 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Dwelling (all unit types)	18 feet
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(2) *Lot Area Minimum.* None.

(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	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Minimum Buildable Street Frontage.* 75% of lot width.

(G) *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 0 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 a portion of a building that is located greater than 15 feet from the master street plan right-of-way line shall have a maximum height of seven (7) stories.

(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5042, 8-07-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800 , §1(Exh. A), 10-6-15; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §§5, 7—9, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6223 , §1, 9-3-19)

161.28 Downtown General

(A) *Purpose.* Downtown General is a flexible zone, and it is not limited to the concentrated mix of uses found in the Downtown Core or Main Street/Center. Downtown General includes properties in the neighborhood that are not categorized as identifiable centers, yet are more intense in use than Neighborhood Conservation. There is a mixture of single-family homes, rowhouses, apartments, and live/work units. Activities include a flexible and dynamic range of uses, from public open spaces to less intense residential development and businesses. For the purposes of Chapter 96: Noise Control, the Downtown General district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Dwelling (all unit types)	18 feet
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(2) *Lot Area Minimum.* None.

(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	None
Rear	5 feet
Rear, from center line of an alley	12 feet

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

(G) *Building Height Regulations.*

Building Height Maximum	5 stories
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(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; 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. 5735, 1-20-15; Ord. No. 5800 , §1(Exh. A), 10-6-15; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §§5, 7—9, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6223 , §1, 9-3-19)

161.30 District I-1, Heavy Commercial And Light Industrial

- (A) *Purpose.* The Heavy Commercial District is designed primarily to accommodate certain commercial and light industrial uses which are compatible with one another but are inappropriate in other commercial or industrial districts. The Light Industrial District is designed to group together a wide range of industrial uses, which do not produce objectionable environmental influences in their operation and appearance. The regulations of this district are intended to provide a degree of compatibility between uses permitted in this district and those in nearby residential districts.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 6	Agriculture
Unit 13	Eating places
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 21	Warehousing and wholesale
Unit 22	Manufacturing
Unit 25	Offices, studios and related services
Unit 27	Wholesale bulk petroleum storage facilities with underground storage tanks
Unit 42	Clean technologies

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 43	Animal boarding and training

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

Front, when adjoining A or R districts	50 feet
Front, when adjoining C, I, or P districts	25 feet
Side, when adjoining A or R districts	50 feet
Side, when adjoining C, I, or P districts	10 feet
Rear	25 feet

(F) *Height Regulations.* There shall be no maximum height limits in I-1 District, provided, however, that 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 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.* None.

(Code 1965, App. A., Art. 5(VIII); Ord. No. 2351, 6-2-77; Ord. No. 2430, 3-21-78; Ord. No. 2516, 4-3-79; Ord. No. 1747, 6-29-70; Code 1991, §160.039; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; 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. 5472; 12-20-11; Ord. No. 5800 , §1(Exh. A), 10-6-15; Ord. No. 5945 , §§5, 7, 1-17-17; Ord. No. 5982 , §1, 6-20-17; Ord. No. 6015 , §1(Exh. A), 11-21-17)

May 4, 2021

To Whom It May Concern:

This is a request to rezone parcels 765-05511-000, 765-05512-002, and 765-05512-001 from Downtown General to Main Street Center.

The majority of our project, South Yard, is currently zoned MSC (Main Street Center), with the exception being these southern-most parcels listed above, which are currently designated as DG (Downtown General). When possible, it is preferable to have a single zoning classification for an entire development project.

