



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-161

**RZN-2024-0023: Rezoning (1000 S. FUTRALL DR./ADROIS HOSPITALITY LLC, 559):
Submitted by BRANDON SCALLION for property located at 1000 S. FUTRALL DR. in WARD
1. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately
1.75 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.**

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-23 FOR APPROXIMATELY 1.75 ACRES LOCATED AT 1000 SOUTH FUTRALL DRIVE IN WARD 1 FROM C-2, THOROUGHFARE COMMERCIAL TO CS, COMMUNITY SERVICES

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

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

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 JUNE 18, 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-2024-0023: Rezoning (1000 S. FUTRALL DR./ADROIS HOSPITALITY LLC, 559): Submitted by BRANDON SCALLION for property located at 1000 S. FUTRALL DR. in WARD 1. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.75 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.**

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 southeast of the intersection of Futrall Drive and Martin Luther King Jr. Boulevard. The property contains one parcel totaling 1.75 acres which is developed with two motel buildings that were constructed in 1981, according to Washington County records, and zoned C-2, Thoroughfare Commercial.

Request: The request is to rezone the subject property from C-2, Thoroughfare Commercial, to CS, Community Services.

Land Use Compatibility: Staff finds the requested rezoning to be compatible with surrounding land uses. The property is located near the intersection of Futrall Drive and Martin Luther King Jr. Boulevard in an area that includes a variety of land uses and is well served by city services. The property's existing zoning, C-2, Thoroughfare Commercial, is designed to encourage the grouping of commercial enterprises that cater to highway travelers, while the proposed zoning, CS, Community Services, is intended to encourage adaptable mixed-use centers along commercial corridors. While C-2 zoning provides an urban form setback option, development in that zoning district typically follows a more traditional auto-oriented setback requirement with parking in front of structures, whereas CS requires an urban form setback with buildings addressing the street. Since the surrounding area is primarily developed with commercial buildings that are set far back from the street, staff finds that a rezoning to CS could encourage a different development pattern which would allow for the insertion of complimentary residential uses and require buildings to be closer to the street and sidewalk network. Residential uses are currently permitted in the C-2 zoning district, though only as an accessory use. A rezoning to CS would allow all residential uses by right. The proposed rezoning would also make the current use of the property as a motel a conditional use.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

Land Use Plan Analysis: Staff finds the applicant's request to be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates this property as an Urban Center Area. Those areas contain the most intense and dense development patterns in the city and allow for the tallest and greatest variety of buildings. While CS is somewhat aligned with that designation, staff finds that a more intense mixed-use district, such as UT, Urban Thoroughfare, may be more compatible since it would allow for more intense and dense development. Nevertheless, staff is still supportive of the applicant's request to rezone the property to CS since that rezoning would be aligned with several of the goals stated in City Plan 2040. A rezoning from C-2 to CS may encourage infill, discourage sprawl, and help grow a livable transportation network by allowing for mixed-use development in an area that is well served by city services, in proximity to trails and bus routes, and near a variety of existing land uses.

City Plan 2040 Infill Matrix: City Plan 2040's Infill Matrix indicates a score of 9 for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 6, located at 990 S. Hollywood Ave.)
- Near Sewer Main (six-inch main on site)
- Near Water Main (six-inch main on site)
- Near Public School (Ramay Junior High School)
- Near U of A Main Campus
- Near City Park (Centennial Park and Finger Park)
- Near Paved Trail (Town Branch Trail and Tsa-La-Gi Trail)
- Near Razorback Bus Stop (Route 44 and Route 48)
- Appropriate Future Land Use (Urban Center Area)

DISCUSSION:

At the May 28, 2024, Planning Commission meeting, a vote of 8-0-0 forwarded this request to City Council with a recommendation of approval. Commissioner Werner made the motion and Commissioner Madden seconded it. Commissioner Werner asked staff how they distinguish between apartments and hotels and staff explained how they are subject to different building code and land use regulations. Staff also provided clarification on the city's regulations for nonconforming land uses and structures in response to a question from Commissioner Castin. No member of the public commented on this item at the meeting.

