



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-22

RZN-2024-0012: Rezoning (2002 and 2008 E. HUNTSVILLE RD./TAPROOT INVESTMENT PARTNERS, 565): Submitted by TAPROOT INVESTMENT PARTNERS for property located at 2002 and 2008 E. HUNTSVILLE RD in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.51 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN and NS-G, NEIGHBORHOOD SERVICES-GENERAL.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-012 FOR APPROXIMATELY 0.51 ACRES LOCATED AT 2002 AND 2008 EAST HUNTSVILLE ROAD IN WARD 1 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN AND NS-G, NEIGHBORHOOD SERVICES-GENERAL

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-4, Residential Single-Family, Four Units per Acre to RI-U, Residential Intermediate-Urban and NS-G, Neighborhood Services-General.

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

FROM: Kylee Cole, Planner

SUBJECT: **RZN-2024-0012: Rezoning (2002 and 2008 E. HUNTSVILLE RD./TAPROOT INVESTMENT PARTNERS, 565): Submitted by TAPROOT INVESTMENT PARTNERS for property located at 2002 and 2008 E. HUNTSVILLE RD in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.51 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN and NS-G, NEIGHBORHOOD SERVICES-GENERAL.**

RECOMMENDATION:

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

BACKGROUND:

The subject property is in southeast Fayetteville approximately 0.18 miles east of the intersection of S. Happy Hollow Rd. and E. Huntsville Rd. The property consists of two parcels. The northern parcel contains approximately 0.25 acres and is undeveloped (parcel 765-15221-011). The southern parcel contains approximately 0.26 acres and is developed with two single-family dwellings, constructed around 1916 and 1958 (parcel 765-15221-010). Both parcels are zoned RSF-4, Residential Single-Family, Four Units per Acre.

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to NS-G, Neighborhood Services – General (parcel 765-15221-010) and RI-U, Residential Intermediate – Urban (parcel 765-15221-011).

Public Comment: To date, staff have received no public comment.

Land Use Compatibility: Staff finds the proposed rezoning from RSF-4 to NS-G and RI-U to be compatible with the surrounding area. The subject property is adjacent to NS-G-zoned commercial property across S. Dockery Ln. to the west and properties developed with single-family homes to the north, east, and south. A rezoning of the southern parcel to NS-G would allow for the by-right development of single-family to four-family dwellings with a density of up to eighteen units per acre and some by-right development of medium-intensity commercial uses of no more than 8,000-square feet, sidewalk cafes, and home occupations. The property is located on a corner and along a high-traffic street, an appropriate location for mixed-use development of medium intensity. Both the proposed and existing RSF-4 zoning district have a stated building height maximum of three stories though NS-G permits smaller lots and larger building areas. A rezoning of the northern parcel to RI-U would

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allow for the by-right development of single-family to four-family dwellings with density limited by development standards like parking and stormwater requirements. Despite differences between the proposed and existing zoning districts, the small size of the northern parcel at .26 acres and a lot width of 105 feet will inherently limit potential development. Accordingly, staff finds the requested rezoning to be compatible with surrounding land uses and appropriately located to serve the surrounding neighborhood.

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 Residential Neighborhood area. A rezoning to NS-G and RI-U could allow for the creation, or maintenance, of residential properties with reduced lot sizes and form-based requirements while encouraging diversity of housing types. Staff finds that the requested rezoning could allow for the creation of missing middle housing that meets City Goals 1: We Will Make Appropriate Infill and Revitalization our Highest Priority and 6: We Will Create Opportunities for Attainable Housing. The proposal also supports Goal 3: We Will Make Compact, Complete, and Connected Development the Standard through opportunities for mixed-use development in urban form.

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

- Adequate Fire Response (Station 3, 1050 S. Happy Hollow Rd.)
- Near Sewer Main (6-inch main, S. Dockery Ln.)
- Near Water Main (6-inch main and 8-inch main, S. Dockery Ln.)
- Near Public School (Happy Hollow Elementary School)
- Near City Park (Doc Mashburn Park)
- Near Paved Trail (E. Huntsville Rd. Bike Lane)
- Near ORT Bus Stop (Happy Hollow & Fairlane)

DISCUSSION:

At the April 8, 2024 Planning Commission meeting, a vote of 7-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Garlock made the motion, which received a second from Commissioner Brink. The commissioners cited future land use compatibility and staff recommendations as noted in the report as reasons for approval. No public comment was provided at the meeting.

