



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-23

RZN-2024-0014: Rezoning (141 W. SKYLINE DR/MOUNT SEQUOYAH CENTER, 486): Submitted by MOUNT SEQUOYAH CENTER INC for property located at 141 W. SKYLINE DR. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.37 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-014 FOR APPROXIMATELY 0.37 ACRES LOCATED AT 141 WEST SKYLINE DRIVE IN WARD 1 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO P-1, INSTITUTIONAL

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 P-1, Institutional.

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

FROM: Jessica Masters, Development Review Manager

SUBJECT: **RZN-2024-0014: Rezoning (141 W. SKYLINE DR/MOUNT SEQUOYAH CENTER, 486): Submitted by MOUNT SEQUOYAH CENTER INC for property located at 141 W. SKYLINE DR. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.37 acres. The request is to rezone the property to P-1, INSTITUTIONAL.**

RECOMMENDATION:

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

BACKGROUND:

The subject property is located on W. Skyline Drive in east Fayetteville, approximately ½ mile east of downtown. The property contains one parcel totaling 0.40 acres which is currently zoned RSF-4, Residential Single-Family – Four Units per Acre, and is undeveloped but for a cross sculpture that belongs to the Mount Sequoyah Center. County records indicate that the property has been owned by the Mount Sequoyah Center and a previously-affiliated Methodist Church organization since at least 1975.

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family – Four Units per Acre to P-1, Institutional.

Public Comment: Prior to the Planning Commission meeting, staff did not receive any public comment on the item. At the April 8, 2024 Planning Commission meeting, one member of the public spoke. Information is summarized in the discussion section.

Land Use Compatibility: Staff finds the requested rezoning to be compatible with the surrounding area and current land uses. RSF-4 is a strictly single-family residential zoning district, and the property is surrounded on all three sides by this zoning designation. This lot was originally platted by the Western Methodist Assembly in 1923, and though it appears to have been potentially originally platted for residential use (Lots 60-62), property records indicate that it has been consistently used or owned by the Mount Sequoyah Assembly/Center since its original platting. Staff finds that the P-1 zoning district is compatible with the existing land use of the property, a cultural and recreational facility. Rezoning the property to P-1 would allow the use of the property by the Mount Sequoyah Center to continue, expand, or reconstruct, bringing the existing non-conforming use into compliance with zoning.

Land Use Plan Analysis: Staff finds the proposed rezoning to be somewhat consistent with the goals in City

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Plan 2040 and the property's future land use designation as Residential Neighborhood area. A rezoning from RSF-4 to P-1 contributes to City Plan 2040 goal #3, in that it helps promote a compact, complete, and connected development. This site is walkable within the overall neighborhood that sits on Mount Sequoyah and is a frequent destination for the public. While not a site identified as encouraging a high amount of infill, this proposed rezoning would help allow an existing, non-conforming publicly oriented space to continue.

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

- Adequate Fire Response (Station #1, 303 W. Center Street)
- Near Sewer Main (6" main along west side of property)
- Near Water Main (8" main, W. Skyline Drive)
- Near City Park (Mt. Sequoyah Gardens)

DISCUSSION:

At the April 8, 2024 Planning Commission meeting, a motion to forward with a recommendation of approval passed with a unanimous vote of 7-0-0. Commissioners did not have any comment on the item. One member of the public asked questions about any proposed development and wished for the overlook to remain accessible to the public. The applicant indicated that the intention was to build an overlook deck at the property with grant funding secured by the Project for Public Spaces.

BUDGET/STAFF IMPACT:

N/A

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

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TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING DATE: April 8, 2024 **Updated with results from April 8, 2024 PC Meeting**

SUBJECT: **RZN-2024-0014: Rezoning (141 W. SKYLINE DR/MOUNT SEQUOYAH CENTER, 486):** Submitted by MOUNT SEQUOYAH CENTER INC for property located at 141 W. SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.37 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

RECOMMENDATION:

Staff recommends forwarding **RZN-2024-0014** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*“I move to forward **RZN-2024-0014** to City Council with a recommendation of approval.”*

BACKGROUND:

The subject property is located on W. Skyline Drive in east Fayetteville, approximately ½ mile east of downtown. The property contains one parcel totaling 0.40 acres which is currently zoned RSF-4, Residential Single-Family – Four Units per Acre, and is undeveloped but for a cross sculpture that belongs to the Mount Sequoyah Center. County records indicate that the property has been owned by the Mount Sequoyah Center and previously-affiliated Methodist Church organization since at least 1975, and likely since the lots were originally platted in 1923. 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	RSF-4, Residential Single-Family – Four Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family – Four Units per Acre
East	Civic Institutional (Mt. Sequoyah Center)	P-1, Institutional
West	Single-Family Residential	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 P-1, Institutional.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has road frontage along W. Skyline Drive, which is a partially improved Residential Link Street with asphalt paving with open ditches. Any street improvements required in these areas would be determined at the time of

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. An existing 8-inch water main is present on the east side of W. Skyline Drive.

Sewer: Sanitary sewer is available to the subject area. An existing 6-inch sewer main is present on the subject property.

Drainage: A portion of the property lies within the Hillside/Hilltop Overlay District. Additional restrictions will apply at the time of development. Engineered footing designs will be required at the time of building permit submittal, as well as grading, erosion control and abbreviated tree preservation plans.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 1, located at 303 W. Center St., protects this site. The property is located approximately 1.5 miles from the fire station with an anticipated drive time of approximately 5 minutes using existing streets. The anticipated response time would be approximately 7.2 minutes. Fire Department response time is calculated based on the drive time plus 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 6 minutes for an engine and 8 minutes for a ladder truck.

