

**City of Fayetteville Staff Review Form**

**2022-0185**

**Legistar File ID**

**3/15/2022**

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

Jonathan Curth

2/25/2022

DEVELOPMENT REVIEW (630)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

RZN-2022-000005: Rezone (3066 E. JOYCE BLVD./GO PROPERTIES, LLC., 177): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3066 E. JOYCE BLVD. in Ward 3. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 8.87 acres. The request is to rezone a portion of the property to CS, COMMUNITY SERVICES, a portion to NS-G, NEIGHBORHOOD SERVICES-GENERAL, and a portion to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

**Budget Impact:**

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

V20210527

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

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

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

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

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

Comments:



**MEETING OF MARCH 15, 2022**

**TO:** Mayor; Fayetteville City Council

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

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

**DATE:** February 25, 2022

**SUBJECT:** **RZN-2022-000005: Rezone (3066 E. JOYCE BLVD./GO PROPERTIES, LLC., 177):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3066 E. JOYCE BLVD. in Ward 3. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 8.87 acres. The request is to rezone a portion of the property to CS, COMMUNITY SERVICES, a portion to NS-G, NEIGHBORHOOD SERVICES-GENERAL, and a portion to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

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**RECOMMENDATION:**

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

**BACKGROUND:**

The subject property is in north Fayetteville approximately 700 feet north of N. Crossover Road's intersection with E. Joyce Boulevard. Containing 8.87 acres, the property is currently undeveloped and is zoned R-A, Residential-Agricultural. The property has approximately 700 feet of frontage along N. Crossover Road, a Regional Link – High Activity street, and also has street frontage on the eastern side along E. Joyce Boulevard, a Residential Link Street in this location.

*Request:* The request is to rezone the property to CS, Community Services, NS-G, Neighborhood Services – General, and RI-12, Residential Intermediate, 12 Units per Acre. The applicant has not submitted any additional development plans or intent.

*Public Comment:* Staff received no public comment regarding this request.

*Land Use Compatibility:* The surrounding property is currently a mix of land uses, and staff finds that the applicant's request is compatible. The applicant is taking a nuanced approach to the site that reflects the mix of uses, density, and intensity surrounding the site. To the east is currently undeveloped agricultural land, to the south is a commercial strip, to the west is single-family homes, and to the north is multi-family residential. The applicant has placed the highest intensity and density zoning district (CS, Community Services) along the property's frontage with N. Crossover Road, the second-most (NS-G, Neighborhood Services-General) along the southeast corner of the site, where the property currently has frontage along E. Joyce Blvd, and the lowest

intensity (RI-12, Residential Intermediate, 12 Units per Acre) in the northeast corner of the site. All three zoning districts have a form-based intent, which promotes walkable development patterns and higher standards for architectural design. The allowable building heights in each zoning district are also compatible in terms of scale; the highest permitted building heights (5 stories with CS) would be focused along the N. Crossover frontage, and the lower (3 stories with RI-12 and NS-G) would be focused along the E. Joyce frontage.

*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. This zoning request has the potential to meet goal #3, by growing the potential for a more compact, complete, and connected development pattern. The request will also create opportunities for attainable housing by introducing a variety of housing types in the area, and will help grow a livable transportation network (goal #4) by bringing added density to an area with existing transit stops.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a ranging score of 4-6 for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #5, 2979 N. Crossover Rd.)
- Near Sewer Main (West side of N. Crossover Road)
- Near Water Main (South side of the property)
- Near Paved Trail (Niokaska Trail)
- Near ORT Bus Stop (Route 30)
- Appropriate Future Land Use (City Neighborhood)

**DISCUSSION:**

At the February 14, 2022 Planning Commission meeting, a vote of 9-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Garlock made the motion and Commissioner Sparkman seconded. Commissioners offered little comment, finding the request to be appropriate and close to a PZD. No public comment was offered at the meeting.

