

City of Fayetteville Staff Review Form

2022-0040

Legistar File ID

2/1/2022

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

Jonathan Curth

1/14/2022

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2021-000084: Rezone (745 W. CHERRY ST./HABITAT FOR HUMANITY, 678): Submitted by BRANDON SWOBODA for property located at 745 W. CHERRY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.81 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

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 FEBRUARY 1, 2022

TO: Mayor; Fayetteville City Council

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

FROM: Jessie Masters, Development Review Manager

DATE: January 14, 2022

SUBJECT: **RZN-2021-000084: Rezone (745 W. CHERRY ST./HABITAT FOR HUMANITY, 678):** Submitted by BRANDON SWOBODA for property located at 745 W. CHERRY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.81 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

RECOMMENDATION:

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

BACKGROUND:

The subject property is in south Fayetteville on W. Cherry Street, which is just north of S. School Avenue's intersection with the Fulbright Expressway and on-ramp to I-49. Containing 1.81 acres, the property is currently developed with a single-family home that County records indicate was constructed in 1940, and associated outbuildings. Most of the property is within the I-540 Overlay District.

Request: The request is to rezone the property to NC, Neighborhood Conservation. The applicant has not submitted any specific development plans but intends to develop new homes on the property. The applicant has also informed staff that they are working with the City of Fayetteville Utilities Department on possible utility line extensions to the site.

Public Comment: Staff received inquiries about the proposal, but no clear statement of opposition or support. No public comment was offered at the meeting.

Land Use Compatibility: Staff finds the request to be mostly compatible with surrounding land uses. The property is currently split-zoned between C-2, Thoroughfare Commercial, and RSF-4, Residential Single-Family, 4 Units per Acre. While a rezoning of the entire site to NC, Neighborhood Conservation would increase the allowable density of residential units on the site, staff finds that this could potentially be less impactful on the overall site than if it were to be developed under current entitlements, since C-2 allows for high intensity commercial uses. NC has a maximum density of 10 units per acre, though is limited to a 40-foot lot width minimum and

4000 sq. ft. lot area minimum. The surrounding lot and block pattern along Cherry Avenue is irregular, though tends to consist of larger lots, making a request for additional density in the area to appear out of character with the surroundings. That said, the uses permitted in NC are identical to those permitted in RSF-4; even with the increase in permitted density, the uses would be immediately compatible with the surroundings.

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. While the infill score is moderate, and commercial development is somewhat sparse in the area, this zoning request has the potential to meet goal #6 of providing attainable housing opportunities through the creation of more lots and the introduction of a variety of housing and lot sizes to the area. Further, much of the surrounding area is zoned commercially, indicating an intent for more commercial and non-residential development to come to the area.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **5** for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 9, located at 2250 S School Avenue)
- Near Sewer Main (W. Cherry Street)
- Near Water Main (W. Cherry Street)
- Near ORT Bus Stop (Clydesdale at Tyson North)
- Appropriate Future Land Use (City Neighborhood Area)

DISCUSSION:

At the January 10, 2022 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 Wiederkehr seconded. Commissioners offered little comment on the item, finding the request compatible at this location, and acknowledged that it was difficult for Habitat for Humanity to find suitable land. Commissioner Madden also asked staff to clarify typographical errors in the staff report regarding Cherry Street versus Cherry Avenue; those areas have been corrected in the attached report. No public comment was offered at the meeting.

BUDGET/STAFF IMPACT:

N/A

Attachments:

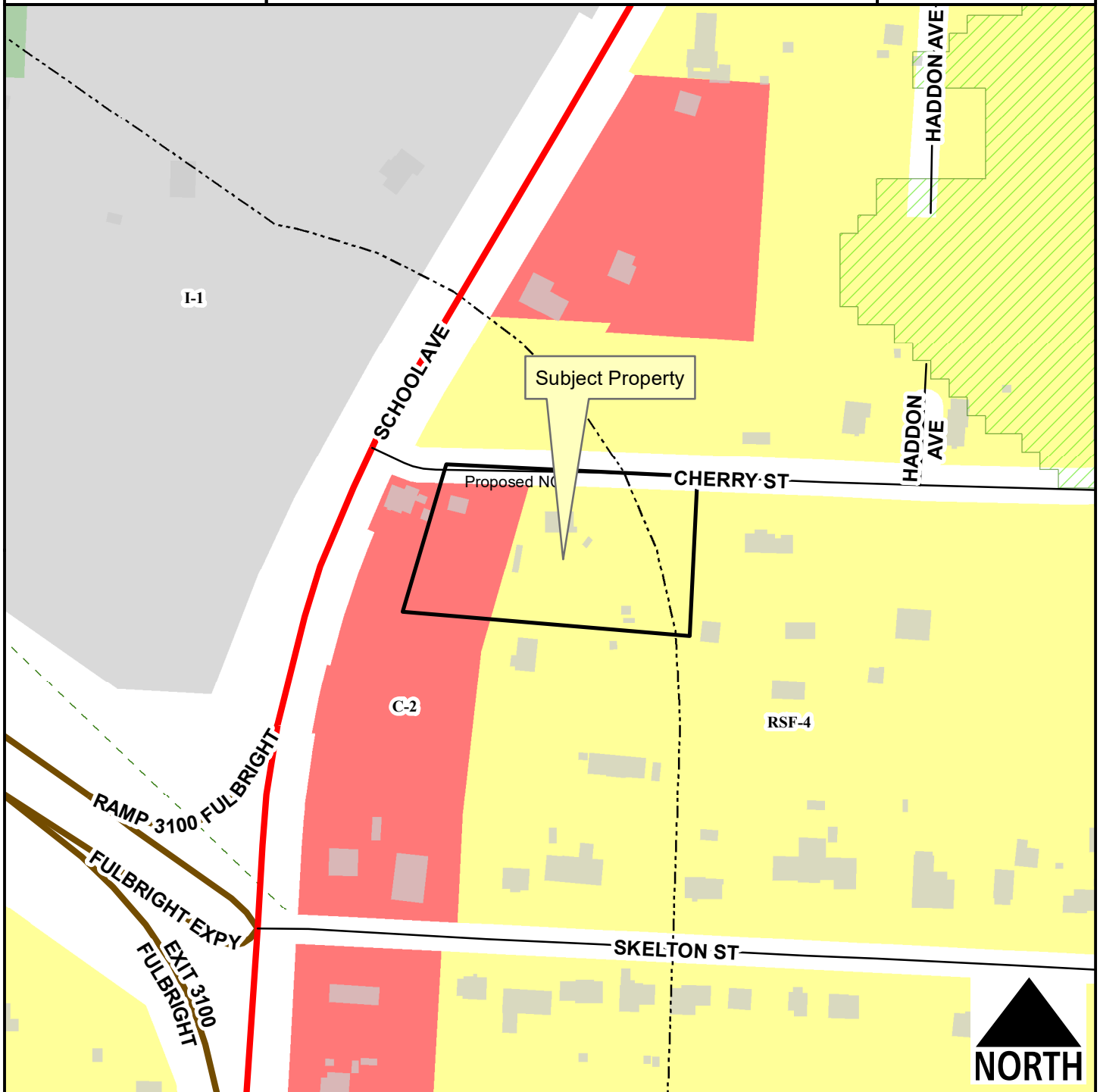
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN-2021-000084

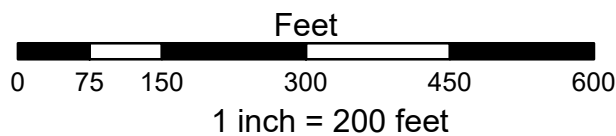
Rezone for Habitat for

RZN-2021-000084
EXHIBIT 'A'

Close Up View



- Regional Link
- Freeway/Expressway
- ▨ Hillside-Hilltop Overlay District
- - - Trail (Proposed)
- Design Overlay District
- Planning Area
- Fayetteville City Limits



Zoning	Acres
NC	1.8
Total	1.8

RZN-2021-000084
EXHIBIT 'B'

PT LOT 29 BLOCK 1 FURTHER DESCRIBED FROM 2012-128 AS: Part of Lot Numbered Twenty-nine (29), Block Numbered One (I) of J.W. Skelton's Subdivision to the City of Fayetteville, Arkansas, as per plat on file in the records of the Circuit Clerk of Washington County, Arkansas, being more particularly described as follows: Commencing at an existing iron at the Southeast corner of said lot Twenty-nine (29); thence N02°00'02"W 260.00 feet along the East line of said Lot Twenty-nine (29) to a set 1/2" iron rebar for the true point of beginning; thence S89°59'53" 395.51 feet to an existing iron in an existing fence; thence N11. 42'06"E along said fence 211.48 feet to a point on the platted South Right-of-Way of Cherry Street and the North line of said Lot Twenty-nine (29), from which an existing reference iron bears S 11°42'06"W 20.45 feet; thence N87°55'25"E along the platted South Right-of-Way of Cherry Street and the North line of said Lot Twenty-nine (29) 345.17 feet to an existing iron at the Northeast corner of said Lot Twenty-nine (29) , from which a set reference 1/2" iron rebar bears S02°00'02"E 15.50 feet; thence S02°00'02"E 219.71 feet to the point of beginning, containing 1.81 acres, more or less.



TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING DATE: January 10, ~~2021~~ **2022** Updated with PC hearing results from 1/10/2022

SUBJECT: **RZN-2021-000084: Rezone (745 W. CHERRY ST./HABITAT FOR HUMANITY, 678):** Submitted by BRANDON SWOBODA for property located at 745 W. CHERRY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.81 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

RECOMMENDATION:

Staff recommends forwarding **RZN-2021-000084** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

"I move to forward **RZN-2021-000084** to City Council with a recommendation of approval."

BACKGROUND:

The subject property is in south Fayetteville on W. Cherry Street, which is just north of S. School Avenue's intersection with the Fulbright Expressway and on-ramp to I-49. Containing 1.81 acres, the property is currently developed with a single-family home that County records indicate was constructed in 1940, and associated outbuildings. Most of the property is within the I-540 Overlay District. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Undeveloped	RSF-4, Residential Single-Family, 4 Units per Acre
South	Commercial/Single-Family Residential	C-2, Thoroughfare Commercial; RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Commerical	C-2, Thoroughfare Commercial

Request: The request is to rezone the property to NC, Neighborhood Conservation. The applicant has not submitted any specific development plans but intends to develop new homes on the property. The applicant has also informed staff that they are working with the City of Fayetteville Utilities Department on possible utility line extensions to the site.

Public Comment: Staff has received inquiries about the proposal, but no clear statement of opposition or support.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW

- Streets:** The subject area has frontage along West Cherry Street. West Cherry Street is a Partially improved Residential Link street with asphalt paving 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 2-inch water main is present along the north side of W. Cherry Street.
- Sewer:** Sanitary sewer is available to the subject area. An existing 6-inch sanitary sewer main is present along the north side of W. Cherry Street.
- 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 9, located at 2250 S School Avenue protects this site. The property is located approximately 0.8 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 is located within the Hillside-Hilltop Overlay District or a FEMA floodplain. Nor is there a protected stream present, and no hydric soils are present on the site.

Tree Preservation:

The proposed zoning district of NC, Neighborhood Conservation requires **20% minimum canopy preservation**. The current zoning district of RSF-4, Residential Single-Family, 4 Units per Acre, requires **25% 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 **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.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 5 for this site, with a weighted score of 6. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 9, located at 2250 S School Avenue)
- Near Sewer Main (W. Cherry Street)
- Near Water Main (W. Cherry Street)
- Near ORT Bus Stop (Clydesdale at Tyson North)
- Appropriate Future Land Use (City Neighborhood Area)

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 mostly compatible with surrounding land uses. The property is currently split-zoned between C-2, Thoroughfare Commercial, and RSF-4, Residential Single-Family, 4 Units per Acre. While a rezoning of the entire site to NC, Neighborhood Conservation would increase the allowable density of residential units on the site, staff finds that this could potentially be less impactful on the overall site than if it were to be developed under current entitlements, since C-2 allows for high intensity commercial uses. NC has a maximum density of 10 units per acre, though is limited to a 40-foot lot width minimum and 4000 sq. ft. lot area minimum. The surrounding lot and block pattern along Cherry Avenue is irregular, though tends to consist of larger lots, making a request for additional density in the area to appear out of character with the surroundings. That said, the uses permitted in NC are identical to those permitted in RSF-4; even with the increase in permitted density, the uses would be immediately compatible with the surroundings.

Street

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. While the infill score is moderate, and commercial development is somewhat sparse in the area, this zoning request has the potential to meet goal #6 of providing attainable housing opportunities through the creation of more lots and the introduction of a variety of housing and lot sizes to the area. Further, much of the surrounding area is zoned commercially, indicating an intent for more commercial and non-residential development to come to the area.

