

City of Fayetteville Staff Review Form

2022-0193

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-2022-000001: Rezone (SW OF S. RAZORBACK RD. & W. CATO SPRINGS RD./SELPH, 638): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located SW OF S. RAZORBACK RD. & W. CATO SPRINGS RD. in Ward 1. The properties are zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contain 2 parcels with approximately 5.99 acres. The request is to rezone 4.75 acres to CS, COMMUNITY SERVICES and rezone 1.29 acres to R-A, RESIDENTIAL AGRICULTURAL.

Budget Impact:

Account Number	Fund																								
Project Number	Project Title																								
<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Budgeted Item?</td> <td style="width: 20%;"><u>No</u></td> <td style="width: 30%;">Current Budget</td> <td style="width: 20%; text-align: right;">\$ -</td> </tr> <tr> <td></td> <td></td> <td>Funds Obligated</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td></td> <td></td> <td>Current Balance</td> <td style="text-align: right; border: 1px solid black;">\$ -</td> </tr> <tr> <td>Does item have a cost?</td> <td><u>No</u></td> <td>Item Cost</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Budget Adjustment Attached?</td> <td><u>No</u></td> <td>Budget Adjustment</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>#</td> <td></td> <td>Remaining Budget</td> <td style="text-align: right; border: 1px solid black;">\$ -</td> </tr> </table>	Budgeted Item?	<u>No</u>	Current Budget	\$ -			Funds Obligated	\$ -			Current Balance	\$ -	Does item have a cost?	<u>No</u>	Item Cost	\$ -	Budget Adjustment Attached?	<u>No</u>	Budget Adjustment	\$ -	#		Remaining Budget	\$ -	
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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
Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Planner

DATE: February 25, 2022

SUBJECT: **RZN-2022-000001: Rezone (SW OF S. RAZORBACK RD. & W. CATO SPRINGS RD./SELPH, 638):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located SW OF S. RAZORBACK RD. & W. CATO SPRINGS RD in Ward 1. The properties are zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contain 2 parcels with approximately 5.99 acres. The request is to rezone 4.75 acres to CS, COMMUNITY SERVICES and rezone 1.29 acres to R-A, RESIDENTIAL AGRICULTURAL.

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 located just north of the Fulbright Expressway at the southwest corner of Razorback Road and Cato Springs Road. The property received its current zoning designation of NS-L, Neighborhood Services-Limited, through a staff-initiated rezoning associated with the implementation of the Fayette Junction Master Plan in 2011 (RZN 11-3892). The property is currently undeveloped and lies within the Hillside-Hilltop Overlay District. Most land to the west lies within a conservation easement.

Request: The request is to rezone the subject property from NS-L, Neighborhood Services-Limited, to CS, Community Services, and R-A, Residential-Agricultural. No development plans have been shared for the parcel zoned CS, though the applicant has shared that the parcel zoned R-A would be used as tree preservation area.

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

Land Use Compatibility: Staff finds the proposed zoning to be partially compatible with the existing nearby land uses. The CS zoning district is intended to encourage mixed-use development that is urban in form. The property was rezoned to NS-L in 2011 with staff noting that the property would be difficult if not impossible to develop with multi-family dwellings given the physical limitations of the property and the parking and land area per dwelling requirements associated

with that use. However, other properties in the area have been rezoned to districts that allow multi-family dwellings by-right, including CS. Given the emerging development pattern in the area, staff finds that a rezoning to CS would be largely compatible with surrounding land uses and zoning. The form-based nature of the zoning district and the regulations tied to the Hillside-Hilltop Overlay District along with the topographical challenges of the site will naturally limit the impact of any future development on the property. The parcel zoned R-A, which would be used as tree preservation area, would complement the existing natural area to the west.

Land Use Plan Analysis: The proposed zoning is consistent with the Future Land Use Map designation of this property as a Residential Neighborhood Area. The property was previously identified as a Natural Area in City Plan 2025, so the updated designation reflects a desire for residential development on this site. Rezoning one parcel to CS would allow for a greater variety of residential and commercial uses and densities that are pedestrian oriented and will be naturally limited by the physical constraints of the site. Staff finds that rezoning to CS could support Goal 6 of City Plan 2040 by creating an opportunity to develop more housing.

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

- Adequate Fire Response (Station #6, 990 S. Hollywood Ave.)
- Near Sewer Main (8-inch main W. Cato Springs Rd.)
- Near Water Main (8-inch main S. Razorback Rd.)
- Near City Park (Town Branch Trail Corridor)
- Near Paved Trail (Cato Springs Trail, Town Branch Trail)
- Within Master Plan Area (Fayette Junction Neighborhood Plan)

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 Belden made the motion and Commissioner Winston seconded. Commissioner Madden asked if the tree preservation area in R-A zoning would be credited to future development in CS zoning. Commissioner Johnson responded, noting that it has happened before with other developments and caused issues for anyone who wants to develop the tree preservation area later. However, Commission Johnson added that he is supportive of CS and R-A at this location with Commissioner Winston agreeing. No public comment was offered at the meeting.

