



# City of Fayetteville, Arkansas

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

## Legislation Text

---

**File #:** 2024-20

---

**RZN-2024-0009: Rezoning (E. 10<sup>TH</sup> ST. AND S. WAXFLOWER AVE./WILLOW BEND LOTS 23, 26 & 31, 563): Submitted by MBL PLANNING for property located at E. 10<sup>TH</sup> ST. AND S. WAXFLOWER AVE. in WARD 1. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION, and contains approximately 3.87 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.**

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-009 FOR APPROXIMATELY 3.87 ACRES LOCATED AT EAST 10<sup>TH</sup> STREET AND SOUTH WAXFLOWER AVENUE IN WARD 1 FROM RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE AND NC, NEIGHBORHOOD CONSERVATION TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN

**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 RSF-18, Residential Single-Family, Eighteen Units Per Acre and NC, Neighborhood Conservation to RI-U, Residential Intermediate-Urban.

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 MAY 7, 2024**

**TO:** Mayor Jordan and City Council

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

**FROM:** Gretchen Harrison, Senior Planner

**SUBJECT:** **RZN-2024-0009: Rezoning (E. 10<sup>TH</sup> ST. AND S. WAXFLOWER AVE./WILLOW BEND LOTS 23, 26 & 31, 563): Submitted by MBL PLANNING for property located at E. 10<sup>TH</sup> ST. AND S. WAXFLOWER AVE. in WARD 1. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION, and contains approximately 3.87 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.**

**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 contains lots 23, 26, and 31 of the Willow Bend subdivision, which total 0.90, 1.23, and 1.74 acres, respectively. The final plat of the Willow Bend subdivision was recorded in February 2020. In September 2020, a conditional use permit was approved to allow cluster housing on lots 23, 26, and 31 (CUP-2020-000004). That conditional use permit expired after three years on September 14, 2023. Large scale development approval for cluster housing on lots 26 and 31 was granted in October 2021, though that approval expired after one year in October 2022. A small-site improvement plan for cluster housing on lot 23 was submitted to staff in 2021, but it was never approved.

Request: The request is to rezone the subject property from NC, Neighborhood Conservation and RSF-18, Residential Single-Family, 18 Units per Acre to RI-U, Residential Intermediate-Urban.

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

Land Use Compatibility: Staff finds the proposed zoning to be compatible with current land use and zoning patterns. While the surrounding neighborhood primarily consists of detached single-family dwellings, there are attached dwellings and nonresidential uses in proximity to this site. In terms of zoning, all other lots in the Willow Bend subdivision are zoned RSF-18, Residential Single-Family, 18 Units per Acre, and most other lots in the general vicinity are zoned NC, Neighborhood Conservation. Both RSF-18 and NC only allow for the by-right development of detached single-family dwellings, albeit on narrower lots than most single-family zoning designations. While the proposed zoning district of RI-U, Residential Intermediate-Urban, allows for the by-right development of single-family dwellings, it would also allow for the by-right development of two-family to four-family dwellings with density limitations primarily based on building heights and site planning regulations. RI-U

Mailing address:

113 W. Mountain Street  
Fayetteville, AR 72701

[www.fayetteville-ar.gov](http://www.fayetteville-ar.gov)

zoning would also allow for the creation of smaller lots when compared to RSF-18 and NC.

Land Use Plan Analysis: Staff finds the applicant's request to be consistent with the City's land use plans. The subject property is designated as Residential Neighborhood area in the City Plan 2040 Future Land Use Map. Staff finds that a rezoning from NC and RSF-18 to RI-U could support that designation, since a rezoning to RI-U would allow for a wider variety of housing types. Staff also finds the requested rezoning to be aligned with Goals 1, 4, and 6 of City Plan 2040 since it would encourage residential infill in an area that has a moderate infill score of 7 and is in proximity to paved trails and bus routes. Staff also finds the proposed rezoning to be generally aligned with the Walker Park Neighborhood Plan since it would retain a balance of housing options and enable residents to live in the same neighborhood as their housing needs change.

