



# City of Fayetteville, Arkansas

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

## Legislation Text

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**File #:** 2024-1785

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**VAC-2024-0002: Vacation (N. BOB YOUNKIN DR AND W. BISHOP DR/LEGACY VENTURES NWA, 251): Submitted by LEGACY VENTURES NWA for property located at N. BOB YOUNKIN DR. & W. BISHOP DR. in WARD 3. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains three parcels with approximately 1.16, 1.15, and 1.06 acres. The request is to vacate a 140-square-foot (0.003-acres) portion of street right-of-way.**

AN ORDINANCE TO APPROVE VAC 24-002 FOR PROPERTY LOCATED AT NORTH BOB YOUNKIN DRIVE AND WEST BISHOP STREET IN WARD 3 TO VACATE APPROXIMATELY 140 SQUARE FEET OF STREET RIGHT OF WAY

**WHEREAS**, the City Council has the authority under A.C.A. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

**WHEREAS**, the City Council has determined that the following described portions of general utility easement is not required for corporate purposes.

**NOW, THEREFORE, 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 vacates the general utility easements as described in Exhibit B attached to the Planning Department's memo.

Section 2: A copy of this Ordinance duly certified by the City Clerk along with the map attached as Exhibit A to the Planning Department's memo shall be filed in the office of the Washington County Circuit Clerk.

Section 3: This vacation approval is subject to the following conditions:

1. Any damage to or relocation of existing facilities will be at the applicant's expense;
2. Ducts shall be provided from the Bob Younkin Street right of way to the individual units as required by AT&T; and
3. New easements shall be dedicated along new utility routes and equipment following the plat layout as requested by AEP/SWEPCO.



**MEETING OF MARCH 19, 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:** **VAC-2024-0002: Vacation (N. BOB YOUNKIN DR AND W. BISHOP DR/LEGACY VENTURES NWA, 251): Submitted by LEGACY VENTURES NWA for property located at N. BOB YOUNKIN DR. & W. BISHOP DR. in WARD 3. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains three parcels with approximately 1.16, 1.15, and 1.06 acres. The request is to vacate a 140-square-foot (0.003-acres) portion of street right-of-way.**

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**RECOMMENDATION:**

Staff and Planning Commission recommend approval of **VAC-2024-0002** as shown in the attached Exhibits 'A' and 'B', and with the following conditions of approval:

1. Any damage or relocation of existing facilities will be at the property owner/developer's expense;
2. Ducts shall be provided from the Bob Younkin Street ROW to the individual units as required by AT&T; and
3. New easements shall be dedicated along new utility routes and equipment, following the plat layout as requested by AEP/SWEPCO.

**BACKGROUND:**

The subject property is in north Fayetteville and contains three parcels (765-24866-000, 765-24865-000, and 765-24864-000) that are approximately 1.16, 1.15, and 1.06 acres. A property line adjustment has been approved to combine all three parcels but has not yet been recorded. The site is currently undeveloped. In September 2023, a large-scale development was approved for the subject property including thirty-two residential structures totaling sixty-four dwelling units.

*Request:* The applicant proposes to vacate a portion of the street right-of-way adjacent to the subject property at the intersection of N. Bob Younkin Dr. and W. Bishop Dr., which totals approximately 140 square feet or 0.003 acres. This ROW is required to be vacated in order to continue with the associated proposed project for multi-family housing.

**DISCUSSION:**

City of Fayetteville staff recommends in favor of the requested right-of-way vacation. The applicant submitted the required approvals with no objections, though with added conditions from franchise utility providers. The right-of-way is 140-square feet at the edge of an existing intersection and staff finds the removal of this portion of right-of-way is not likely to impact the existing service of the associated streets. Further, the associated large-scale development includes the addition of public trails, sidewalks, and on-street parking that would

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facilitate both vehicle and pedestrian transportation. With submittal of the required vacation forms and utility consent, staff recommends approval.

At the February 26, 2023 Planning Commission meeting, this item was unanimously forwarded to City Council with a recommendation of approval by a vote of 7-0-0. Commissioner Garlock motioned to forward the request, stating that the request was straightforward, and Commissioner Sparkman seconded. There was no additional discussion. No public comment was provided either prior to or during the public meeting.