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 and RSF-4 to NC, Neighborhood Conservation, is justified to bring the area into agreement with the "City Neighborhood" designation at this site, which would increase residential density in the area and tend the neighborhood towards becoming more compact and complete.

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

Finding: Rezoning the property from C-2 and RSF-4 to NC does have the potential to increase traffic at this site, and given that the proposed zoning does not include the addition of any services in the area, many trips from this location would have to be completed with an automobile. That said, the site is close to an ORT transit stop, and the amount of impact is also limited by the overall scope of the site. Given these considerations, staff does not find that the zoning would appreciably increase traffic danger or congestion. It is also worth noting that W. Cherry Avenue is underdeveloped and eventually dead ends as the street moves east away from S. School; significant street improvements would potentially need to be made along the property's frontage to adequately serve the potential increase in density.

Street

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 and RSF-4 to NC could potentially increase the population density in the area. However, given the acreage of the site (1.81 acres), the density maximum of 10 units per acre, and the lot width and area limitations of 40-foot and 4000 sq. ft. respectively, staff does not find that the overall impact would be of an adverse burden to the existing public services. Fayetteville Public Schools did not comment on the 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-2021-000084.

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: <u>January 10, 2022</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: Belden	with recommendation of approval		
Second: Wiederkehr			
Vote: 8-0-0			

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre
 - §161.23 District C-2, Thoroughfare Commercial
 - §161.29 Neighborhood Conservation
- Applicant Request Letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

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

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6427, § 2, adopted April 20, 2021, "determines that this ordinance and all amendments to Code sections ordained or enacted by this ordinance shall automatically sunset, be repealed, terminated, and become void twenty (20) months after the passage and approval of this ordinance, unless prior to that date, the City Council amends this ordinance to repeal this sunset, repeal and termination section."

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)

161.29 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
Unit 46	Short-term rentals

(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; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

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Building Homes, Community, and Hope!

November 29, 2021

Jonathan Curth
Fayetteville Planning Department
120 W. Mountain Street
Fayetteville, AR 72701

Mr. Curth,

Please accept this letter as a request to rezone approximately 1.8 acres, located at 745 W. Cherry Street. The property is split-zoned, C-2, Thoroughfare Commercial and RSF-4. The request is to rezone the property to NC, Neighborhood Conservation to allow the development of new homes on the property. We are currently working with the Utilities Department on possible utility line extensions and/or upgrades to serve the property.

The Future Land Use Map notes this as a City Neighborhood Area, which supports a wide spectrum of uses and encourages density in all housing types, from single-family to multi-family. The plan to redevelop this lot for new, affordable housing is consistent with the goals of City Plan 2040 and provides investment in a neighborhood that is just a few minutes south of downtown and near several major employers.

Here to Serve,

Brandon M. Swoboda
Executive Director
Habitat for Humanity of Washington County
(479) 418-9499 cell
brandon@habitatwashingtoncoar.org

1421 E. 15th Street
Fayetteville, AR 72701
habitatwashingtoncoar.org



Habitat is a 501(c)3 nonprofit
Tax ID# 71-0712905
(479) 575-9696

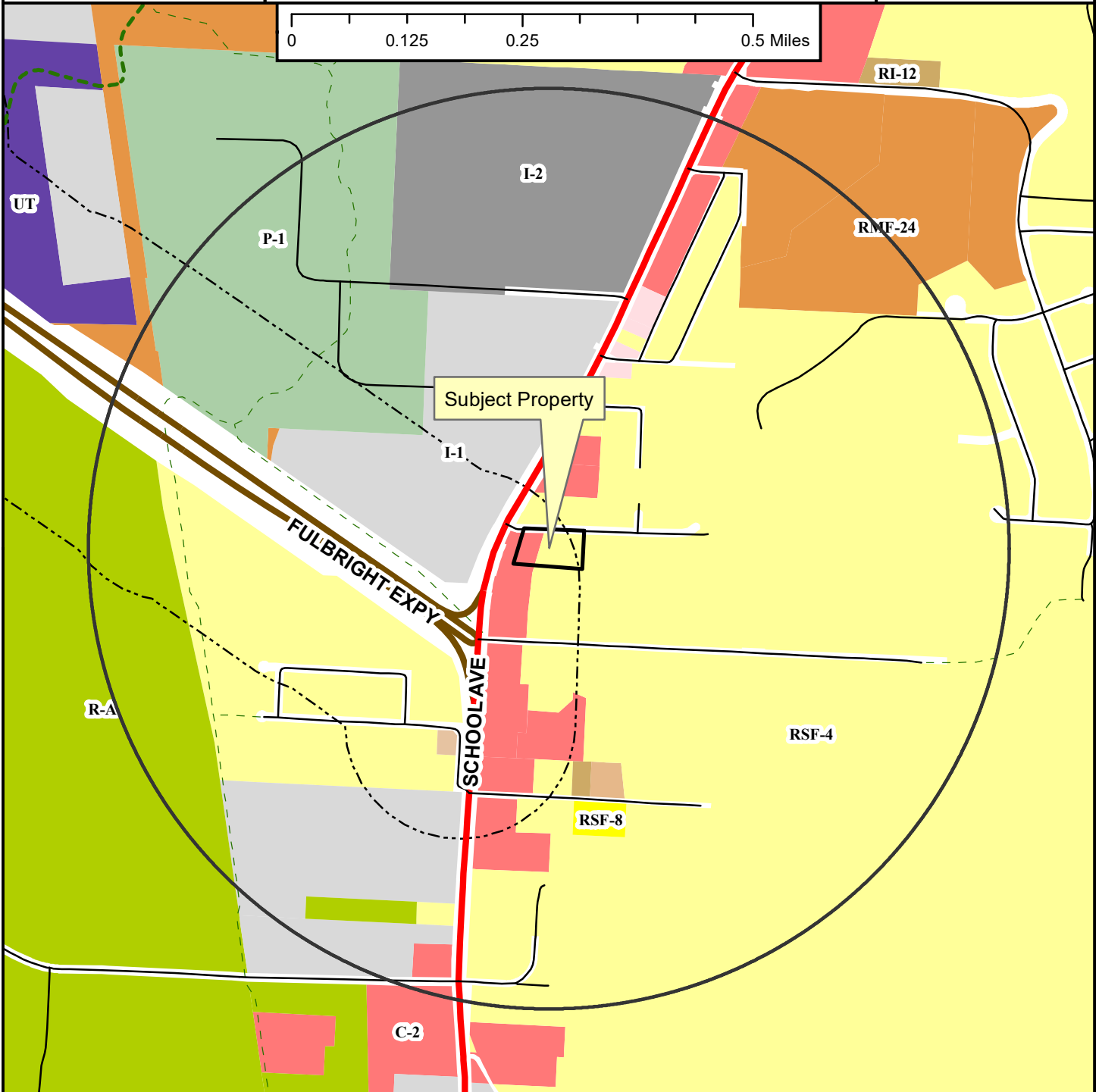
RZN-2021-000084

Rezone for Habitat for

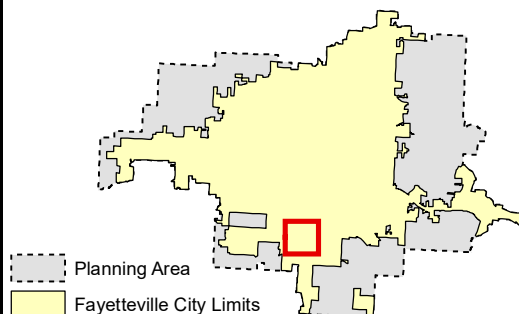
One Mile View



0 0.125 0.25 0.5 Miles



- Regional Link
- Freeway/Expressway
- - - Shared-Use Paved Trail
- . . . Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area

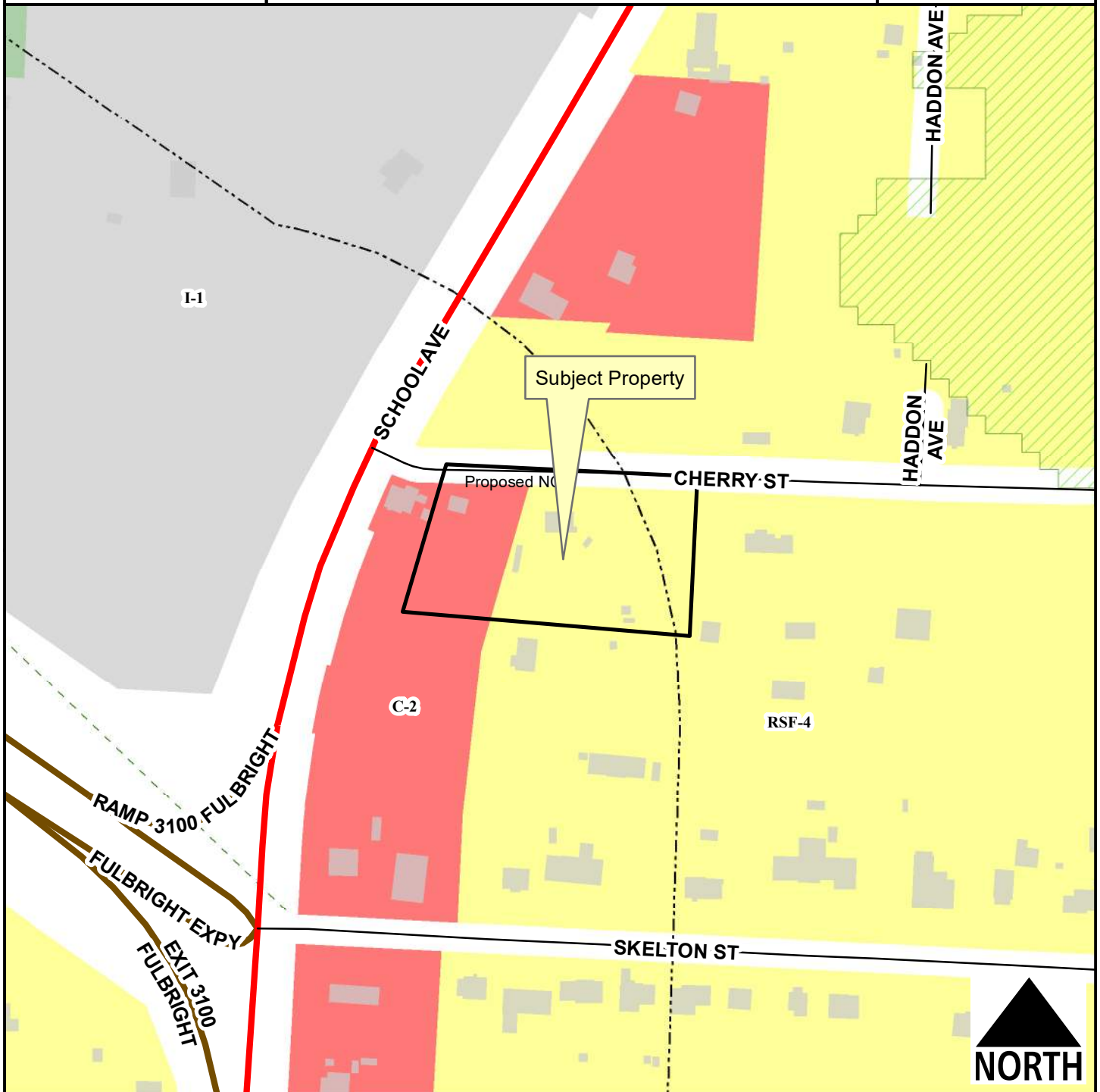


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - NS-G
 - RI-U
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
 - RESIDENTIAL MULTI-FAMILY**
 - RMF-6
 - RMF-12
 - RMF-16
 - RMF-24
 - RMF-40
 - INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
 - 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

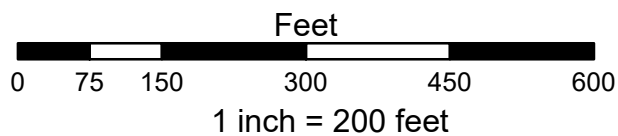
RZN-2021-000084

Rezone for Habitat for

Close Up View



- Regional Link
- Freeway/Expressway
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Design Overlay District
- Planning Area
- Fayetteville City Limits



Zoning	Acres
NC	1.8
Total	1.8

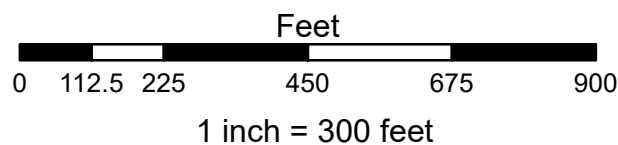
RZN-2021-000084

Rezone for Habitat for Humanity

Current Land Use



- Regional Link
- Freeway/Expressway
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District



FEMA Flood Hazard Data

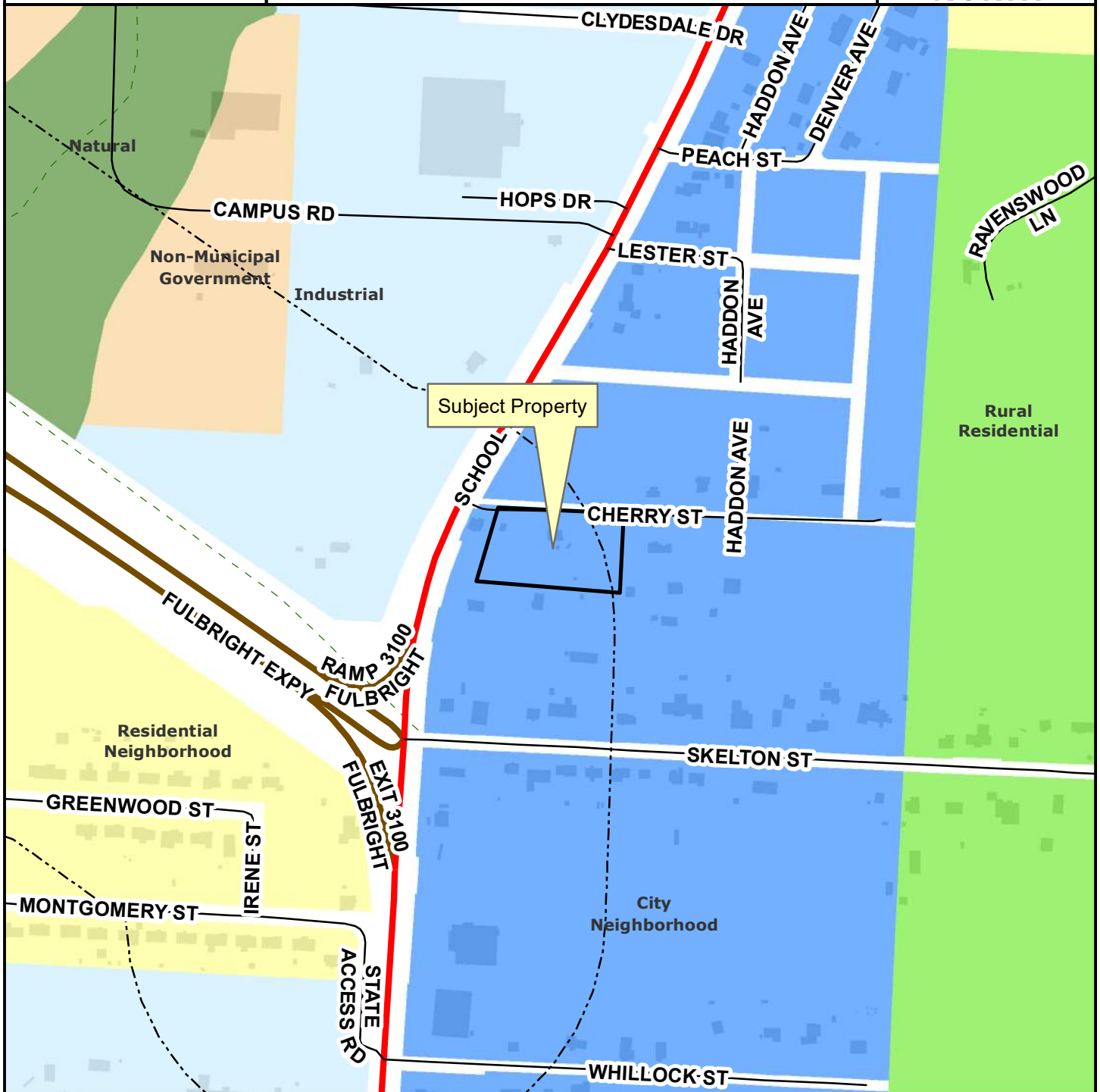
- 100-Year Floodplain
- Floodway

RZN-2021-000084

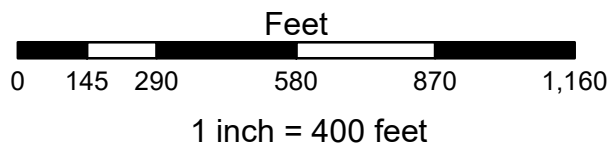
Rezone for Habitat for



Future Land Use



- Regional Link
- Freeway/Expressway
- 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

January 10, 2022

Agenda Item 19

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