City Plan 2040 Infill Matrix: City Plan 2040's Infill Matrix indicates a score of 7 for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 9, 2250 S. School Ave.)
- Near Sewer Main (eight-inch main, Waxflower Avenue and 10<sup>th</sup> Street)
- Near Water Main (two-inch and eight-inch mains, on site and along Waxflower Avenue and 10<sup>th</sup> Street)
- Near City Park (Walker Park, Jefferson Park)
- Near Paved Trail (Walker Park Trail)
- Near ORT Bust Stop (Route 20)
- Within Master Plan Area (Walker Park Neighborhood)

**DISCUSSION:**

At the April 8, 2024, Planning Commission meeting, a vote of 7-0-0 forwarded this request to City Council with a recommendation of approval. Commissioner Garlock made the motion and Commissioner Werner seconded it. Commissioner Werner expressed concerns about RI-U allowing for reduced tree preservation when compared to NC and RSF-18 zoning, though he still voted in favor of the request. Urban forestry did not comment on the item and no members of the public spoke at the meeting.

**BUDGET/STAFF IMPACT:**

N/A

**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](http://www.fayetteville-ar.gov)



**TO:** Fayetteville Planning Commission

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

**FROM:** Gretchen Harrison, Senior Planner

**MEETING DATE:** April 8, 2024 (updated with results)

**SUBJECT:** **RZN-2024-0009: Rezoning (E. 10<sup>TH</sup> ST. AND S. WAXFLOWER AVE./WILLOW BEND LOTS 23, 26 & 31, 563):** Submitted by MBL PLANNING for property located at E. 10<sup>TH</sup> ST. AND S. WAXFLOWER AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION, and contains approximately 3.87 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

**RECOMMENDATION:**

Staff recommends forwarding **RZN-2024-0009** to City Council with a recommendation of approval.

**RECOMMENDED MOTION:**

*“I move to forward **RZN-2024-0009** to City Council with a recommendation of approval.”*

**BACKGROUND:**

The subject property contains lots 23, 26, and 31 of the Willow Bend subdivision which total 0.90, 1.23, and 1.74 acres, respectively. The final plat of the Willow Bend subdivision was recorded in February of 2020. In September of 2020, a conditional use permit was approved to allow cluster housing on lots 23, 26, and 31 (CUP-2020-000004). That conditional use permit expired after three years on September 14, 2023. Large scale development approval for cluster housing on lots 26 and 31 was granted in October of 2021, though that approval expired after one year in October of 2022. A small-site improvement plan for cluster housing on lot 23 was submitted to staff in 2021 but it was never approved. Surrounding land uses and zoning are depicted in *Table 1*.

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

Direction	Land Use	Zoning
North	Single-Family Residential Undeveloped	NC, Neighborhood Conservation
South	Single-Family Residential Undeveloped	NC, Neighborhood Conservation RSF-18, Residential Single-Family, 18 Units per Acre
East	Single-Family Residential Undeveloped	NC, Neighborhood Conservation RSF-18, Residential Single-Family, 18 Units per Acre
West	Single-Family Residential Undeveloped	NC, Neighborhood Conservation RSF-18, Residential Single-Family, 18 Units per Acre

*Request:* The request is to rezone the subject property from NC, Neighborhood Conservation and RSF-18, Residential Single-Family, 18 Units per Acre to RI-U, Residential Intermediate-Urban.

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

## **INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:**

**Streets:** The subject property has frontage along South Waxflower Avenue, a partially improved Residential Link Street with asphalt paving, curb, and gutter. The property also has frontage along East 10<sup>th</sup> Street, a fully improved Residential Link Street with asphalt paving, curb, gutter, and sidewalk. Any street improvements required in this area would be determined at the time of development proposal.

**Water:** Public water is available to the subject property. An existing eight-inch water main is present on the east side of South Waxflower Avenue and on the north side of East 10<sup>th</sup> Street. An existing two-inch water main is also present on each lot.