**BUDGET/STAFF IMPACT:**

NA

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

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**TO:** Fayetteville Planning Commission

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

**FROM:** Donna Wonsower, Planner

**MEETING DATE:** February 26, 2024 (UPDATED WITH MEETING RESULTS)

**SUBJECT:** **VAC-2024-0002: Vacation (N. BOB YOUNKIN DR AND W. BISHOP DR/LEGACY VENTURES NWA, 251):** Submitted by COMMUNITY BY DESIGN for property located at N. BOB YOUNKIN DR. & W. BISHOP DR. in WARD 3. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains three parcels with approximately 1.16, 1.15, and 1.06 acres. The request is to vacate a 150-square-foot (0.003-acres) portion of street right-of-way.

**RECOMMENDATION:**

Staff recommends forwarding **VAC-2024-0002** to City Council with a recommendation of approval and with conditions.

**RECOMMENDED MOTION:**

*“I move to forward **VAC-2024-0002** to City Council with a recommendation of approval and with conditions as recommended by staff.”*

**BACKGROUND:**

The subject property is in north Fayetteville and contains approximately 3.59 acres in the Appleby Landing Subdivision. The property is currently undeveloped, though it is surrounded by established single- and two-family neighborhoods to the east and west, a multi-family development to the south, and medical offices to the north. No environmentally sensitive areas are present on site and the property is not located within any zoning overlays. The property was successfully rezoned from R-O, Residential Offices to RMF-24, Residential Multi-Family, 24 units per Acre in early 2023. A separate request to vacate several utility easements will be heard by City Council at their March 5 meeting. Surrounding land uses and zoning are depicted in *Table 1*.

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

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>
North	Medical Offices	R-O, Residential Office
South	Multi-family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
East	Single-family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
West	Undeveloped (Future Phase of Midtown Landing)	CS, Community Services

*Proposal:* The applicant proposes to vacate a portion of the street right-of-way adjacent to the subject property at the intersection of N. Bob Younklin Dr. and W. Bishop Dr., which totals approximately 150 square feet or 0.003 acres.

**DISCUSSION:**

Staff is supportive of the applicant’s request to vacate a portion of the street right-of-way. The right-of-way is 150-square feet at the edge of an existing intersection and staff finds the removal of the right-of-way is not likely to impact the existing service of the associated streets. Further, the associated large-scale development includes the addition of public trails, sidewalks, and the on-street parking that would facilitate both vehicle and pedestrian transportation.

*Vacation Approval:* The applicant has submitted the required vacation approval forms to relevant city departments and franchise utility companies with the following responses. No other property owner is adjacent to the proposed right-of-way to be vacated.

<u>Utility</u>	<u>Response</u>
Cox Communications	No objections, provided that any damage or relocation of existing Cox facilities will be at the applicant’s expense.
AEP/SWEPCO	No objections, provided that new easements are granted following utility routes and equipment layout on new plat.
Black Hills Energy	No objections and no comments.
AT&T	No objections, provided that, as described in discussions with the developer, forthcoming duct paths from the street ROW of Bob Younkin Dr. to the individual units
Ozarks Electric	No objections and no comments.
<u>City of Fayetteville</u>	<u>Response</u>
Water/Sewer	No objections and no comments.
Solid Waste & Recycling	No objections and no comments.
Transportation	No objections and no comments.

*Public Comment:* Staff received one inquiry about this request, though no support or opposition to the vacation was offered.

**RECOMMENDATION:** Staff recommends forwarding **VAC-2024-0002** with the following conditions:

**Conditions of Approval:**

1. Any damage or relocation of existing facilities will be at the property owner/developer’s expense;
2. Ducts shall be provided from the Bob Younkin Street ROW to the individual units as required by AT&T; and
3. New easements shall be dedicated along new utility routes and equipment, following the plat layout as requested by AEP/SWEPCO.

<b>PLANNING COMMISSION ACTION:</b> Required <u>YES</u>	
Date: <u>February 26, 2024</u> <input type="checkbox"/> Tabled <input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied	
Motion: GARLOCK	RECOMMENDATION OF APPROVAL WITH ALL CONDITIONS RECOMMENDED BY STAFF
Second: SPARKMAN	
Vote: 7-0-0 (MCGETRICK & HOLCOMB ABSENT)	

**BUDGET/STAFF IMPACT:**

None

**ATTACHMENTS:**

- Applicant Request Letter
- Applicant Petition to Vacate
- Survey
- One Mile Map
- Close-Up Map
- Current Land Use Map

January 15, 2024

City of Fayetteville Planning Commission / City Council  
125 West Mountain Street  
Fayetteville, AR 72701

RE: Appleby Landing ROW Vacation Request

Dear Planning Commission and City Council,

Please accept this written request to vacate a small portion of the Right of Way (ROW) in the northwest corner of the subject property and as shown on the attached plat and impacting lots seven (7), eight (8) and nine (9) of the Appleby Landing subdivision.