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

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: May 28, 2024 (updated with results)

SUBJECT: **RZN-2024-0023: Rezoning (1000 S. FUTRALL DR./ADROIS HOSPITALITY LLC, 559):** Submitted by BRANDON SCALLION for property located at 1000 S. FUTRALL DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.75 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

RECOMMENDATION:

Staff recommends forwarding **RZN-2024-0023** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2024-0023** to the City Council with a recommendation of approval."*

BACKGROUND:

The subject property is located southeast of the intersection of Futrall Drive and Martin Luther King Jr. Boulevard. The property contains one parcel totaling 1.75 acres which is developed with two motel buildings that were constructed in 1981, according to Washington County records, and zoned C-2, Thoroughfare Commercial. Surrounding land uses and zoning are depicted below in *Table 1*.

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

Direction	Land Use	Zoning
North	Gas Station	I-1, Heavy Commercial and Light Industrial
South	Motel	C-2, Thoroughfare Commercial
East	Mixed Commercial	C-2, Thoroughfare Commercial
West	Interstate 49 Mixed Commercial	C-2, Thoroughfare Commercial

Request: The request is to rezone the subject property from C-2, Thoroughfare Commercial, to CS, Community Services.

Public Comment: To date, staff has not received any public comment on this item.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along Futrall Drive and Best Way Street. Futrall Drive is a fully improved Neighborhood Link Street with asphalt paving, curb,

gutter, and sidewalk along the east side of the street. Best Way Street is a partially improved Residential Link Street with asphalt paving, curb, gutter, and sidewalk along the south side of the street. 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 six-inch water main is present on the east side of the subject property.

Sewer: Sanitary sewer is available to the subject property. An existing six-inch sewer main is present in the center of the subject property.

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 will be determined at the time of development submittal.

Fire: Station 6, located at 990 S. Hollywood Ave., protects this site. The property is located approximately 0.3 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 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, CS, Community Services, requires **20% minimum canopy preservation**. The current zoning district, C-2, Thoroughfare Commercial, requires **15% 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 **Urban Center Area**.

Urban Center Areas contain the most intense and dense development patterns within the City and allow for the tallest and greatest variety of buildings. Urban Center accommodates rowhouses, apartments, local and regional retail, hotels, clean technology industries and entertainment uses. These areas are typified by their location adjacent to major thoroughfares with high visibility. Although Urban Center Areas recognize the conventional big box and strip retail centers existing along major arterials, it is expected that vacant properties will be developed into traditional mixed-use centers, allowing people to live, work and shop in the same area. Additionally, infill of underperforming or undervalued existing big box and strip centers should be strongly encouraged since there is a greater return on investment for redevelopment of these areas that have existing public infrastructure such as streets, sidewalks, trails, water, sewer and parklands.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **9** for this site with a weighted score of **11**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 6, located at 990 S. Hollywood Ave.)

- Near Sewer Main (six-inch main on site)
- Near Water Main (six-inch main on site)
- Near Public School (Ramay Junior High School)
- Near U of A Main Campus
- Near City Park (Centennial Park and Finger Park)
- Near Paved Trail (Town Branch Trail and Tsa-La-Gi Trail)
- Near Razorback Bus Stop (Route 44 and Route 48)
- Appropriate Future Land Use (Urban Center Area)

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 surrounding land uses. The property is located near the intersection of Futrall Drive and Martin Luther King Jr. Boulevard in an area that contains a variety of land uses and is well served by city services. The property's existing zoning, C-2, Thoroughfare Commercial, is designed to encourage the grouping of commercial enterprises that cater to highway travelers while the proposed zoning, CS, Community Services, is intended to encourage adaptable mixed-use centers along commercial corridors. While C-2 zoning provides an urban form setback option, development in that zoning district typically follows a more traditional auto-oriented setback requirement with parking in front of structures, whereas CS requires an urban form setback with buildings addressing the street. Since the surrounding area is primarily developed with commercial buildings that are set far back from the street, staff finds that a rezoning to CS could encourage a different development pattern which would allow for the insertion of more residential uses and require buildings to be closer to the street. Residential uses are currently permitted in the C-2 zoning district though only as an accessory use. A rezoning to CS would allow all residential uses by right. The proposed rezoning would also make the current use of the property as a motel a conditional use.