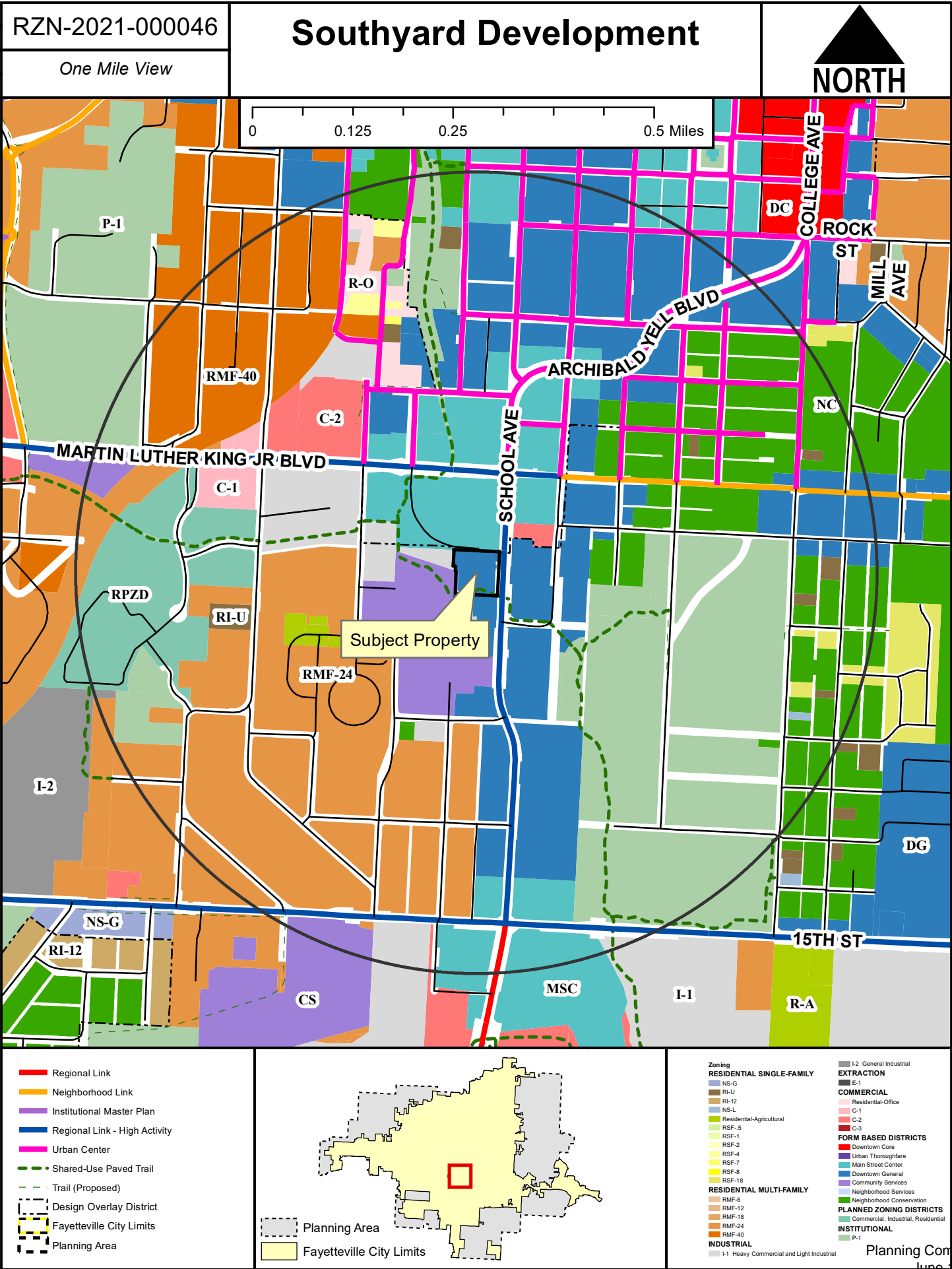
This change in zoning will be compatible with the neighboring properties and will bring the property into conformance with the rest of our South Yard project. This rezoning request will not adversely affect the neighboring parcels nor conflict with the surrounding land uses.

