



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-1691

RZN-2023-0036: Rezoning (NORTH OF W. TECHNOLOGY WAY/WATKINS, BOYER, GRAY & CURRY PLLC, 479): Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located NORTH OF W. TECHNOLOGY WAY in WARD 4. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 15.66 acres. The request is to rezone the property to CS, COMMUNITY SERVICES and R-A, RESIDENTIAL AGRICULTURAL.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2023-036 FOR APPROXIMATELY 15.66 ACRES LOCATED NORTH OF WEST TECHNOLOGY WAY IN WARD 4 FROM C-2, THOROUGHFARE COMMERCIAL TO CS, COMMUNITY SERVICES AND R-A, RESIDENTIAL AGRICULTURAL

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from C-2, Thoroughfare Commercial to CS, Community Services and R-A, Residential Agricultural.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.



MEETING OF FEBRUARY 20, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager

FROM: Donna Wonsower, Planner

SUBJECT: **RZN-2023-0036: Rezoning (NORTH OF W. TECHNOLOGY WAY/WATKINS, BOYER, GRAY & CURRY PLLC, 479): Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located NORTH OF W. TECHNOLOGY WAY in WARD 4. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 15.66 acres. The request is to rezone the property to CS, COMMUNITY SERVICES and R-A, RESIDENTIAL AGRICULTURAL.**

RECOMMENDATION:

City Planning staff and 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 southwest Fayetteville on the southwest corner of N. Shiloh Dr. and W. Persimmon St. The property includes two parcels totaling 15.66 acres. The east parcel was developed as a detention pond in a previous commercial development that did not come to fruition. The west property is currently undeveloped and is partially covered by tree canopy.

Request: The request is to rezone the subject property from C-2, Thoroughfare Commercial to approximately 13.12 acres of CS, Community Services and 2.54 acres of R-A, Residential Agricultural.

Public Comment: Staff received one in-person verbal comment in favor of the proposed request, citing the potential for walkable mixed-use development near existing businesses and proposed tree preservation within the R-A district.

Land Use Compatibility: Staff finds the proposed rezoning from C-2 to CS and R-A to be compatible with the surrounding area. The intent of the CS zoning district is to provide convenient goods and personal services to surrounding residential areas, to provide for adaptable mixed-use centers along commercial corridors that connect denser development nodes, and to provide standards enabling administrative approval of development. CS permits a mix of both residential and commercial uses that could serve as a transition area between the existing Mountain Ranch apartment complex to the west, a mixed-density residential area to the north, and a mix of commercial uses and Centennial Park to the south. The form-based standards required in CS are identical to the optional form-based requirements of the existing C-2 district. Neither C-2 nor CS have bulk and area regulations for nonresidential uses, though CS has a lot width minimum of 18 feet for residential dwellings. The only permitted residential use in C-2 is cluster housing. Neither C-2 nor CS have residential

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

density limits, though staff finds this is unlikely to contribute to a development that is out of scale given existing adjacent, existing land uses. Further, the maximum building height would be reduced from 6 to 5 stories if rezoned from C-2 to CS. The applicant also proposes to rezone a portion of the site with extensive existing tree canopy to R-A, Residential Agricultural, with the intent of designating this area for tree preservation. Staff finds R-A to be compatible with this stated intent.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land use plans, including its Future Land Use Map designation as City Neighborhood area. The property is located at the intersection of W. Persimmon St. and N. Shiloh Dr., which is designated as a Tier 3 Center per the City Plan 2040 Growth Concept Map. Tier 3 Centers are intended to serve the immediate surrounding residential areas and will cater to the specific needs of a small market with varying characteristics based on location and needs of the surrounding community. The property is also approximately half a mile from the Tier 2 Center located at the intersection of I-49 and W. Wedington Dr. The property has a moderate infill score ranging between 7 and 8, which includes the elements listed below. Staff finds the requested rezoning to be appropriate since it would provide the opportunity to develop a mix of residential and commercial uses in a Tier 3 Center at a major intersection. The designation of a portion of canopy as R-A will further contribute to city goals to establish an enduring green network. This overlay district partially overlaps the proposed R-A zoning boundaries.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range between **7-8** for this site. The following elements contribute to the score:

- Adequate Fire Response (Station 7, 835 N. Ruppel Rd.)
- Near Sewer Main (W. Persimmon St and Shiloh Trail)
- Near Water Main (W. Persimmon St., W. Technology Way, and Shiloh Trail)
- Near Grocery Store (Walmart Neighborhood Market)
- Near City Park (Centennial Park)
- Near Paved Trail (Shiloh Trail)
- Near Razorback Bus Stop (Persimmon & Betty Jo)
- Appropriate Land Use (City Neighborhood Area)

DISCUSSION:

At the January 22, 2024, Planning Commission meeting, a vote of 9-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Payne made the motion with a second by Commissioner Brink. The applicant stated the portion designated as R-A is intended for tree preservation, and was designated as R-A to help ease concerns about development encroachment. Additionally, the applicant noted that several intensive uses such as fuel stations would be moved to a conditional use by the rezoning from C-2 to CS and that the proposal would place density near Centennial Park. Commissioner Sparkman stated that C-2 is an antiquated district, and she is in favor of rezoning away from this district. Commissioner Payne agreed, also citing the acreage set aside for R-A. There was no additional public comment at the meeting.

BUDGET/STAFF IMPACT:

NA

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Planning Commission Staff Report (#6)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Donna Wonsower, Planner

MEETING DATE: January 22, 2024 (UPDATED WITH MEETING RESULTS)

SUBJECT: **RZN-2023-0036: Rezoning (NORTH OF W. TECHNOLOGY WAY/WATKINS, BOYER, GRAY & CURRY PLLC, 479):** Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located NORTH OF W. TECHNOLOGY WAY. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 15.66 acres. The request is to rezone the property to CS, COMMUNITY SERVICES and R-A, RESIDENTIAL AGRICULTURAL.