Land Use Plan Analysis: Staff finds the applicant's request to be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates this property as Urban Center Area. Those areas contain the most intense and dense development patterns in the City and allow for the tallest and greatest variety of buildings. While CS is somewhat aligned with that designation, staff finds that a more intense mixed-use district, such as UT, Urban Thoroughfare, may be more compatible since it would allow for more intense and dense development. Nevertheless, staff is still supportive of the applicant's request to rezone the property to CS. since that rezoning would be aligned with several of the goals stated in City Plan 2040. A rezoning from C-2 to CS may encourage infill, discourage sprawl, and help grow a livable transportation network by allowing for mixed-use development in an area that is well served by city services, in close proximity to trails and bus routes, and near a variety of existing land uses.

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 for rezoning the property from C-2 to CS since the proposed rezoning would be consistent with the property's future land use designation as Urban Center Area and support 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 C-2 to CS has the potential to increase vehicular traffic in the area when considering that CS would allow for more dense residential development. However, staff finds that the property's proximity to nonresidential uses, bus routes, and public trails may help reduce the number of vehicle trips generated by future development and limit impacts on vehicular traffic congestion and danger. The Arkansas Department of Transportation is in the process of finalizing plans for improvements to the interchange of I-49 and Martin Luther King Jr. Boulevard which would include a trail connection that would tie together the Tsa-La-Gi Trail and Shiloh Trail. That future trail connection would further improve connectivity for pedestrians and cyclists between the subject property and nonresidential uses to the west of I-49.

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: Rezoning the property from C-2 to CS has the potential to alter the population density since CS would allow for increased residential development. Given the property's proximity to public streets, trails, water, sewer, and schools, staff finds that the proposed rezoning is not likely to undesirably increase the load on public services. 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-2024-0023 to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	Required	<u>YES</u>	
Date: <u>May 28, 2024</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: Werner		with a recommendation of approval	
Second: Madden			
Vote: 8-0-0			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.22 Community Services
 - §161.23 District C-2, Thoroughfare Commercial
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.22 Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

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

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Dwelling	18 feet
All others	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories
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(G) *Minimum Buildable Street Frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800 , §1(Exh. A), 10-6-15; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §§5, 7—9, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6223 , §1, 9-3-19; Ord. No. 6409 §1, 2-2-21; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21; Ord. No. 6497 , §1, 10-19-21)

161.23 District C-2, Thoroughfare Commercial

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

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 25	Offices, studios, and related services
Unit 33	Adult live entertainment club or bar
Unit 34	Liquor store
Unit 40	Sidewalk Cafes
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance Halls
Unit 32	Sexually oriented business
Unit 35	Outdoor music establishments
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None.

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

(E) *Setback Regulations.*

Front	15 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Side	None
Side, when contiguous to a residential district	15 feet
Rear	20 feet

Urban Form Setback Regulations:

Front	A build-to zone that is located between 10 feet and a line 25 feet from the front property line
Side and rear	None
Side or rear, when contiguous to a single-family residential district	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	6 stories*
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* If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from side boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

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

(H) Urban form minimum buildable street frontage: 50% of the lot width.

(Code 1965, App. A., Art. 5(VI); Ord. No. 1833, 11-1-71; Ord. No. 2351, 6-2-77; Ord. No. 2603, 2-19-80; Ord. No. 1747, 6-29-70; Code 1991, §160.036; Ord. No. 4034, §3, 4, 4-15-97; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4727, 7-19-05; Ord. No. 4992, 3-06-07; Ord. No. 5028, 6-19-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6164, §§1, 6, 7, 4-2-19; Ord. No. 6223, §1, 9-3-19; Ord. No. 6245, §2, 10-15-19; Ord. No. 6521, §5, 1-18-22)

Brandon Scallion
Owner/Managing Member
Countdown LLC
273 Trout Water Drive, Jordan, AR 72519
bscalli@gmail.com
870-692-6430

April 15, 2024

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

Re: Rezoning Request for Parcel 765-05364-000

I am writing to formally submit a rezoning request for the parcel listed above on behalf of Countdown LLC. We currently have the property under contract to buy. The property is currently a Quality Inn Motel located at 1000 S. Futrall in Fayetteville, AR.