Police: The Police Department did not comment on this request.

Tree Preservation:

The proposed zoning district, P-1, Institutional, requires **25% minimum canopy preservation**. The current zoning district, RSF-4, Residential Single-Family – Four Units per Acre, requires **25% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: The 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 of **4** for this site with a weighted score of **3.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #1, 303 W. Center Street)
- Near Sewer Main (6" main along west side of property)
- Near Water Main (8" main, W. Skyline Drive)
- Near City Park (Mt. Sequoyah Gardens)

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 requested rezoning to be compatible with the surrounding area and current land uses. RSF-4 is a strictly single-family residential zoning district, and the property is surrounded on all three sides by this zoning designation. This lot was originally platted by the Western Methodist Assembly in 1923, and though it appears to have been potentially originally platted for residential use (Lots 60-62), property records indicate that it has been consistently used or owned by the Mount Sequoyah Assembly/Center since its original platting. Staff finds that the P-1 zoning district is compatible with the existing land use of the property, a cultural and recreational facility. Rezoning the property to P-1 would allow the use of the property by the Mount Sequoyah Center to continue, expand, or reconstruct, bringing the existing non-conforming use into compliance with zoning.

Land Use Plan Analysis: Staff finds the proposed rezoning to be somewhat consistent with the goals in City Plan 2040 and the property's future land use designation as Residential Neighborhood area. A rezoning from RSF-4 to P-1 contributes to City Plan 2040 goal #3, in that it helps promote a compact, complete, and connected development. This site is walkable within the overall neighborhood that sits on Mount Sequoyah and is a frequent destination for the public. While not a site identified as encouraging a high amount of infill, this proposed rezoning would help allow an existing, non-conforming publicly oriented space to continue.

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

Finding: Staff finds there is sufficient justification to rezone the property from RSF-4 to P-1. This request will bring an existing non-conforming use (a cultural and recreational facility and a long-standing institutional use) into compliance with zoning with the underlying zoning district.

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 P-1 has the potential to increase traffic to this location, though staff does not find that this would be to a dangerous degree. The site currently has a large draw, as it is a physical focal point for the City, drawing members of the public and tourists for the view. Staff finds that any new development on the site would be subject to the typical development review process and infrastructure evaluation that would be roughly proportional to the proposal.

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 does not have the potential to alter the population density. Modifying the zoning from RSF-4 to P-1 will remove the residential uses and re-align the property to an institutional use. Staff does not find that the rezoning request will undesirably increase the load on public services at this site.

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-2024-0014 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 checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: Castin			
Second: Werner			
Vote: 7-0-0			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.07 District RSF-4, Residential Single-Family – Four (4) Units Per Acre
 - §161.32 District P-1, Institutional
- Request Letter
- Mount Sequoyah Plat Exhibit
- 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.

161.32 District P-1, Institutional

(A) *Purpose.* The Institutional District is designed to protect and facilitate use of property owned by larger public institutions and church related organizations.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
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 26	Multi-family dwellings
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

Front	30 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Side	20 feet
Side, when contiguous to a residential district	25 feet
Rear	25 feet
Rear, from center line of public alley	10 feet

(F) *Height Regulations.* There shall be no maximum height limits in P-1 Districts, provided, however, 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 any 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.

(Code 1965, App. A., Art. 5(XI); Ord. No. 2603, 2-19-80; Ord. No. 2621, 4-1-80; Ord. No. 1747, 6-29-70; Code 1991, §160.042; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5073, 11-06-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5945, §§5, 7, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6521, §8, 1-18-22)



MOUNT SEQUOYAH

FAYETTEVILLE, AR

1922-2022

Rezoning Application

February 28, 2024

by:

Emily Gentry

President & CEO

Mount Sequoyah Center, Inc.

479-443-4531

emily.gentry@mountsequoyah.org

Payment

Mount Sequoyah Center, Inc. has submitted proper payment for application fees.