RECOMMENDATION:

Staff recommends forwarding **RZN-2023-0036** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*“I move to forward **RZN-2023-0036** to City Council with a recommendation of approval.”*

BACKGROUND:

The subject property is located in west Fayetteville on the southwest corner of the N. Shiloh Dr. and W. Persimmon St. The property includes two parcels totaling 15.32 acres. The east parcel was developed as a detention pond as part of a previous commercial development. The west property is currently undeveloped and includes a large stand of trees in the southern portion of the parcel. Surrounding land uses and zoning are listed in *Table 1*.

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

Direction	Land Use	Zoning
North	Multi-Family Residential	RMF-24, Residential Multi-Family, 24 Unit per Acre
South	Technology Manufacturing	C-2, Thoroughfare Commercial
East	I-49 Interstate	NA
West	Multi-Family Residential	RMF-24, Residential Multi-Family, 24 Unit per Acre

Request: The request is to rezone the subject property from C-2, Thoroughfare Commercial to approximately 13.12 acres of CS, Community Services and 2.54 acres of R-A, Residential Agricultural.

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

INFRASTRUCTURE:

Streets: The subject area has frontage along three streets. W. Persimmon St. is a partially improved Neighborhood Link with asphalt paving with curb & gutter, open ditches and some sidewalk. N. Shiloh Dr. is a partially improved Neighborhood Link with asphalt paving with curb & gutter and open ditches. W. Technology Way is a partially improved Residential Link with asphalt paving, curb & gutter and open ditches. Any street improvements required in these areas would be determined at the time of the development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject area. Existing 12-inch water main is present on the south side of W. Persimmon St. Existing 8-inch water main is present on the south side of W. Technology Way and the west side of Shiloh Trail.

Sewer: Sanitary Sewer is available to the subject area. Existing 8-inch sewer main is present in W. Persimmon St and along the west side of Shiloh Trail.

Drainage: No portion of the subject property lies within the Hillside/Hilltop Overlay District or contain hydric soils.

Portions of the property lie within a FEMA floodplain. A floodplain development review will be required at the time of permit or plan submittal. This will restrict the type of development and impact in flood zones; and may require additional documentation such as flood studies or elevation certificates depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA.

Portions of the property also lie within streamside protection zones. Streamside Protection Zones generally consists of a protected area on each side of a stream or creek. This “protected area” is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, it will be 50ft wide as measured from the top of bank but depending on the shape and extents of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited.

Fire: Station 7, located at 835 N. Ruppel Rd., protects this site. The property is located approximately 1 mile 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 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 6 minutes for an engine and 8 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 comment on this request.

Tree Preservation:

The current zoning district of C2, Thoroughfare Commercial requires **15% minimum canopy preservation**. The proposed zoning district of CS, Community Services requires **20% minimum canopy preservation**. The proposed zoning district of R-A, Residential Agricultural requires **25% 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**.

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 range between **7-8** for this site with a weighted score of **9.5** at the highest level. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 7)
- New Sewer Main (W. Persimmon St and Shiloh Trail)
- Newar Water Main (W. Persimmon St., W. Technology Way, and Shiloh Trail)
- Near Grocery Store (Walmart Neighborhood Market)
- Near City Park (Centennial Park)
- Near Paved Trail (Shiloh Trail)
- Near Razorback Bus Stop (Persimmon & Betty Jo)
- Appropriate Land Use

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 rezoning from C-2 to CS to be compatible with the surrounding area. The intent of the CS zoning district is to provide convenience goods and personal services for persons living in the surrounding residential areas, to provide for adaptable mixed-use centers located along commercial corridors that connect denser development nodes, and to provide standards that enable development to be approved administratively. The two parcels in question are located adjacent to an existing apartment complex (Mountain Ranch) to the west, a mixed-density residential area to the north, and a mix of commercial uses and city park (Centennial Park) to the south. Interstate 49 is located directly to the east. Staff finds the requested rezoning to be compatible since the parcel is bound by a mix of both residential and commercial uses. CS permits a mix of both residential and commercial uses that could serve as a transition area between existing residential and commercial properties. C-2 has a mix of Euclidean and form-based zoning, while CS is an entirely form-

based district. The setback and minimum buildable street frontage requirements of CS are identical to the form-based requirements of the existing C-2 district. Neither C-2 or CS have bulk and area regulations for nonresidential uses, with CS having a lot width minimum of 18 feet for residential dwellings. C-2 only permits cluster housing as residential use and has no density limits. CS also has no density limits, though staff finds this is unlikely to contribute to a development that is out of scale with the surroundings given the scale of the existing commercial and the presence of existing apartment complexes to the west and north. Further, the maximum building height would be reduced from 6 stories to 5 stories. The applicant also proposes to rezone a portion of the site as R-A, Residential Agricultural. This area includes extensive tree canopy and is intended to remain as a preserved canopy in future development. Staff finds the zoning of R-A to be compatible with this stated intent, particularly given the proximity of Centennial Park to the south.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land use plans, including its Future Land Use Map designation as City Neighborhood area. The property is located at the intersection of W. Persimmon St. and N. Shiloh Dr., an area designated as a Tier 3 center per the City Plan 2040 Growth Concept Map. Tier 3 centers are intended to serve the immediately surrounding residential areas and will cater to the specific needs of a small market with varying characteristics based on location and needs of the surrounding community. The property is also approximately half a mile from the Tier 2 center located at the intersection of 49 and W. Wedington Dr. A rezoning to CS could allow for the creation, maintenance, of mixed-use developments that provide both services and housing. The property has a moderate infill score ranging between 7 and 8 with a weighted score of 9.5. Staff finds the requested rezoning to be appropriate since it would provide the opportunity to develop a mix of residential and commercial uses in a Tier 3 center at a major intersection. The designation of a portion of extensive tree canopy as R-A will further contribute to city goals to establish an enduring green network.

