

City of Fayetteville Staff Review Form

D. 3
RZN 12-4024 (1934
E. Huntsville Rd./Stiles)
Page 1 of 26

City Council Agenda Items
and
Contracts, Leases or Agreements

3/6/2012

City Council Meeting Date
Agenda Items Only

Jesse Fulcher
Submitted By

Planning
Division

Development Services
Department

Action Required:

RZN 12-4024: (1934 E. HUNTSVILLE RD./STILES, 565): Submitted by Sharon Stiles for property located at 1934 EAST HUNTSVILLE ROAD. The property is zoned RSF-4, Residential Single-Family, 4 units per acre and contains approximately 0.41 acres. The request is to rezone the subject property to NS, Neighborhood Services.

Cost of this request	\$ -	Category / Project Budget	Program Category / Project Name
Account Number	\$ -	Funds Used to Date	Program / Project Category Name
Project Number	\$ -	Remaining Balance	Fund Name

Budgeted Item

Budget Adjustment Attached

Jessie C. Baker
Department Director 02-16-2012
Date

Previous Ordinance or Resolution # _____

Kim G. King
City Attorney 2-16-12
Date

Original Contract Date: _____

Original Contract Number: _____

Paul A. Baker
Finance and Internal Services Director 2-17-2012
Date

Received in City Clerk's Office 02-15-12 11:35 RCVD
Kim G.

Don Man
Chief of Staff 2-17-12
Date

Received in Mayor's Office
ENTERED 2/16/12
P.H.

Kimell Jordan
Mayor 2/16/12
Date

Comments:

CITY COUNCIL AGENDA MEMO

To: Mayor Jordan, City Council

Thru: Don Marr, Chief of Staff
Jeremy Pate, Development Services Director *JP*

From: Jesse Fulcher, Current Planner

Date: February 16, 2012

Subject: RZN 12-4024 (1934 E. Huntsville Rd./Stiles)

RECOMMENDATION

The Planning Commission and staff recommend approval of an ordinance to rezone the subject property from RSF-4, Residential Single-family, 4 units per acre to NS, Neighborhood Services.

BACKGROUND

The subject property at 1934 E. Huntsville Road was developed in 1963 with a 1,600 sq. ft. building that was used for television sales and repairs. The property was purchased in 1972 by the current applicants and converted to a catering business with approval of the Planning Commission. The applicant returned to the Planning Commission in 1985 requesting approval for an antique shop in the RSF-4 zoning district. This was allowed under Use Unit 2, City wide uses by conditional use permit. The request was approved and allowed the applicant to construct an additional building behind the original building. The antique shop and buildings have remained relatively unchanged since that time.

The applicant recently submitted a building permit for construction of a 32' x 12' storage building on the north side of the property. They intend to use the building for holding furniture that has been purchased by customers and that will be picked up at a later date. Staff was unable to approve the permit, since it's an expansion to a use that was allowed by a conditional use permit. Usually a request to amend the original conditional use application would be an available option for the applicant. However, an antique shop is no longer allowed as a conditional use in the RSF-4 zoning district, requiring the applicant to rezone the property to a district that allows Use Unit 15, Neighborhood Shopping Goods, either by right or by conditional use.

The applicant has submitted an application to rezone approximately 0.41 acres from RSF-4 to NS, Neighborhood Services. This will allow the applicant to request conditional use approval for Use Unit 15, Neighborhood Shopping Goods, which will allow an antique store and the desired expansion.

DISCUSSION

On February 13 2012, the Planning Commission forwarded this item to the City Council with a recommendation of approval with a vote of 9-0-0.

BUDGET IMPACT

None.

ORDINANCE NO.

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 12-4024, FOR APPROXIMATELY 0.4 ACRES, LOCATED AT 1934 EAST HUNTSVILLE ROAD FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE TO NS, NEIGHBORHOOD 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 following described property from RSF-4, Residential Single-Family, 4 units per acre to NS, Neighborhood Services, as shown on Exhibits "A" and "B" attached hereto and made a part hereof.

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.

PASSED and **APPROVED** this day of , 2012.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

EXHIBIT "A"

