

City of Fayetteville Staff Review Form

2021-0762

Legistar File ID

10/19/2021

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

Jonathan Curth

10/1/2021

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2021-000067: Rezone (4143 N. SHILOH DR./RGMS INVESTMENTS, 135): Submitted by ROBERT GOLTERMANN for properties located at 4143 N. SHILOH DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approx. 7.42 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES.

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 OCTOBER 19, 2021

TO: Mayor; Fayetteville City Council

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

FROM: Jessie Masters, Development Review Manager

DATE: October 1, 2021

SUBJECT: **RZN-2021-000067: Rezone (4143 N. SHILOH DR./RGMS INVESTMENTS, 135):**
Submitted by ROBERT GOLTERMANN for properties located at 4143 N. SHILOH DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approx. 7.42 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES.

RECOMMENDATION:

Planning Commission and City staff and 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 in north Fayetteville, just south of the Northwest Arkansas Mall, with frontage along N. Shiloh Drive. Containing 7.42 acres, the property is currently developed with a commercial structure which was constructed in the early 1970s according to County records. The building has been vacant since at least 2013 when a Hooters restaurant closed. The balance of the property is largely undeveloped, but has access to E. Georgetown Square Drive, a private street.

Request: The request is to rezone the property to CS, Community Services. The applicant has indicated an intent to develop a mixed-use development on the site, including new retail and commercial uses along the N. Shiloh Drive frontage, as well as multi-family to the west.

Public Comment: Staff received one phone call inquiry about the proposal from a member of the public, who issued a comment in support of the request and in support of redevelopment at this site. At the Planning Commission hearing, an adjacent business owner expressed support of the proposal and requested that the City take adequate precautions with the onsite utilities.

Land Use Compatibility: Staff finds the request to be compatible with the surrounding land uses. The property is largely surrounded by commercial uses, including the Northwest Arkansas Mall. This is reflected by a uniform C-2, Thoroughfare Commercial zoning designation of properties in the immediate and larger area. Staff finds that the insertion of a form-based, mixed-use zoning district to allow residential uses at this location would be of a benefit to the City; bringing more

residential uses into a largely commercial area could promote walkability and potentially cut down on the need for auto-centric trip generation.

While the existing zoning district of C-2 has an urban form option for setbacks, the zoning district typically follows a more traditional, auto-oriented setback requirement, with parking in the front of structures. A rezoning to CS would be a paradigm shift for the area by requiring a build-to-zone, so that any structures developed at this location would be required to front existing streets and provide for more pedestrian-friendly design requirements. Bulk and area requirements between the two zoning districts are mostly similar, though CS zoning does require an 18-foot lot width minimum for residential uses. CS zoning would slightly limit the height requirement to 5 stories, rather than 6 as permitted in C-2; given the heavily commercial surroundings, staff does not find issue with the change in height requirement.

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 an Urban Center, which indicates an intent for intense and dense development patterns, the tallest allowable building heights, and an expectation that vacant properties will be developed into mixed-use centers. The infill score for this property is high, with access to existing transit routes for both Ozark Regional Transit and Razorback Transit, as well as proximity to other services and amenities such as groceries, trail, and park. The rezoning request is also in line with the City's goals towards development of compact, connected, and complete development.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 9 for this site. The following elements of the matrix contribute to the score:

- Near Sewer Main (8" main along north side of property)
- Near Water Main (8" main along N. Shiloh Drive, additional water mains present throughout the property)
- Near Grocery Store (Wal-Mart, E. Joyce Blvd.)
- Near City Park (Lake Fayetteville)
- Near Paved Trail (Clear Creek Trail)
- Near ORT Bus Stop (Route 30)
- Near Razorback Bus Stop (Route 26)
- Appropriate Future Land Use (Urban Center)
- Near 71B Corridor