BUDGET/STAFF IMPACT:

N/A

Attachments:

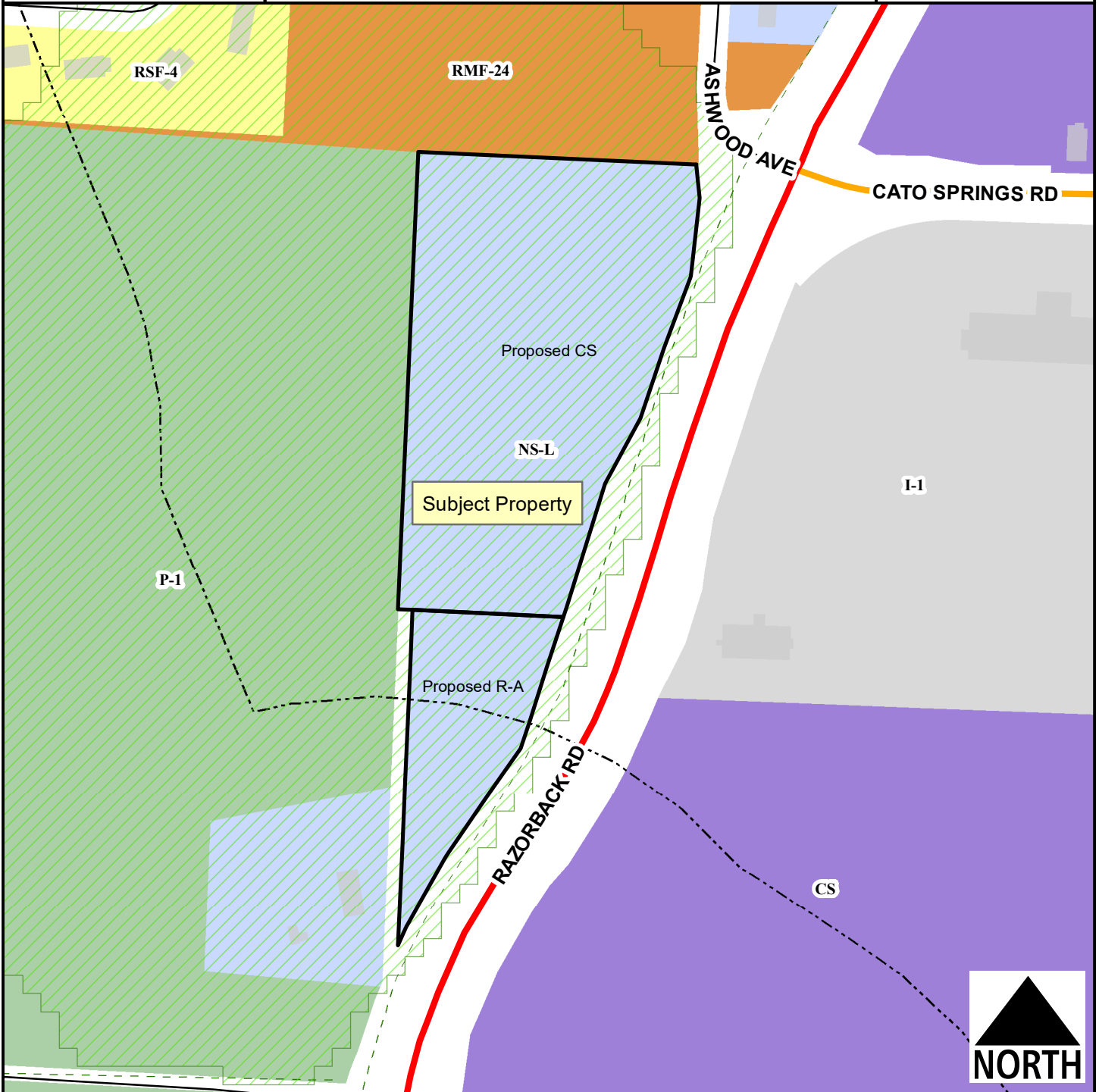
- Exhibit A
- Exhibit B
- Planning Commission Staff Report








RZN-2022-000001

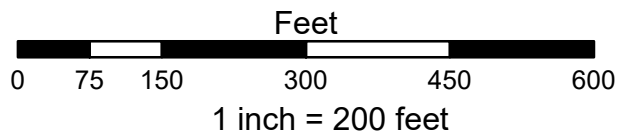
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RZN-2022-000001
EXHIBIT 'A'