BUDGET/STAFF IMPACT:

N/A

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

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TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Kylee Cole, Planner

MEETING DATE: April 8, 2024

SUBJECT: **RZN-2024-0012: Rezoning (2002 and 2008 E. HUNTSVILLE RD./TAPROOT INVESTMENT PARTNERS, 565):** Submitted by TAPROOT INVESTMENT PARTNERS for property located at 2002 and 2008 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.51 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN and NS-G, NEIGHBORHOOD SERVICES-GENERAL.

RECOMMENDATION:

Staff recommends forwarding **RZN-2024-0012** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2024-0012** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is in southeast Fayetteville approximately 0.18 miles east of the intersection of S. Happy Hollow Rd. and E. Huntsville Rd. The property consists of two parcels. The northern parcel contains approximately 0.25 acres and is undeveloped (parcel 765-15221-011). The southern parcel contains approximately 0.26 acres and is developed with two single-family dwellings, constructed around 1916 and 1958 (parcel 765-15221-010). Both parcels are zoned RSF-4, Residential Single-Family, Four Units per Acre. Surrounding land uses and zoning are listed in *Table 1*.

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

Direction	Land Use	Zoning
North	Single-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Commercial; Two-Family Residential	NS-G, Neighborhood Services - General

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to NS-G, Neighborhood Services – General (parcel 765-15221-010) and RI-U, Residential Intermediate – Urban (parcel 765-15221-011).

Public Comment: To date, staff has received no public comment.

INFRASTRUCTURE:

Streets: The subject property has frontage along South Dockery Lane and East Huntsville Road. South Dockery Lane is a partially improved Residential Link Street with asphalt paving and open ditches. East Huntsville Road is a partially improved Regional Link – High Activity Street with asphalt paving with open ditches. 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 8-inch water main is present on the west side of South Dockery Lane. An existing 6-inch water main is present on the east side of South Dockery Lane. An existing 12-inch water main is present on the south side of East Huntsville Road.

Sewer: Public sanitary sewer is available to the subject property. An existing 6-inch sewer main is present on the west side of South Dockery Lane.

Drainage: No portion of the subject property lies within the Hillside/Hilltop Overlay District or a FEMA-designated floodplain and no protected streams or hydric soils are present. Any improvements or requirements for drainage would be determined at the time of development submittal.

Fire: Station 3, located at 1050 Happy Hollow Road, protects this site. The property is located approximately 0.30 miles from the fire station with an anticipated drive time of approximately one minute using existing streets. The anticipated response time would be approximately 3.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of 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 districts of NS-G, Neighborhood Services – General and RI-U, Residential Intermediate - Urban, requires **20% and 15% minimum canopy preservation**, respectively. The current zoning district of RSF-4, Residential Single-Family, Four Units per Acre, 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 **Residential Neighborhood**.

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.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range 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 3, 1050 S. Happy Hollow Rd.)
- Near Sewer Main (6-inch main, S. Dockery Ln.)
- Near Water Main (6-inch main and 8-inch main, S. Dockery Ln.)
- Near Public School (Happy Hollow Elementary School)
- Near City Park (Doc Mashburn Park)
- Near Paved Trail (E. Huntsville Rd. Bike Lane)
- Near ORT Bus Stop (Happy Hollow & Fairlane)

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 RSF-4 to NS-G and RI-U to be compatible with the surrounding area. The subject property is adjacent to NS-G-zoned commercial property across S. Dockery Ln. to the west and properties developed with single-family homes to the north, east, and south. A rezoning of the southern parcel to NS-G would allow for the by-right development of single-family to four-family dwellings with a density of up to eighteen units per acre and some by-right development of medium-intensity commercial uses like general business, sidewalk cafes, and home occupations. The property is located on a corner and along a high-traffic street, an appropriate location for mixed-use development of medium intensity. Both RSF-4 and NS-G have a stated building height maximum of three stories though NS-G permits smaller lots and larger building areas. A rezoning of the northern parcel to RI-U would allow for the by-right development of single-family to four-family dwellings with no density limit. Despite this change from the RSF-4 density of four units per acre, the small size of the northern parcel at .26 acres and a lot width of 105 feet will limit potential development to some extent. Both RSF-4 and RI-U have a stated building height maximum of three stories though RI-U permits smaller lots and larger building areas. Staff finds the requested rezoning to be compatible with surrounding land uses and appropriately located to serve the surrounding neighborhood.

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 Residential Neighborhood area. A rezoning to NS-G and RI-U could allow for the creation, or maintenance, of residential properties with reduced lot sizes and form-based requirements while encouraging diversity of housing types. Staff finds that the requested rezoning could allow for the creation of missing middle housing that meets City Goals 1: We Will Make Appropriate Infill and Revitalization our Highest Priority and 6: We Will Create Opportunities for Attainable Housing. The proposal also supports Goal 3: We Will Make Compact, Complete, and Connected Development the Standard through opportunities for mixed-use development in urban form.

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

Finding: Staff finds that there is sufficient justification to rezone the property from RSF-4 to NS-G and RI-U since the proposed rezoning would be consistent with the property's future land use designation and supports several goals of City Plan 2040.

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

Finding: A rezoning from RSF-4 to NS-G and RI-U has the potential to increase traffic at this location when considering that NS-G and RI-U would allow for development at a greater density than the existing RSF-4 zoning. However, staff finds that any impacts associated with future development are likely to be limited since the subject property is relatively small and has frontage along a Residential Link Street and Regional Link – High Activity Street. Staff also finds that increased traffic danger and congestion could be off-set by the property's proximity to a public trail and ORT bus stop.

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 currently has access to public streets, water, and sewer, and any necessary improvements 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-2024-0012 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required <u>YES</u>
Date: <u>April 8, 2024</u> <input type="checkbox"/> Tabled <input type="checkbox"/> Forwarded <input type="checkbox"/> Denied
Motion:
Second:
Vote:

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.07 District RSF-4, Residential Single-Family, Four (4) Units Per Acre
 - §161.12 – District RI-U, Residential Intermediate - Urban
 - §161.19 District NS-G, Neighborhood Services - General
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(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.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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- (G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

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

- (G) *Building Area.* The area occupied by all buildings shall not exceed 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.

161.19 NS-G, Neighborhood Services - General

(A) *Purpose.* The Neighborhood Services, General district is designed to serve as a mixed use area of medium intensity. Neighborhood Services, General promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale, aesthetics, and use with surrounding land uses. For the purpose of Chapter 96: Noise Control the Neighborhood Services district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

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

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 36	Wireless communication facilities
Unit 45	Small scale production

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

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwellings	35 feet
All other uses	None

(2) *Lot Area Minimum.*

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

(E) *Setback regulations.*

Front	Side	Side-Zero Lot Line*	Rear	Rear when contiguous to a single-family residential district
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	5 feet	A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	None	15 feet

(F) *Building Height Regulations.*

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

Erin Adkins-Oury
Owner
Taproot Investment Partners, LLC
1673 E. 5th St., Fayetteville, AR 72701
taproot.inv.partners@gmail.com
479-601-6294

26 February 2024

Fayetteville Planning Department
City of Fayetteville
113 W. Mountain St.
Fayetteville, AR 72701

Re: Rezoning Request for Parcels 765-15221-010 and 765-15221-011

I am writing to formally submit a rezoning request on behalf of Taproot Investment Partners, LLC. My request pertains to two adjacent properties located on the NE Corner of E. Huntsville Rd and S. Dockery Ln, identified as Parcel 765-15221-010 and Parcel 765-15221-011, respectively.

Parcel 765-15221-010: 2002 E Huntsville Rd., 2008 E Huntsville Rd.

- Complete legal description provided separately.
- 0.264 acres
- Current zoning: RS-4
- Requested zoning: NS-G

Current Adjacencies:

- North: RSF-4 (seeking rezone to RI-U under this same application) - Undeveloped
- South: State Hwy ROW - Huntsville Rd/ ADOT Hwy 16
- East: RSF-4 - Single-Family
- West: NS-G - Commercial Service (Spa)

Statement of Compatibility:

The parcel is immediately adjacent to and shares an intersection with another NS-G zoned parcel. The future land use for the parcel is "Residential Neighborhood," which is also compatible with neighborhood services zoning. The current development of the parcel consists of two residential structures, 67 and 107 years old, recently completely renovated and serving as attainable rental housing. The property owner's intention is not to redevelop this parcel at this time, but rather to have flexibility in how the existing structures may be used during their remaining lifecycle. The requested zoning would allow for service-oriented uses or development if needed in the future.

Statement of Adverse Effect or Conflict with Surrounding Land Uses:

The permitted uses in NS-G zoning are similar to those permitted elsewhere throughout the existing neighborhood, with the exception of adding general business and sidewalk cafes to the permitted uses. These additional potential uses would be a value-add to the surrounding residential land use types.

Parcel 765-15221-011: S Dockery Lane

- Complete legal description provided separately.
- 0.253 acres
- Current zoning: RS-4
- Requested zoning: RI-U

Current Adjacencies:

- North: RMF-24 - Single-Family Home on a multi-family parcel.
- South: RSF-4 (seeking rezone to NS-G under this same application) - Two single-family homes on a single parcel.
- East: RSF-4 - Single-Family Home
- Northeast: RI-U - Undeveloped
- West: NS-G & RSF-4 - Commercial Service (Spa) & Two-family home

Statement of Compatibility:

The parcel is located immediately adjacent to parcels zoned to higher intensity than that which is being requested. Of the 28 units of potential residential housing currently developed on parcels on Dockery Lane, only 4 are single-family homes constructed on RSF-4 zoned parcels. Additionally, the majority of the housing in this area, including Dockery Lane and surrounding neighborhoods, is for-rent housing that is not owner-occupied.

Statement of Adverse Effect or Conflict with Surrounding Land Uses:

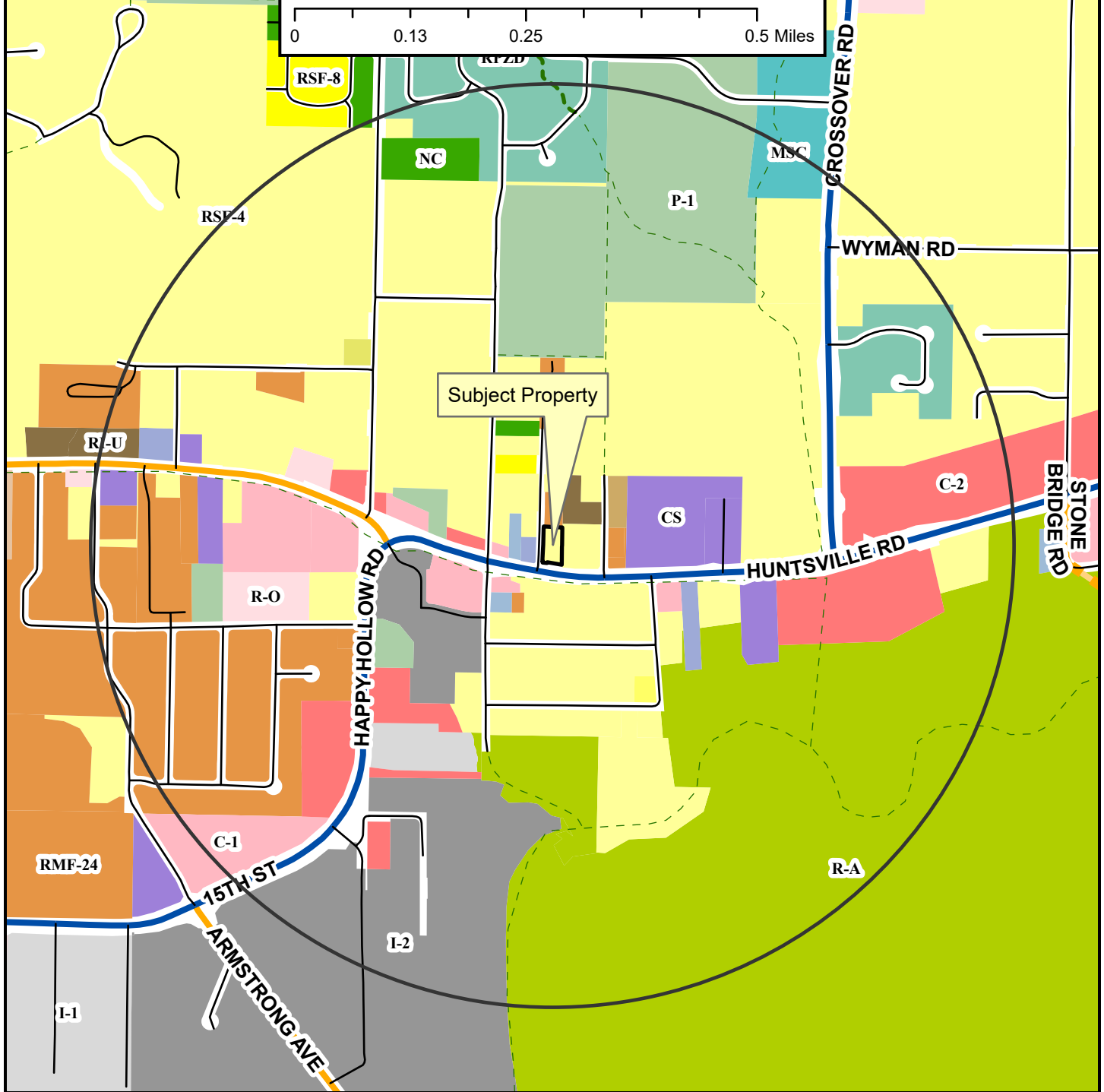
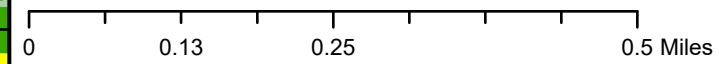
One of the commonly brought up adverse effects of denser housing is an increase in traffic. However, due to the road terminating into Fayetteville Public School property with no opportunity for extension, the lack of remaining development parcels on Dockery Lane, and the parcel's proximity to the exit onto ARDOT Highway 16, the potential for four additional units that RI-U zoning would permit would have little impact on overall traffic patterns for Dockery Lane.

See Additional Exhibits:

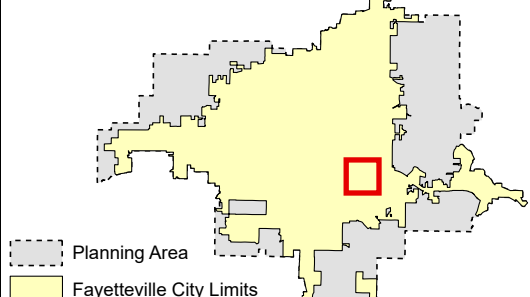
- Survey/ Lot Line Adjustment by Blew & Associates, PA, recorded 02/11/2022
- Future Land Use Map
- Zoning Map
- Parcel Map
- Extended Legal Descriptions
- Consent of Owner Form
- Proof of Entity Management

I appreciate your attention to this matter and look forward to discussing the rezoning request further. If additional information or clarification is needed, please do not hesitate to contact me. Thank you for your time and consideration.

Erin Adkins-Oury
Owner
Taproot Investment Partnerships, LLC

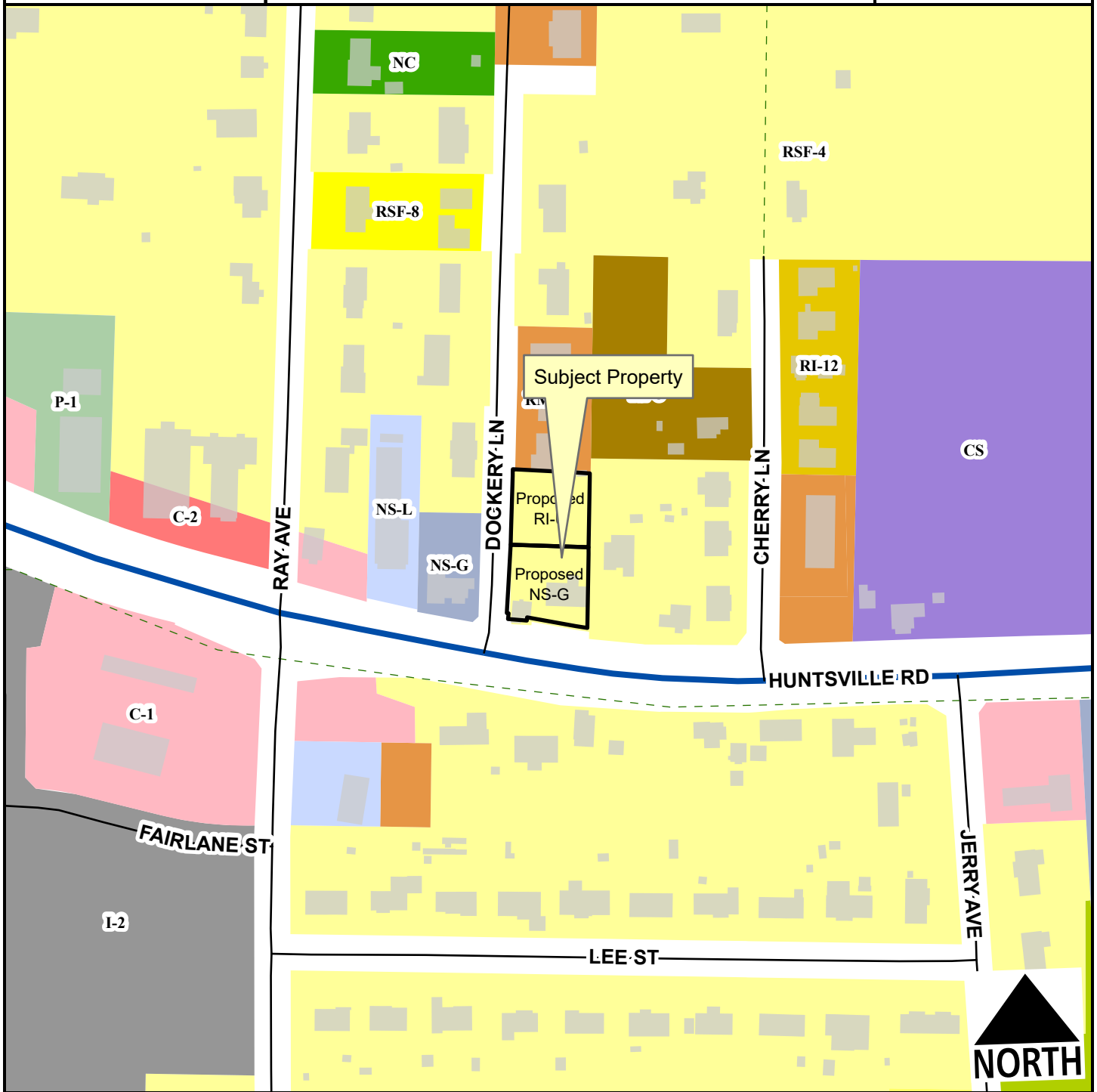


- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area

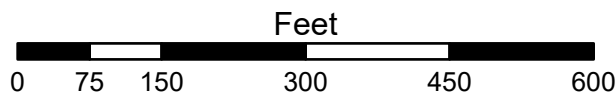


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - NS-G
 - RH-U
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
 - RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
- INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
 - I-2 General Industrial
- EXTRACTION**
 - E-1
- COMMERCIAL**
 - 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

Close Up View



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



1:2,400



<u>Zone</u>	<u>Current</u>	<u>Proposed</u>
NS-G	0.0	0.3
RI-U	0.0	0.3
RMF-24	0.0	0.0
RSF-4	0.5	0.0

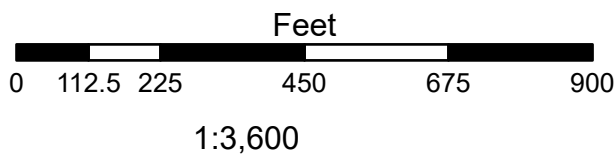
Total 0.6 ac



Current Land Use



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

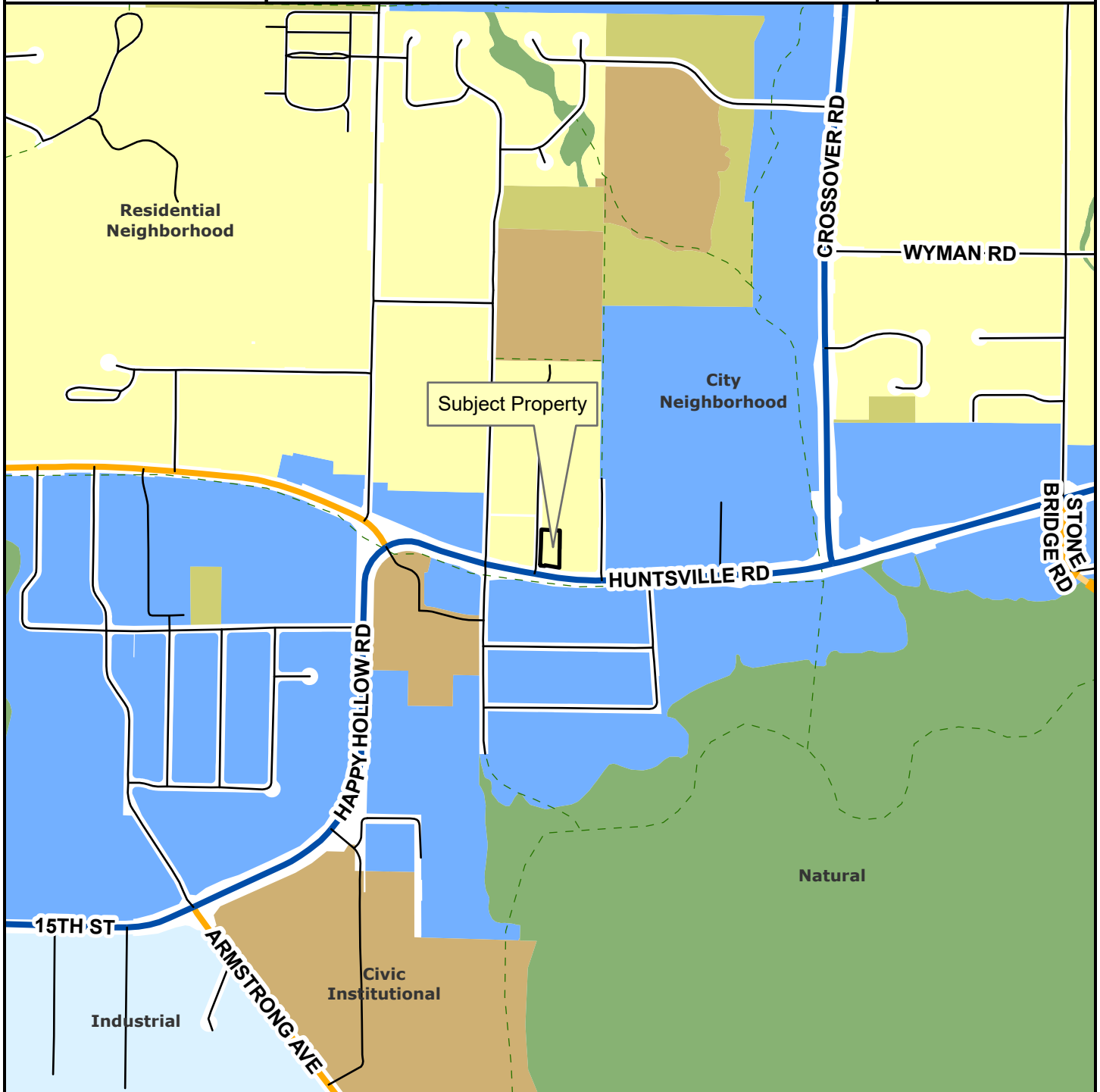


FEMA Flood Hazard Data

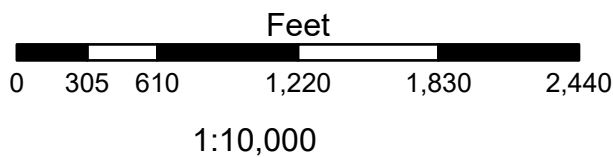
- 100-Year Floodplain
- Floodway



Future Land Use



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



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