Parcel 765-05364-000: 1000 S. Futrall Dr

- Complete legal description provided separately
- 1.75 Acres
- Current Zoning – C2
- Requested Zoning – CS

Current Adjacencies:

- North – I1
- South – C2
- East – C2
- West – Interstate 49

Statement of Compatibility

The parcel is near residential zoned parcels, CS zoned parcels, C2 zoned parcels. The proposed land use for this parcel is affordable multifamily. The property is currently a 105 unit motel with a pool. The current average occupancy rate for the motel is 70%.

Statement of Adverse Effect or Conflict with Surrounding Land Use:

The main adverse effect may be a slight increase in local traffic. This is mitigated by the availability of green transit nearby. Public transportation is 0.15 miles away and the Greenway Bike Trail is roughly 100 yards from the property in question.

See Additional Exhibits:

- Consent Owner Form
- Purchase Contract
- Extended Legal Description (Word Format)

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.

Brandon Scallion

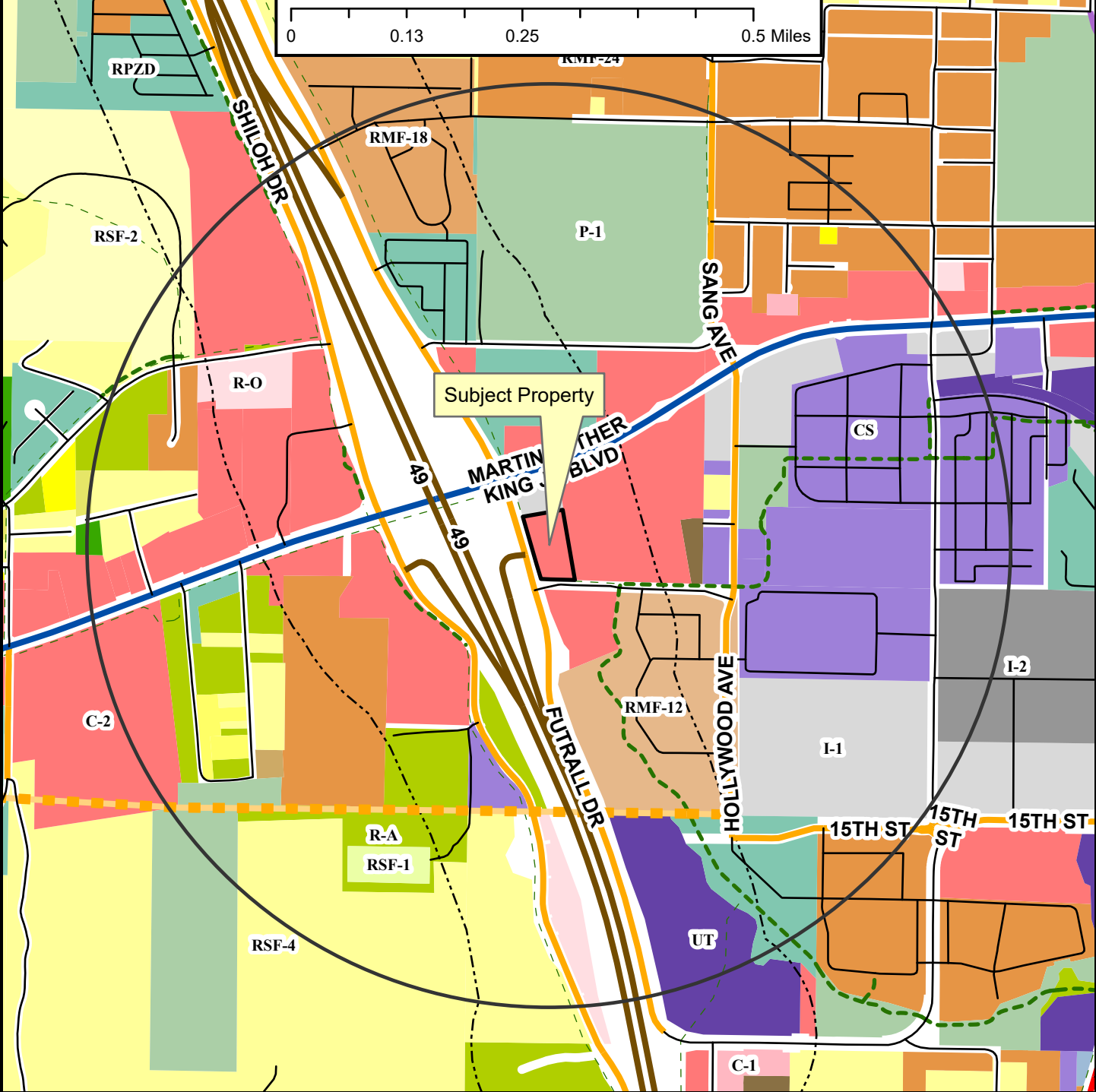
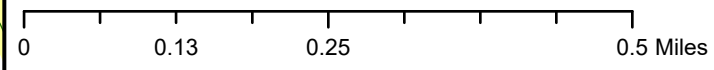
Owner/Managing Member