Close Up View



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



Zoning	Acres
CS	4.7
R-A	1.2
Total	5.9

RZN-2022-000001
EXHIBIT 'B'

A part of the Northwest Quarter, Northeast Quarter of Section 29, Township 16 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the Northwest corner of said 40 acre tract, thence South 89 degrees 59 minutes 37 seconds East 453.26 feet, to the centerline of Ashwood Avenue, thence South 45 degrees 00 minutes 06 seconds East 124.95 feet to the centerline of State Highway 265, thence South 45 degrees 41 minutes 05 seconds West 74.91 feet, thence South 27 degrees 20 minutes 20 seconds West 142.95 feet, thence South 15 degrees 17 minutes 04 seconds West 416.87 feet, thence South 19 degrees 38 minutes 47 seconds West 126.22 feet, thence South 27 degrees 37 minutes 30 seconds West 152.79 feet, thence South 31 degrees 41 minutes 25 seconds West 250.95 feet, thence South 28 degrees 43 minutes 11 seconds West 140.17 feet, thence leaving said centerline North 1260.56 feet to the point of beginning, containing 8.62 acres, more or less. Subject to the Right of Way of Ashwood Avenue and Highway 265 on the East side. Also subject to any easements of record. LESS AND EXCEPT: Part of Lots 7 through 11, Block 2 of Broad Acres Subdivision, being a part of the North Half of the Northeast Quarter of Section 29 and part of the Northwest Quarter of the Northeast Quarter of Section 29, Township 16 North, Range 30 West, Washington County, Arkansas, more particularly described as follows: Starting at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 29; thence South 87 degrees 28 minutes 27 seconds East along the North line thereof a distance of 384.90 feet to a point on the Northwesterly proposed right of way line of Relocated State Highway 265 for the point of beginning; thence continue South 87 degrees 28 minutes 27 seconds East along the North line of the Northwest Quarter of the Northeast Quarter of Section 29 a distance of 38.31 feet to a point on the Southwesterly existing right of way line of Ashwood Avenue; thence in a Southeasterly direction along said existing right of way line along a curve to the left having a radius of 164.84 feet a distance of 1.44 feet to a point; thence South 41 degrees 49 minutes 57 seconds East along said existing right of way line a distance of 100.54 feet to a point on the Northwesterly existing right of way line of State Highway 265; thence in a Southwesterly direction along said existing right of way line on a curve to the left having a radius of 378.75 feet a distance of 218.01 feet to a point; thence South 17 degrees 19 minutes 40 seconds West along said existing right of way line a distance of 385.45 feet to a point; thence in a Southerly direction along said existing right of way line on a curve to the right having a radius of 1001.74 feet a distance of 299.22 feet to a point; thence South 34 degrees 26 minutes 32 seconds West along said existing right of way line a distance of 276.15 feet to a point on the West line of Lot 7, Block 2, Broad Acres Subdivision; thence North 02 degrees 31 minutes 05 seconds East along said West line a distance of 47.15 feet to a point on the Northwesterly proposed right of way line of State

Highway 265; thence North 23 degrees 32 minutes 05 seconds East along said proposed right of way line a distance of 27.63 feet to a point; thence North 29 degrees 32 minutes 05 seconds East along said proposed right of way line a distance of 108.33 feet to a point; thence North 34 degrees 07 minutes 01 seconds East along said proposed right of way line a distance of 101.07 feet to a point; thence North 35 degrees 29 minutes 24 seconds East along said proposed right of way line a distance of 82.17 feet to a point; thence North 17 degrees 52 minutes 46 seconds East along said proposed right of way line a distance of 204.94 feet to a point; thence North 17 degrees 19 minutes 40 seconds East along said proposed right of way line a distance of 177.48 feet to a point; thence North 28 degrees 37 minutes 18 seconds East along said proposed right of way line a distance of 102.18 feet to a point; thence North 18 degrees 28 minutes 50 seconds East along said proposed right of way line a distance of 102.61 feet to a point; thence North 20 degrees 28 minutes 50 seconds East along said proposed right of way line a distance of 102.61 feet to a point; thence North 06 degrees 15 minutes 51 seconds East along said proposed right of way line a distance of 107.41 feet to a point; thence North 1 degree 29 minutes 24 seconds West along said proposed right of way line a distance of 48.57 feet to the point of beginning and containing 1.27 acres, more or less.



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Planner

MEETING DATE: February 14, 2022 (Updated with results from 2/14/22 PC hearing)

SUBJECT: **RZN-2022-000001 (SW OF RAZORBACK RD. & CATO SPRINGS RD./SELPH, 638):** Submitted by CRAFTON TULL & ASSOCIATES for properties located SW OF RAZORBACK RD. & CATO SPRINGS RD. The properties are zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contain approximately 4.75 and 1.29 acres. The request is to rezone the parcel with 4.75 acres to CS, COMMUNITY SERVICES and the parcel with 1.29 acres to R-A, RESIDENTIAL-AGRICULTURAL.