**BUDGET/STAFF IMPACT:**

N/A

**Attachments:**

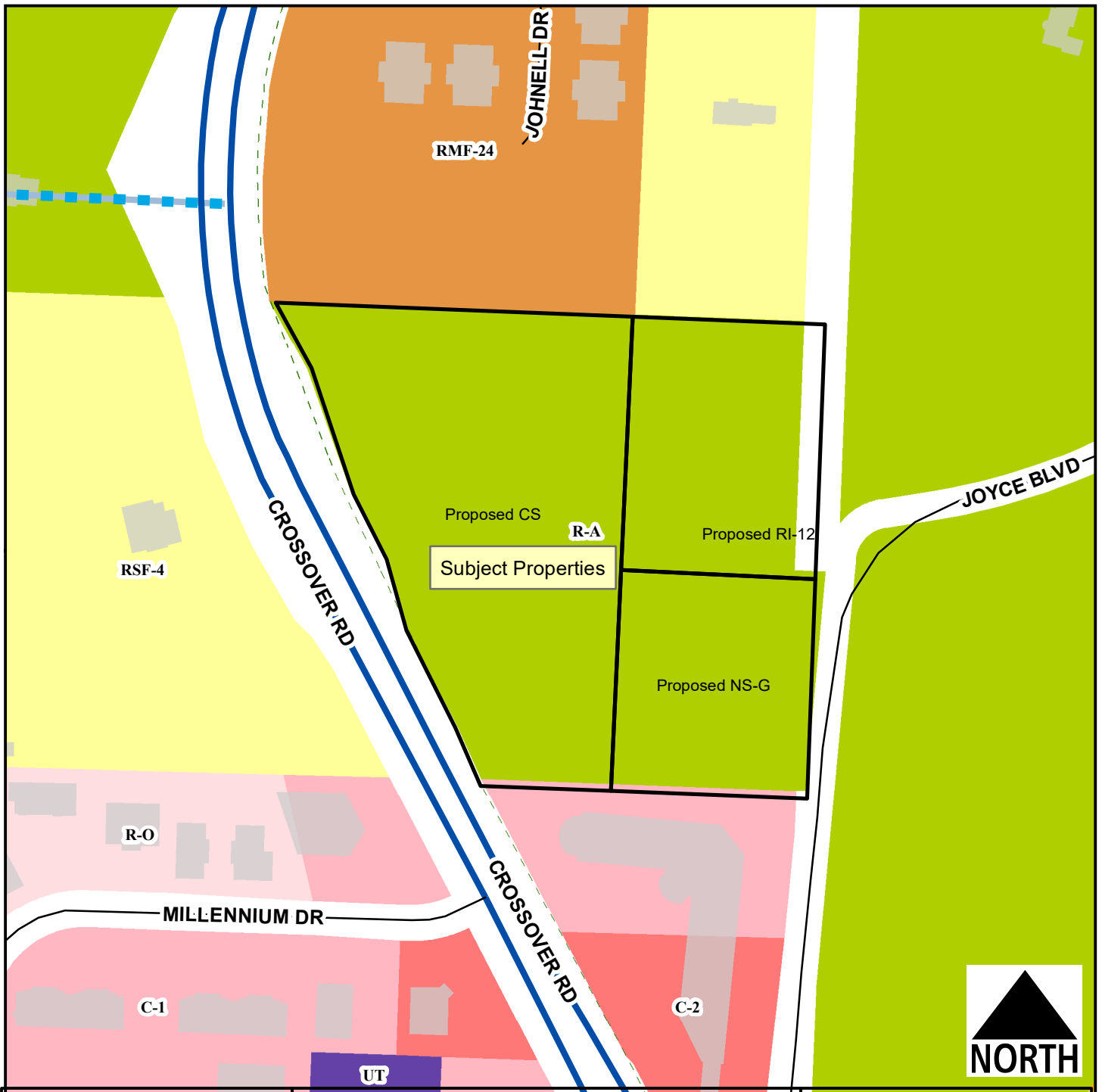
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN-2022-000005

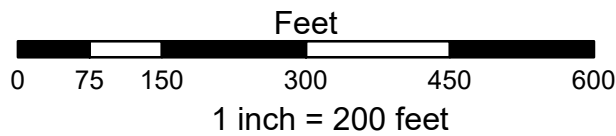
# GO Properties, LLC

RZN-2022-000005  
EXHIBIT 'A'

Close Up View



- Regional Link - High Activity
- Planned Neighborhood Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



Zoning	Acres
CS	5.0
NS-G	1.9
RI-12	2.1
<b>Total</b>	<b>9.0</b>

**EXHIBIT 'B'**  
RZN-2022-000005

**LEGAL DESCRIPTIONS FOR:  
PROPOSED ZONING CHANGES TO PARCEL #765-13240-000**

PARCEL #765-13240-000:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 30, AND RUNNING S87°45'58"E 574.79 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EASTERN RIGHT OF WAY OF NORTH CROSSOVER ROAD (HIGHWAY 265), AND RUNNING THENCE S87°45'58"E 756.42 FEET; THENCE S02°10'59"W 653.15 FEET; THENCE N87°48'59"W 449.63 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF NORTH CROSSOVER ROAD (HIGHWAY 265), AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 6 COURSES: N23°21'57"W 87.10 FEET; N26°43'18"W 150.00 FEET; N15°24'41"W 101.98 FEET; N26°46'18"W 100.00 FEET; N18°33'28"W 183.46 FEET AND N28°44'53"W 102.17 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 9.05 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