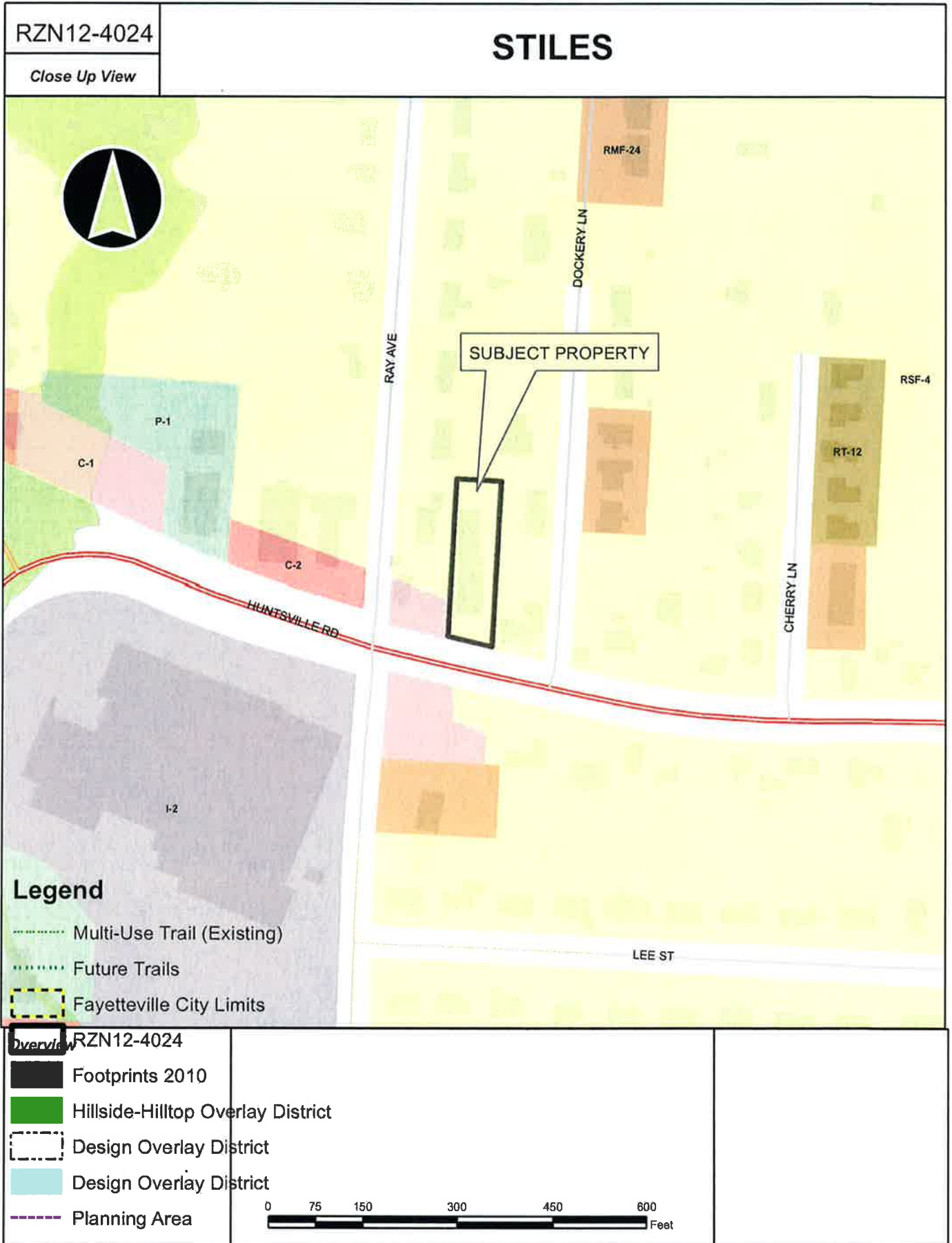


EXHIBIT "B"
RZN 12-4024

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY (30) WEST, AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF ARKANSAS STATE HIGHWAY NO. 16, WHICH IS 520 FEET WEST AND 507.7 FEET SOUTH OF THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE NORTH 278 FEET, THENCE EAST 70 FEET, THENCE SOUTH TO THE NORTH LINE OF SAID ARKANSAS STATE HIGHWAY NO. 16, THENCE IN A NORTHWESTERLY DIRECTION WITH SAID NORTH LINE OF SAID ARKANSAS HIGHWAY NO. 16 TO THE POINT OF THE BEGINNING, AND CONTAINING 40/100 ACRES, MORE OR LESS.



PC Meeting of February 13, 2012

THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO: Fayetteville Planning Commission
FROM: Jesse Fulcher, Current Planner
THRU: Jeremy Pate, Development Services Director
DATE: ~~February 8, 2012~~ Updated February 16, 2012

RZN 12-4024: Rezone (1934 E. HUNTSVILLE RD./STILES, 565): Submitted by SHARON STILES for property located at 1934 EAST HUNTSVILLE ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.41 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES.

Planner: Jesse Fulcher

BACKGROUND:

Property Description: The subject property at 1934 E. Huntsville Road was developed in 1963 with a 1,600 sq. ft. building that was used for television sales and repairs. The property was purchased in 1972 by the current applicants and converted to a catering business with approval of the Planning Commission. The applicant returned to the Planning Commission in 1985 requesting approval for an antique shop in the RSF-4 zoning district. This was allowed under Use Unit 2, City wide uses by conditional use permit. The request was approved and allowed the applicant to construct an additional building behind the original building. The antique shop and buildings have remained relatively unchanged since that time. Surrounding land uses and zoning are shown in *Table 1*.

Table 1: Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North	Residential	RSF-4, Residential single-family, 4 units per acre
South	Residential	C-1, Neighborhood Commercial and RSF-4
East	Residential	RSF-4, Residential single-family, 4 units per acre
West	Residential	C-1, Neighborhood Commercial and RSF-4

Reason for request: The applicant recently submitted a building permit for construction of a 32' x 12' storage building on the north side of the property. They intend to use the building for holding furniture that has been purchased by customers and that will be picked up at a later date. Staff was unable to approve the permit, since it's an expansion to a use that was allowed by a conditional use permit. Usually a request to amend the original conditional use application would be an available option for the applicant. However, an antique shop is no longer allowed as a conditional use in the RSF-4 zoning district, requiring the applicant to rezone the property to a district that allows Use Unit

15, Neighborhood Shopping Goods, either by right or by conditional use.

Proposal: The applicant has submitted an application to rezone approximately 0.41 acres from RSF-4 to NS, Neighborhood Services. This will allow the applicant to request conditional use approval for Use Unit 15, Neighborhood Shopping Goods, which will allow an antique store and the desired expansion.

Public Comment: Staff has not received public comment.

RECOMMENDATION: Staff recommends forwarding RZN 12-4024 to the City Council with a recommendation of approval based on findings stated herein.

PLANNING COMMISSION ACTION:	Required	<u>YES</u>		
Date: <u>February 13, 2012</u>	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled	
Motion: <u>Chesser</u>	Second: <u>Griffin</u>	Vote: <u>9-0-0</u>		
CITY COUNCIL ACTION:	Required	<u>YES</u>		
Date: <u>March 6, 2012</u>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied		

INFRASTRUCTURE:

Streets: The site has access to Huntsville Road, an unimproved two lane street. The Huntsville Road widening is funded and in design review. These improvements will extend from Stonebridge Road to Armstrong Avenue.

Water: There is an 8" water main along Huntsville Road. A new 12" water main is proposed along the south side of the street when the road is widened.

Sewer: There is a 6" sewer main to the north of the property.

Drainage: Standard improvements and requirements for drainage will be required for any future development.

Police: The Fayetteville Police Department has not raised any concerns with the rezoning request.

Fire: The Fayetteville Fire Department finds that this rezoning will not affect calls for service or response times.

CITY PLAN 2030 FUTURE LAND USE PLAN: *City Plan 2030 Future Land Use Plan designates this site as **Residential Neighborhood Area**. These areas are primarily residential in nature and support a variety of housing types of appropriate scale and context. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices, on corners and along connecting corridors.*

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: The subject property was developed as a small scale commercial establishment in 1963 and has been used as such continuously for the last 49 years. Rezoning the property to Neighborhood Services, which is designed to serve as a mixed use area of low intensity small-scale commercial establishments, will be consistent with the historical land use. This zoning designation will also be consistent with the Future Land Use Plan, which designates this property as a Residential Neighborhood Area. While these areas are predominantly residential, it also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices, on corners and along connecting corridors

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

Finding: The proposed rezoning is needed at this time, so the property owner can request approval from the Planning Commission (by conditional use) to allow a small outbuilding to be constructed on the property. An antique shop is not a permitted use, or a conditional use in the current RSF-4 zoning district. Rezoning the property to NS will allow the applicant to submit a conditional use application requesting an expansion to the existing facility.