Countdown LLC

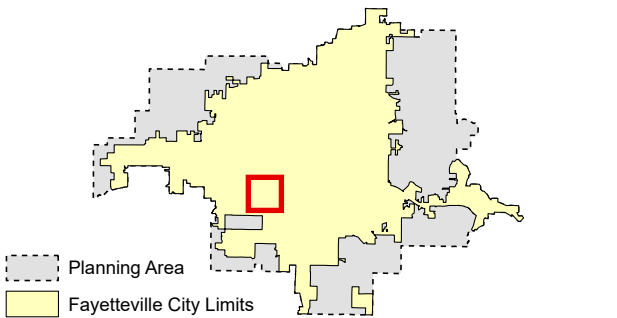
RZN-2024-0023

1000 S. FUTRALL DR

One Mile View



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

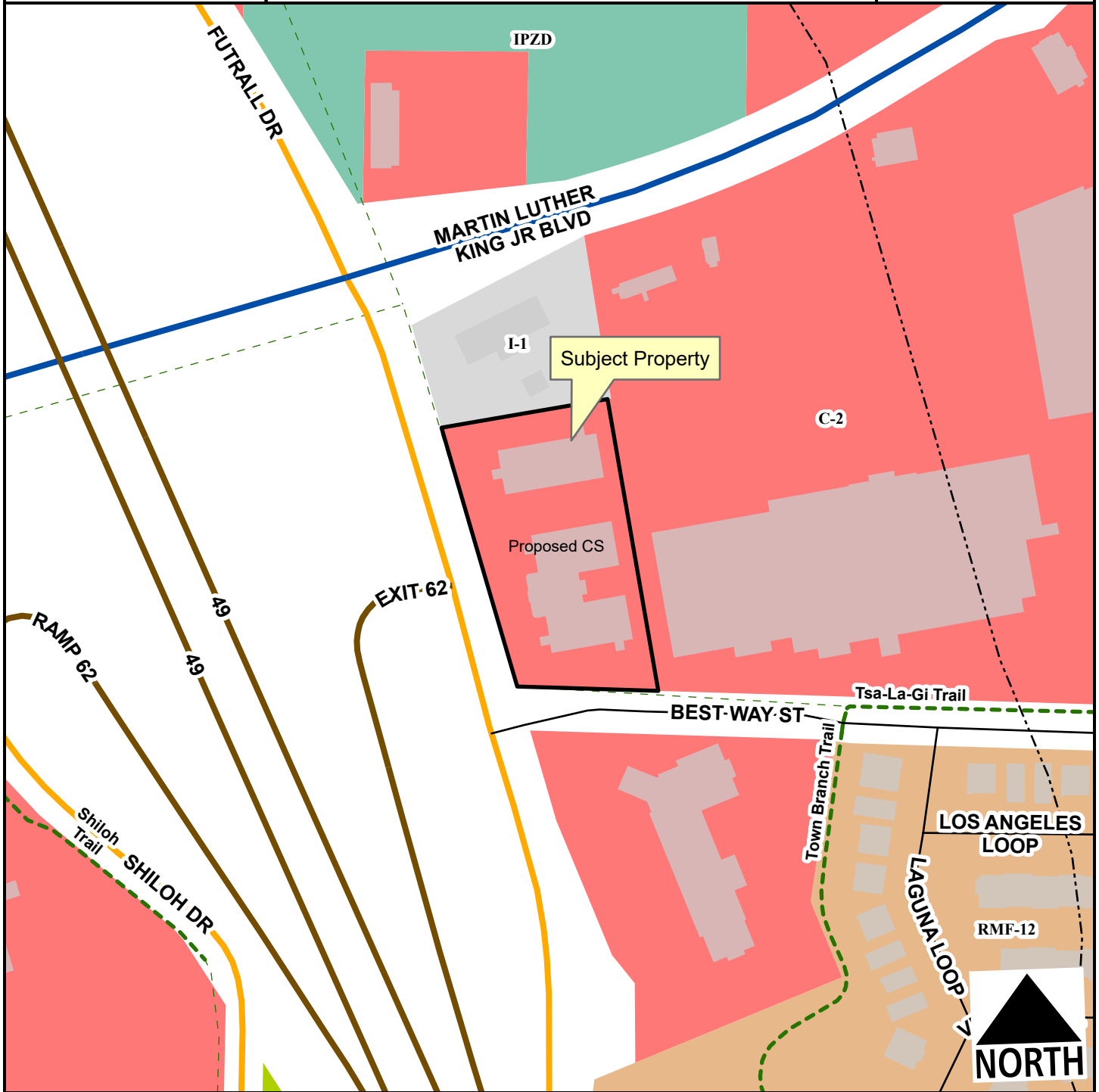


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - NS-G
 - RH-U
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
 - RMF-6
 - RMF-12
 - RMF-13
 - RMF-24
 - RMF-40
- INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
 - I-2 General Industrial
- EXTRACTION**
 - E-1
- COMMERCIAL**
 - 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
 - P-1

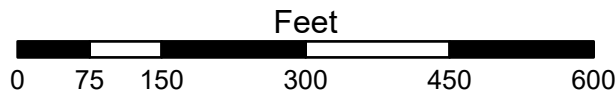
RZN-2024-0023

1000 S. FUTRALL DR

Close Up View



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



1:2,400

Zone	Current	Proposed
C-2	1.9	0.0
CS	0.0	1.9
I-1	0.0	0.0

Total 1.9 ac











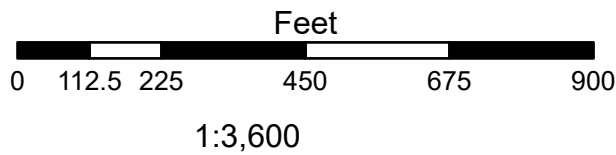
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1000 S. FUTRALL DR