**Sewer:** Sanitary sewer is available to the subject property. An existing eight-inch sewer main is present on the west side of South Waxflower Avenue and on the south side of East 10<sup>th</sup> Street.

**Drainage:** Any improvements or requirements for drainage will be determined at the time of development submittal. No portion of the subject property lies within the Hillside/Hilltop Overlay District or a FEMA-designated floodplain and no protected streams are present on site. Hydric soils are present which are known indicators of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits are issued for the property, a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal.

**Fire:** Station 9, located at 2250 S. School Ave., protects this site. The property is located approximately 1.4 miles from the fire station with an anticipated drive time of approximately three minutes using existing streets. The anticipated response time would be approximately 5.2 minutes. Fire Department response time is calculated based on the drive time plus 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 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 comment on this request.

### **Tree Preservation:**

The proposed zoning district, RI-U, Residential Intermediate-Urban, requires **15% minimum canopy preservation**. The current zoning districts, NC, Neighborhood

Conservation and RSF-18, Residential Single-Family, 18 Units per Acre, require **20% minimum canopy preservation.**

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood** area. The property is also located within the **Walker Park Neighborhood 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 **Walker Park Neighborhood Master Plan** was the city's first neighborhood plan which was completed in 2008 after City Plan 2025 was adopted. Four guiding principles were identified in the plan which include maintaining a balance of uses and housing, emphasizing connectivity and walkability, creating a core of the neighborhood at Jefferson Square, and preserving accessible greenspace throughout the neighborhood.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7 for this site with a weighted score of 8. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 9, 2250 S. School Ave.)
- Near Sewer Main (eight-inch main, Waxflower Avenue and 10<sup>th</sup> Street)
- Near Water Main (two-inch and eight-inch mains, on site and along Waxflower Avenue and 10<sup>th</sup> Street)
- Near City Park (Walker Park, Jefferson Park)
- Near Paved Trail (Walker Park Trail)
- Near ORT Bust Stop (Route 20)
- Within Master Plan Area (Walker Park Neighborhood)

#### FINDINGS OF THE STAFF

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

**Finding:** ***Land Use Compatibility:*** Staff finds the proposed zoning to be compatible with current land use and zoning patterns. While the surrounding neighborhood primarily consists of detached single-family dwellings, there are attached dwellings and nonresidential uses in close proximity to this site. In terms of zoning, all other lots in the Willow Bend subdivision are zoned RSF-18, Residential Single-Family, 18 Units per Acre, and most other lots in the general vicinity are zoned NC, Neighborhood Conservation. Both RSF-18 and NC only allow for the by-right development of detached single-family dwellings. While the proposed zoning district of RI-U, Residential Intermediate-Urban allows for the by-right development of single-family dwellings, it would also allow for the by-right development of two-family to four-family dwellings without limitation to density. RI-U zoning would also allow for the creation of smaller lots when compared to RSF-18 and NC.

**Land Use Plan Analysis:** Staff finds the applicant's request to be consistent with the City's land use plans. The subject property is designated as Residential Neighborhood area in the City Plan 2040 Future Land Use Map. Staff finds that a rezoning from NC and RSF-18 to RI-U could support that designation since a rezoning to RI-U would allow for a wider variety of housing types. Staff also finds the requested rezoning to be aligned with Goals 1, 4, and 6 of City Plan 2040 since it would encourage residential infill in an area that has a moderate infill score of 7 and is in close proximity to paved trails and bus routes. Staff also finds the proposed rezoning to be generally aligned with the Walker Park Neighborhood Plan since it would retain a balance of housing options and enable residents to live in the same neighborhood as their housing needs change.

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

**Finding:** Staff finds that the proposed rezoning from NC and RSF-18 to RI-U is justified since it would allow for incremental residential infill. The existing NC and RSF-18 zoning districts have more limited bulk, area, and density limitations and they do not allow for the development of two-family to four-family dwellings by right.