Rezoning fee: \$325

\$5 x 1 sign = \$5

Legal Description

GIS Approved

03/07/2024 10:10:11 AM

Legal Description of Mount Sequoyah Center Inc.'s Overlook Area

Parcel #765-11997-000

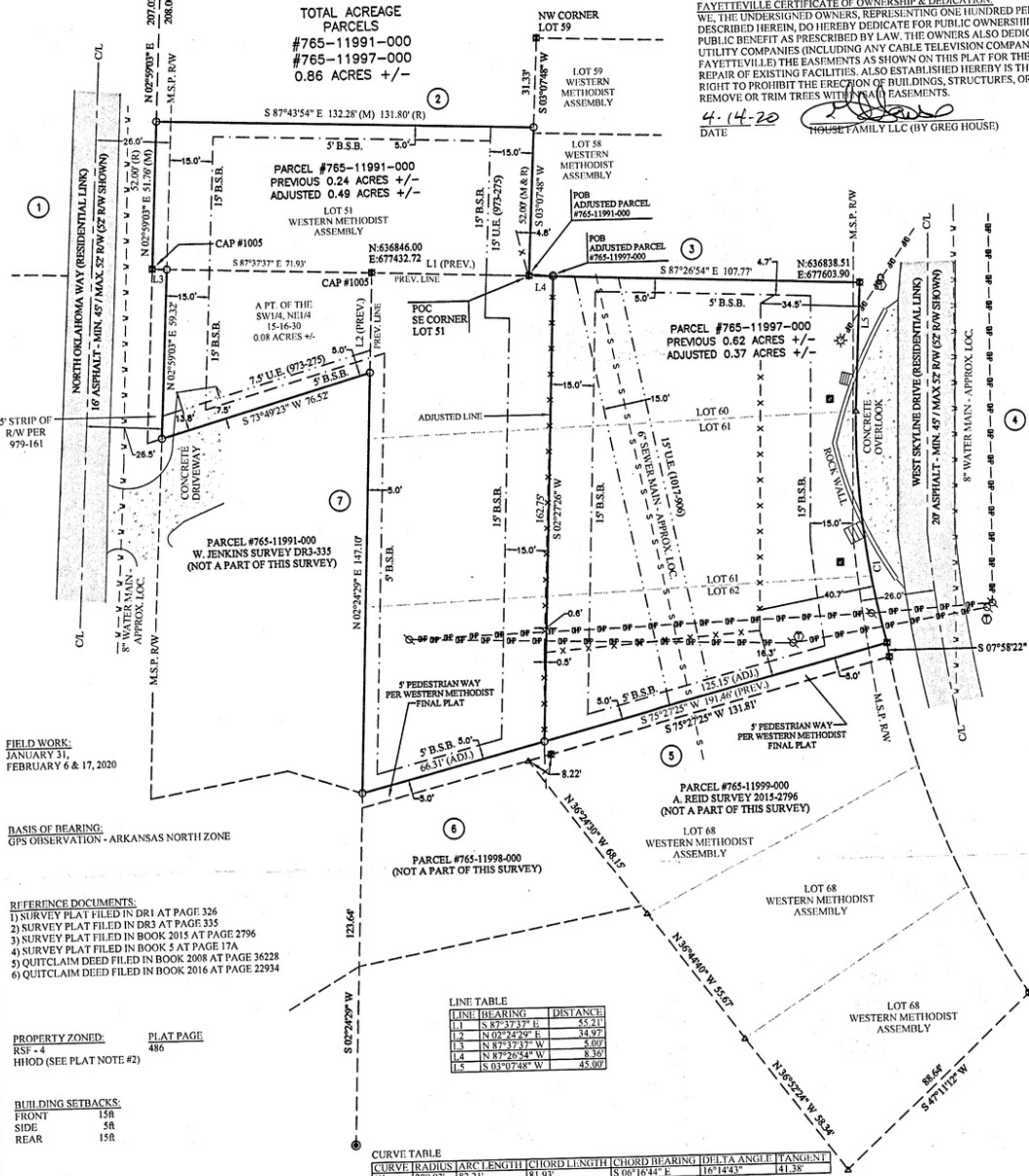
A PART OF LOTS 60,61, & 62 IN THE WESTERN METHODIST ASSEMBLY ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING FENCE CORNER POST WHICH IS S87°26'54"E 8.36' FROM AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF LOT 51 IN SAID SUBDIVISION AND RUNNING THENCE S87°26'54"E 107.77' TO AN EXISTING REBAR, THENCE S03°07'48"W 45.00', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 289.93' FOR A CHORD BEARING AND DISTANCE OF S06°16'44"E 81.93' TO AN EXISTING REBAR, THENCE S75°27'25"W 125.15', THENCE N02°27'26"E 162.75' TO THE POINT OF BEGINNING, CONTAINING 0.37 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN WEST SKYLINE DRIVE MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY RECORD.

PROPERTY LINE ADJUSTMENT

APPROVED FOR RECORDATION
 FAYETTEVILLE PLANNING
 ADMINISTRATION
 By: *[Signature]* Date: 4/21/20

FAYETTEVILLE CERTIFICATE OF OWNERSHIP & DEDICATION
 WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAN FOR THE PUBLIC BENEFIT AS PRESCRIBED 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 GRANTED BY THE CITY OF FAYETTEVILLE) THE EASEMENTS AS SHOWN ON THIS PLAN FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

4-14-20
 DATE HOUSE FAMILY LLC (BY GREG HOUSE)
 4/18/20
 DATE MOUNT SEQUOYAH CENTER INC.



TOTAL ACREAGE PARCELS
 #765-11991-000
 #765-11997-000
 0.86 ACRES +/-

FIELD WORK:
 JANUARY 31,
 FEBRUARY 6 & 17, 2020

BASIS OF BEARING:
 GPS OBSERVATION - ARKANSAS NORTH ZONE

REFERENCE DOCUMENTS:
 1) SURVEY PLAT FILED IN DRI AT PAGE 326
 2) SURVEY PLAT FILED IN DR3 AT PAGE 335
 3) SURVEY PLAT FILED IN BOOK 2015 AT PAGE 2796
 4) SURVEY PLAT FILED IN BOOK 4 AT PAGE 17A
 5) QUILCLAIM DEED FILED IN BOOK 2008 AT PAGE 36228
 6) QUILCLAIM DEED FILED IN BOOK 2016 AT PAGE 22934

PROPERTY ZONED:
 RSF - 4
 HHOD (SEE PLAT NOTE #2)

UTILITY SETBACKS:
 FRONT 15'
 SIDE 5'
 REAR 15'

LINE	BEARING	DISTANCE
1	S 87°23'37" E	25.21
2	N 02°24'29" E	34.97
3	N 87°26'54" W	10.00
4	N 87°26'54" W	8.30
5	S 03°07'48" W	45.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
1	289.93	82.21	81.93	S 06°16'44" E	16°14'43"	41.38

SURVEY DESCRIPTION:
 EXISTING DEED DESCRIPTION FOR PARCEL #765-11991-000 AS PER QUILCLAIM DEED 2008-36228:
 LOT NUMBERED 51 IN THE WESTERN METHODIST ASSEMBLY ADDITION TO THE CITY OF FAYETTEVILLE, AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 51, THENCE S01°07'00" W ALONG THE EAST RIGHT-OF-WAY OF OKLAHOMA WAY 61.00', THENCE NORTHEASTERLY ALONG A LINE 83.00', MORE OR LESS TO A POINT ON THE WEST LINE OF LOT 60 SAID SUBDIVISION, SAID POINT BEING 35.00' SOUTH OF THE NORTHWEST CORNER OF SAID LOT 60, THENCE NORTH 35.00', THENCE WEST 77.80' TO THE POINT OF BEGINNING, LESS AND EXCEPT 5.00' OF EQUAL AND UNIFORM WIDTH OFF THE WEST SIDE OF THE ABOVE DESCRIBED PROPERTY FOR STREET RIGHT-OF-WAY AND SUBJECT TO EASEMENTS OF RECORD.