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

Finding: Staff finds that rezoning the subject property to CS is justified since it would better comply with both the future land-use designation and the property's location at a Tier 3 center (W. Persimmon St. and N. Shiloh Dr.).

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

Finding: A rezoning from C-2 to CS has the potential to increase traffic at this location when considering that C-2 does not currently permit residential development except for cluster housing. However, staff finds that a rezoning is not likely to create or appreciably increase traffic danger or congestion given multiple street frontages. Additionally, staff finds that improving connectivity along N. Shiloh Dr. could aid in reducing traffic needs to N. Shiloh Dr., an existing

one-way street, by allowing alternative routes between adjacent developments.

- 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: The proposed rezoning has the potential to alter the population density since it would allow for increased residential development. However, staff finds that the proposed rezoning would not undesirably increase the load on public services. The property currently has access to public utilities and any necessary improvements to adjacent streets would be determined at the time of development review. Fayetteville Public Schools did not comment on this request.

- 5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
 - a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff recommends forwarding RZN-2023-0036 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required <u>YES</u>
Date: <u>January 22, 2024</u> , <input type="checkbox"/> Tabled <input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied
Recommendation of Approval
Motion: PAYNE
Second: BRINK
Vote: 9-0-0

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.23 District C-2, Thoroughfare Commercial
 - §161.22 District CS, Community Services
 - §161.03 District R-A, Residential Agriculture
- Applicant Exhibits
 - Request Letter
 - Legal Descriptions
 - Site Exhibit
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.23 District C-2, Thoroughfare Commercial

(A) *Purpose.* The Thoroughfare Commercial District is designed especially to encourage the functional grouping of these commercial enterprises catering primarily to highway travelers. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 25	Offices, studios, and related services
Unit 33	Adult live entertainment club or bar
Unit 34	Liquor store
Unit 40	Sidewalk Cafes
Unit 44	Cluster Housing Development
Unit 45	Small scale production
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 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*
-------------------------	------------

* 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; Ord. No. 6521, §5, 1-18-22)

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
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
-------------------------	-----------

(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; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21; Ord. No. 6497 , §1, 10-19-21)

Editor's note(s)—Ord. No. 6625 , §1 adopted December 6, 2022, "determines that Section 2 of Ordinance 6427 (Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2023, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section."

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)
----------------	--------------

(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. 6625, §1 adopted December 6, 2022, "determines that Section 2 of Ordinance 6427 (Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2023, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section."

**WATKINS, BOYER,
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW



WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

January 11, 2024

City of Fayetteville
Planning Department
125 W. Mountain Street
Fayetteville, AR 72701

**RE: Rezoning Parcel No. 765-28835-000 and 765-28838-000 from C-2,
Thoroughfare Commercial to CS, Community Services**

Dear Planning Staff:

The Applicant, T&J NWA, LLC, is seeking approval to rezone approximately 15.65 acres located at the intersection of W. Persimmon St. and N. Shiloh Drive ("the Property"). The request is to rezone from C-2-Commercial Thoroughfare to a mix of CS-Community Services and R-A, Residential Agricultural. The purpose for this rezoning request is to rezone the property to sell to a developer to build a multi-family development.

The properties surrounding the Property are a mix of RPZD (consisting of dense single family housing), RMF-24 (consisting of apartments), and C-2 (consisting of an office building and undeveloped land). CS zoning is compatible with the abovementioned uses and zones due to the fact that it allows for a mix of residential and commercial. CS zoning is being requested by the Applicant due to the mix of commercial and residential uses allowed, and due to the fact that CS is a form-based code that requires development in a more urban style. Moreover, the Property is situated close to Centennial Park, and has close access to Interstate 49, which makes it ripe for higher intensity development. For the aforementioned reasons, a rezoning to CS is compatible with the surrounding area, and should not adversely affect adjacent properties.

Whitten Development, Inc.
Page 2.

Lastly, there is a portion of the property which is covered by existing tree canopy on the Southwestern end of the property. The Developer plans to locate the development towards the remaining portion of the property, which is flatter, and which has previously been cleared, in order to preserve as many of the existing trees as possible. Accordingly, the Developer has proposed to rezone two portions of the Property—a 2.35 acre and a .10 acre—to R-A to indicate an intent to preserve the existing tree canopy.

If you have any questions, please feel free to contact me at 479-636-2168, or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

**C-S ZONING
SURVEY DESCRIPTION**

A PART OF THE NW1/4 OF THE NW1/4 & PART OF THE NE1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 34 IN MOUNTAIN RANCH SUBDIVISION; THENCE N 02°26'00" E A DISTANCE OF 825.25' TO A POINT; THENCE S 87°34'00" E A DISTANCE OF 101.06' TO A POINT; THENCE S 87°36'24" E A DISTANCE OF 944.10' TO A POINT; THENCE S 03°24'38" E A DISTANCE OF 239.28' TO A POINT; THENCE S 10°32'43" E A DISTANCE OF 370.24' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 54.44', WITH A RADIUS OF 200.00', WITH A CHORD BEARING OF S 85°22'25" W, WITH A CHORD LENGTH OF 54.27', TO A POINT; THENCE N 86°55'01" W A DISTANCE OF 652.46' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 524.95', WITH A RADIUS OF 500.00', WITH A CHORD BEARING OF S 65°23'45" W, WITH A CHORD LENGTH OF 501.17', TO THE POINT OF BEGINNING, CONTAINING 682,065 SQ. FEET, 15.66 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