RECOMMENDATION:

Staff recommends forwarding **RZN-2022-000001** to the City Council with a recommendation of approval, based on the findings herein.

RECOMMENDED MOTION:

"I move to forward **RZN-2022-000001** to the City Council with a recommendation of approval."

BACKGROUND:

The subject property is located just north of the Fulbright Expressway at the southwest corner of Razorback Road and Cato Springs Road. The property received its current zoning designation of NS-L, Neighborhood Services-Limited, through a staff-initiated rezoning associated with the implementation of the Fayette Junction Master Plan in 2011 (RZN 11-3892). The property is currently undeveloped and lies within the Hillside-Hilltop Overlay District. Most land to the west lies within a conservation easement. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Natural Area	RMF-24, Residential Multi-family - 24 Units per Acre
South	Natural Area	CS, Community Services
East	Professional Offices	I-1, Heavy Commercial and Light Industrial; CS, Community Services
West	Natural Area	P-1, Institutional

Request: The request is to rezone the subject property from NS-L, Neighborhood Services-Limited, to CS, Community Services, and R-A, Residential-Agricultural. No development plans have been shared for the parcel zoned CS, though the applicant has shared that the parcel zoned R-A would be used as tree preservation area.

Public Comment: Staff has not received any public comment regarding this request.

INFRASTRUCTURE:

Streets: The subject area has frontage along S. Razorback Road. Razorback Road is a fully improved Regional Link street with asphalt paving, sidewalk, and curb and gutter. Any street improvements required in these areas will be determined at the time of development proposal.

Water: Public water is available to the subject area. An existing eight-inch main is present along the east side of Razorback Road.

Sewer: Sanitary sewer is not currently available to the subject property.

Drainage: No portion of the property lies within a FEMA designated floodplain and no protected streams or hydric soils are present. The entire property lies within the Hillside-Hilltop Overlay District, which will place additional restrictions on any future development. Engineered footing designs will be required at the time of building permit submittal, as well as grading, erosion control, and abbreviated tree preservation plans. Any additional improvements or requirements for drainage will be determined at the time of development.

Fire: Station 6, located at 990 S. Hollywood Ave., protects this site. The property is located approximately 1.7 miles from the fire station with an anticipated drive time of approximately five minutes using existing streets. The anticipated response time would be approximately 7.2 minutes. Fire Department response time is calculated based on the drive time plus one 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 six minutes for an engine truck and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not express any concerns with this request.

Tree Preservation:

The proposed zoning districts of CS, Community Services, and R-A, Residential-Agricultural require **20% and 25% minimum canopy preservation** respectively. The current zoning district of NS-L, Neighborhood Services-Limited, requires **20% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as a **Residential Neighborhood Area**. The property is also within the **Fayette Junction Master Plan** area.

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

The **Fayette Junction Master Plan** is the City's second complete neighborhood plan, adopted in the Spring of 2009, as part of City Plan 2025. The plan aims to integrate the built and natural environment to support a clean tech cluster, a multi-modal transit hub, and support the protection of, and expansion to, the neighborhoods within the Fayette Junction area.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range between **4 and 6** for this site, with a weighted score of **6.5** at the highest level. The following elements of the matrix contribute to this score:

- Adequate Fire Response (Station #6, 990 S. Hollywood Ave.)
- Near Sewer Main (8-inch main W. Cato Springs Rd.)
- Near Water Main (8-inch main S. Razorback Rd.)
- Near City Park (Town Branch Trail Corridor)
- Near Paved Trail (Cato Springs Trail, Town Branch Trail)
- Within Master Plan Area (Fayette Junction Neighborhood Plan)

FINDINGS OF THE STAFF

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

Finding: *Land Use Compatibility:* Staff finds the proposed zoning to be partially compatible with the existing nearby land uses. The CS zoning district is intended to encourage mixed-use development that is urban in form. The property was rezoned to NS-L in 2011 with staff noting that the property would be difficult if not impossible to develop with multi-family dwellings given the physical limitations of the property and the parking and land area per dwelling requirements associated with that use. However, other properties in the area have been rezoned to districts that allow multi-family dwellings by-right, including CS. Given the emerging development pattern in the area, staff finds that a rezoning to CS would be largely compatible with surrounding land uses and zoning. The form-based nature of the zoning district and the regulations tied to the Hillside-Hilltop Overlay District along with the topographical challenges of the site will naturally limit the impact of any future development on the property. The parcel zoned R-A, which would be used as tree preservation area, would complement the existing natural area to the west.

Land Use Plan Analysis: The proposed zoning is consistent with the Future Land Use Map designation of this property as a Residential Neighborhood Area. The property was previously identified as a Natural Area in City Plan 2025, so the updated designation reflects a desire for residential development on this site. Rezoning one parcel to CS would allow for a greater variety of residential and commercial uses and densities that are pedestrian oriented and will be naturally limited by the physical constraints of the site. Staff finds that rezoning to CS could support Goal 6 of City Plan 2040 by creating an opportunity to develop more housing.

Conversely, one of the goals identified in the Fayette Junction Master Plan is to integrate the built and natural environment. One component of that goal is to preserve the hillside gateway near the intersection of Razorback Road and the Fulbright Expressway. As noted in the plan, the hillside reflects the natural beauty of the Ozarks, and preservation of it would symbolize the City's commitment to sustainability and the attention to the balance between preservation and development. Since the hillside that the subject property is located on is largely protected by a conservation easement, and the applicant has expressed an intent to use the parcel zoned R-A as a tree preservation area, staff finds that the rezoning request would still be consistent with this goal.

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

Finding: Staff believes that there is sufficient justification for rezoning the property to a mix of CS and R-A. Rezoning a parcel to CS would allow for an extension of the current residential development pattern in the area to the north, and rezoning the other parcel to R-A would allow for continued protection of the natural environment.

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

Finding: A rezoning to CS will likely lead to increased traffic along Razorback Road which is classified as a Regional Link street. However, given the physical constraints of the site, any impact is likely to be limited. Since no development proposal was submitted with this request, staff will identify and mitigate any traffic concerns at the time of development review.

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: Staff finds that the proposal would likely result in an increased demand for public services. With immediate access to water and sanitary sewer nearby, staff does not anticipate a need for lengthy main extensions that may pose a heightened maintenance issue in the future.

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 forwarding RZN-2022-000001 to the City Council with a recommendation of approval.

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

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.03 – R-A, Residential-Agricultural
 - §161.18 – Neighborhood Services - Limited
 - §161.22 – Community Services
- Request Letter
- Fayette Junction Illustrated Master Plan
- 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.

161.18 NS-L, Neighborhood Services - Limited

(A) *Purpose.* The NS-L Neighborhood Services - Limited district is designed to serve as a mixed-use area of low intensity. Neighborhood Services 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 (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited 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
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 13	Eating places
Unit 15	Neighborhood 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.*

Units per acre	Ten (10) or less
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(D) *Bulk and Area.*

(1) *Lot Width Minimum.*

Single-family	35 feet
Two (2)family	35 feet
Three or more	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 of lot area per dwelling unit
All other permitted and conditional uses	None

(E) *Setback Regulations.*

Front:	A build-to zone that is located between 10 and 25 feet from the front property line.
Side	5 feet
Rear	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 60% of the total area of the lot. Accessory ground mounted solar energy systems shall not be considered buildings.

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 18	Gasoline service stations and drive-in/drive through restaurants
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
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 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.



January 5, 2021

City of Fayetteville
Attn: Planning Commission
113 West Mountain St
Fayetteville, AR 72701

Re: Razorback Road Rezone

To whom it may concern:

The request made herein is for the property located at S. Razorback Road. The parcels requested to be rezoned are 765-15399-000 and 765-03019-000. Both parcels are currently zoned NS-L. It is requested to rezone parcel 765-15399-000 from NS-L to CS. It is also requested to rezone parcel 765-03019-000 from NS-L to R-A.

The subject tract is surrounded by property zoned RMF-24, CS, I-1, NS-L, and P-1. The requested rezoning of the NS-L to CS and R-A will not adversely affect the surrounding land uses as the CS zoning is proposed to match the zoning to the north east and south east of the subject parcels. The R-A rezoning is intended to be used as tree preservation area. The future land use has this property listed as neighborhood residential.

The requested zoning is consistent with the city's long range plan and is compatible with the neighboring properties. This area is located within a tier 2 center in the city's 2040 plan. The zoning blends nicely with the interstate and university connectivity.

Rezoning the property from NS-L to CS and R-A is not believed to have any negative impacts on existing utility or drainage infrastructure. Upgrades or extensions to the utilities will be constructed to meet the demands of the development.