This is being done to facilitate the construction of our Midtown Landing community and is a condition of approval for LSD 2023-0009 and grading permit GRD 2023-0104.

Our objective with this request is twofold; (1) to complete alignment of the street more closely with the City of Fayetteville's Residential Link street section and (2) allow the placement of our buildings closer to the street creating a unique street scape. We are envisioning a street planted heavily with trees in the 6 feet of greenspace on either side, on street parking and pedestrian friendly with wide sidewalks down either side.

Furthermore, we want to take advantage of the vacated ROW to be able to place our buildings closer to the street with parking in the rear hidden from public view. Welcoming front porches and stoops will connect the buildings to the public way and be very inviting.

All utilities have provided their approval in writing. Additionally, the lots mentioned above are the only ones impacted by this request.

We feel by granting this ROW/Easement vacation will be the final step in a long entitlement process and pave the way for a wonderful new community providing much needed housing. This mid-town location with proximity to the medical core and main transportation corridors makes it an excellent location for this type of multifamily. Our plan is to build a diverse, dense mix of high quality multifamily residential units. This community will contain units ranging in both size and bedroom count as well as one- and two-story units.

We are looking forward to developing a community that delivers high quality housing catering. And in doing so create a community that exemplifies urban planning and together leaving our **Legacy** one **Venture** at a time.

Sincerely,



Tim Brisiel



**PETITION TO VACATE A PORTION OF THE RIGHT-OF-WAY LOCATED IN (35-17N-30W), CITY OF FAYETTEVILLE, ARKANSAS**

TO: The City of Fayetteville Planning Commission  
The Fayetteville City Council

We, the undersigned, being the owner for the real estate abutting the right-of-way hereinafter sought to be abandoned and vacated, lying in (35-17N-30W), City of Fayetteville, Arkansas a municipal corporation, petition to vacate a right of way which is described as follows:

***See attached legal description.***

That the abutting real estate affected by said abandonment of the right of way are (35-17N-30W) City of Fayetteville used by the public for a period of many years, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above described right of way.

The petitioners pray that the City of Fayetteville, Arkansas abandon and vacate the above-described real estate, subject, however, to the existing utility easements and sewer easements as required, and that the above-described real estate be used for the respective benefit ad purpose as now approved by law.

The petitioners further pray that the above-described real estate be vested in the abutting property owners as provided by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas abandon and vacate the above described real estate, subject to said utility and sewer easements, and that title to said real estate sough to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners be free from easements of the public for the use of said right of way.

Dated this 15<sup>th</sup> day of January, 2024.

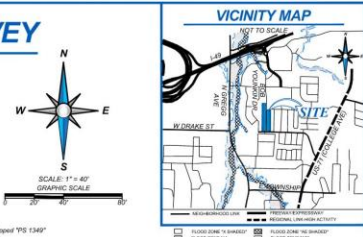


Tim Brisiel



# RIGHT-OF-WAY & EASEMENT VACATION SURVEY

BOB YOUNKIN DRIVE  
 LOCATED IN: SECTION 35, TOWNSHIP 17 NORTH, RANGE 30 WEST  
 WASHINGTON COUNTY, FAYETTEVILLE, AR 72703



## MISCELLANEOUS NOTES

COMPLETED FIELD WORK  
 MARCH 28, 2023

**BASE OF BEARING**  
 THE BASE OF BEARINGS OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH COORDINATE.

**REFERENCE DOCUMENTS**  
 1. WARRANTY DEED FILED IN 2015-0891382.  
 2. SURVEY PLAT FILED IN PLAT BOOK 23A AT PAGE 195.

**SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.**

**DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.**

**EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.**

**THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, AS STATED, THAT THE SURVEYOR HAS CONDUCTED A SURVEY BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."**

**FLOOD ZONE INFORMATION**  
 BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE X1 OR X2. THE FLOOD HAZARD MAP, COMMUNITY PANEL NO. 051402019, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2020 AND IS NOT A SPECIAL FLOOD HAZARD AREA.