LESS & EXCEPT:

COMMENCING FROM THE SW CORNER OF LOT 34 IN MOUNTAIN RANCH SUBDIVISION; THENCE N 02°26'00" E A DISTANCE OF 43.68' TO THE POINT OF BEGINNING; THENCE N 02°26'00" E A DISTANCE OF 333.35' TO A POINT; THENCE S 87°22'34" E A DISTANCE OF 500.47' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 58.04', WITH A RADIUS OF 75.04', WITH A CHORD BEARING OF N 77°11'48" E, WITH A CHORD LENGTH OF 56.60', TO A POINT; THENCE N 61°33'58" E A DISTANCE OF 22.87' TO A POINT; THENCE S 43°40'17" E A DISTANCE OF 59.13' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 57.42', WITH A RADIUS OF 87.20', WITH A CHORD BEARING OF S 21°30'05" E, WITH A CHORD LENGTH OF 56.38', TO A POINT; THENCE S 03°04'59" W A DISTANCE OF 58.82' TO A POINT; THENCE N 86°55'01" W A DISTANCE OF 192.82' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 513.44', WITH A RADIUS OF 524.91', WITH A CHORD BEARING OF S 67°20'39" W, WITH A CHORD LENGTH OF 493.21', TO THE POINT OF BEGINNING, CONTAINING 105,413 SQ. FEET, 2.42 ACRES, MORE OR LESS.

ALSO, LESS & EXCEPT:

COMMENCING FROM THE SW CORNER OF LOT 34 IN MOUNTAIN RANCH SUBDIVISION; THENCE N 02°26'00" E A DISTANCE OF 43.68' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.48', WITH A RADIUS OF 525.00', WITH A CHORD BEARING OF N 67°23'56" E, WITH A CHORD LENGTH OF 494.14', TO A POINT; THENCE S 86°55'14" E A DISTANCE OF 336.23' TO THE POINT OF BEGINNING; THENCE N 45°42'23" E A DISTANCE OF 104.65' TO A POINT; THENCE S 42°13'31" E A DISTANCE OF 70.98' TO A POINT; THENCE S 03°04'59" W A DISTANCE OF 27.08' TO A POINT; THENCE N 86°55'14" W A DISTANCE OF 121.32' TO THE POINT OF BEGINNING, CONTAINING 5,354 SQ. FEET, 0.12 ACRES, MORE OR LESS.

**R-A ZONING "2"
SURVEY DESCRIPTION**

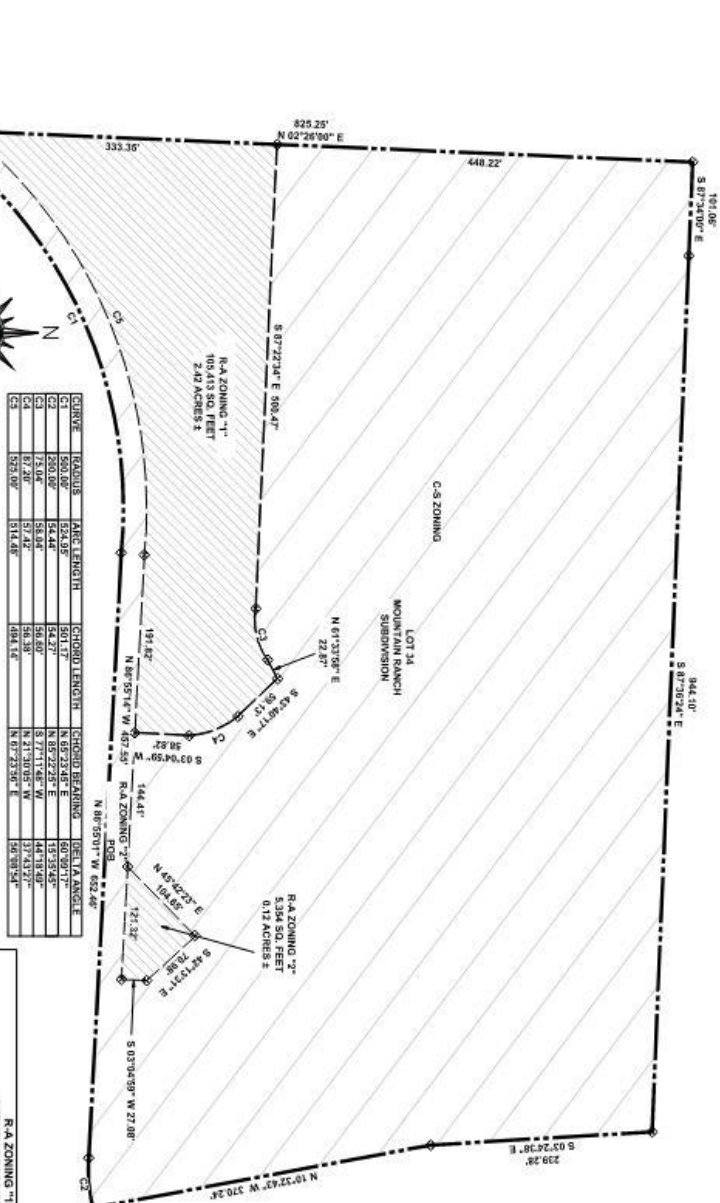
A PART OF THE NE1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SW CORNER OF LOT 34 IN MOUNTAIN RANCH SUBDIVISION; THENCE N 02°26'00" E A DISTANCE OF 43.68' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.48', WITH A RADIUS OF 525.00', WITH A CHORD BEARING OF N 67°23'56" E, WITH A CHORD LENGTH OF 494.14', TO A POINT; THENCE S 86°55'14" E A DISTANCE OF 336.23' TO THE POINT OF BEGINNING; THENCE N 45°42'23" E A DISTANCE OF 104.65' TO A POINT; THENCE S 42°13'31" E A DISTANCE OF 70.98' TO A POINT; THENCE S 03°04'59" W A DISTANCE OF 27.08' TO A POINT; THENCE N 86°55'14" W A DISTANCE OF 121.32' TO THE POINT OF BEGINNING, CONTAINING 5,354 SQ. FEET, 0.12 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