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

**Finding:** A rezoning from NC and RSF-18 to RI-U has the potential to increase traffic at this location when considering that RI-U would allow for more dense development than the existing zoning districts which have stated density limitations. The lots under consideration have direct access to public streets and any necessary street improvements and potential traffic impacts would be determined at the time of development.

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, the property is in close proximity to public streets and existing water and sewer mains. Any necessary upgrades or improvements to existing infrastructure would be determined at the time of development. 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-2024-0009 to City Council with a recommendation of approval.

---

<b>PLANNING COMMISSION ACTION:</b>	Required	<u>YES</u>	
Date: <u>April 8, 2024</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded with a recommendation of approval	<input type="checkbox"/> Denied
Motion: <b>Garlock</b>			
Second: <b>Werner</b>			
Vote: <b>7-0-0</b>			

---

**BUDGET/STAFF IMPACT:**

None

**ATTACHMENTS:**

- Unified Development Code
  - §161.10 District RSF-18, Residential Single-Family - Eighteen (18) Units Per Acre
  - §161.12 District RI-U, Residential Intermediate - Urban
  - §161.29 Neighborhood Conservation
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map



**161.10 District RSF-18, Residential Single-Family - Eighteen (18) Units Per Acre**

(A) *Purpose.* The RSF-18 Single-family Residential District is designed to promote and encourage the efficient development of single-family detached residences in a variety of densities.

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

Units per acre	Eighteen (18) or less
----------------	-----------------------

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	30 feet
Two (2) family	30 feet

(2) *Lot Area Minimum.*

Townhouses: individual lot	1,250 square feet
Single-family	2,500 square feet
Two-family	2,000 square feet

(E) *Setback Requirements.*

Front	Side	Side-Zero Lot Line*	Rear
A build-to zone that is located between the front property line and a line 25 ft. from the front property line.	5 feet on both sides	A setback of less than five feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	5 feet

\* A zero lot line is an alternative to the 5 foot building setback. Applicants should consult the International Building Code when locating a structure in close proximity to property lines and/or adjacent structures.

\*\* At least 5 feet of maintenance area shall be provided along a structure that is within 5 feet of a property line. This may be provided through a perpetual maintenance easement on the adjacent property, or through a combination of a maintenance easement and private property. Walls, fences and customary yard accessories are permitted in the maintenance area.

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
-------------------------	-----------

(G) *Building Area.* The area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) *Minimum Buildable Street Frontage.* 50% of the lot width for two-family dwellings.

(Ord. No. 5800 , §2(Exh. B), 10-6-15; Ord. No. 5824 , §2, 11-17-15; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §8, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6245 , §2, 10-15-19; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

**161.12 District RI-U, Residential Intermediate - Urban**

(A) *Purpose.* The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster housing development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)
Lot width minimum	18 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*
-------------------------	----------------------

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

(G) *Building Area.* The area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

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

(Ord. No. 5945 , §5(Exh. A), 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6245 , §2, 10-15-19; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

## 161.29 Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwelling types	40 feet
--------------------	---------

(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
-------------------------	-----------

(Ord. No. 5128, 4-15-08; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6211, §1, 8-6-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)



Development Services Building

Attn: Planning Division

125 West Mountain Street

Fayetteville, AR 72701

RE: Rezoning request for Willow Bend Subdivision Lots 23, 26, 31 from a combination of RSF-18 District and NC District to RI-U District

Along with our application, please consider these justifications for rezoning request.

1. The subject properties are currently zoned a combination of Residential Single-Family – 18 Units per Acre (RSF-18) and Neighborhood Conservation (NC). The rezoning of this property to Residential Intermediate – Urban (RI-U) will support the orderly development of missing middle housing in Fayetteville by creating additional acreage for needed development of these housing types.
2. There are ten properties zoned RI-U within 500ft of this property. This represents that the uses included in the RI-U have been considered compatible with the NC & RSF-18 uses in the past. We believe this is also true for the subject properties.
3. The subject properties are in a neighborhood with a clear grid pattern which allows for the rapid distribution of any potential vehicle load associated with the future development of these lots. This rezoning is not expected to negatively impact traffic demand on the subject properties and the nearby streets are expected to be fully capable of providing sufficient capacity for the subject property upon approval of this rezoning.