**UTILITY INFORMATION**  
 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPROPRIATES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

**ZONING INFORMATION**  
 CURRENT ZONING: R-24

**WEST PARCEL: CS**  
 SETBACK REQUIREMENTS:  
 FRONT - A BUILD-TO ZONE THAT IS LOCATED BETWEEN 10' & 25' FROM THE FRONT PROPERTY LINE  
 SIDE AND REAR - N/A  
 SIDE OR REAR WHEN CONTIGUOUS TO A SINGLE-FAMILY RESIDENTIAL DISTRICT - 15'

**EAST PARCEL: R-24**  
 SETBACK REQUIREMENTS:  
 FRONT - A BUILD-TO ZONE THAT IS LOCATED BETWEEN THE FRONT PROPERTY LINE AND A LINE 12' FROM THE FRONT PROPERTY LINE  
 SIDE OTHER USES - 5'  
 SIDE SINGLE & TWO-FAMILY - 8'  
 REAR OTHER USES - 30'  
 REAR SINGLE-FAMILY - 5'

**LEGEND & SYMBOLS**

- FOUND MONUMENT (AS NOTED)
- ⊙ SET 5/8" REBAR CAPPED 7/8" 165°
- ⊙ FIRE HYDRANT
- ⊙ LIGHT
- ⊙ SANITARY MANHOLE
- ⊙ POWER POLE
- ⊙ ELECTRIC BOX
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ DRAIN GRATE
- ⊙ STORM MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ GAS METER
- ⊙ UTILITY LINE CONTINGES
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (RW)
- CENTERLINE (CL)
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- SETBACK LINE (SS)
- FLOOD LINE
- STORM WATER LINE
- SANITARY SEWER LINE
- ⊔ EASEMENT TO BE VACATED

**LAND AREA**  
 338,257 ± SQUARE FEET  
 7.763 ± ACRES

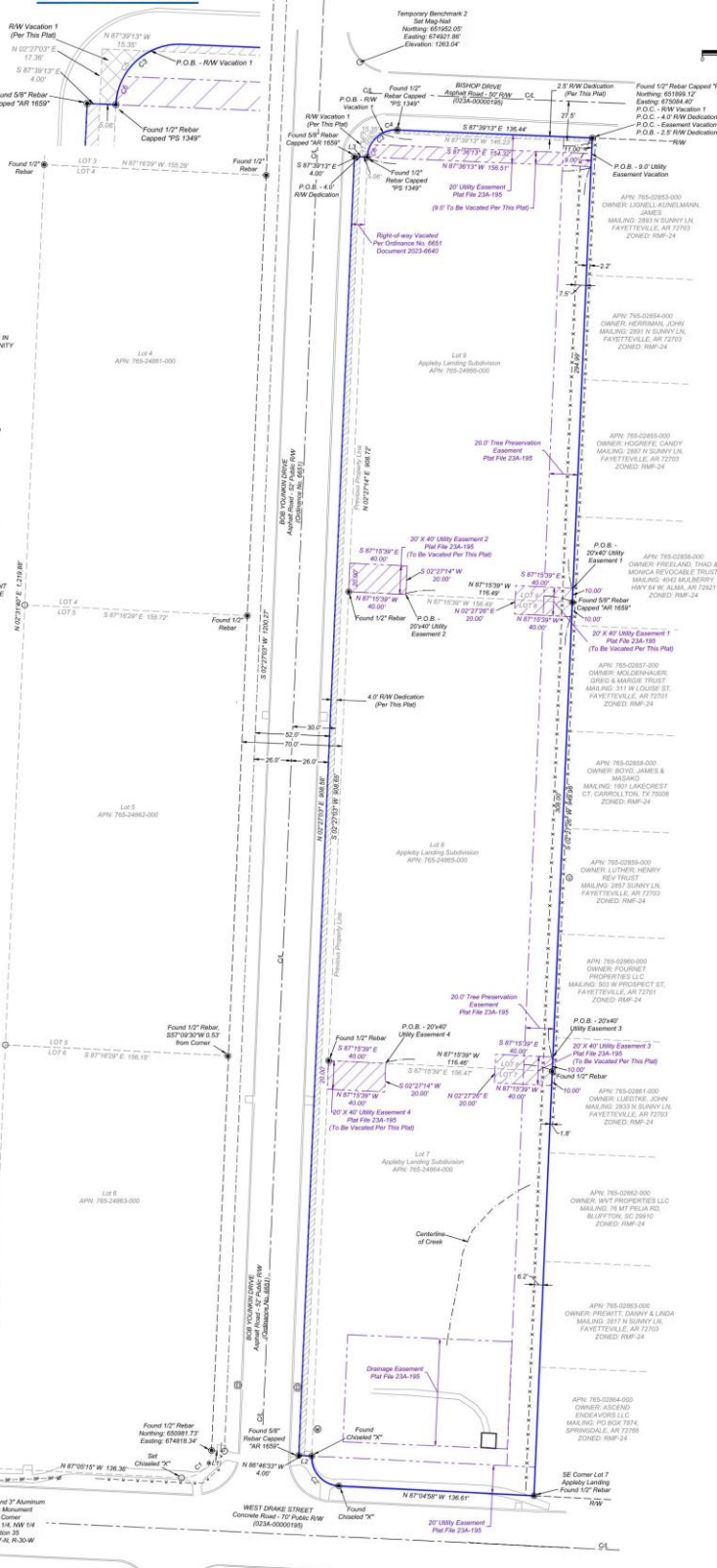
**CERTIFICATE OF SURVEY AND ACCURACY**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF FAYETTEVILLE, ARKANSAS.