PROPOSED ZONE CS:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 30, AND RUNNING S87°45'58"E 574.79 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EASTERN RIGHT OF WAY OF NORTH CROSSOVER ROAD (HIGHWAY 265), AND RUNNING THENCE S87°45'58"E 491.42 FEET; THENCE S02°37'02"W 653.40 FEET; THENCE N87°48'59"W 179.67 FEET TO THE EASTERN RIGHT OF WAY OF NORTH CROSSOVER ROAD (HIGHWAY 265), AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 6 COURSES: N23°21'57"W 87.10 FEET; N26°43'18"W 150.00 FEET; N15°24'41"W 101.98 FEET; N26°46'18"W 100.00 FEET; N18°33'28"W 183.46 FEET; N28°44'53"W 102.17 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 5.04 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

PROPOSED ZONE RI-12:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 30, AND RUNNING S87°45'58"E 1066.21 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S87°45'58"E 265.00 FEET; THENCE S02°10'59"W 350.88 FEET; THENCE N87°22'58"W 267.65 FEET; THENCE N02°37'02"E 349.09 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 2.14 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

PROPOSED ZONE NS-G:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 30, AND RUNNING S87°45'58"E 1331.21 FEET AND S02°10'59"W 350.88 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE WESTERN RIGHT OF WAY OF EAST JOYCE BOULEVARD, AND RUNNING ALONG SAID RIGHT OF WAY S02°10'59"W 302.27 FEET; THENCE LEAVING SAID RIGHT OF WAY N87°48'59"W 269.95 FEET; THENCE N02°37'02"E 304.31 FEET; THENCE S87°22'58"E 267.65 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.87 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.



**TO:** Fayetteville Planning Commission

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

**MEETING DATE:** February 14, 2022 **Updated with PC hearing results from 2/14/2022**

**SUBJECT:** **RZN-2022-000005: Rezone (3066 E. JOYCE BLVD./GO PROPERTIES, LLC., 177):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3066 E. JOYCE BLVD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 8.87 acres. The request is to rezone a portion of the property to CS, COMMUNITY SERVICES, a portion to NS-G, NEIGHBORHOOD SERVICES-GENERAL, and a portion to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

**RECOMMENDATION:**

Staff recommends forwarding **RZN-2022-000005** to City Council with a recommendation of approval.

**RECOMMENDED MOTION:**

"I move to forward **RZN-2022-000005** to City Council with a recommendation of approval."

**BACKGROUND:**

The subject property is in north Fayetteville approximately 700 feet north of N. Crossover Road's intersection with E. Joyce Boulevard. Containing 8.87 acres, the property is currently undeveloped and is zoned R-A, Residential-Agricultural. The property has approximately 700 feet of frontage along N. Crossover Road, a Regional Link – High Activity street, and also has street frontage along the eastern side along E. Joyce Boulevard, a Residential Link Street in this location. Surrounding land uses and zoning is depicted in *Table 1*.

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

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>
North	Multi-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
South	Commercial	C-1, Neighborhood Commercial
East	Undeveloped/Agricultural	R-A, Residential Agricultural
West	Single-Family Residential	RSF-4, Residential Single-Family 4 Units per Acre

**Request:** The request is to rezone the property to CS, Community Services, NS-G, Neighborhood Services – General, and RI-12, Residential Intermediate, 12 Units per Acre. The applicant has not submitted any additional development plans or intent.

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

**INFRASTRUCTURE AND ENVIRONMENTAL REVIEW**

**Streets:** The subject area has frontage along N. Crossover Road. N. Crossover Road is a

fully improved Residential Link – High Activity street with asphalt paving, sidewalk, and curb and gutter. The property also has frontage along E. Joyce Boulevard. 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 along the south side of subject property.

**Sewer:** Sanitary sewer is not available to the subject area.

**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 5, located at 2979 N. Crossover Rd., protects this site. The property is located approximately 2 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

**Police:** The Police Department expressed no concerns with this request.

**Drainage:** Any additional improvements or requirements for drainage will be determined at time of development. No portion of the site is located within a FEMA floodplain, there are no hydric soils on site, and there is not a protected stream on the site. The property is not located within the Hillside-Hilltop Overlay District.

**Tree Preservation:**

The proposed zoning district of R-A, Residential-Agricultural requires **25% minimum canopy preservation**. The requested zoning districts of CS, Community Services, NS-G, Neighborhood Services General, and RI-12, Residential Intermediate, 12 Units per Acre each require **20% minimum canopy preservation**.