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

Finding: The owner plans to continue using the property for a antique store after it is rezoned, so an increase in traffic danger or congestion isn't expected. It is possible that the property could be redeveloped, but this would occur after Huntsville Road is widened to four lanes.

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: Redevelopment of the property under the NS designation could result in a slight increase in residential density, but not to a degree that would create an undesirable increase on public services.

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: Not applicable. Staff is recommending approval.

161.07 District RSF-4, Residential Single-Family – Four 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

(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 12	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cottage Housing Development

(C) *Density.*

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

(D) *Bulk and area regulations.*

	Single-family dwellings	Two-family dwellings
Lot minimum width	70 ft.	80 ft.
Lot area minimum	8,000 sq. ft.	12,000 sq.-ft.
Land area per dwelling unit	8,000 sq. ft.	6,000 sq. ft.
Hillside Overlay District Lot minimum width	60 ft.	70 ft.
Hillside Overlay District Lot area minimum	8,000 sq. ft.	12,000 sq.-ft.
Land area per dwelling unit	8,000 sq. ft.	6,000 sq. ft.

(E) *Setback requirements.*

Front	Side	Rear
15 ft.	5 ft.	15 ft.

(F) *Building height regulations.*

Building Height Maximum	45 ft.
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Height regulations. Structures in this District are limited to a building height of 45 feet. Existing structures that exceed 45 feet in height shall be grandfathered in, and not considered nonconforming uses, (ord. # 4858).

(G) *Building area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot.

161.16 Neighborhood Services

(A) *Purpose.* The Neighborhood Services district is designed to serve as a mixed use area of low intensity. Neighborhood Services 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-family dwellings
Unit 12	Limited Business
Unit 24	Home occupations
Unit 41	Accessory dwelling units
Unit 44	Cottage Housing Development

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
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 13	Eating places
Unit 15	Neighborhood 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 40	Sidewalk cafes

(C) *Density.*

Units per acre	10 or less
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(D) *Bulk and Area*

(1) *Lot width minimum*

Single-family	35 feet
Two-family	70 feet
Three or more	90 feet
All other uses	None

(2) *Lot area minimum.*

Single-family	4,000 sq. ft.
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Two-family or more	3,000 sq. ft. of lot area per dwelling unit
All other permitted and conditional uses	None

(E) *Setback regulations*

Front:	The principal façade of a building shall be built within a build-to zone that is located between 10 feet and a line 15 feet from the front property line.
Side	5 feet
Rear	15 feet

(F) *Building height regulations.*

Building Height Maximum	45 ft.
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(G) *Building area.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of the lot.

CHAPTER 162: USE UNITS

L) Unit 12. Limited business.

- (1) *Description.* Unit 12 consists of small-scale establishments offering commercial goods and services that are accessible for the convenience of individuals living in residential districts, while compatible in size, scale and appearance with the surrounding neighborhood. These uses shall be subject to the regulations in Chapter 164. All uses classified under Unit 12 must be within a building containing 3,000 square feet or less.

(2) *Included uses.*

Personal Services: (Maximum gross floor area of 1500 square feet)	<ul style="list-style-type: none"> •Day care •Dry Cleaning •Salon/Barber shop •Tailoring
Specialized Retail: (Maximum gross floor area of 2000 square feet)	<ul style="list-style-type: none"> •Antique/home decor sales •Apparel •Art/architectural supplies •Bakery, Pastry shops •Bicycle Shops •Book store •Coffee shop •Delicatessen •Drugstore •Food specialty stores •Florist •Grocery •Hardware •Health food store •Hobby /Craft Stores •Ice cream •Meat Market •Restaurant/café •Small appliance repair •Stationary Store •Toy store •Video rental
Professional Offices: (Maximum gross floor area of 3000 square feet)	<ul style="list-style-type: none"> •Accountant •Architect •Attorney •Broker •Business/Mgmt Consultant •Doctor •Dentist •Engineer •Insurance Sales •Interior Designer •Optometrist •Realtor •Welfare agency
Studios for: (Maximum gross floor area of 3000 square feet)	<ul style="list-style-type: none"> •Art •Dance •Music •Photography •Pottery



Zoning Review

To: Amy Sloan and Jesse Fulcher
From: Captain Mark Stevens
Date: February 16, 2012
Re: RZN 12-4024 (1934 E. Huntsville)

This development will be protected by Ladder 3 located at 1050 S. Happy Hollow.
It is .5 miles from the station with an anticipated response time of 2 minutes to the beginning of the development.

This is a rezoning request for a location that currently has an occupied business in operation. Therefore the Fayetteville Fire Department does not feel this development will affect our calls for service or our response times.

If you have any questions please feel free to contact me.

Captain Mark Stevens
Assistant Fire Marshal
Fayetteville Fire Department

APPLICATION FOR RE-ZONING

A. BILL AND SHARON STILES
1934 EAST HUNTSVILLE RD.
FAYETTEVILLE AR 72701
479-582-3590

PARCEL NO. 765-15215-000

B. REASON FOR REZONING REQUEST:

WE SUBMITTED A BUILDING PERMIT TO ADD A PORTABLE STORAGE BUILDING 12FT. X 32FT. WE MET THE NECESSARY SET BACK REQUIREMENTS, BUT CHANGES IN EXISTING CODE REQUIRES A CHANGE TO OUR ZONING.

CURRENT ZONING IS RSF-4. A CONDITIONAL USE PERMIT WAS GRANTED IN 1984. USE UNIT 2. THERE WERE NO LIMITATIONS ON EXPANSION PROVIDED SET BACK REQUIREMENTS AND BUILDING CODES WERE MET. IT IS MY UNDERSTANDING THAT CURRENT CHANGES HAVE CREATED A MAXIMUM EXPANSION TO 2000 SQ. FT.

WE WISH TO CHANGE THE ZONING TO NEIGHBORHOOD SERVICES. AFTER APPROVAL, THEN A CONDITIONAL USE PERMIT WOULD BE REQUESTED TO USE UNIT 15 NEIGHBORHOOD SHOPPING GOODS, WHICH WOULD ALLOW FOR THE EXPANSION REQUESTED. (MAXIMUM TO 25,000 SQ.FT.)