It is for these reasons that this request for rezoning to Residential Intermediate – Urban will not adversely affect nor conflict with the surrounding properties and can be appropriately applied to Lots 23, 26, and 31 of the Willow Bend Subdivision.

Sincerely,

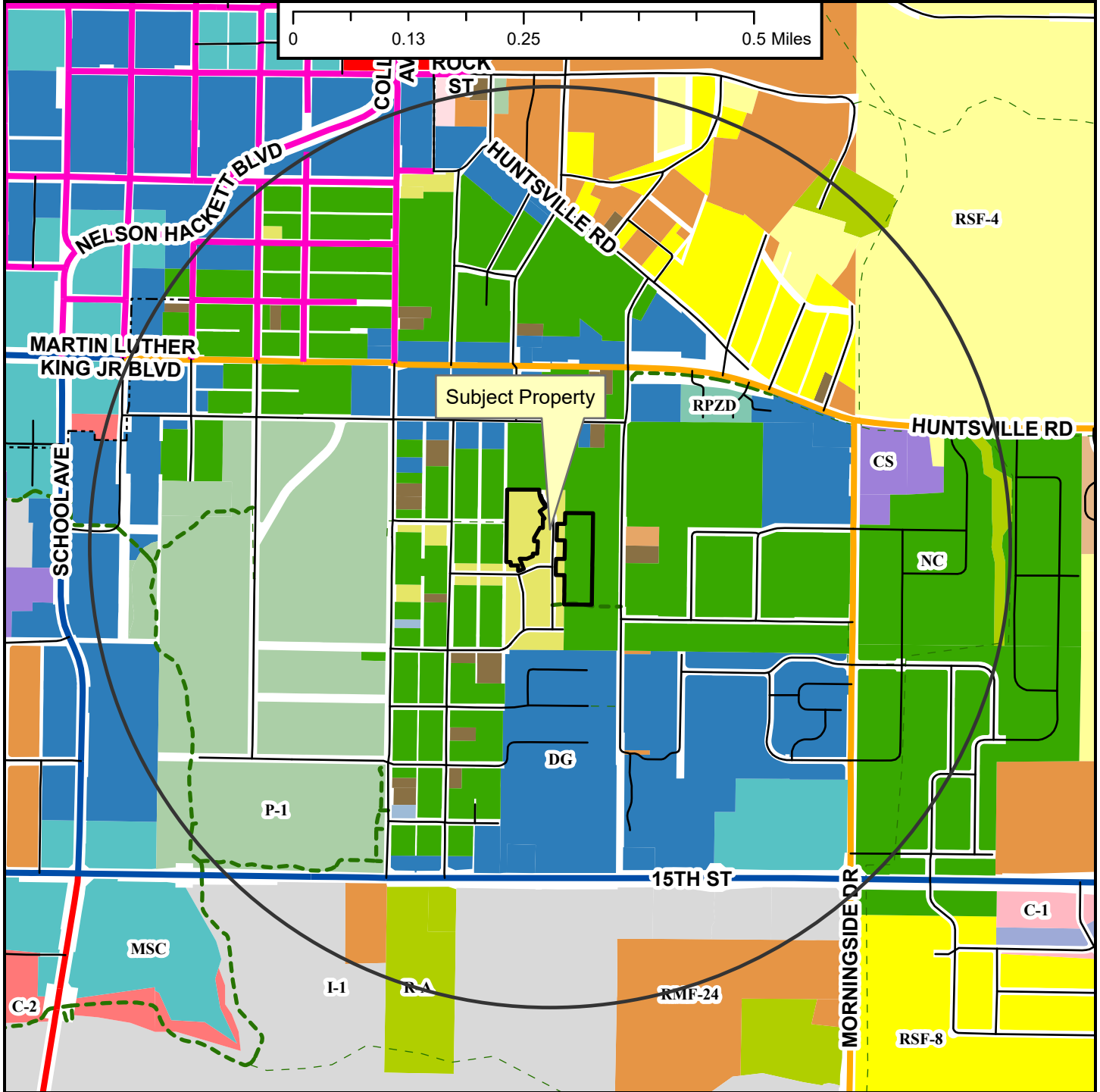
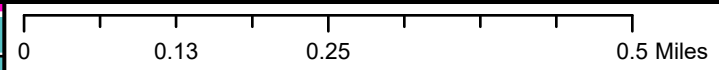
*Lindsay Hackett*