**CITY PLAN 2040 FUTURE LAND USE PLAN:** City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **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 ranging score of 4-6 for this site, with a weighted score of 7. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #5, 2979 N. Crossover Rd.)
- Near Sewer Main (West side of N. Crossover Road)
- Near Water Main (South side of the property)
- Near Paved Trail (Bike Lanes on N. Crossover Road)
- Near ORT Bus Stop (Route 30)
- Appropriate Future Land Use (City Neighborhood)

## FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

**Finding:** *Land Use Compatibility:* The surrounding property is currently a mix of land uses, and staff finds that the applicant’s request is compatible with those surroundings. The applicant is taking a nuanced approach to the site that reflects the mix of uses, density, and intensity surrounding the site. To the east is currently undeveloped agricultural land, to the south is a commercial strip, to the west is single-family homes, and to the north is multi-family residential. The applicant has placed the highest intensity and density zoning district (CS, Community Services) along the property’s frontage with N. Crossover Road, the second-most (NS-G, Neighborhood Services-General) along the southeast corner of the site, where the property currently has frontage along E. Joyce Blvd, and the lowest intensity (RI-12, Residential Intermediate, 12 Units per Acre) in the northeast corner of the site. All three zoning districts have a form-based intent, which promotes walkable development patterns and higher standards for architectural design. The allowable building heights in each zoning district are also compatible in terms of scale with the surroundings; the highest permitted building heights (5 stories with CS) would be focused along the N. Crossover frontage, and the lower (3 stories with RI-12 and NS-G) would be focused along the E. Joyce frontage.

*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. This zoning request has the potential to meet goal #3, by growing the potential for a more compact, complete, and connected development pattern. The request will also create opportunities for attainable housing by introducing a variety of housing types in the area, and help grow a livable transportation network (goal #4) by bringing added density to an area with existing transit stops.

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

**Finding:** A rezone from R-A to CS, NS-G, and RI-12 is justified to bring the area into agreement with the “City Neighborhood” designation at this site, which would allow a mix of residential and non-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:** Rezoning the property from R-A as the applicant is requesting does have the potential to appreciably increase traffic at this site. However, given the property’s frontage along N. Crossover Road, a north-south Regional Link as well as close access to E. Joyce Boulevard, an east-west connection through the City, staff does not find that the request would increase traffic to a dangerous degree. The site also has access to an Ozark Regional Transit line, which helps contribute to meeting the City’s goal #4 of growing a livable transportation network.

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 R-A as the applicant is requesting could alter the population density in the area, though not to an undesirable degree. CS does not have a density maximum, should residential uses be developed along the N. Crossover frontage. However, given the existing access to utilities and services, staff finds that increased density in this location would take advantage of those existing services and would not negatively impact those existing services. The Fayetteville Public School system 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-2022-000005.

<b>PLANNING COMMISSION ACTION:</b>				Required	<u>YES</u>
Date:	<u>February 14, 2022</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied	
Motion:	Garlock		with a recommendation of approval		
Second:	Sparkman				
Vote:	9-0-0				

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**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Unified Development Code:
    - §161.03 District R-A, Residential-Agricultural
    - §161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre
    - §161.19 NS-G, Neighborhood Services – General
    - §161.22 Community Services
  - Applicant Request Letter
  - Applicant Site Exhibit
  - One Mile Map
  - Close-up Map
  - Current Land Use Map
  - Future Land Use Map
- 

**161.03 District R-A, Residential-Agricultural**

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)
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(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story 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 one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12; Ord. No. 5945, §3, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; 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."

**161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre**

(A) *Purpose.* The RI-12 Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a development potential between low density and medium density with less impact than medium density development, to encourage the development of areas with existing public facilities and to encourage the development of a greater variety of housing values.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
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 12a	Limited business

Unit 24	Home occupations
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	12
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(D) *Bulk and Area Regulations.*

	Single-family	Two (2) family	Three (3) family
Lot width minimum	50 feet	50 feet	90 feet
Lot area minimum	5,000 square feet	7,260 square feet	10,890 square feet.

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*
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\* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

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

(Code 1965, App. A., Art. 5(IIA); Ord. No. 3128, 10-1-85; Code 1991, §160.032; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 06-18-13; 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, §§4, 8, 9, 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."