C. THE REQUEST SHOULD NOT HAVE ANY SIGNIFICANT EFFECT ON SURROUNDING PROPERTIES. WE WILL CONTINUE TO OPERATE AS WE HAVE SINCE 1984.(EXCEPT WITH ADEQUATE STORAGE).

D. WATER AND SEWER AVAILABLE

E. THRU H. PLANNING PERSONNEL RECOMMENDED THE ZONING CHANGE TO ACHIEVE OUR REQUEST.

I. EXISTING ZONING CLASSIFICATION

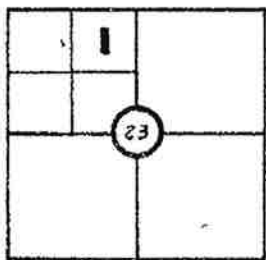
THIS PROPERTY HAS ALWAYS BEEN A COMMERCIAL TYPE PROPERTY. IT WAS BUILT FOR COM'L PURPOSES AND WAS OPERATING AS A COM'L PROPERTY WHEN IT WAS ANNEXED INTO THE CITY. IN ORDER TO OPERATE IT AS A BUSINESS IT HAS ALWAYS REQUIRED A CONDITIONAL USE PERMIT. BEFORE RECENT REGULATION CHANGES, THE EXPANSION REQUEST WOULD HAVE BEEN GRANTED (UNDER THE CURRENT CONDITIONAL USE PERMIT).

THE STORAGE BUILDING IS BEING REQUESTED FOR STORAGE, NOT ADDITIONAL DISPLAY AREA. DUE TO CHANGES IN THE ECONOMY WE HAVE MORE OPPORTUNITIES TO PURCHASE INVENTORY. FOR VARIOUS REASONS, PEOPLE LIKE TO PURCHASE USING LAYAWAY, THUS WE NEED SPACE TO STORE SUCH ITEMS.

PLAT OF SURVEY

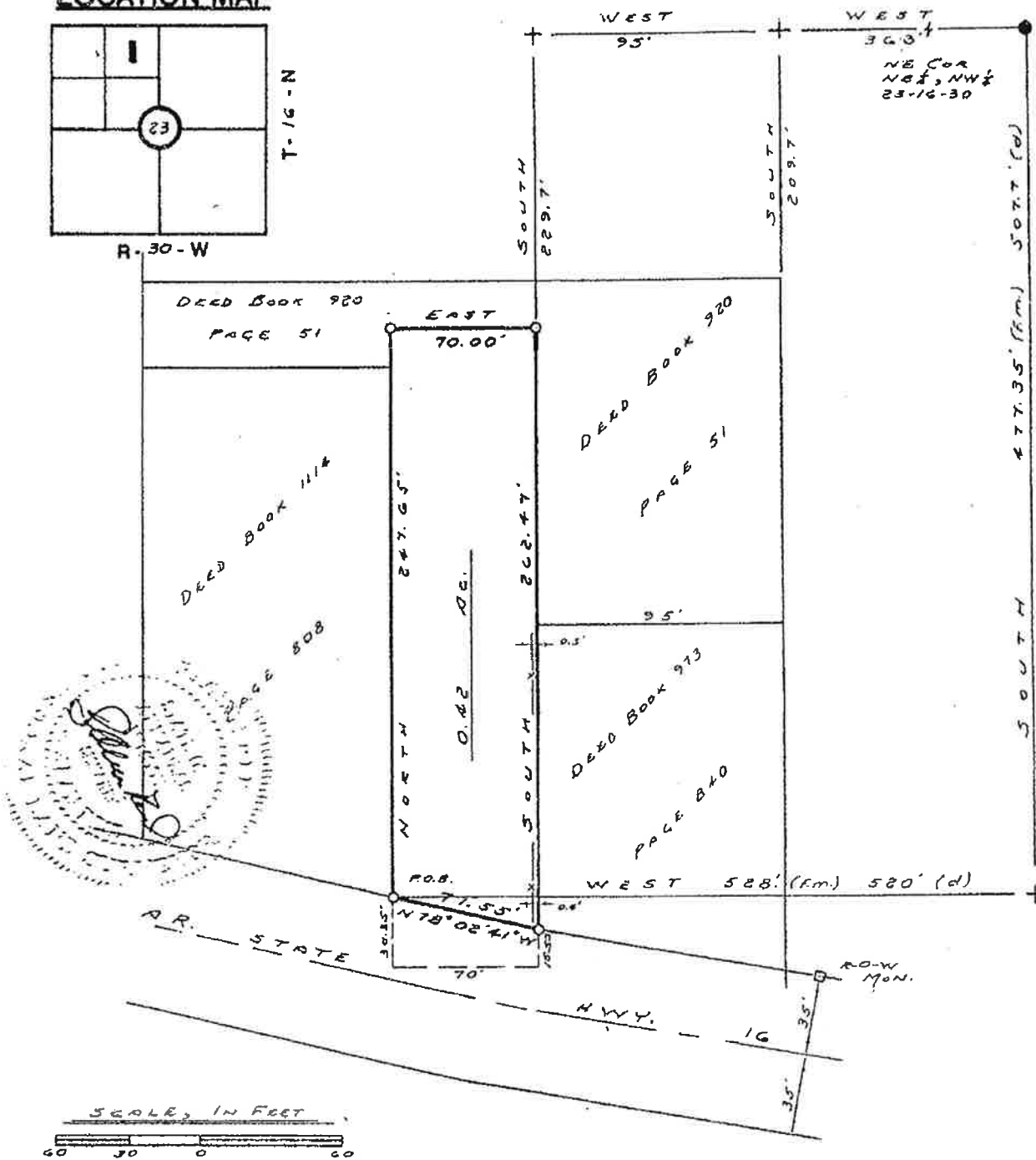
BILL STILES
 1934 E HUNTSVILLE RD
 FAYETTEVILLE AR 72701

LOCATION MAP



R-30-W

T-16-N



SURVEY DESCRIPTION

A part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), Township Sixteen (16) North, Range Thirty (30) West, being more particularly described as follows: Beginning at a point on the North line of Arkansas State Highway No. 16, which is West 528.00 feet (Record 520.00 feet) and South 477.35 feet (Rec. 507.70 feet) of the Northeast Corner of said forty acre tract, and running thence North 247.65 feet (Rec. 278.00 feet); thence