ADJUSTED LEGAL DESCRIPTION FOR PARCEL #765-11991-000 PER THIS PLAT:
 LOT 51 AND A PART OF LOTS 60, 61, AND 62 IN THE WESTERN METHODIST ASSEMBLY ADDITION TO THE CITY OF FAYETTEVILLE, AND ALSO A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING FENCE CORNER POST WHICH IS 887°26'54" E 8.30' TO AN EXISTING FENCE CORNER POST, THENCE S02°22'26" W 162.75', THENCE S73°27'25" W 125.15', THENCE N02°24'29" E 147.10', THENCE S73°49'23" W 76.52', THENCE N02°59'03" E 59.32', THENCE N87°33'37" W 5.00' TO AN EXISTING REBAR, THENCE N02°59'03" E 51.76', THENCE S87°43'54" W 52.00', TO THE POINT OF BEGINNING, CONTAINING 0.49 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN NORTH OKLAHOMA WAY MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

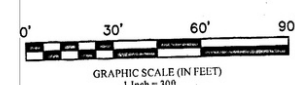
EXISTING DEED DESCRIPTION FOR PARCEL #765-11997-000 AS PER QUILCLAIM DEED 2016-22934:
 LOTS 60, 61, AND 62 IN THE WESTERN METHODIST ASSEMBLY PLAT TO THE CITY OF FAYETTEVILLE, ARKANSAS AS SHOWN ON THE PLAN OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS.

ADJUSTED LEGAL DESCRIPTION FOR PARCEL #765-11997-000 PER THIS PLAT:
 A PART OF LOTS 60, 61, AND 62 IN THE WESTERN METHODIST ASSEMBLY ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING FENCE CORNER POST WHICH IS 887°26'54" E 8.30' FROM AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF LOT 51 IN SAID SUBDIVISION AND RUNNING THENCE S87°26'54" W 45.00', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 289.93' FOR A CHORD BEARING AND DISTANCE OF S06°16'44" E 81.93' TO AN EXISTING REBAR, THENCE S73°27'25" W 125.15', THENCE N02°24'29" E 147.10' TO THE POINT OF BEGINNING, CONTAINING 0.37 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN WEST SKYLINE DRIVE MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NOTE:
 1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

2) BOTH PARCELS ARE FULLY LOCATED IN THE HILLSIDE/HILLTOP OVERLAY DISTRICT (HHOD) & PARTIALLY LOCATED IN THE ENDURING GREEN NETWORK.

FLOOD CERTIFICATION:
 NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
 (FIRM PANEL #051430210F, DATED 05/16/2008)



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 17TH DAY OF FEBRUARY, 2020.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE DATE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



FOR USE AND BENEFIT OF:
 GREG HOUSE &
 MOUNT SEQUOYAH CENTER

Bates & Associates, Inc.
 Engineers - Surveyors - Landscape Architects
 7230 S. Pleasant Ridge Dr., Fayetteville, Arkansas 72704 - 479-442-9190 - Fax 479-821-3300

DATE: 04/02/20 SCALE: 1"=30'
 LOCATION: 160 NORTHWEST SKYLINE DRIVE, FAYETTEVILLE, ARKANSAS
 SURVEYED: [] DRAFTED: []
 REVISIONS: [] REVIEWED: []
 COA #1335

LEGEND:
 THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING:
 ○ SET 5/8" REBAR CAP
 ○ FOUND 1/2" REBAR
 △ COMPLETED POINT
 ○ FOUND PIPE
 ■ FOUND USGS MONUMENT
 (M) MEASURED DISTANCE
 (R) RECORDED DISTANCE