DATE: REGISTERED LAND SURVEYOR: PROFESSIONAL LAND SURVEYOR

**CERTIFICATE OF OWNERSHIP & DEDICATION**  
 WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS DESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF FAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY) HOLDING A FRANCHISE GRANT BY THE CITY OF FAYETTEVILLE, THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR AND MAINTENANCE THEREOF. WE HEREBY GRANT TO THE CITY OF FAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES, THE RIGHT TO INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE DIRECTION OF BALDING, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

DATE: OWNER: DATE: OWNER:

## DETAIL (NOT TO SCALE)



## RECORD DESCRIPTION

LOTS THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9), OF APPELBY LANDING, A SUBDIVISION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 23A, AT PAGE 195, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS.

## EASEMENT VACATION DESCRIPTIONS

**36' UTILITY EASEMENT VACATION**  
 A PORTION OF LOT 9, APPELBY LANDING, A SUBDIVISION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 23A, AT PAGE 195, BEING DESCRIBED AS FOLLOWS:  
 COMMENCING AT A FOUND 1/2" REBAR CAPPED 7/8" 134° MARKING THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 02°27'38" WEST 88.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°27'38" WEST 88.16 FEET; THENCE NORTH 87°30'17" EAST 40.00 FEET TO A POINT OF BEGINNING CAPPED 7/8" 134°; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 79°30'17" EAST 19.75 FEET TO A FOUND 1/2" REBAR CAPPED 7/8" 134°; THENCE SOUTH 87°30'17" EAST 40.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.0247 ACRES, MORE OR LESS.

**20'x4' UTILITY EASEMENT VACATION**  
 A PORTION OF LOT 8 & 9, APPELBY LANDING, A SUBDIVISION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 23A, AT PAGE 195, BEING DESCRIBED AS FOLLOWS:  
 COMMENCING AT A FOUND 1/2" REBAR CAPPED 7/8" 134° MARKING THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 02°27'38" WEST 34.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°27'38" WEST 35.00 FEET; THENCE NORTH 87°30'17" EAST 40.00 FEET; THENCE NORTH 02°27'38" EAST 35.00 FEET; THENCE SOUTH 87°30'17" EAST 40.00 FEET TO THE POINT OF BEGINNING; CONTAINING 800 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