Sincerely,



Jeremy Hudson
CEO, Specialized Real Estate Group

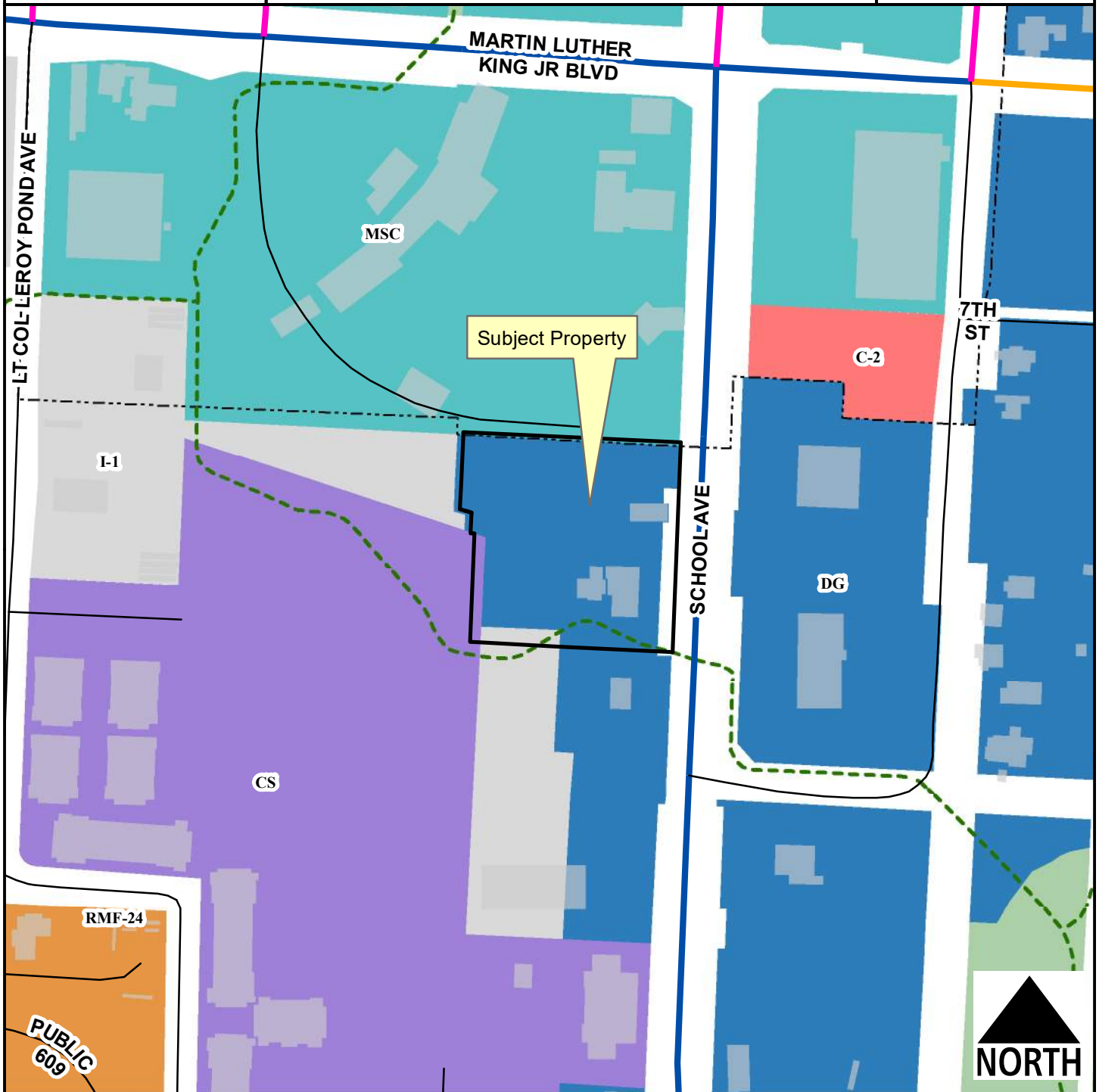




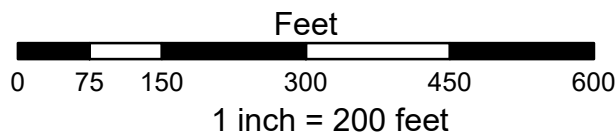
RZN-2021-000046

Southyard Development

Close Up View



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



- RMF-24
- I-1 Heavy Commercial and Light Industrial
- C-2
- Main Street Center
- Downtown General
- Community Services
- P-1

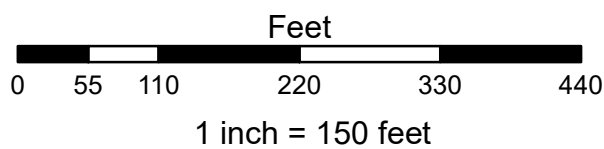
RZN-2021-000046

Southyard Development

Current Land Use



- Regional Link - High Activity
- Planning Area
- Fayetteville City Limits
- Design Overlay District