Current Land Use



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



FEMA Flood Hazard Data

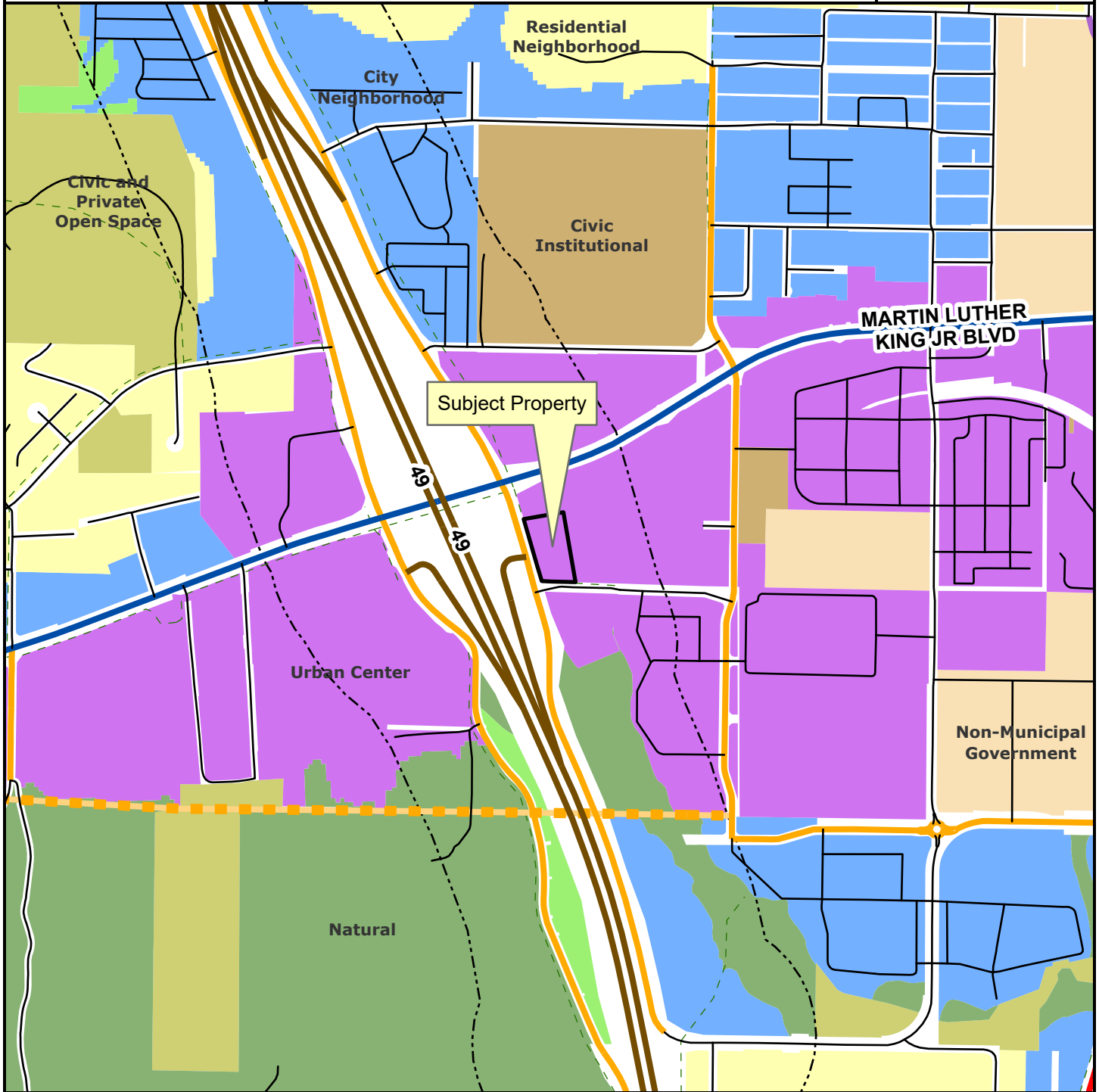
-  100-Year Floodplain
-  Floodway

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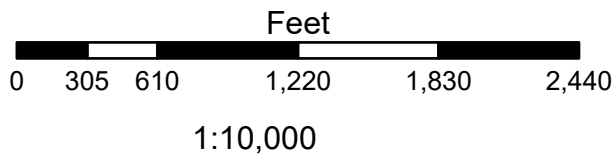
1000 S. FUTRALL DR



Future Land Use



- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Freeway/Expressway
- Unclassified
- Alley
- Residential Link
- - - Planned Neighborhood Link
- Planning Area
- Fayetteville City Limits
- - - Trail (Proposed)
- Design Overlay District



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