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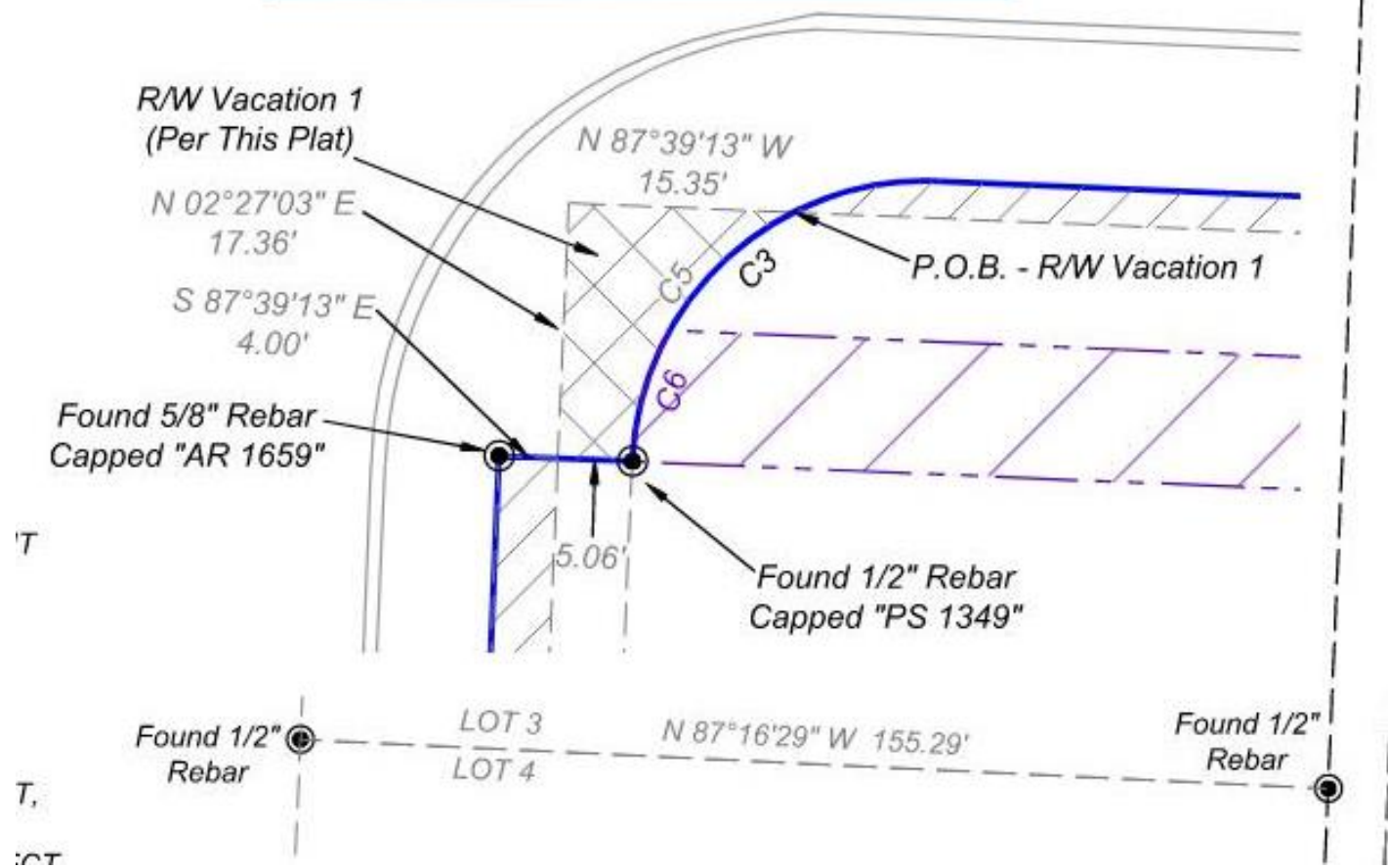
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