**161.19 NS-G, Neighborhood Services - General**

(A) *Purpose.* The Neighborhood Services, General district is designed to serve as a mixed use area of medium intensity. Neighborhood Services, General promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale,

aesthetics, and use with surrounding land uses. For the purpose of Chapter 96: Noise Control the Neighborhood Services district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12b	General business
Unit 24	Home occupations
Unit 40	Sidewalk cafes
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

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 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 36	Wireless communication facilities
Unit 45	Small scale production

(C) *Density.* Eighteen (18) or less per acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwellings	35 feet
All other uses	None

(2) *Lot Area Minimum.*

Single-family	4,000 square feet
Two (2) family or more	3,000 square feet per dwelling unit
All other uses	None

(E) *Setback regulations.*

Front	Side	Side-Zero Lot Line*	Rear	Rear when contiguous to a single-family residential district
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	5 feet	A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining	None	15 feet

		side setback(s) shall be 10 feet.		
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(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Minimum Buildable Street Frontage.* 50% of the lot width.

(Ord. No. 5945 , §7(Exh. A), 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6223 , §1, 9-3-19; 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."

**161.22 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)



124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)  
Established 1985

January 26, 2022

City of Fayetteville  
113 W. Mountain  
Fayetteville, AR 72701

Attn: Development Services  
Re: Rezoning

Please accept this request to rezone parcels 765-13240-000. The current zoning is R-A, and we feel that this doesn't necessarily align with the City's Future Land Use plan. With RMF-24 to the north and C-1 to the south we are hoping to request a transitional zoning of CS along 265, RI-12 in the NE corner, and NS-G in the SE corner as per our attached exhibit and legal descriptions.

The site currently has adequate access to water, sewer, and ample street capacity.

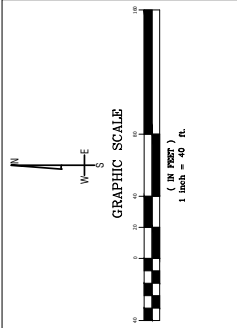
Please review this application and let us know if there are any questions that we may be able to answer.

Thanks.