Lindsay Hackett, AICP  
Project Manager  
MBL Planning

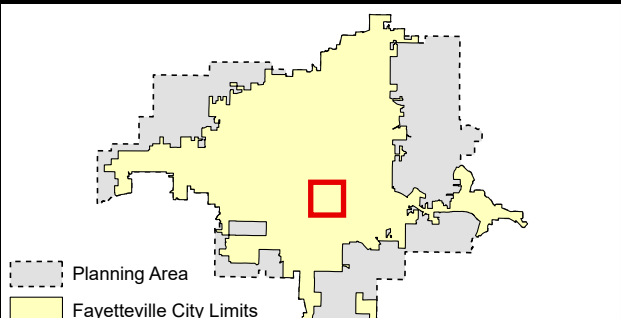
RZN-2024-0009

# E. 10TH ST. & S. WAXFLOWER AVE.

One Mile View



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area

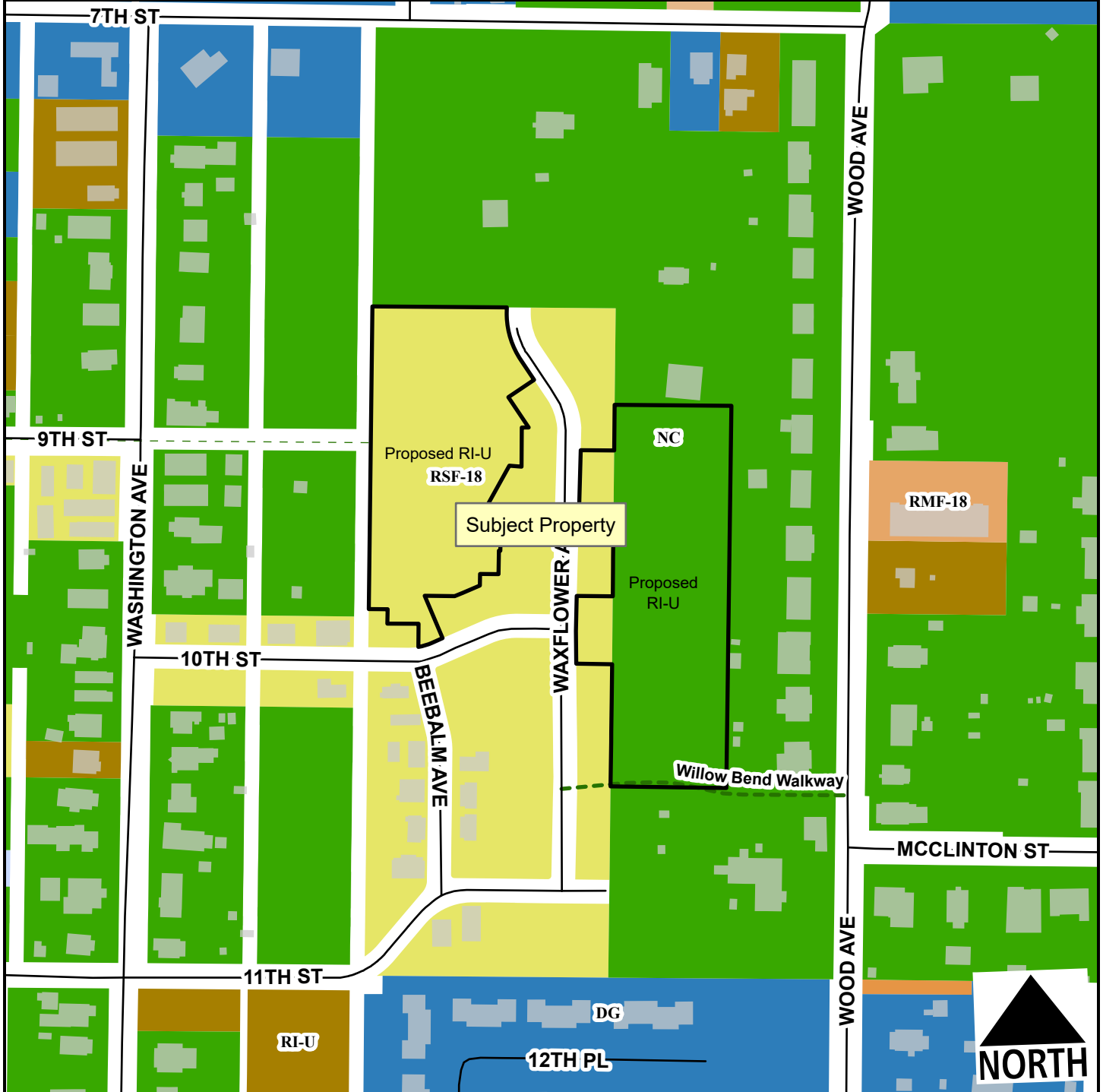


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
  - NS-G
  - RH-U
  - RS-12
  - NS-L
  - Residential-Agricultural
  - RSF-5
  - RSF-1
  - RSF-2
  - RSF-4
  - RSF-7
  - RSF-8
  - RSF-18
- RESIDENTIAL MULTI-FAMILY**
  - RMF-6
  - RMF-12
  - RMF-18
  - RMF-24
  - RMF-40
- INDUSTRIAL**
  - I-1 Heavy Commercial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

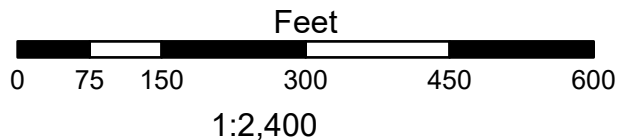
RZN-2024-0009

Close Up View

# E. 10TH ST. & S. WAXFLOWER AVE.



- Unclassified
- Residential Link
- - - Trail (Proposed)
- ⋯ Planning Area
- ⌞ Fayetteville City Limits



<u>Zone</u>	<u>Current</u>	<u>Proposed</u>
NC	1.9	0.0
RI-U	0.0	3.9
RSF-18	2.0	0.0

Total 3.9 ac

RZN-2024-0009

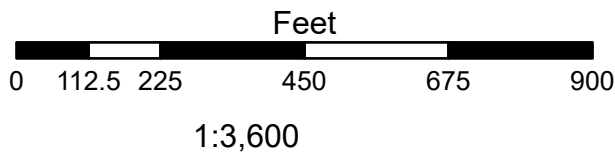
# E. 10TH ST. & S. WAXFLOWER AVE.