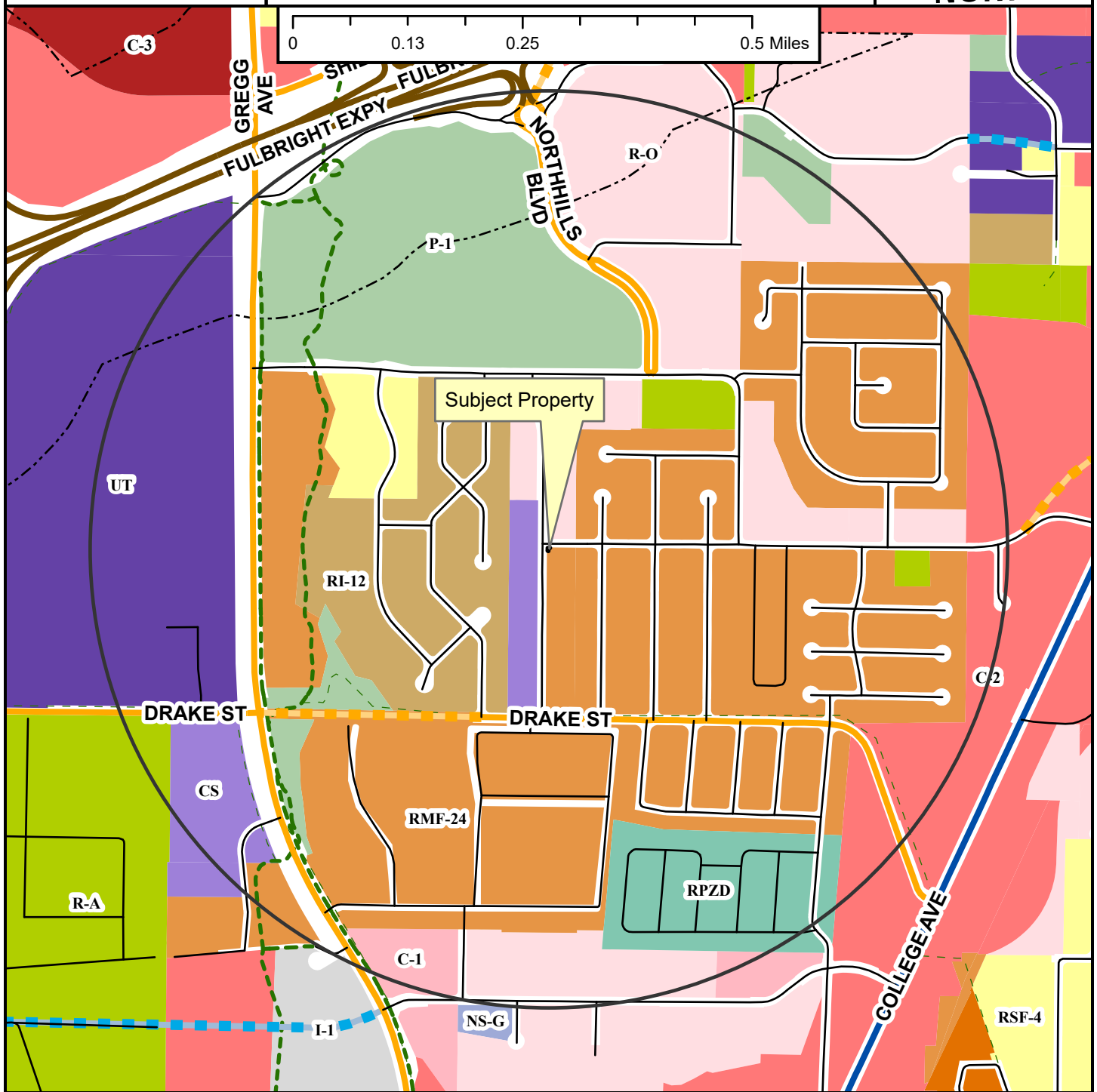
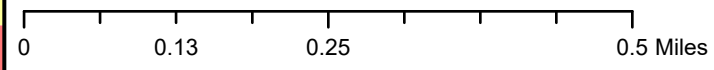
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# DETAIL (NOT TO SCALE)