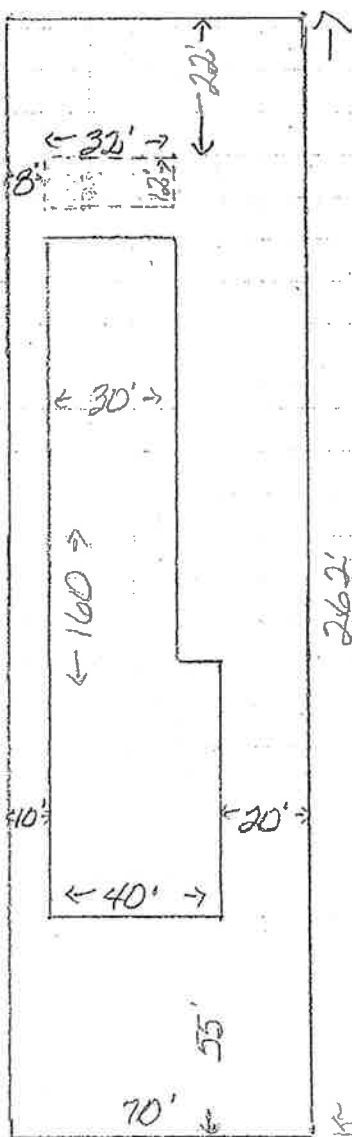
CERTIFICATION

I hereby certify, this day, that I have performed a survey of the above described lands and found conditions to be as shown hereon.

G. Alan Reid

February 13, 2012
 P.L.S. 1005
 Planning Commission
 RZN12-4024 Stiles
 Agenda Item 6
 Page 10 of 20

BILL STILES
1934 E. HUNTSVILLE TR
FAYETTEVILLE AR
72701
479-582-3590



LOCATION
OF PORTAL
W/DC

262'

CENTER OF
HIGHWAY

CERTIFICATE OF OCCUPANCY

CITY OF FAYETTEVILLE
FAYETTEVILLE, ARKANSAS



C 158

ZONING COMPLIANCE (25) DATE 9/19/72

THIS IS TO CERTIFY THAT THIS BUILDING HAS BEEN INSPECTED AND THE FOLLOWING OCCUPANCY THEREOF IS HEREBY AUTHORIZED.

LOT NO. _____ BLOCK NO. _____ ADDITION _____

ADDRESS Highway 16E Rt 9 1934 E.

OWNER'S NAME Mr. Mrs. R. L. Newberry ADDRESS 117 N. 55th St. S.W.

LEASEE'S NAME "AME" ADDRESS 117 N. 55th St. S.W.

ZONING DISTRICT R-1

NEW STRUCTURE _____ EXISTING STRUCTURE _____

SINGLE FAMILY _____ OCCUPANCY AUTHORIZED: _____ NO. APTS. _____

TWO FAMILY _____ MULTIPLE FAMILY _____

ROOMING HOUSE _____ NO. OF ROOMERS _____ COMMERCIAL

REMARKS: Catering service

Pl. of the normal with w. of U.S. 16.001 R. 20-0

CASHIER NO. F 16577

FEE 9/8/72

DATE 1:00

BUILDING OFFICIAL
CITY OF FAYETTEVILLE, ARKANSAS

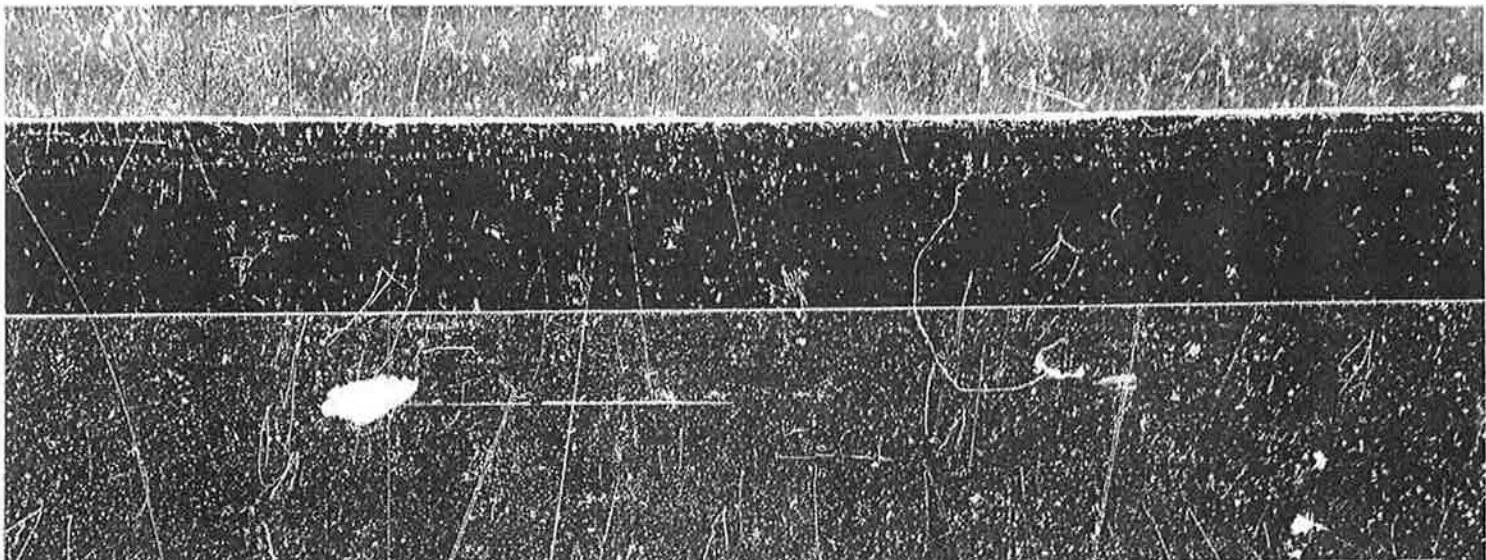
BY Arnold E. Luebberg

DATE Sept. 15, 1972

CITY INSPECTOR

DATE

STREET FILE



CITY OF FAYETTEVILLE
FAYETTEVILLE, ARKANSAS

C 5345

ZONING COMPLIANCE

DATE 3/17 1987

INSPECTED BY

DATE 19

THIS IS TO CERTIFY THAT THIS BUILDING HAS BEEN INSPECTED AND THE FOLLOWING OCCUPANCY THEREOF IS HEREBY AUTHORIZED

BUILDING PERMIT NO. B 18010

LOT NO. BLOCK NO. ADDRESS: pt of NE 1/4, NW 1/4, Sec 23, T-16-N, R-30-W

ADDRESS 1934 E. Huntsville

OWNER'S NAME Bill & Sharon Stiles
Business Name Long Ago Antiques
LEASEE'S NAME

ADDRESS 304 W. Meadow
APARTS

ZONING DISTRICT R-1, Low Density Residential

NEW STRUCTURE

EXISTING STRUCTURE

OCCUPANCY AUTHORIZED:

SINGLE FAMILY TWO FAMILY MULTIPLE FAMILY NO APTS

ROOMING HOUSE NO. OF ROOMERS COMMERCIAL

REMARKS: add warehouse, office and lounge to antique shop

F.C. 10-23-85 approved conditional use

NOTE: October 1, 1985, Ord. 3129, to allow conditional use of antique shop in R-1.

BUILDING OFFICIAL
CITY OF FAYETTEVILLE, ARKANSAS

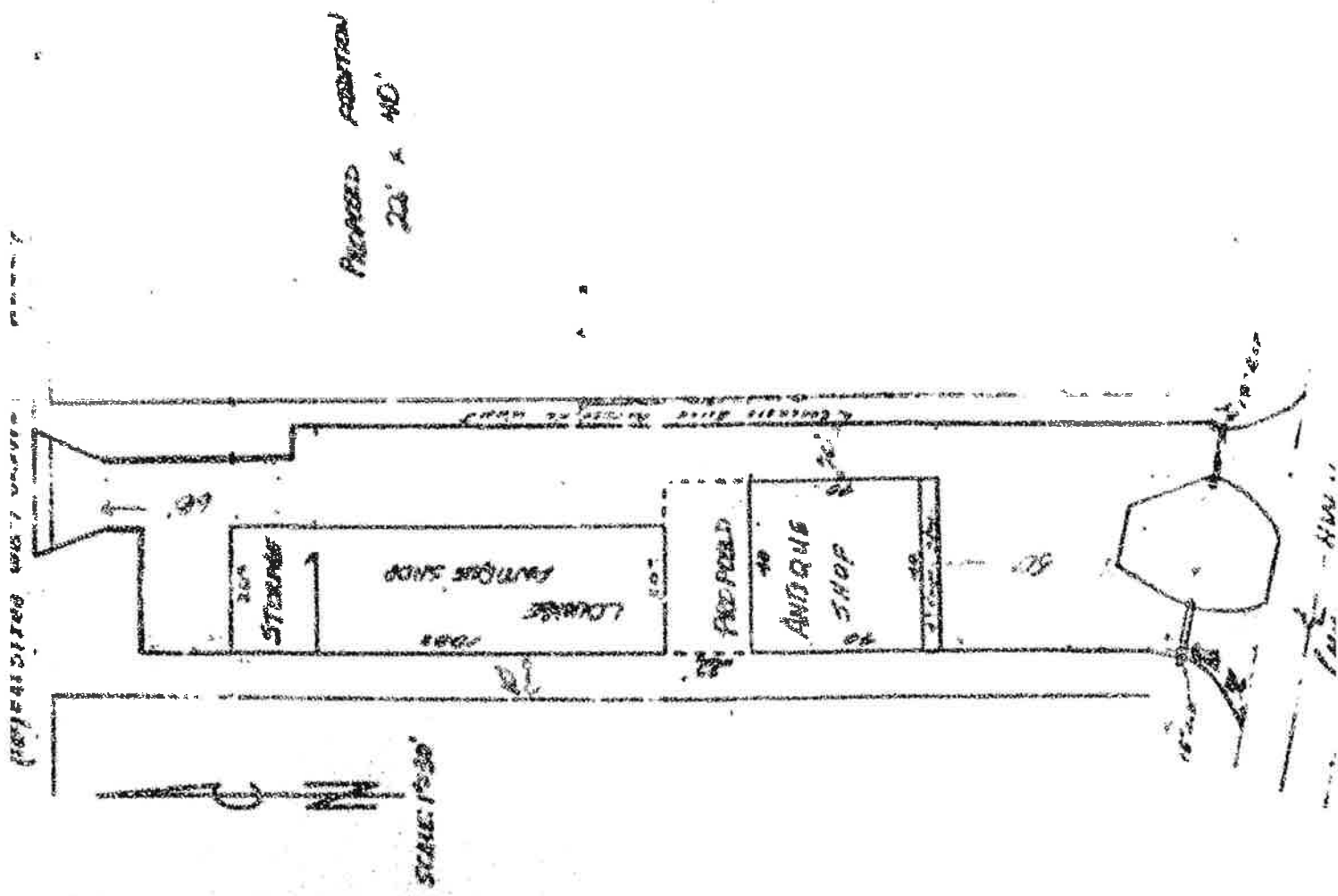
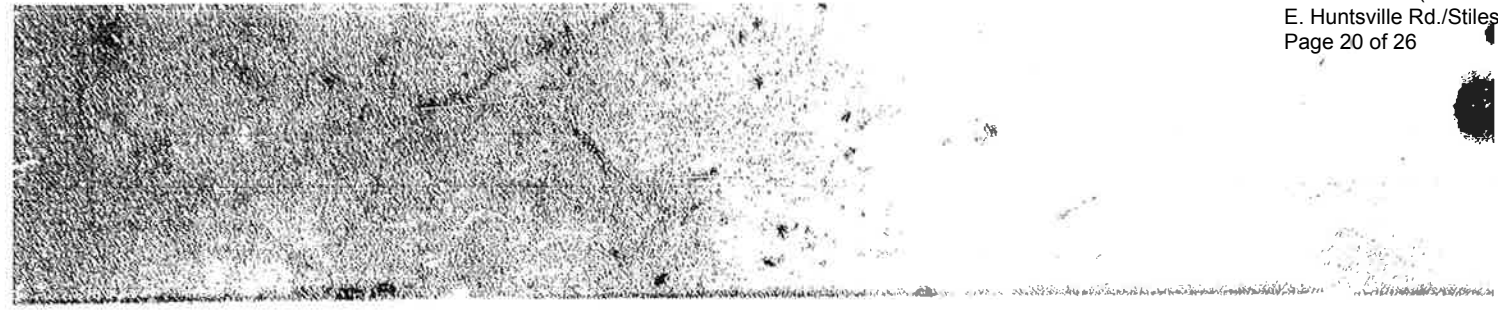
CASHIER NO. K-05207

FEE \$1.00

DATE 12-3-85

BY *[Signature]*

DATE 3/17 1987



SITE ADDRESS: 1934 E HUNTSVILLE RD
 Lot: DIA Block: DIA Subdivision: N/A
 Sec-Twn-Rng: 23-1-100 Plat: 555 Par #: 705-15215-000
 Zip: 37101
 Billing Address: 117 W ROCK ST FVILLE 72701 582-3540
 Architect/Engineer: MARK C SPECTOR Phone: 443-2911
 Contributor: SAVE
 Reviewer Contact: BILL STILES Phone: 443-5173
 State Contractor's License #: _____
 Engineer: _____

Work: NEW ADDITION ALTERATION REPAIR MOVING DEMOLITION OTHER: _____
 FOOTING ONLY EXTERIOR ONLY TENANT FINISH DESIGN/BUILD

Residential: Single Family Multifamily (number of units: _____) Townhouse

Valuations of Work		Building Information	
Cost: \$ <u>20,000</u>	TOTAL <u>2480</u>	# of Stories: <u>1</u>	Sum Total Area <u>sq. ft</u>
<u>500</u>	<u>2480</u>	Height: <u>9.3</u>	Total Heated/Cooled: <u>sq. ft</u>
<u>1000</u>	<u>880</u>	Length: <u>22</u>	Total Un-heated: <u>sq. ft</u>
<u>7000</u>	<u>880</u>	Width: <u>40</u>	ADJACENT AREA: <u>sq. ft</u>
		Slab Floor: <u>Y</u> <input checked="" type="checkbox"/> N <input type="checkbox"/>	Public Sewer: <u>Y</u> <input checked="" type="checkbox"/> N <input type="checkbox"/>
		Basement: <u>3</u>	Sqft Structure: Wood <input checked="" type="checkbox"/> Metal _____ Masonry _____ Other _____

Arkansas Energy Code Requirements (Yes/No): YES
 Is it to be constant (Yes/No): NO
 Are you working in this subdivision? (Yes/No): NO
 Flood Plain? (Yes/No): _____
 AR. Pkg. Approval No.: _____
 Wash Co. Septic Approval No.: _____

Engineering Approval: _____
 Engineering Approval: _____
 Planning Approval: _____

DESCRIPTION OF WORK: CONNECT FRONT & BACK BUILDINGS
from a flat roof to pitched roof. GO

Use of Building: ANTIQUE SALES Previous Use: SAME
 Construction Type: WOOD FRAME Occupancy Group: M
 Max. Occupancy Load: _____ Fire Zone: NO
 Protection (hours): _____ Sprinklered: Y N

NOTICE
 SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, GAS, MECHANICAL, AND SIGNS.
 THIS PERMIT BECOMES NULL AND VOID IF WORK/CONSTRUCTION AUTHORIZED IS NOT COMMENCED
 WITHIN 6 MONTHS, OR IF WORK/CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS.
 I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and
 ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not
 presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the
 performance of construction.

Signature: [Signature] (date) 6-18-99
 Signature: [Signature] (date) _____

RZN12-4024

STILES

Current Land Use

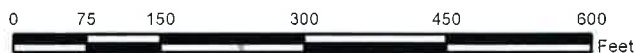


Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits

Overview RZN12-4024

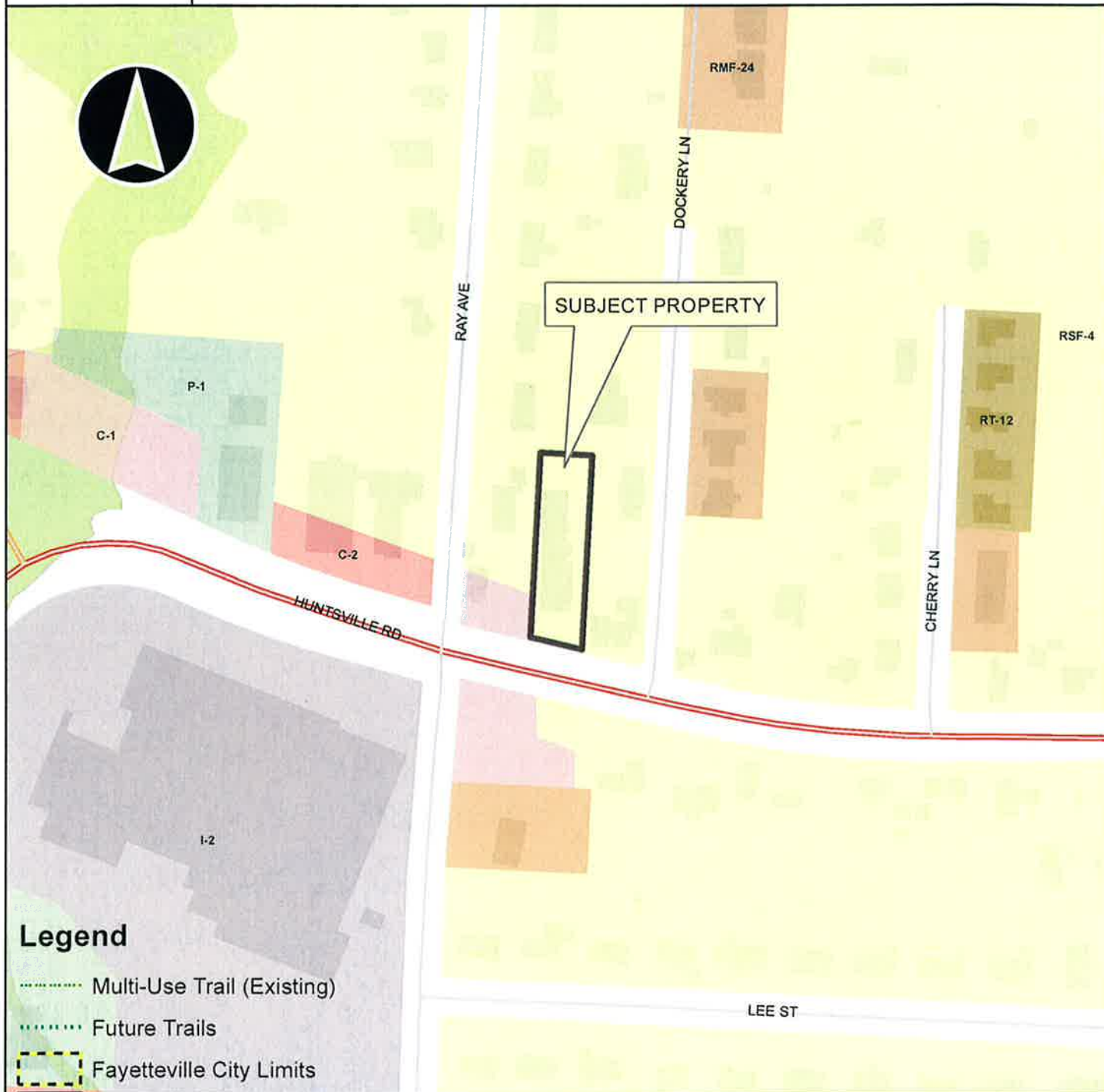
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



RZN12-4024

STILES

Close Up View



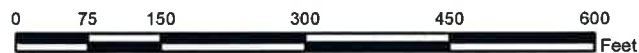
Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits

Overview

RZN12-4024

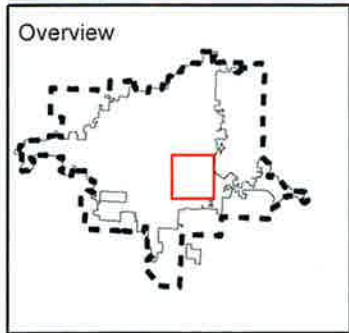
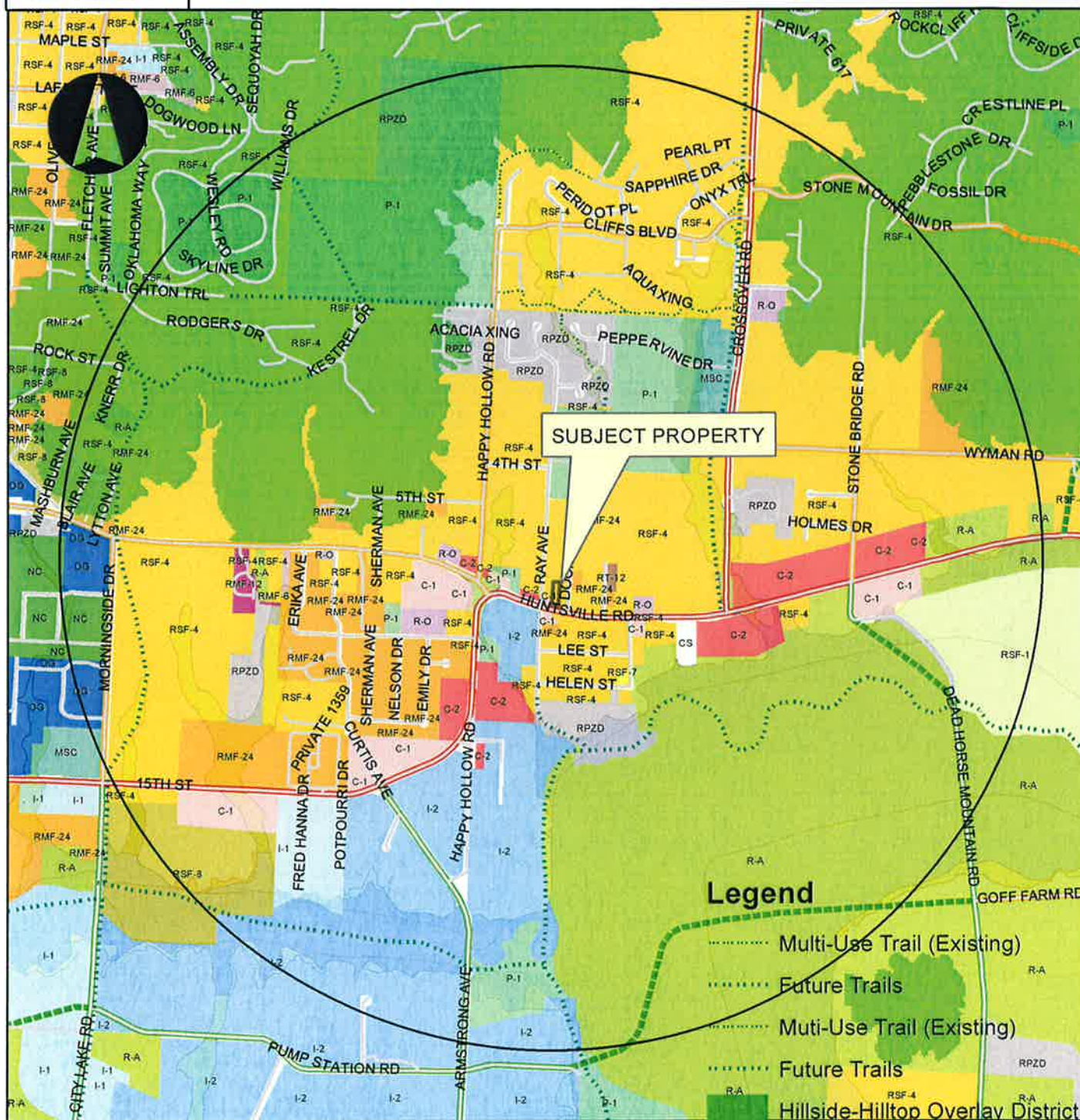
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



RZN12-4024

STILES

One Mile View



Legend

	RZN12-4024
	Design Overlay District
	Planning Area
	Fayetteville

Boundary

0 0.25 0.5 1 Miles

RZN12-4024

STILES

Future Land Use



Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits

FUTURE LAND USE 2030

CLASS

- Natural Area
- Rural Area
- Residential Neighborhood Area
- City Neighborhood Area
- Urban Center Area
- Industrial
- Complete Neighborhood Plan

- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW
- RZN12-4024
- Design Overlay District
- Design Overlay District
- Planning Area