R-A ZONING "1"
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NW1/4 & PART OF THE NE1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SW CORNER OF LOT 34 IN MOUNTAIN RANCH SUBDIVISION; THENCE N 02°26'00" E A DISTANCE OF 43.68' TO THE POINT OF BEGINNING; THENCE N 02°26'00" E A DISTANCE OF 333.35' TO A POINT; THENCE S 87°22'34" E A DISTANCE OF 500.47' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 58.04', WITH A RADIUS OF 75.04', WITH A CHORD BEARING OF N 77°11'48" E, WITH A CHORD LENGTH OF 56.60', TO A POINT; THENCE N 61°33'58" E A DISTANCE OF 22.87' TO A POINT; THENCE S 43°40'17" E A DISTANCE OF 59.13' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 57.42', WITH A RADIUS OF 87.20', WITH A CHORD BEARING OF S 21°30'05" E, WITH A CHORD LENGTH OF 56.38', TO A POINT; THENCE S 03°04'59" W A DISTANCE OF 58.82' TO A POINT; THENCE N 86°55'01" W A DISTANCE OF 192.82' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 513.44', WITH A RADIUS OF 524.91', WITH A CHORD BEARING OF S 67°20'39" W, WITH A CHORD LENGTH OF 493.21', TO THE POINT OF BEGINNING, CONTAINING 105,413 SQ. FEET, 2.42 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.



CHORD	RADIUS	ARC LENGTH	CHORD BEARING	BEAT RANGE
C1	500.00'	524.95'	N 65°23'46" E	60°09'17"
C2	250.00'	52.44'	N 88°22'28" E	13°35'45"
C3	75.00'	52.44'	S 77°11'48" W	44°13'40"
C4	500.00'	514.46'	N 61°23'58" E	56°08'24"

R-A ZONING "1-"
SURVEY DESCRIPTION
A PART OF THE NW1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SW CORNER OF LOT 34 IN MOUNTAIN RANCH SUBDIVISION; THENCE S 02°28'00" E A DISTANCE OF 101.00' TO A POINT; THENCE S 87°22'34" E A DISTANCE OF 524.95' TO A POINT; THENCE S 88°55'14" E A DISTANCE OF 104.65' TO A POINT; THENCE S 86°55'14" E A DISTANCE OF 338.23' TO THE POINT OF BEGINNING; THENCE S 42°13'31" E A DISTANCE OF 104.65' TO A POINT; THENCE S 03°04'59" W A DISTANCE OF 27.00' TO A POINT; THENCE N 86°55'14" W A DISTANCE OF 104.65' TO THE POINT OF BEGINNING, CONTAINING 5,354 SQ. FEET, 0.12 ACRES, SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

R-A ZONING "2-"
SURVEY DESCRIPTION
A PART OF THE NW1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SW CORNER OF LOT 34 IN MOUNTAIN RANCH SUBDIVISION; THENCE S 02°28'00" E A DISTANCE OF 333.35' TO A POINT; THENCE S 87°22'34" E A DISTANCE OF 500.47' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 514.46', WITH A CHORD BEARING OF N 77°11'48" W, WITH A CHORD LENGTH OF 56.60', TO A POINT; THENCE N 61°23'58" E A DISTANCE OF 22.87' TO A POINT; THENCE S 43°40'17" E A DISTANCE OF 92.13' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.46', WITH A CHORD BEARING OF S 77°11'48" W, WITH A CHORD LENGTH OF 56.38', TO A POINT; THENCE S 03°04'59" W A DISTANCE OF 58.82' TO A POINT; THENCE N 86°55'01" W A DISTANCE OF 192.82' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 513.44', WITH A CHORD BEARING OF S 67°20'39" W, WITH A CHORD LENGTH OF 493.21', TO THE POINT OF BEGINNING, CONTAINING 105,413 SQ. FEET, 2.42 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

R-A ZONING "3-"
SURVEY DESCRIPTION
A PART OF THE NW1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SW CORNER OF LOT 34 IN MOUNTAIN RANCH SUBDIVISION; THENCE S 02°28'00" E A DISTANCE OF 43.68' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.46', WITH A CHORD BEARING OF N 77°11'48" W, WITH A CHORD LENGTH OF 48.14', TO A POINT; THENCE S 86°55'14" E A DISTANCE OF 104.65' TO A POINT; THENCE S 42°13'31" E A DISTANCE OF 104.65' TO A POINT; THENCE S 03°04'59" W A DISTANCE OF 27.00' TO A POINT; THENCE N 86°55'14" W A DISTANCE OF 104.65' TO THE POINT OF BEGINNING, CONTAINING 5,354 SQ. FEET, 0.12 ACRES, MORE OR LESS.