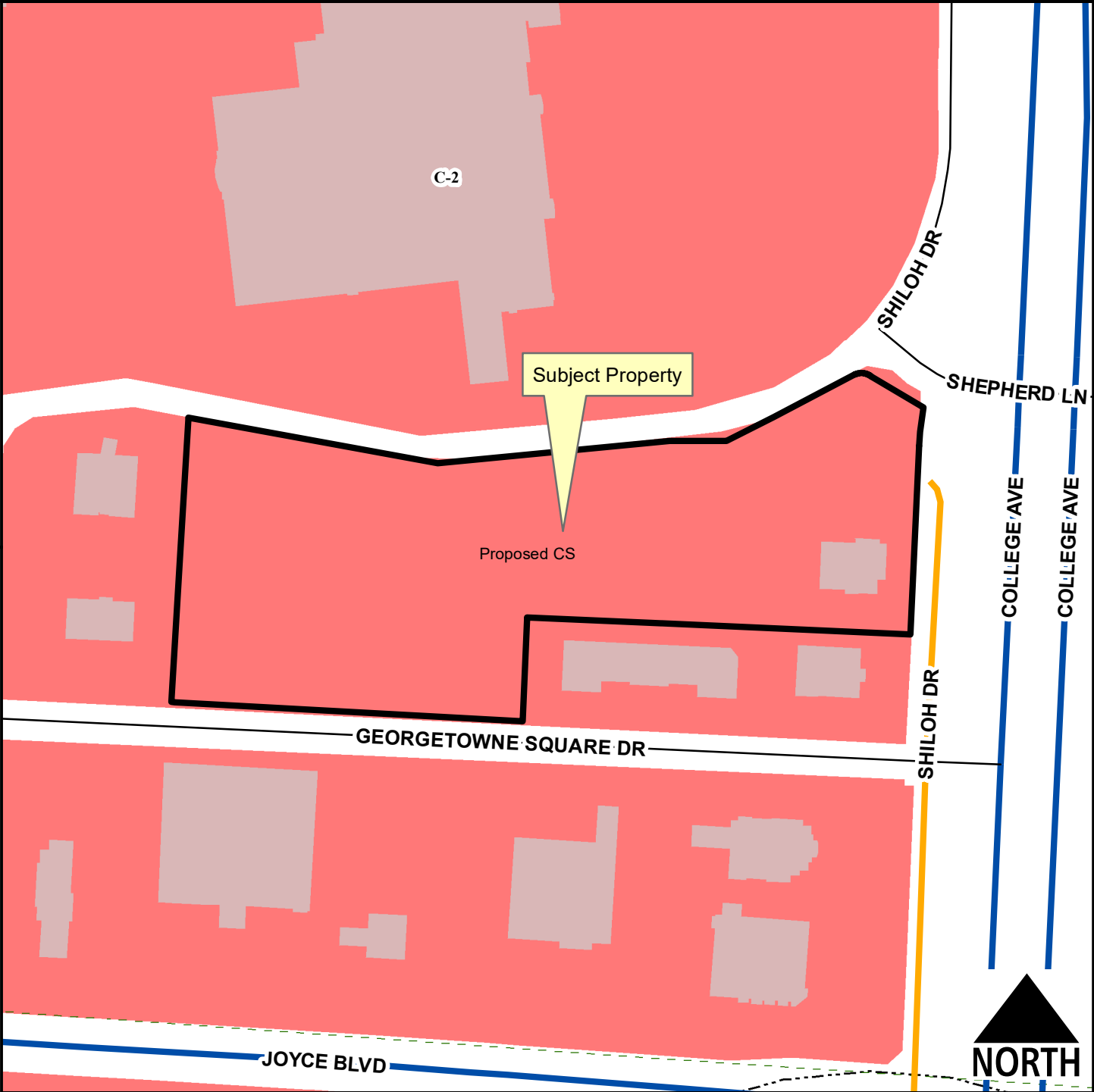
DISCUSSION:

At the September 27, 2021 Planning Commission meeting, a vote of 7-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Sparkman made the motion and Commissioner Belden seconded. Commissioners found the rezoning to encourage development that would be complimentary with the surrounding area. Additionally, comment was made expressing hope that approval of the rezoning will lead to redevelopment of an underutilized site and repurposing of a vacant building. Further, interest was expressed in the potential for the City to accept Georgetown Square Drive as a public street. One member of the public spoke at the meeting as described above.

BUDGET/STAFF IMPACT:
N/A

Attachments:

- Exhibit A
- Exhibit B
- Planning Commission Staff Report



<div> <div>Neighborhood Link</div> <div>Regional Link - High Activity</div> <div>Trail (Proposed)</div> <div>Design Overlay District</div> <div>Planning Area</div> <div>Fayetteville City Limits</div> </div>	<div> <div>Feet</div> <div> <div>0</div> <div>75</div> <div>150</div> <div>300</div> <div>450</div> <div>600</div> </div> <div>1 inch = 200 feet</div> </div>	<div>Zoning</div> <div>CS</div>	<div>Acres</div> <div>7.4</div>
		<div>Total</div>	<div>7.4</div>

EXHIBIT 'B'
RZN-2021-000067

Survey Description

All of Lot 3 and a part of Lot 4, Concurrent Plat of Northwest Arkansas Mall according to Book 2004, Page 38437 in the public records of Washington County, and being a part of the East half of the Southwest Quarter, Section 7, Township 17 North, Range 30 West, and being described by metes and bounds as follows:

BEGINNING at the southwest corner of said Lot 3;
THENCE along the west boundary of said Lot 3, North 03°28'54" East, 391.90 feet to the north boundary of said Lot 3;
THENCE along said north boundary, South 79°34'17" East, 348.38 feet;
THENCE continuing along said north boundary, North 84°26'56" East, 320.18 feet to the northeast corner of said Lot 3;
THENCE North 89°51'43" East, 77.83 feet;
THENCE North 63°24'48" East, 72.31 feet;
THENCE North 62°21'03" East, 125.78 feet;
THENCE Easterly along the arc of a curve to the right 24.16 feet having a central angle of 62°16'41", a radius of 22.22 feet, and a chord that bears South 83°27'58" East with a chord distance of 22.98 feet;
THENCE South 59°40'51" East, 83.48 feet;
THENCE South 08°49'45" West, 34.18 feet to the west right-of-way of N Shiloh Drive;
THENCE along said west right-of-way, South 02°35'26" West, 18.91 feet;
THENCE continuing along said right-of-way, South 02°42'08" West, 259.60 feet;
THENCE along the south boundary of aforementioned Lots 3 and 4, North 87°28'22" West, 526.87 feet to the east boundary of said Lot 3;
THENCE along said east boundary, South 02°31'38" West, 142.77 feet to the north boundary of an Ingress/Egress easement according to Book 960, Page 783;
THENCE along said north boundary, d North 86°54'13" West, 483.63 feet to the **POINT OF BEGINNING** containing **323,252** square feet or **7.42** acres, more or less.



TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING DATE: September 27, 2021 (Updated with Planning Commission Results)

SUBJECT: **RZN-2021-000067: Rezone (4143 N. SHILOH DR./RGMS INVESTMENTS, 135):** Submitted by ROBERT GOLTERMANN for properties located at 4143 N. SHILOH DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 7.42 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES.

RECOMMENDATION:

Staff recommends forwarding RZN-2021-000067 to City Council with a recommendation of approval.

RECOMMENDED MOTION:

"I move to forward RZN-2021-000067 to City Council with a recommendation of approval."

BACKGROUND:

The subject property is in north Fayetteville, just south of the Northwest Arkansas Mall, with frontage along N. Shiloh Drive. Containing 7.42 acres, the property is currently developed with a former restaurant and commercial structure was constructed in the early 1970s according to County records. The building has been vacant since at least 2013 when Hooters closed. The balance of the property is largely undeveloped, but has access to E. Georgetown Square Drive, a private street. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Commercial (Northwest Arkansas Mall)	C-2, Thoroughfare Commercial
South	Commercial	C-2, Thoroughfare Commercial
East	Commercial	C-2, Thoroughfare Commercial (across 71-B, College Avenue)
West	Commercial	C-2, Thoroughfare Commercial

Request: The request is to rezone the property to CS, Community Services. The applicant has indicated an intent to develop a mixed-use development on the site, including new retail and commercial uses along the N. Shiloh Drive frontage, as well as multi-family to the west.

Public Comment: Staff received one phone call inquiry about the proposal from a member of the public, who issued a comment in support of the request and in support of redevelopment at this site.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW

- Streets:** The subject area has frontage along N. Shiloh Drive, which is a partially improved Neighborhood Link street with asphalt paving and curb and gutter. Shiloh is interrupted immediately northeast of this property by steep terrain and Shepard Lane, the main access to the Northwest Arkansas Mall. 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 8-inch water main is present on the west side of N. Shiloh Drive. An existing 6-inch water main is present through the center of the subject property, and an existing 8-inch water main is present on the north side of the subject property.
- Sewer:** Sanitary sewer is available to the subject area. An existing 8-inch sanitary sewer main is present on the north side 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 4, located at 3385 N. Plainview Ave., protects this site. The property is located approximately 1.2 miles from the fire station with an anticipated drive time of approximately 6 minutes using existing streets. The anticipated response time would be approximately 8.2 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 this site is located within the Hillside-Hilltop Overlay District, no protected streams are in the area, and the property does not lie within a FEMA floodplain. There are also no hydric soils present on the site.

Tree Preservation:

The proposed zoning district of CS, Community Services requires **20% minimum canopy preservation**. The current zoning district of C-2, Thoroughfare Commercial 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 **Urban Center**.

Urban Center Areas contain the most intense and dense development patterns within the City and allow for the tallest and greatest variety of buildings. Urban Center accommodates rowhouses, apartments, local and regional retail, hotels, clean technology industries and entertainment uses. These areas are typified by their location adjacent to major thoroughfares with high visibility. Although Urban Center Areas recognize the conventional big box and strip retail centers existing along major arterials, it is expected that vacant properties will be developed into traditional mixed-use centers, allowing people to live, work and shop in the same area. Additionally, infill of underperforming or undervalued existing big box and strip centers should be strongly encouraged since there is a greater return on investment for redevelopment of these

areas that have existing public infrastructure such as streets, sidewalks, trails, water, sewer and parklands.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **9** for this site, with a weighted score of **10.5**. The following elements of the matrix contribute to the score:

- Near Sewer Main (8" main along north side of property)
- Near Water Main (8" main along N. Shiloh Drive, additional water mains present throughout the property)
- Near Grocery Store (Wal-Mart, E. Joyce Blvd.)
- Near City Park (Lake Fayetteville)
- Near Paved Trail (Clear Creek Trail)
- Near ORT Bus Stop (Route 30)
- Near Razorback Bus Stop (Route 26)
- Appropriate Future Land Use (Urban Center)
- Near 71B Corridor (Yes)

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 to be compatible with the surrounding land uses. The property is largely surrounded by commercial uses, including the Northwest Arkansas Mall. This is reflected by a uniform C-2, Thoroughfare Commercial zoning designation of properties in the immediate and larger area. Staff finds that the insertion of a form-based, mixed-use zoning district to allow residential uses at this location would be of a benefit to the City; bringing more residential uses into a largely commercial area could promote walkability and potentially cut down on the need for auto-centric trip generation.

While the existing zoning district of C-2 has an urban form option for setbacks, the zoning district typically follows a more traditional, auto-oriented setback requirement, with parking in the front of structures. A rezoning to CS would be a paradigm shift for the area by requiring a build-to-zone, so that any structures developed at this location would be required to front existing streets and provide for more pedestrian-friendly design requirements. Bulk and area requirements between the two zoning districts are mostly similar, though CS zoning does require an 18-foot lot width minimum for residential uses. CS zoning would slightly limit the height requirement to 5 stories, rather than 6 as permitted in C-2; given the heavily commercial surroundings, staff does not find issue with the change in height requirement.

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 an Urban Center, which indicates an intent for intense and dense development patterns, the tallest allowable building heights, and an expectation that vacant properties will be developed

into mixed-use centers. The infill score for this property is high, with access to existing transit routes for both Ozark Regional Transit and Razorback Transit, as well as proximity to other services and amenities such as groceries, trail, and park. The rezoning request is also in line with the City's goals towards development of compact, connected, and complete development.

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

Finding: A rezone from C-2 to CS is justified to bring the area into agreement with the "Urban Center" designation at this site, which would allow more residential uses by right and lead to a more compact, complete, and connected neighborhood in this area.

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

Finding: Any redevelopment of this property, even under its current zoning district, would potentially increase traffic at this location. However, given the applicant's request to rezone the property from C-2 to CS, staff finds that the addition of potential residential uses at this location somewhat alleviates this concern, given that there would be potential for walkability or shorter vehicle trips to the existing services in the area, potentially limiting or reducing vehicle trip generation. Also, the close proximity of this site to available alternative transportation networks such as Ozark Regional Transit Route 30 and the Razorback Bus Route 26 further alleviates concern from staff that added density or intensity to this site would appreciably increase traffic danger.

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 C-2 to CS could potentially increase the population density in the area, since residential uses are not typically permitted in C-2 zoning. CS also does not have a stated density maximum, should residential uses be developed on the site. That said, the existence of sewer and water at this location, as well as proximity to 71-B and other street infrastructure, staff does not find that added density at this location would negatively affect the area, but rather finds that opposite; the addition of residential uses in this area would largely be of a benefit to the surrounding commercial uses, and would be largely complementary of one another.

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-2021-000067.

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: <u>September 27, 2021</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: Sparkman, recommending approval			
Second: Belden			
Vote: 7-0-0			

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.23 District C-2, Thoroughfare Commercial
 - §161.22 Community Services
- Applicant Request Letter
- 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)

161.22 Community Services

- (A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

- (B) *Uses.*

(1) Permitted Uses.

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 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 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites

Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Dwelling	18 feet
All others	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories
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(G) *Minimum Buildable Street Frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800 , §1(Exh. A), 10-6-15; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §§5, 7—9, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6223 , §1, 9-3-19; Ord. No. 6409 §1, 2-2-21)

RZN-2021-000067

Request Letter



Letter of Intent – Request

By: Robert Goltermann

8300 Eager Rd.

Suite 601

St. Louis, MO 63144

Regarding: The rezoning of parcel # 765-15581-003, with a street address of 4143 N. Shiloh Drive, Fayetteville, AR 72703.

Request: To rezone from C2 to CS

Statement:

We are confident this project will not unreasonably adversely affect or conflict with the surrounding land uses, but rather will positively impact the surrounding area. Our goal is to provide a pedestrian friendly, dense mixed-use development that will bring additional customers/patrons to the neighboring commercial businesses. The project will include 169 apartments, a 6,000 sq. ft. retail center, modern amenities and ample parking.

We believe our project will provide a needed urban housing option for the neighborhood where residents can work and live along with activating a currently under-utilized infill location. Additionally, we believe this is the perfect use based upon how the site is currently being used. What better way than to activate the site with an influx of consumers.

Please do not hesitate to contact me directly should you have any questions or concerns about this project. I am always happy to discuss ideas!

Sincerely,

Robert Goltermann

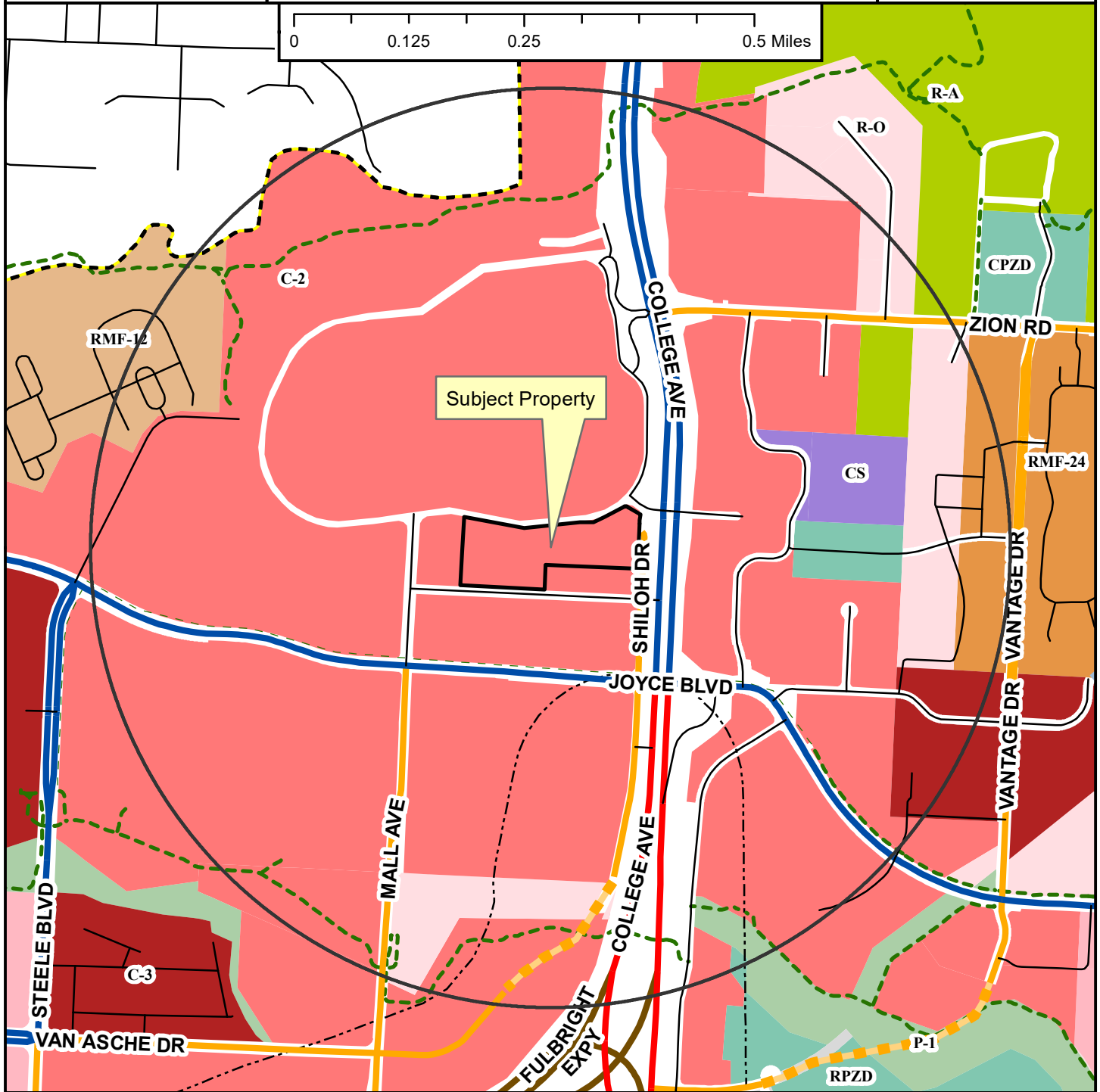
RZN-2021-000067

RGMS Investments

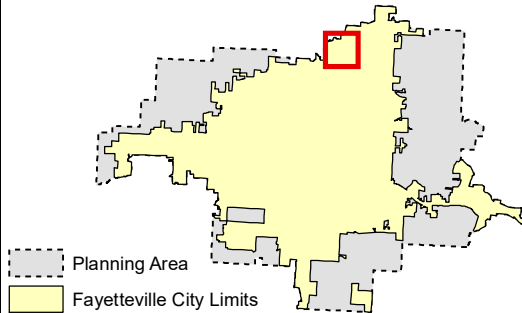
One Mile View



0 0.125 0.25 0.5 Miles



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Freeway/Expressway
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area

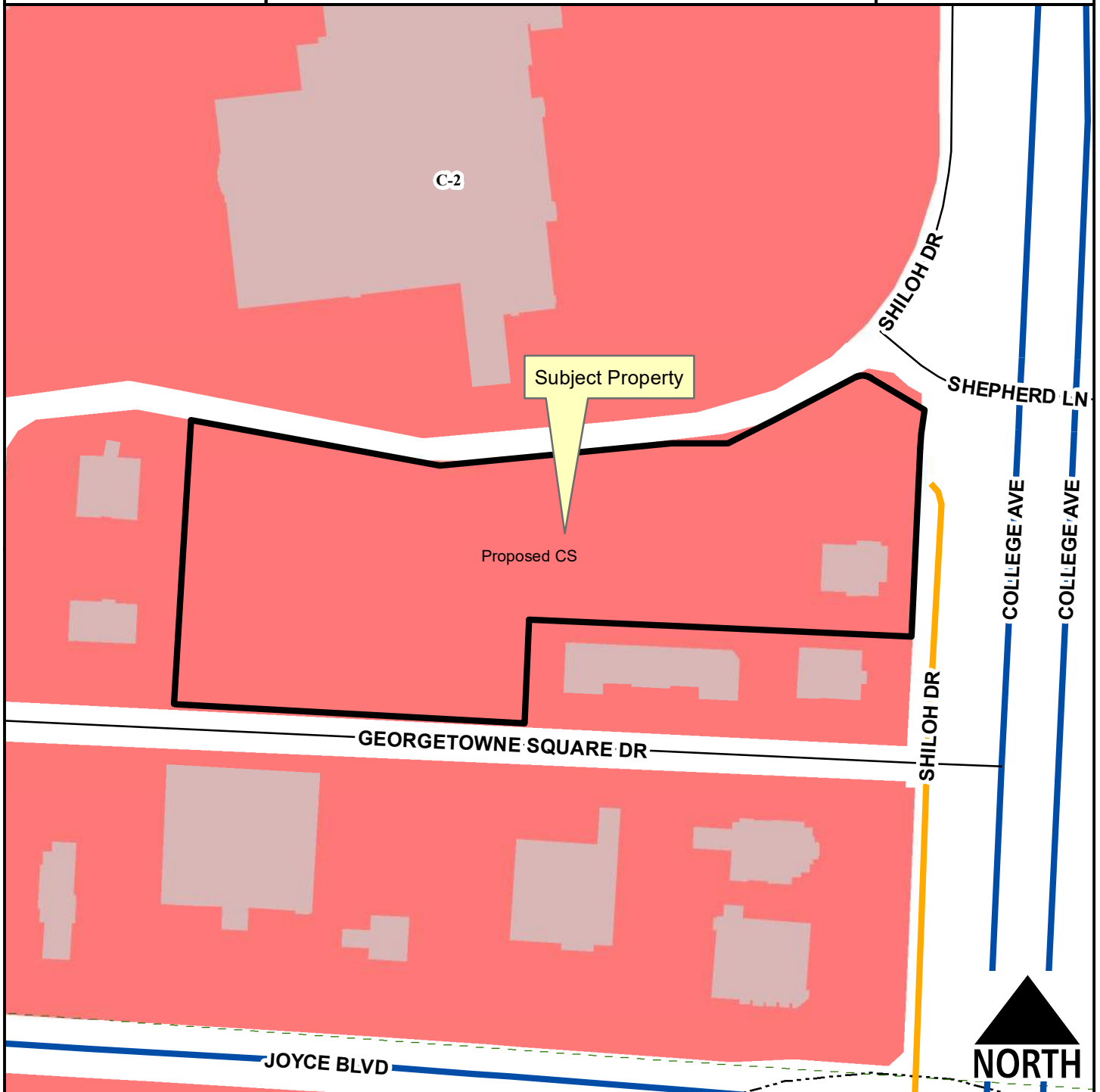


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
- NS-G
 - RI-U
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
- RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
- INDUSTRIAL**
- I-1 Heavy Commercial and Light Industrial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

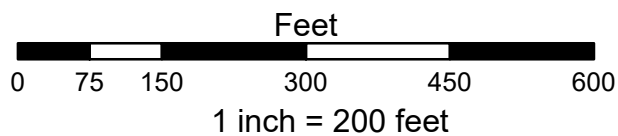
RZN-2021-000067

RGMS Investments

Close Up View



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

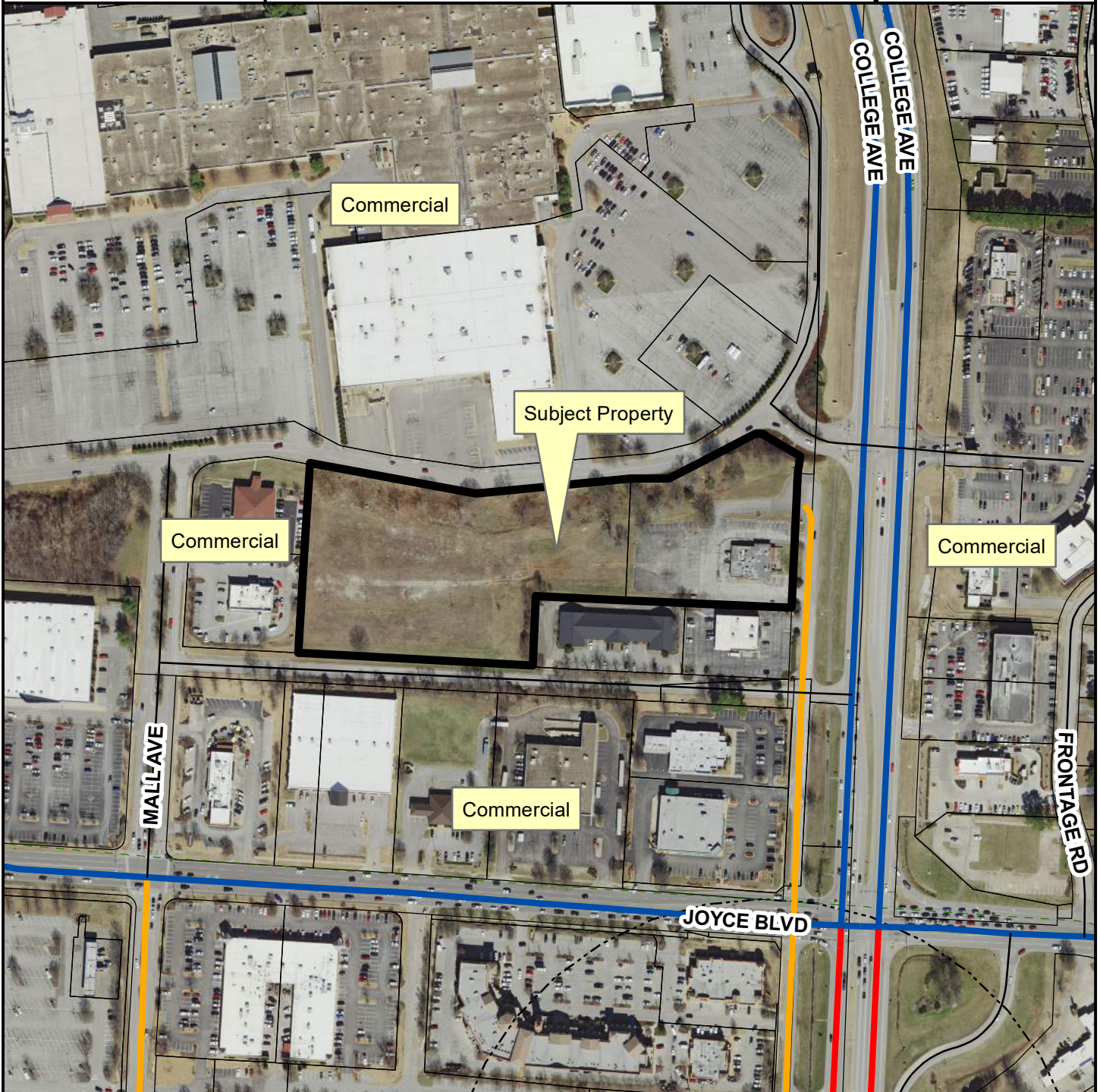


Zoning	Acres
CS	7.4
Total	7.4

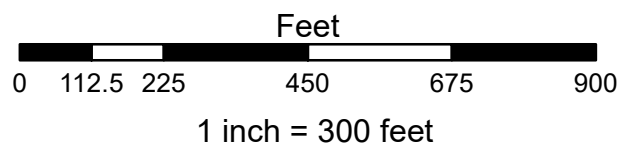
RZN-2021-000067

RGMS Investments

Current Land Use



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



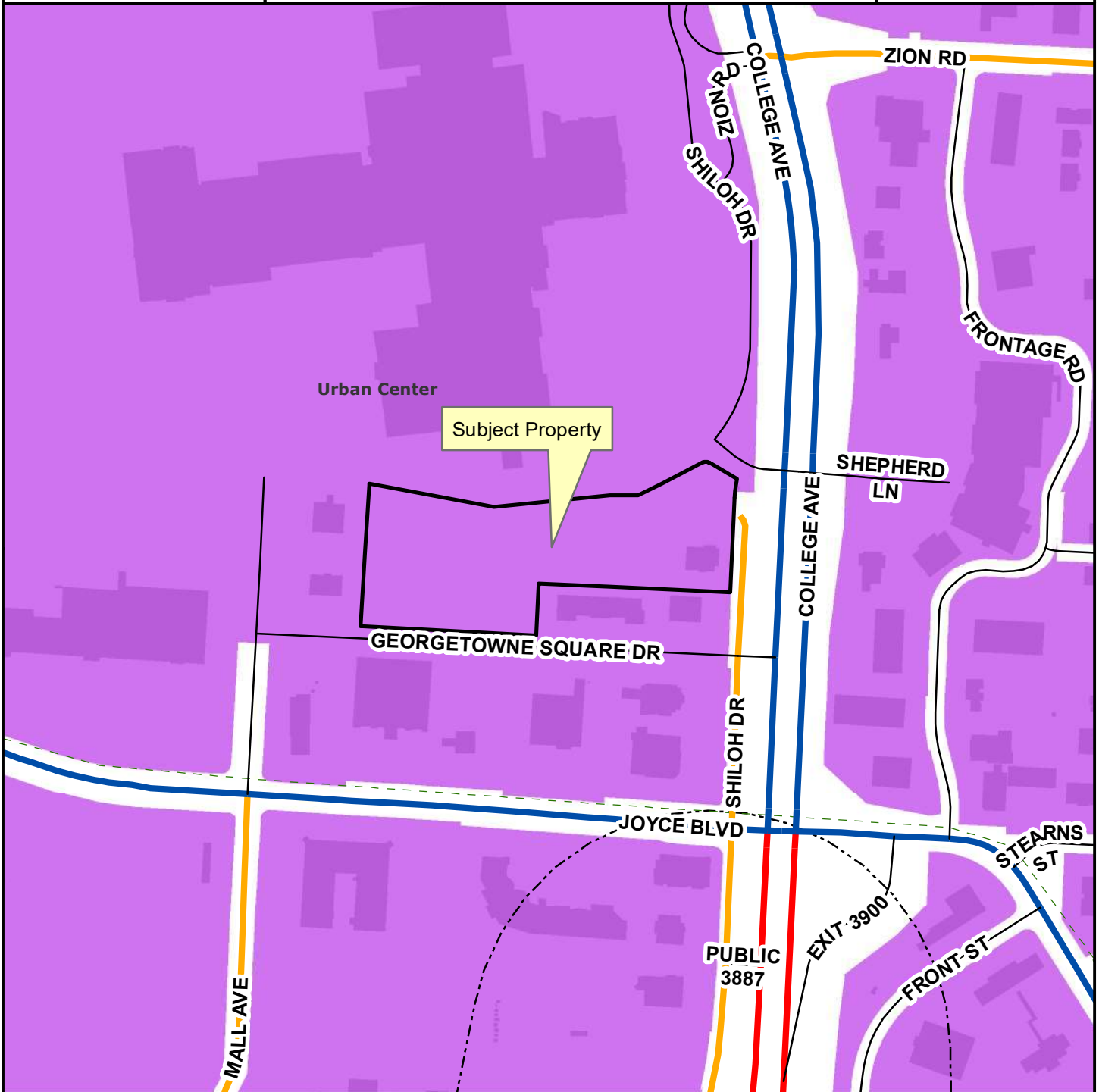
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

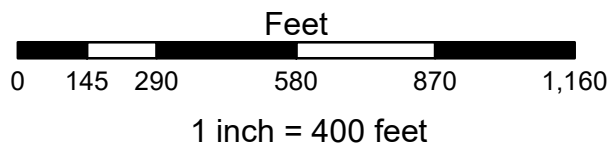
RZN-2021-000067

RGMS Investments

Future Land Use



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- 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