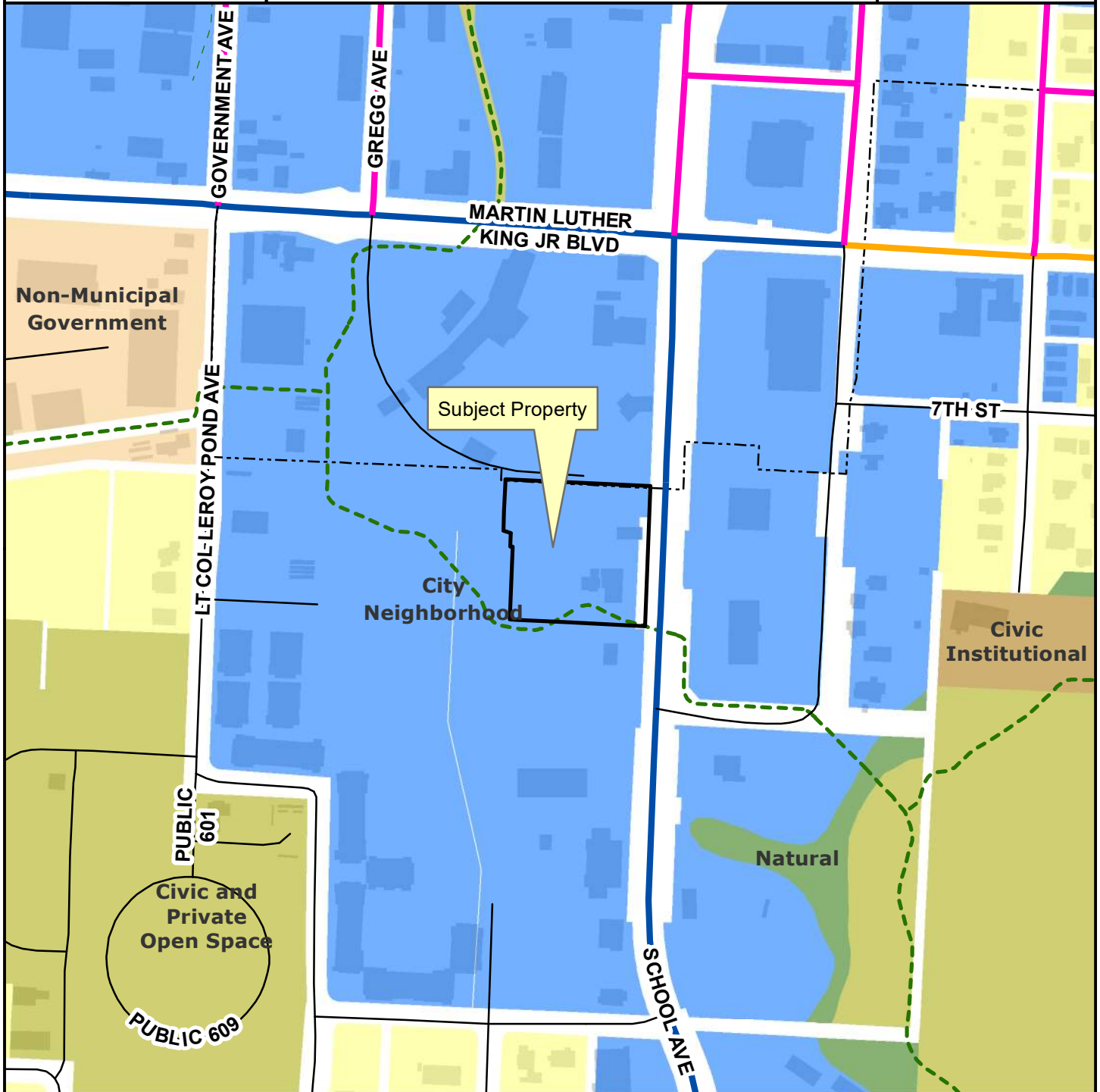
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

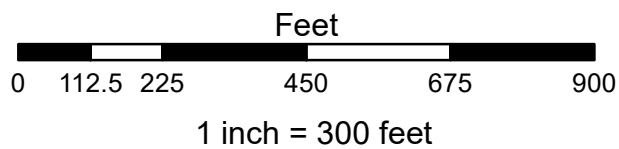
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Southyard Development

Future Land Use



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



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

Planning Commission

June 14, 2021

Agenda Item 10

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