C-S ZONING
SURVEY DESCRIPTION
A PART OF THE NW1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SW CORNER OF LOT 34 IN MOUNTAIN RANCH SUBDIVISION; THENCE S 02°28'00" E A DISTANCE OF 88' TO A POINT; THENCE S 87°22'34" E A DISTANCE OF 101.00' TO A POINT; THENCE S 88°55'14" E A DISTANCE OF 104.65' TO A POINT; THENCE S 86°55'14" E A DISTANCE OF 338.23' TO THE POINT OF BEGINNING; THENCE S 42°13'31" E A DISTANCE OF 104.65' TO A POINT; THENCE S 03°04'59" W A DISTANCE OF 27.00' TO A POINT; THENCE N 86°55'14" W A DISTANCE OF 104.65' TO THE POINT OF BEGINNING, CONTAINING 5,354 SQ. FEET, 0.12 ACRES, SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

C-S ZONING
SURVEY DESCRIPTION
A PART OF THE NW1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SW CORNER OF LOT 34 IN MOUNTAIN RANCH SUBDIVISION; THENCE S 02°28'00" E A DISTANCE OF 88' TO A POINT; THENCE S 87°22'34" E A DISTANCE OF 101.00' TO A POINT; THENCE S 88°55'14" E A DISTANCE OF 104.65' TO A POINT; THENCE S 86°55'14" E A DISTANCE OF 338.23' TO THE POINT OF BEGINNING; THENCE S 42°13'31" E A DISTANCE OF 104.65' TO A POINT; THENCE S 03°04'59" W A DISTANCE OF 27.00' TO A POINT; THENCE N 86°55'14" W A DISTANCE OF 104.65' TO THE POINT OF BEGINNING, CONTAINING 5,354 SQ. FEET, 0.12 ACRES, SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

C-S ZONING
SURVEY DESCRIPTION
A PART OF THE NW1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SW CORNER OF LOT 34 IN MOUNTAIN RANCH SUBDIVISION; THENCE S 02°28'00" E A DISTANCE OF 88' TO A POINT; THENCE S 87°22'34" E A DISTANCE OF 101.00' TO A POINT; THENCE S 88°55'14" E A DISTANCE OF 104.65' TO A POINT; THENCE S 86°55'14" E A DISTANCE OF 338.23' TO THE POINT OF BEGINNING; THENCE S 42°13'31" E A DISTANCE OF 104.65' TO A POINT; THENCE S 03°04'59" W A DISTANCE OF 27.00' TO A POINT; THENCE N 86°55'14" W A DISTANCE OF 104.65' TO THE POINT OF BEGINNING, CONTAINING 5,354 SQ. FEET, 0.12 ACRES, SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

PRESERVATION EASEMENTS



(in feet) 1 inch = 150 ft.

Project Number:
23-178

Certificate of Authorization No 2831

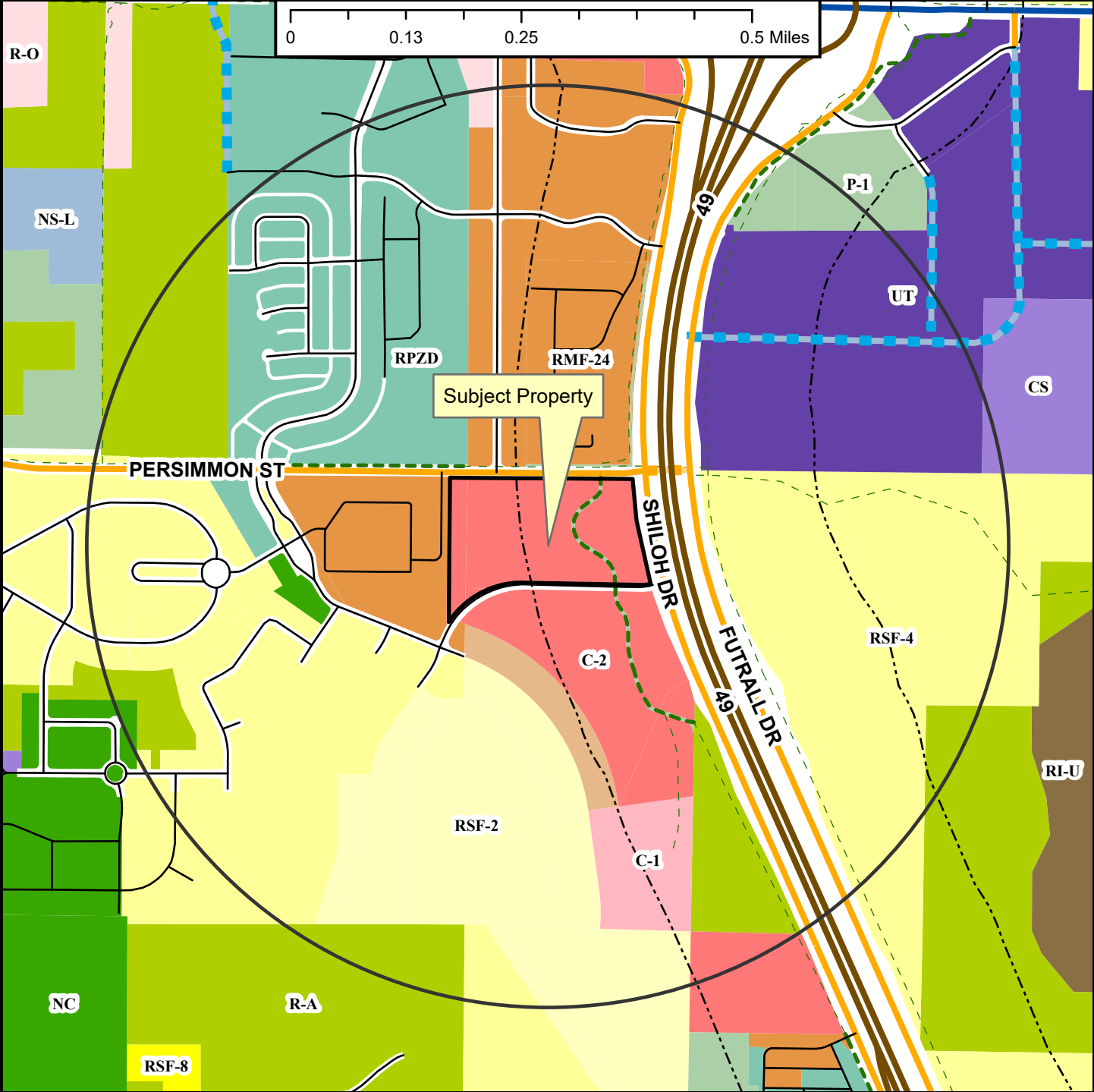
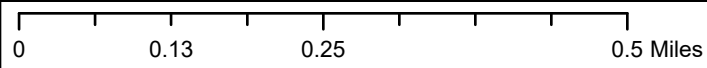
BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.

Date: 01/11/2024

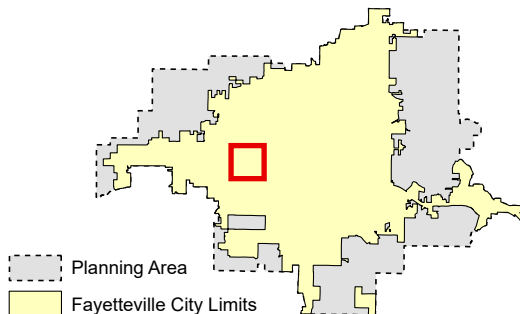


NORTH OF W. TRCHNOLOGY WAY

One Mile View



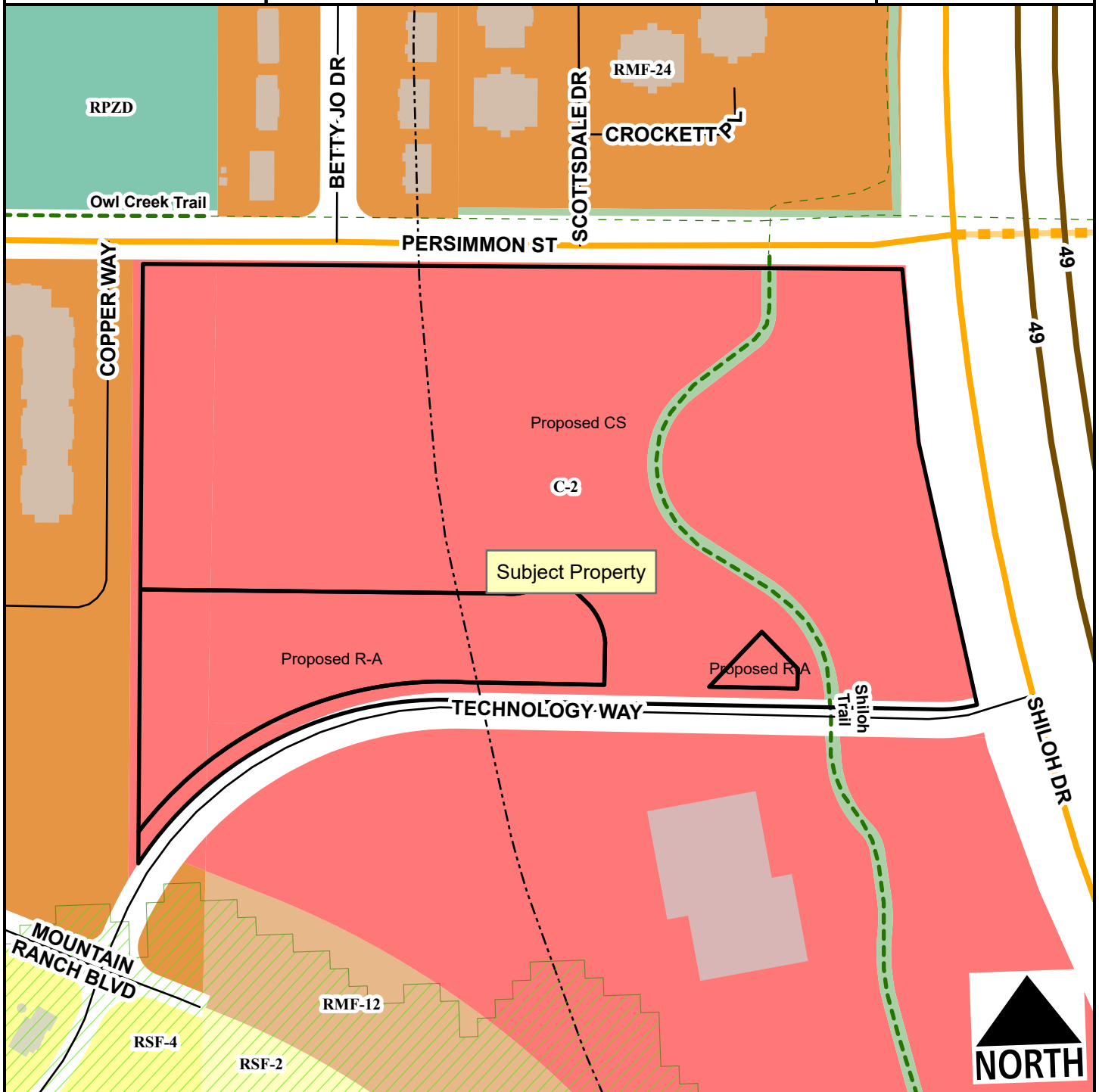
- Neighborhood Link
- Regional Link - High Activity
- Freeway/Expressway
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