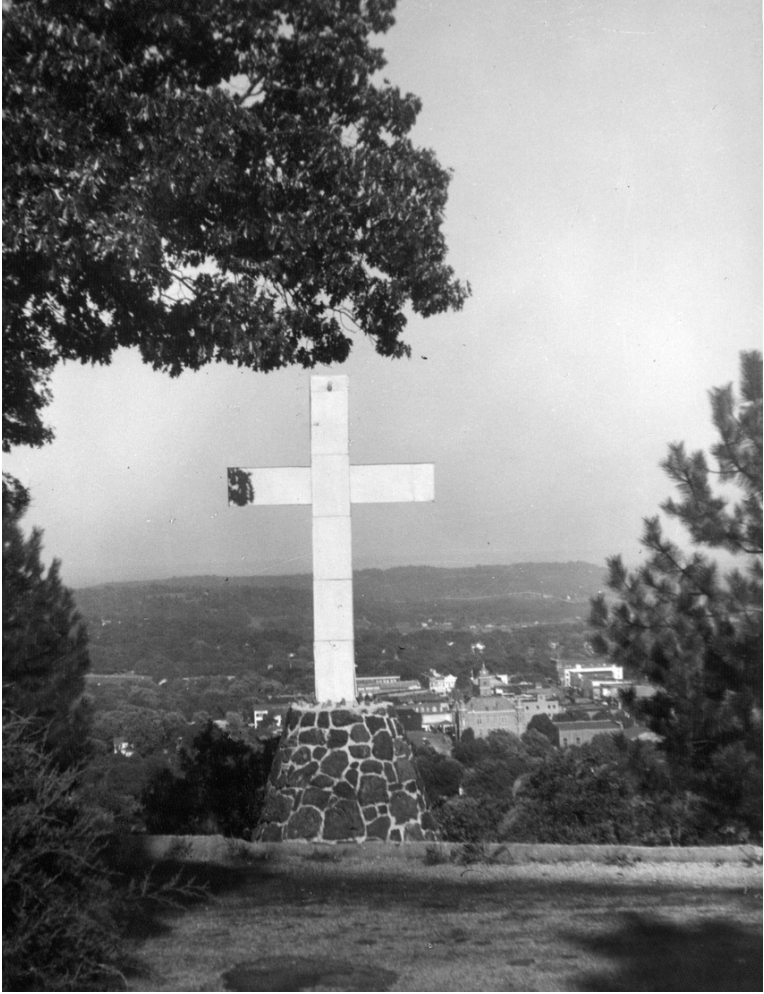
--- BOUNDARY LINE (MEASURED)
 --- PARCEL LINE (EXISTING)
 --- FORTY-FOOT LINE
 --- CENTERLINE OF ROAD
 --- RIGHT-OF-WAY
 --- WATER LINE
 --- OVERHEAD POWER LINE
 --- SEWER LINE
 --- FENCE
 --- BUILDING SETBACK
 --- UTILITY EASEMENT

RECORDING NUMBER/DATE
 Doc ID: 031693980001 Type: REL
 FILED: []
 Recorded: 05/07/2020 at 10:56:34 AM
 Fee Amt: \$15.00 Page: 1 of 1
 Washington County, AR
 Kyle G. Givens, Clerk

Planning Commission
 April 8, 2024
 RZN-2024-0014 (MOUNT SEQUOYAH CENTER)
 Page 10 of 19

0 30' 60' 90'
 1 inch = 30ft.

Photos



Statement

A statement explaining the compatibility of this proposed rezoning with neighboring property and explaining why the proposed rezoning will not unreasonably adversely affect or conflict with surrounding land uses.

Mount Sequoyah is applying to rezone the described property from RSF-4 Residential Single Family to P-1 Institution. Other sections of the Mount Sequoyah Center, Inc. property are currently zoned P-1, so this would bring an additional section of the owned property into the same zoning. The property is currently being used by the center as a cultural and historic landmark of the city of Fayetteville, so the proposed change will not adversely affect or conflict with the surrounding land uses.

Notification

Mount Sequoyah Center, Inc. shall mail a written notice of the action by first-class mail to the address of all landowners and residents with separate addresses within 200 feet of the boundary line of the property on which the use is proposed.

The applicant shall provide the following to the Planning Division:

- a. alphabetical list of the landowners and residents with separate addresses receiving notification
- b. map showing the landowners' relationship to the site
- c. copy of the notice sent to the landowners and residents
- d. certificate of mailing

Mount Sequoyah Center, Inc. shall post proper signage for the required period of time and photograph and submit proof of proper posting.

Consent of Owner Form

PROPERTY OWNER(S) / AUTHORIZED AGENT: By signing below, I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have authorized this application and consent to its filing.

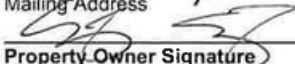
PLEASE NOTE:

- Property Owners: Attach additional info/documentation if necessary.
- Authorized Agents: If signing on behalf of a Property Owner, a letter from each Property Owner must be provided indicating that the agent is authorized to act on their behalf.

Associated Project (required field):

Rezoning of Mount Sequoyah Overlook to P-I
Name or description of proposal

Property Owner 1:

Emily Gentry
Name of person signing [printed] Mount Sequoyah Center, Inc.
Entity/Company signator legally owns or represents
emily.gentry@mountsequoyah.org
Contact Email 475-443-4531
Contact Phone
150 N Skyline Drive, Fayetteville, AR 72701
Mailing Address

Property Owner Signature 2/27/24
Date

Property Owner 2: (if needed)

Name of person signing [printed] Entity/Company signator legally owns or represents
Contact Email Contact Phone
Mailing Address
Property Owner Signature Date

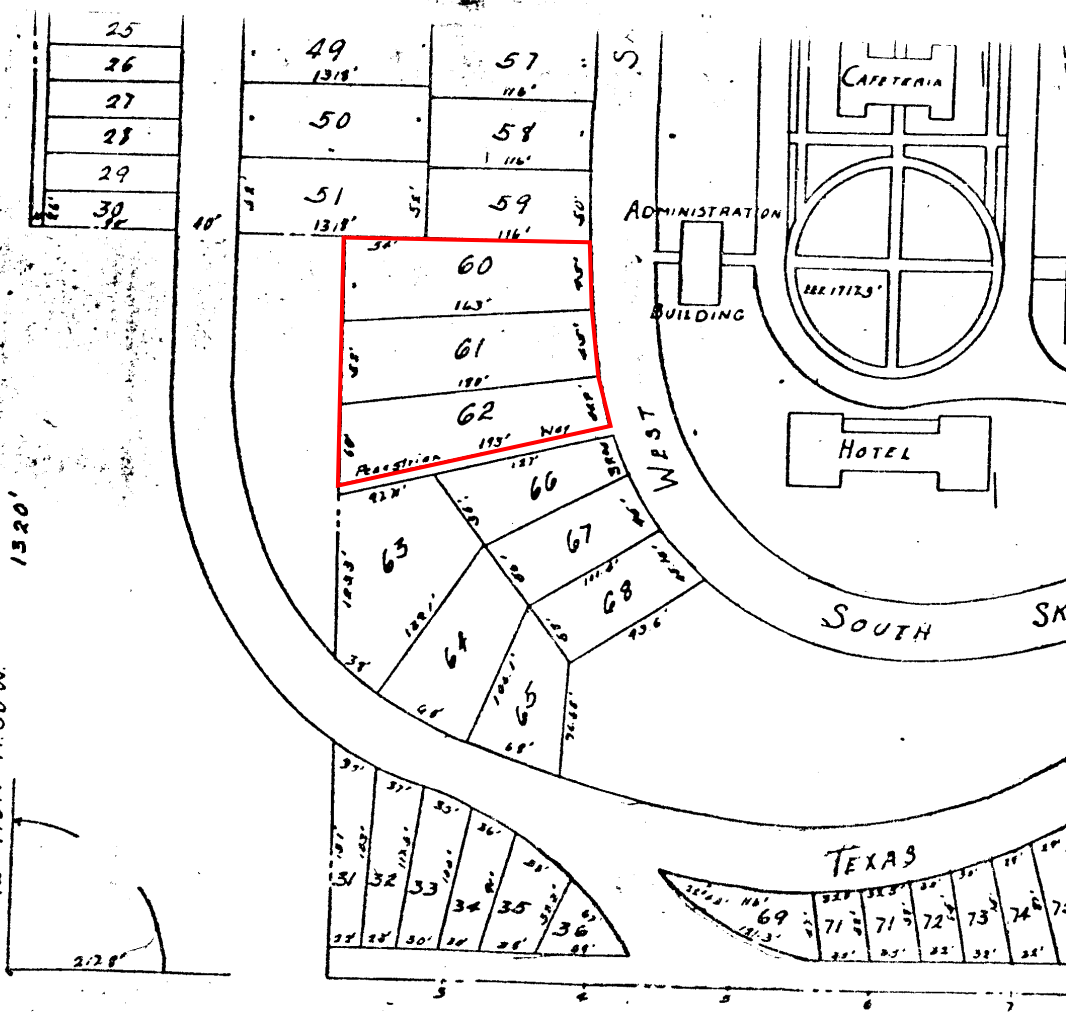
Property Owner 3: (if needed)

Name of person signing [printed] Entity/Company signator legally owns or represents
Contact Email Contact Phone
Mailing Address
Property Owner Signature Date

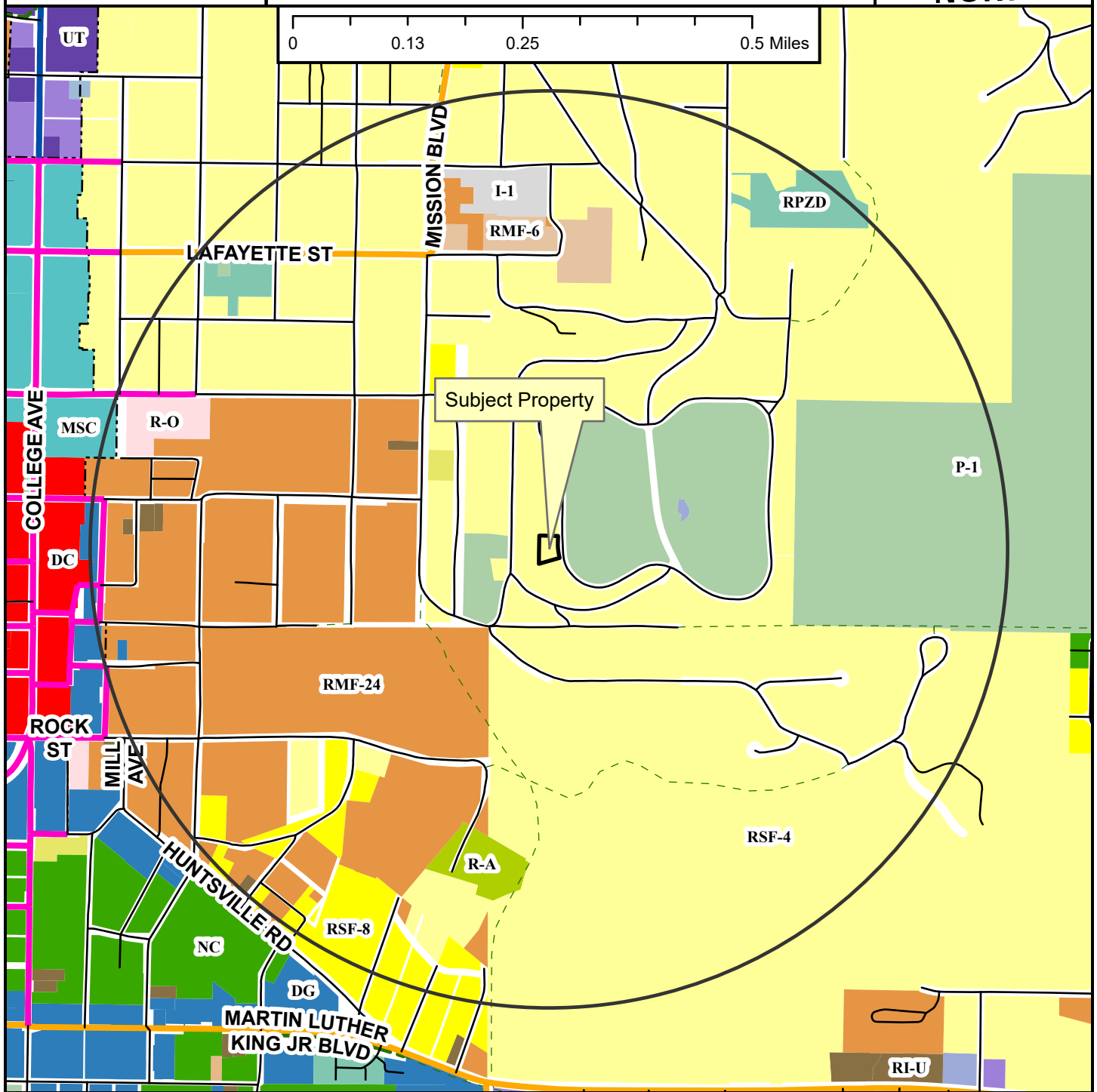
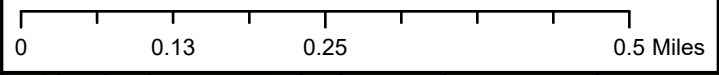
Property Owner 4: (if needed)

Name of person signing [printed] Entity/Company signator legally owns or represents
Contact Email Contact Phone
Mailing Address
Property Owner Signature Date

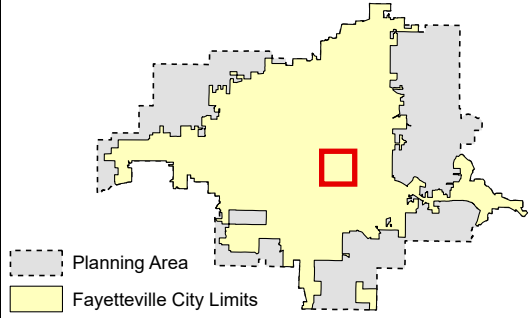
S.W. COR. of S.W. 1/4 of N. 21/4
Sec. 15 - T. 16 N. - R. 30 W.



Western
Methodist
Assembly

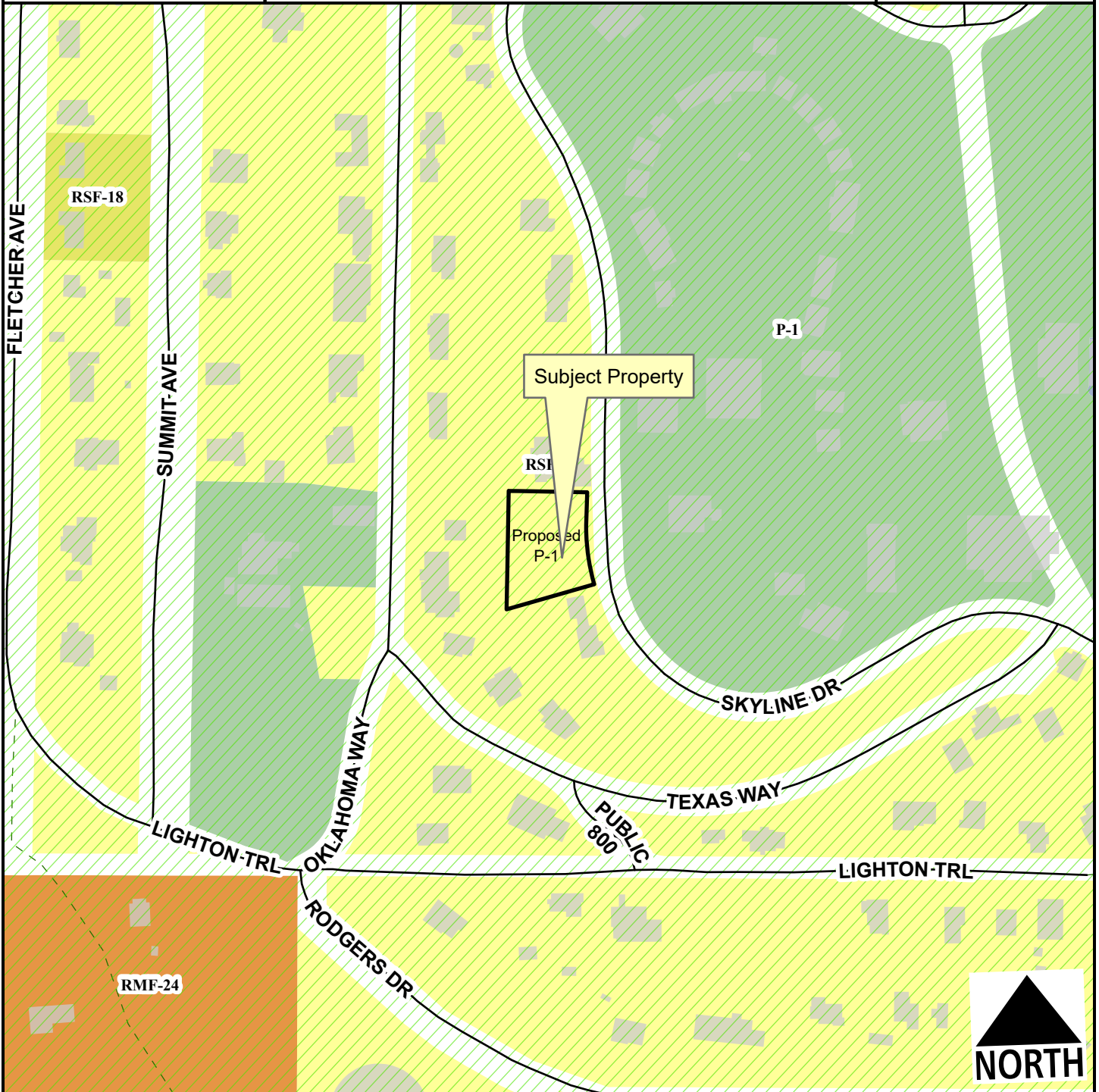


- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area

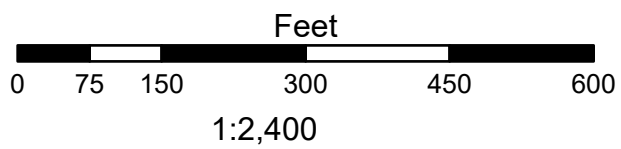


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - NS-G
 - RH-U
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
 - RESIDENTIAL MULTI-FAMILY**
 - RMF-6
 - RMF-12
 - RMF-13
 - RMF-24
 - RMF-40
 - INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial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

Close Up View



- Residential Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



<u>Zone</u>	<u>Current</u>	<u>Proposed</u>
P-1	0.0	0.4
RSF-4	0.4	0.0

Total 0.4 ac

RZN-2024-0014

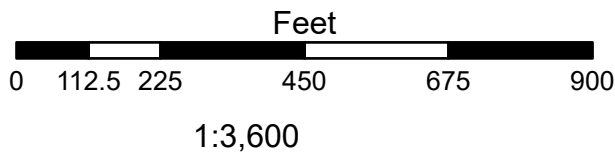
141 W. SKYLINE DR



Current Land Use



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



FEMA Flood Hazard Data

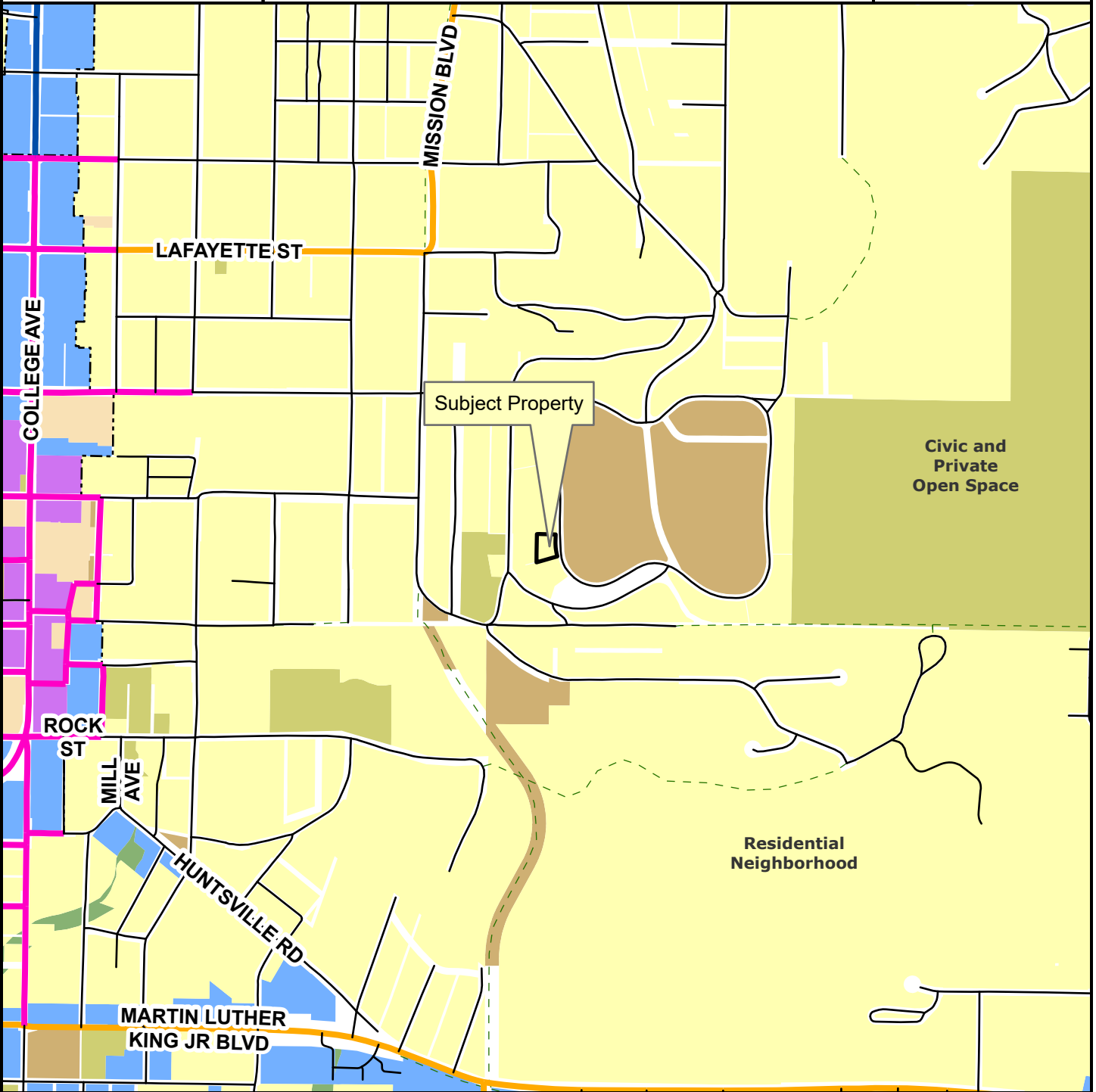
- 100-Year Floodplain
- Floodway

RZN-2024-0014

141 W. SKYLINE DR



Future Land Use

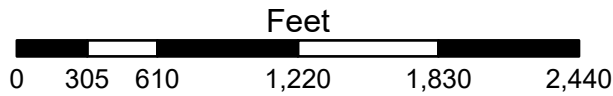


Subject Property

Civic and Private Open Space

Residential Neighborhood

- 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