Current Land Use



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



- ### FEMA Flood Hazard Data
- 100-Year Floodplain
  - Floodway

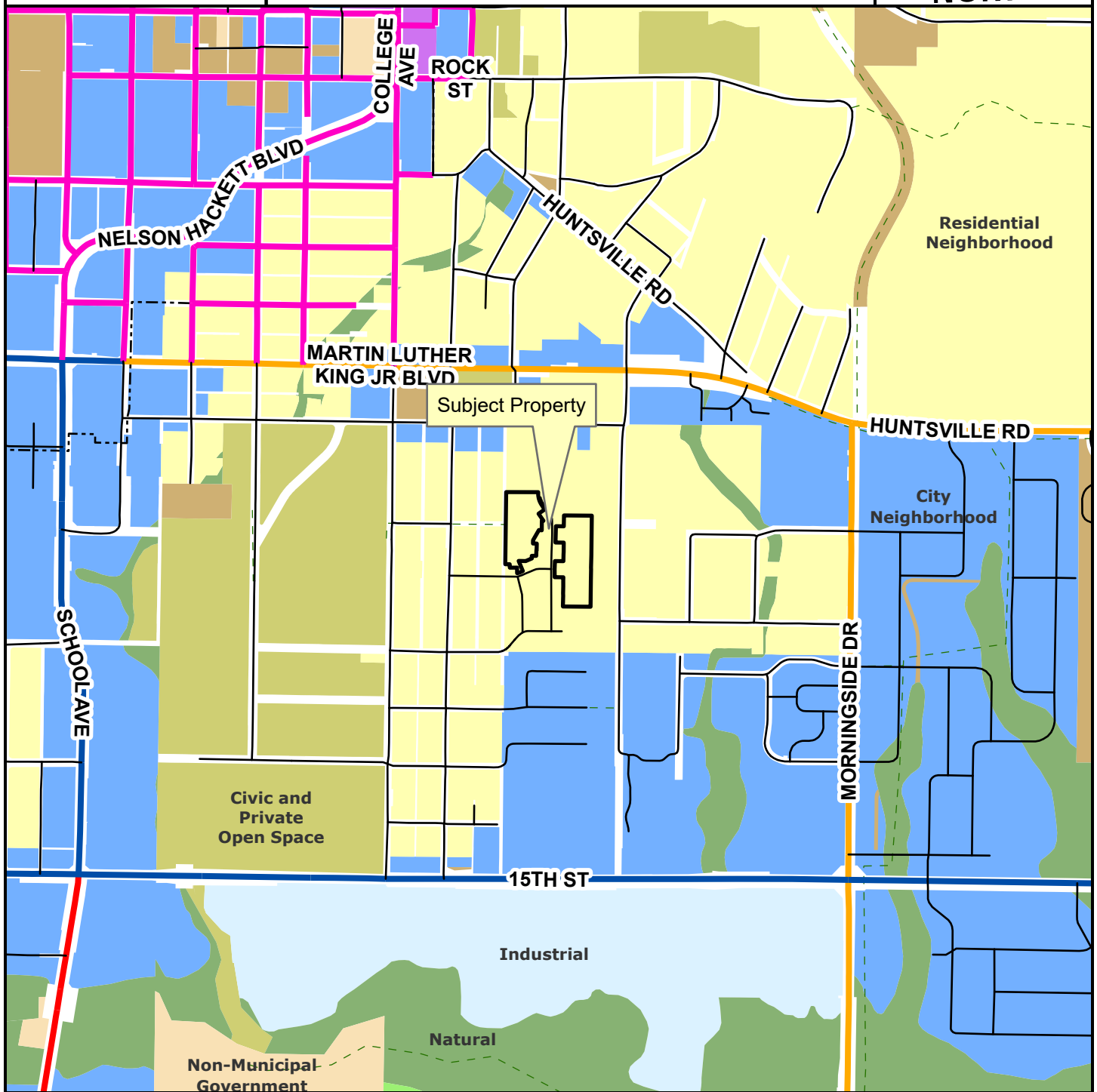


RZN-2024-0009

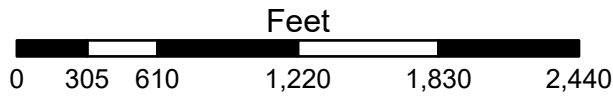
# E. 10TH ST. & S. WAXFLOWER AVE.



Future Land Use



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- - - Trail (Proposed)
- Design Overlay District



1:10,000

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