---

Blake Jorgensen, PE  
Jorgensen + Associates





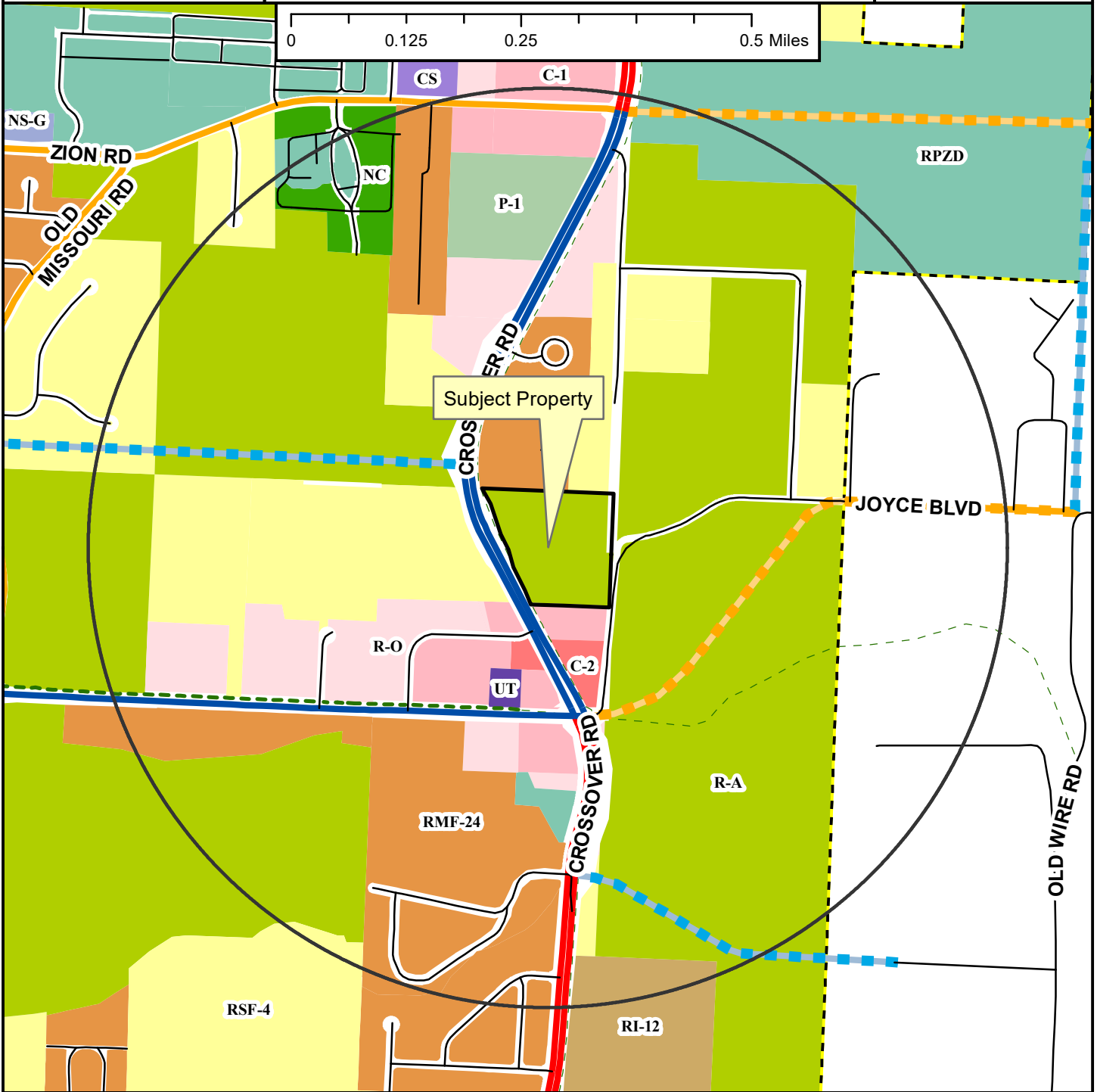
RZN-2022-000005

# GO Properties, LLC

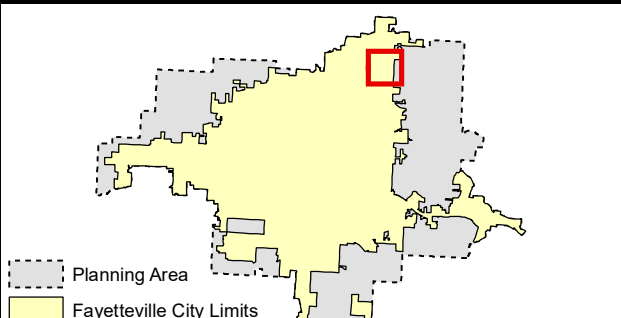
One Mile View



0 0.125 0.25 0.5 Miles



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- - - Planned Neighborhood Link
- - - Planned Residential Link
- - - Shared-Use Paved Trail
- - - Trail (Proposed)
- Fayetteville City Limits
- Planning Area



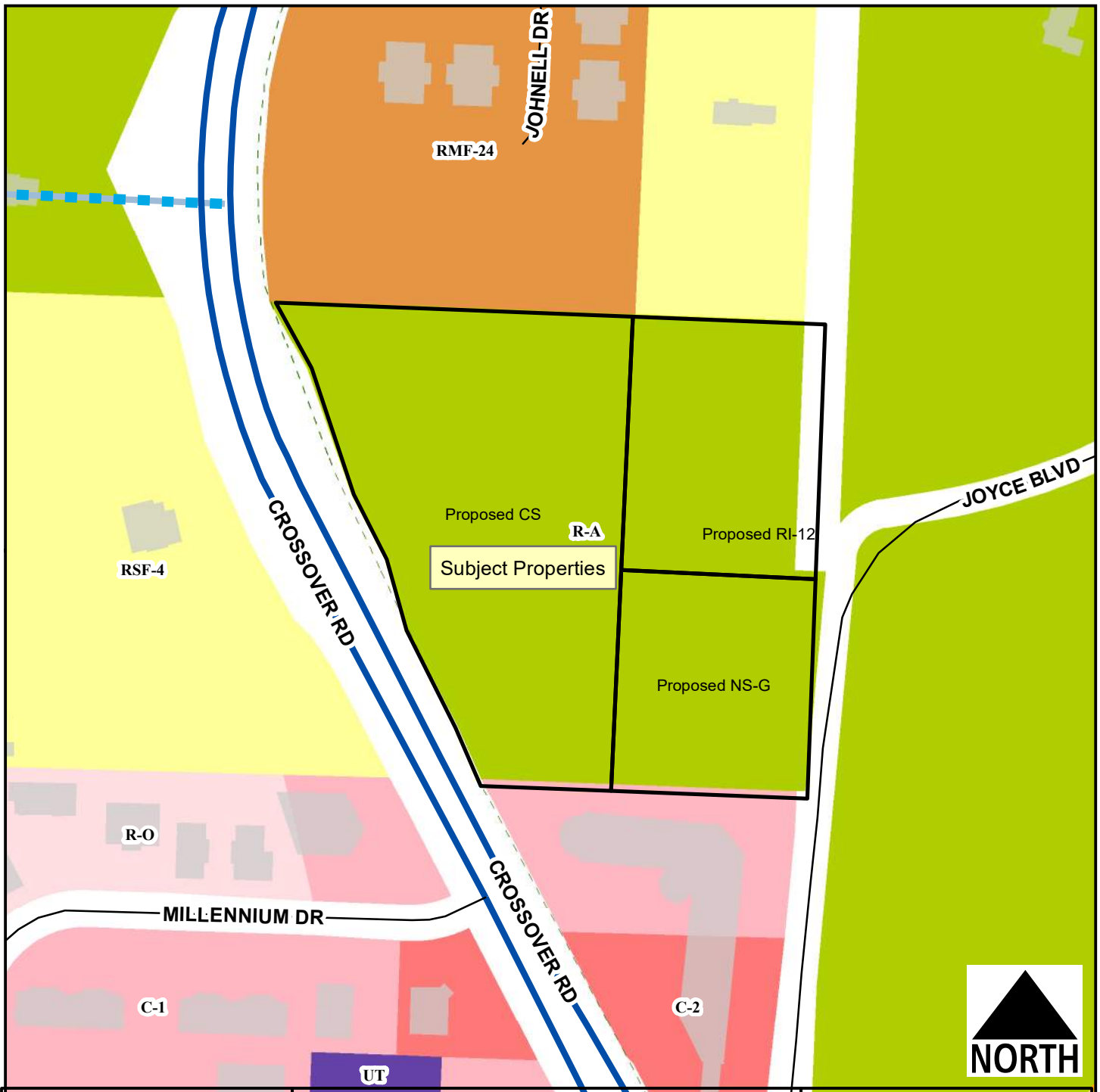
- |  |  |
|--|--|
| <p><b>Zoning</b></p> <p><b>RESIDENTIAL SINGLE-FAMILY</b></p> <ul style="list-style-type: none"> <li>NS-G</li> <li>RI-U</li> <li>RI-12</li> <li>NS-L</li> <li>Residential-Agricultural</li> <li>RSF-5</li> <li>RSF-1</li> <li>RSF-2</li> <li>RSF-4</li> <li>RSF-7</li> <li>RSF-8</li> <li>RSF-18</li> </ul> <p><b>RESIDENTIAL MULTI-FAMILY</b></p> <ul style="list-style-type: none"> <li>RMF-6</li> <li>RMF-12</li> <li>RMF-18</li> <li>RMF-24</li> <li>RMF-40</li> </ul> <p><b>INDUSTRIAL</b></p> <ul style="list-style-type: none"> <li>I-1 Heavy Commercial and Light Industrial</li> </ul> | <ul style="list-style-type: none"> <li>I-2 General Industrial</li> </ul> <p><b>EXTRACTION</b></p> <ul style="list-style-type: none"> <li>E-1</li> </ul> <p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>Residential-Office</li> <li>C-1</li> <li>C-2</li> <li>C-3</li> </ul> <p><b>FORM BASED DISTRICTS</b></p> <ul style="list-style-type: none"> <li>Downtown Core</li> <li>Urban Thoroughfare</li> <li>Main Street Center</li> <li>Downtown General</li> <li>Community Services</li> <li>Neighborhood Services</li> <li>Neighborhood Conservation</li> </ul> <p><b>PLANNED ZONING DISTRICTS</b></p> <ul style="list-style-type: none"> <li>Commercial, Industrial, Residential</li> <li>INSTITUTIONAL</li> <li>P-1</li> </ul> |
|--|--|

Planning Commission  
February 14, 2022

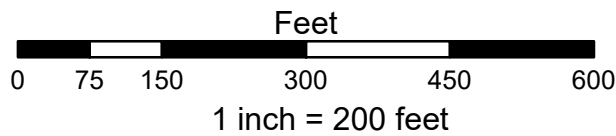
RZN-2022-000005

# GO Properties, LLC

Close Up View



-  Regional Link - High Activity
-  Planned Neighborhood Link
-  Planned Residential Link
-  Trail (Proposed)
-  Planning Area
-  Fayetteville City Limits



### Zoning Acres

CS	5.0
NS-G	1.9
RI-12	2.1

**Total 9.0**

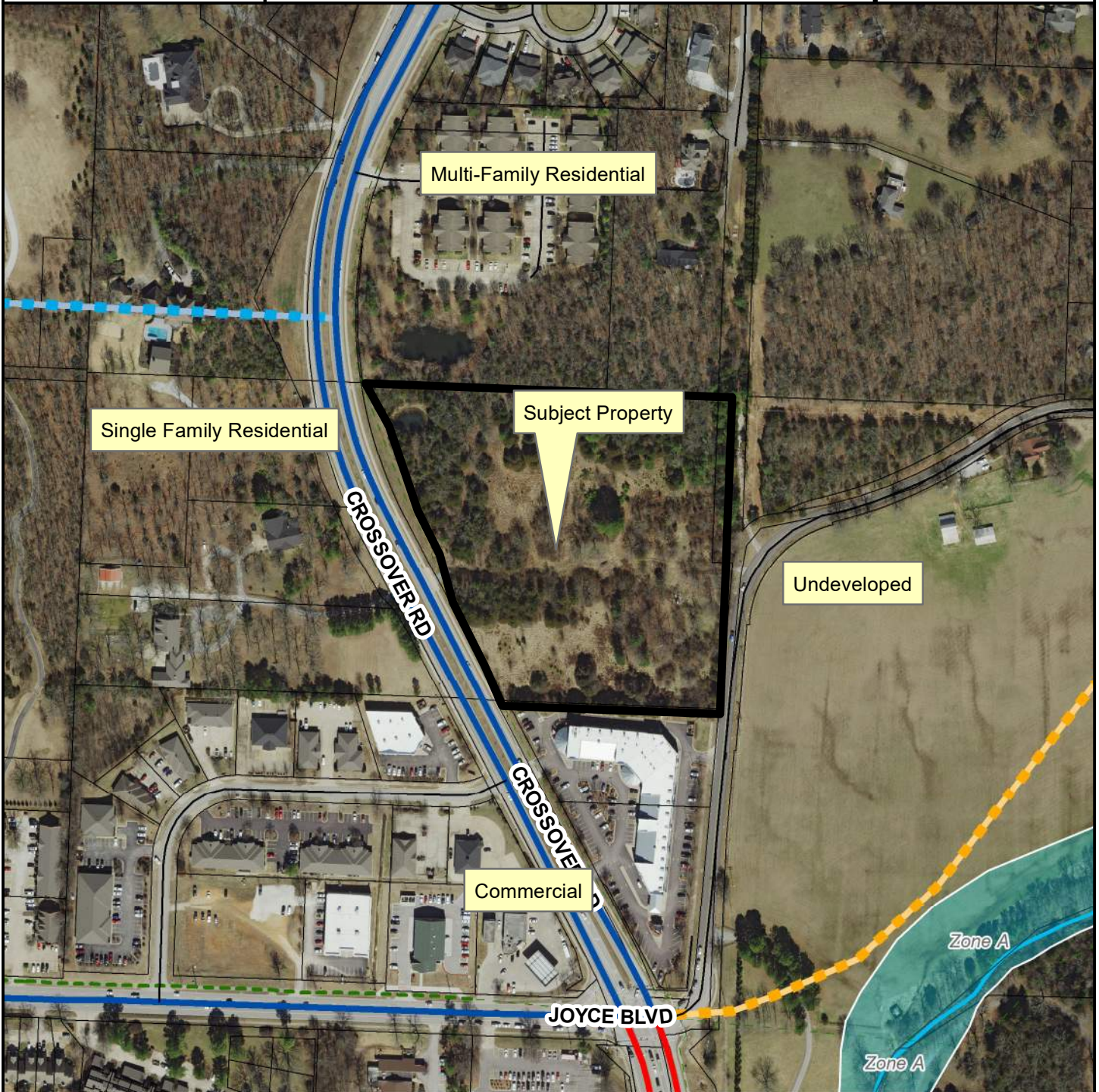
Planning Commission  
February 14, 2022

RZN-2022-000005

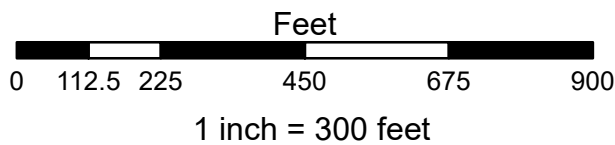
# GO Properties, LLC



Current Land Use



- Regional Link
- Regional Link - High Activity
- Planned Neighborhood Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



### FEMA Flood Hazard Data

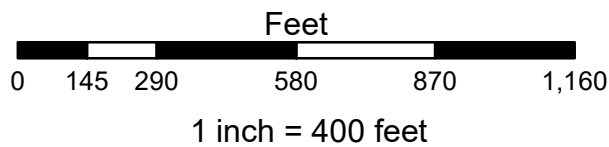
- 100-Year Floodplain
- Floodway



Future Land Use



- Regional Link
- Regional Link - High Activity
- - - Planned Neighborhood Link
- - - Planned Residential Link
- Planning Area
- Fayetteville City Limits
- - - Trail (Proposed)



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