Sincerely,

Isaiah DeVoss, E.I.
Crafton Tull



FAYETTE JUNCTION

ILLUSTRATIVE MASTER PLAN

FAYETTEVILLE, ARKANSAS
SEPTEMBER 2008

ADOPTED BY RESOLUTION NO. 95-09
APRIL 21, 2009

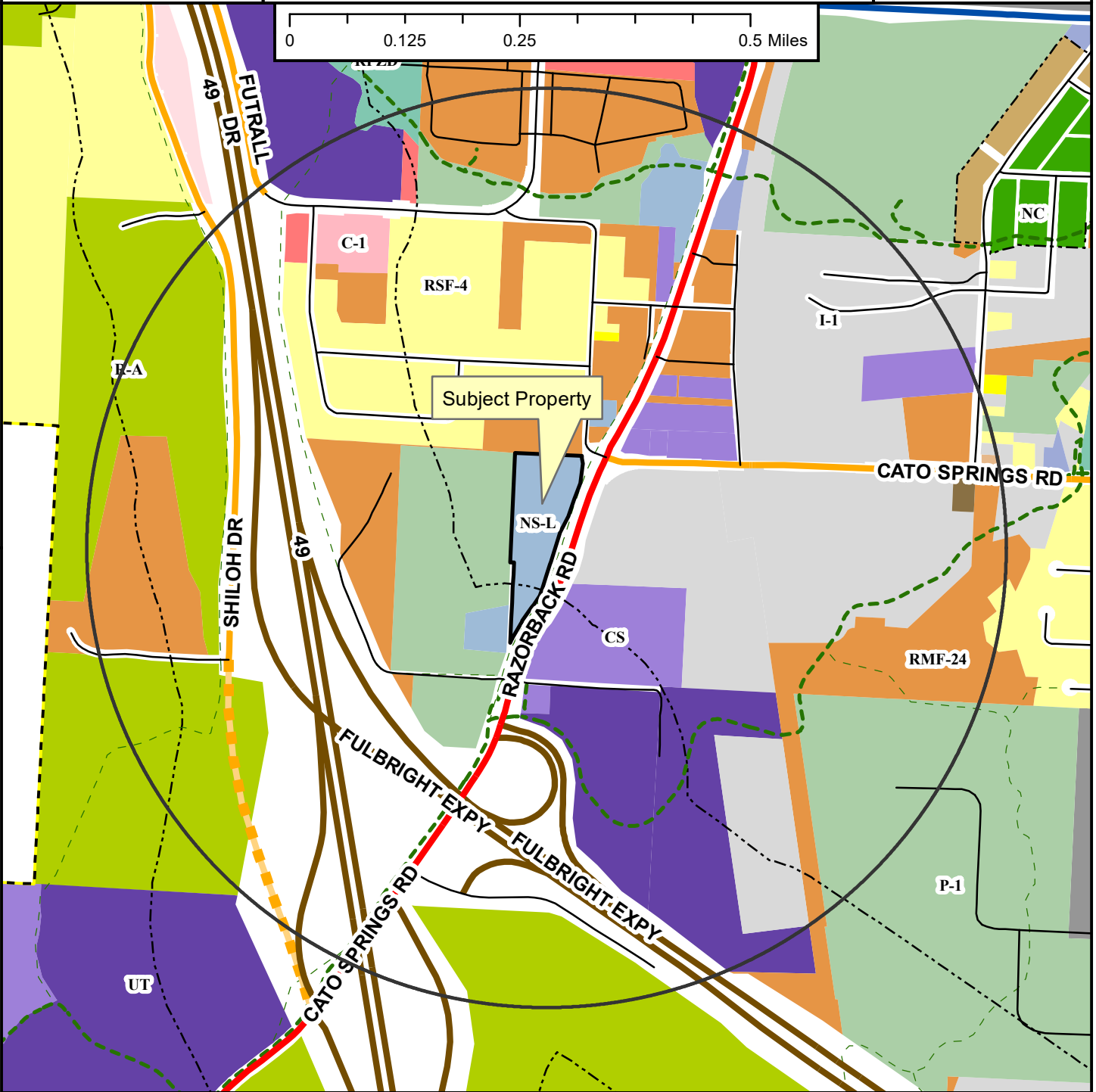
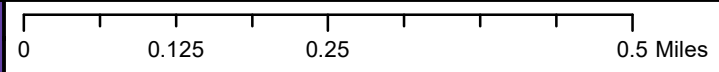
- Proposed Parking Structure
- Existing Building
- Proposed Building
- Existing Civic Building
- Study Area Boundary
- ARTP Master Plan Roads

Subject Property

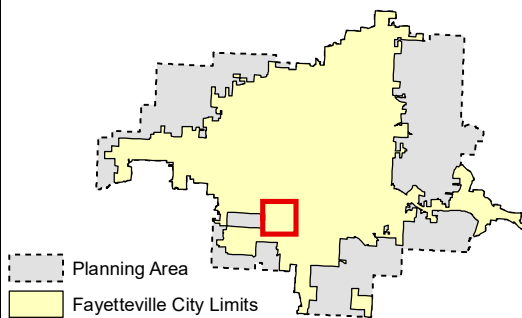
RZN-2022-000001

Selph

One Mile View



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

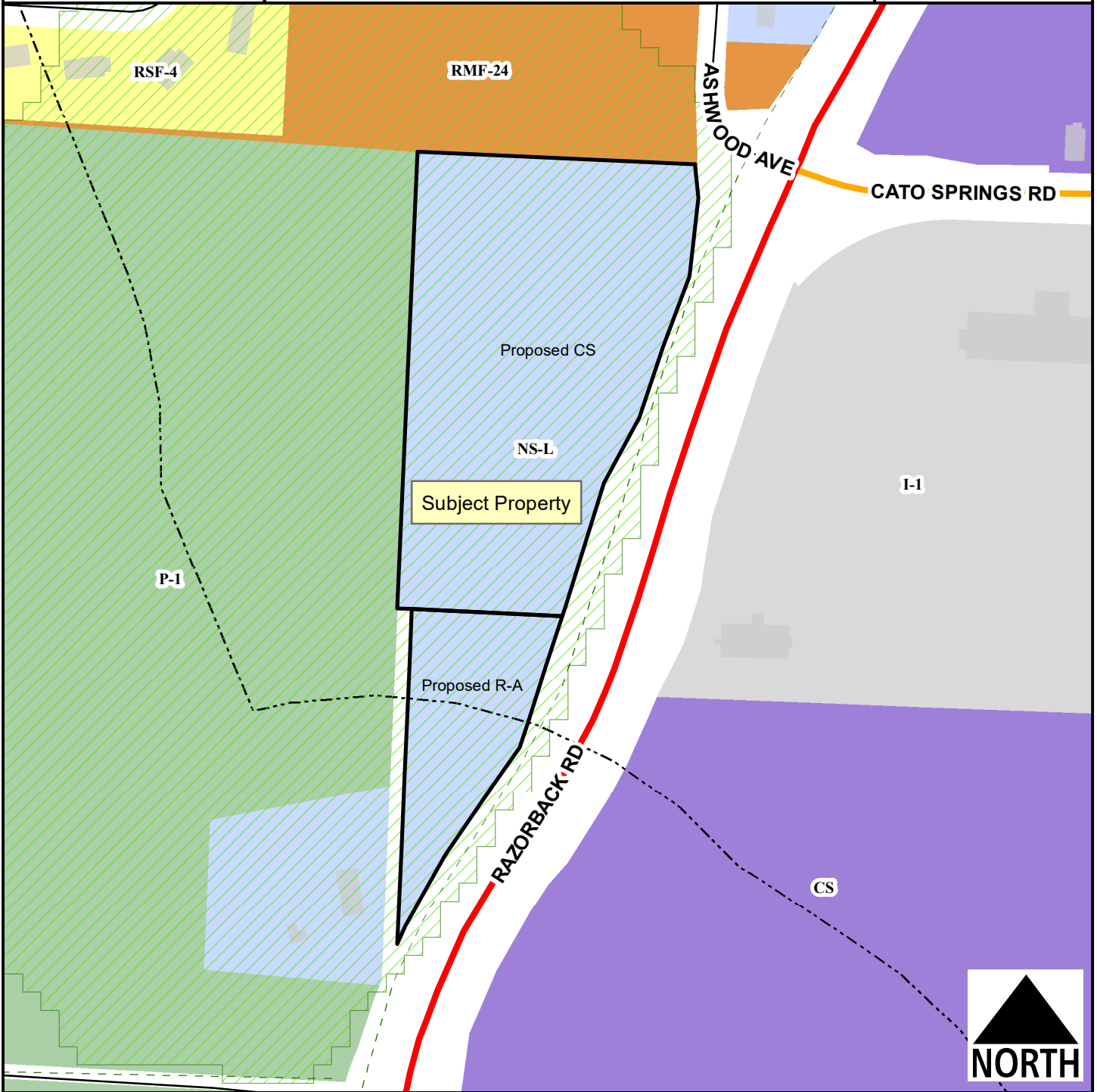









- | | |
|---|---|
| Zoning
RESIDENTIAL SINGLE-FAMILY
NS-G
RH-U
RI-12
NS-L
Residential-Agricultural
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18
RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40
INDUSTRIAL
I-1 Heavy Commercial and Light Industrial | EXTRACTION
E-1
COMMERCIAL
Residential-Office
C-1
C-2
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 |
|---|---|

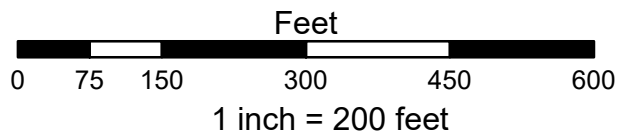
RZN-2022-000001

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Close Up View



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



Zoning	Acres
CS	4.7
R-A	1.2
Total	5.9

RZN-2022-000001

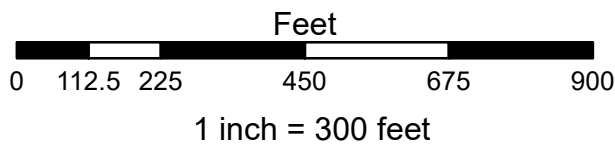
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Current Land Use



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



FEMA Flood Hazard Data

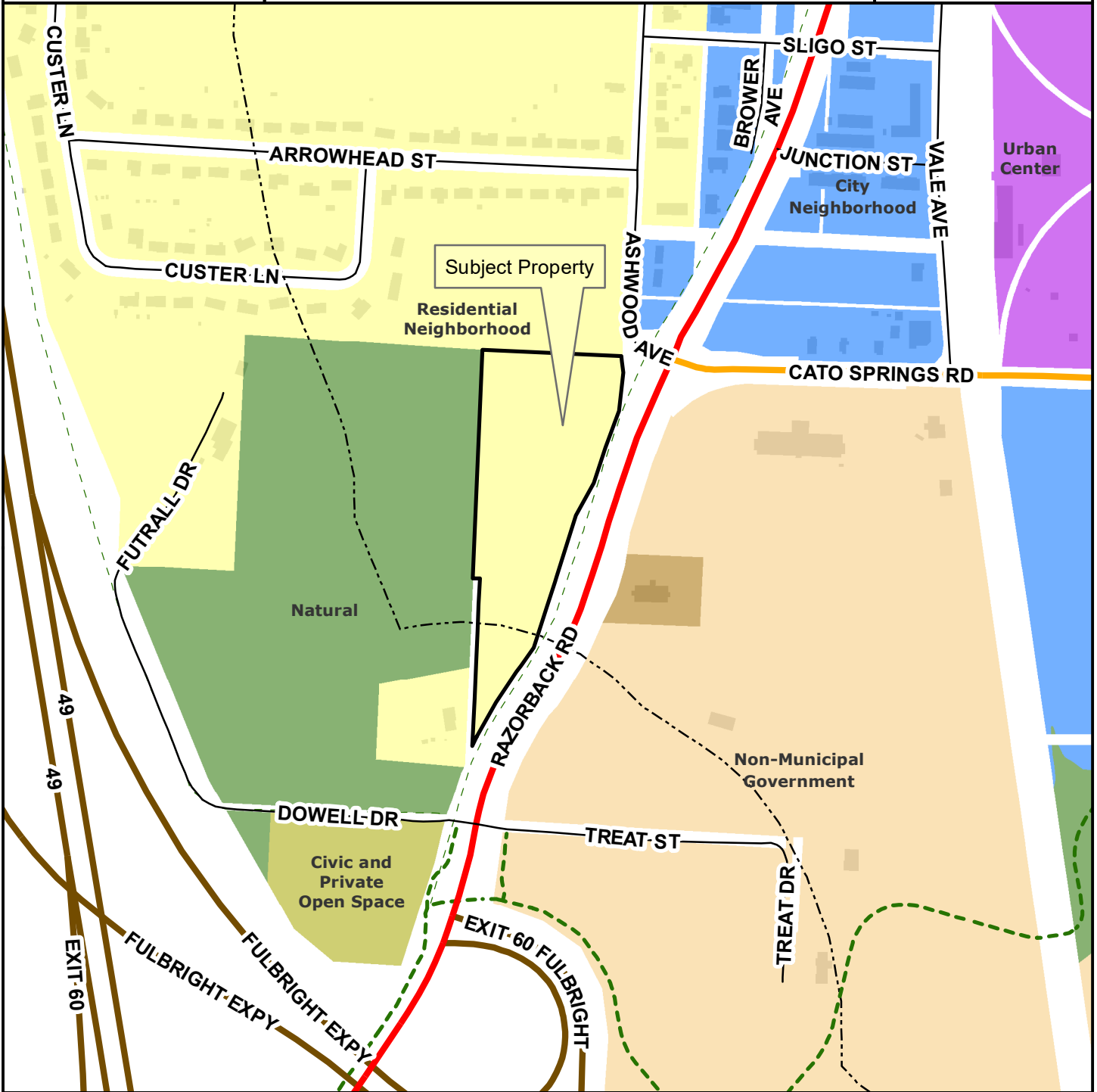
- 100-Year Floodplain
- Floodway

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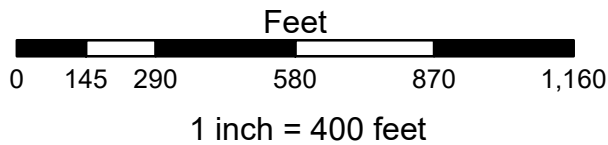
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Future Land Use



- Regional Link
- Neighborhood 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