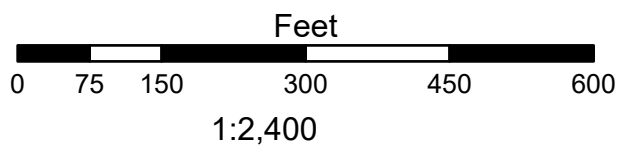
- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
- NS-G
 - RH-U
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
- RMF-6
 - RMF-12
 - RMF-13
 - RMF-24
 - RMF-40
- INDUSTRIAL**
- I-1 Heavy Commercial and Light Industrial
 - 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

NORTH OF W. TRCHNOLOGY WAY

Close Up View



- Neighborhood Link
- Freeway/Expressway
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Design Overlay District
- Planning Area
- Fayetteville City Limits



Zone	Current	Proposed
C-2	15.1	0.0
CS	0.0	13.1
P-1	0.4	0.0
R-A	0.0	2.5

Total 15.6 ac

RZN-2023-0036

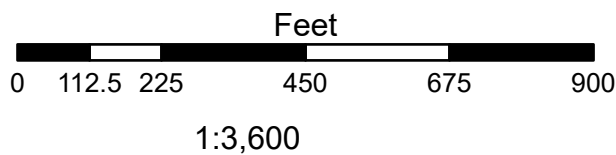
NORTH OF W. TRCHNOLOGY WAY



Current Land Use



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



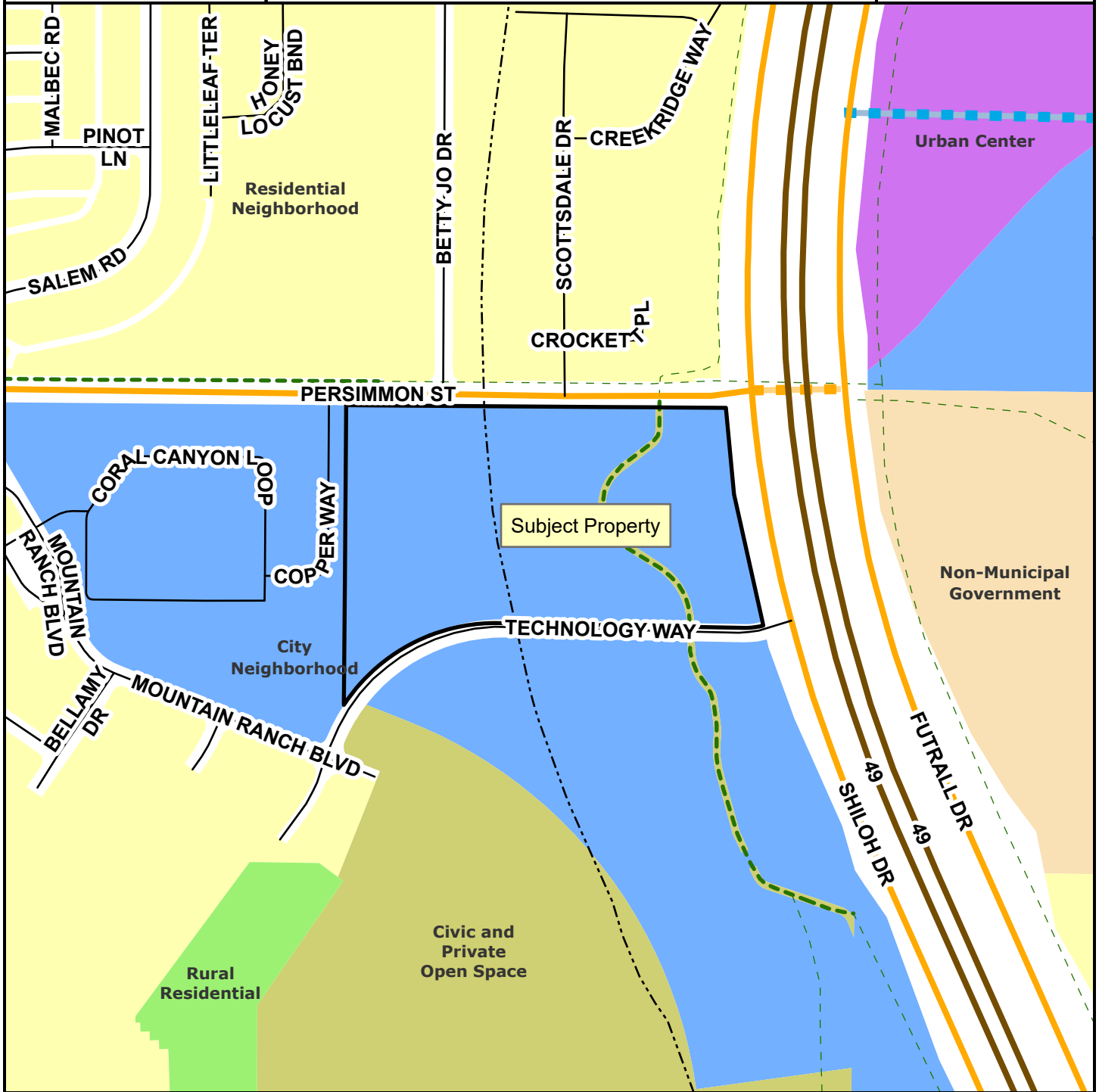
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

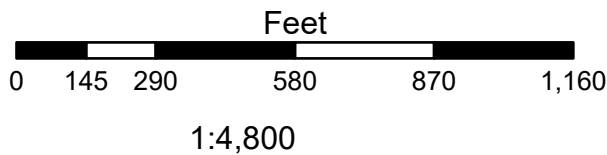
NORTH OF W. TRCHNOLOGY WAY



Future Land Use



- Neighborhood Link
- Freeway/Expressway
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- 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