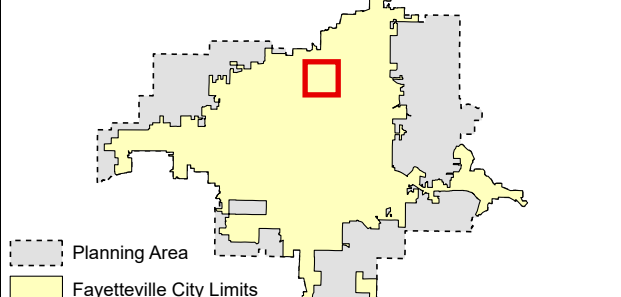


# N. BOB YOUNKIN DR & W. DRAKE ST

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

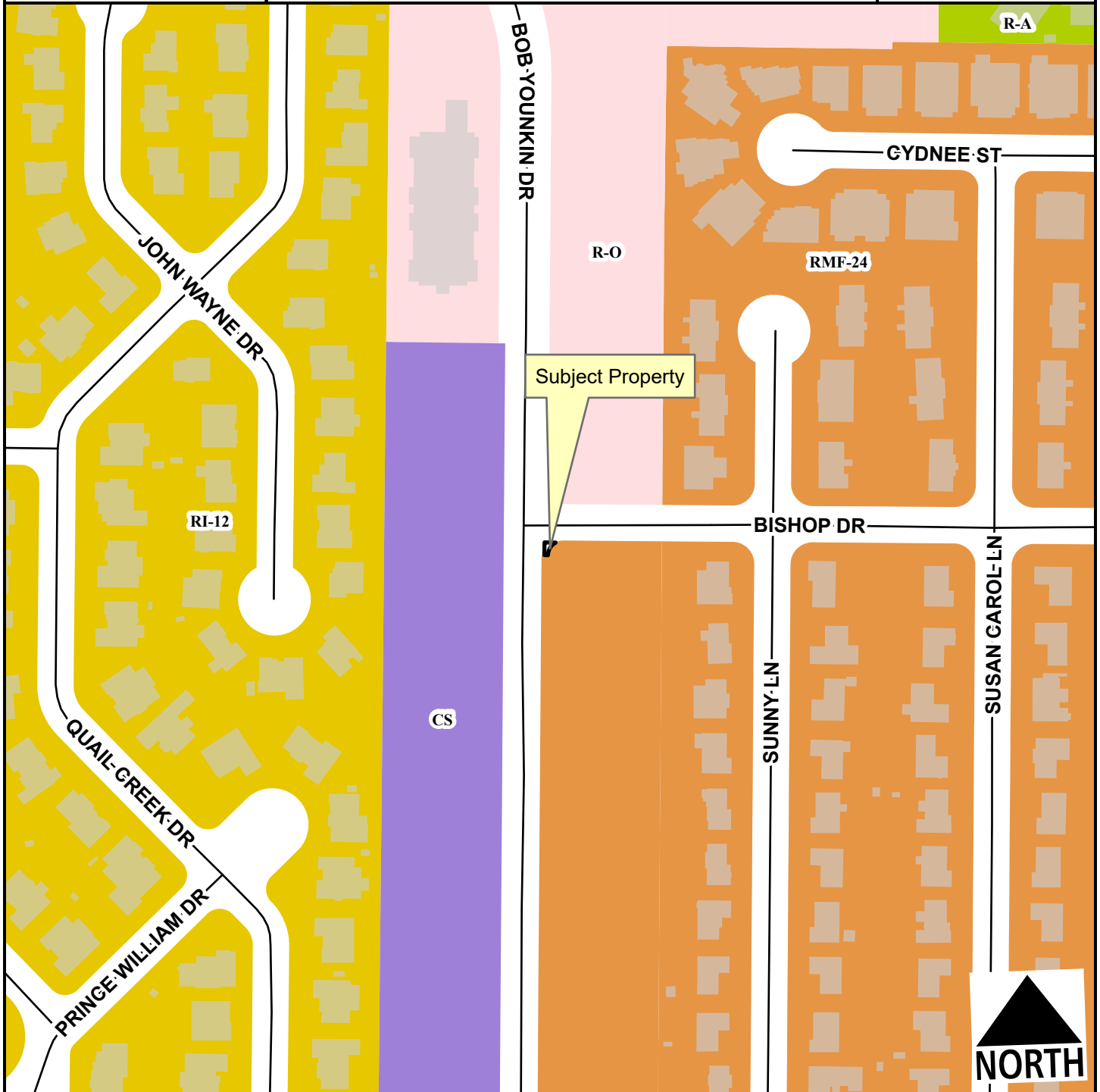


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
- NS-G
  - RH-U
  - RI-12
  - NS-L
  - Residential-Agricultural
  - RSF-5
  - RSF-1
  - RSF-2
  - RSF-4
  - RSF-7
  - RSF-8
  - RSF-18
- RESIDENTIAL MULTI-FAMILY**
- RMF-6
  - RMF-12
  - RMF-18
  - RMF-24
  - RMF-40
- INDUSTRIAL**
- I-1 Heavy Commercial and Light Industrial
  - I-2 General Industrial
- EXTRACTION**
- E-1
- COMMERCIAL**
- Residential-Office
  - C-1
  - C-2
  - C-3
- FORM BASED DISTRICTS**
- Downtown Core
  - Urban Thoroughfare
  - Main Street Center
  - Downtown General
  - Community Services
  - Neighborhood Services
  - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
- Commercial, Industrial, Residential
- INSTITUTIONAL**
- P-1

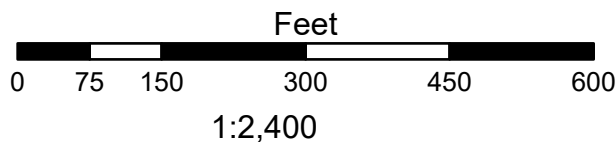
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Close Up View



- Residential Link
- Planning Area
- Fayetteville City Limits



- Residential-Agricultural
- RI-12
- RMF-24
- Residential-Office
- Community Services

VAC-2024-0002

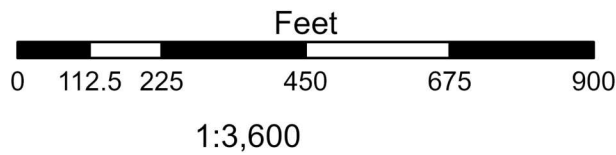
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Current Land Use



- Neighborhood Link
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



### FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway