

City of Fayetteville Staff Review Form

D. 2
RZN 12-4045 (Martin Luther King Blvd./Career Academy)
Page 1 of 10

City Council Agenda Items
and
Contracts, Leases or Agreements

3/20/2012

City Council Meeting Date
Agenda Items Only

Andrew Garner
Submitted By

Planning
Division

Development Services
Department

Action Required:

RZN 12-4045: Rezone (NORTH SIDE OF MARTIN LUTHER KING BLVD./CAREER ACADEMY, 594): Submitted by Greg Edwards for property located on THE NORTH SIDE OF MARTIN LUTHER KING BOULEVARD AT THE BORDER BETWEEN FAYETTEVILLE AND FARMINGTON. The property is zoned R-A, Residential Agricultural and contains approximately 1.14 acres. The request is to rezone the subject property to CS, Community 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 <input type="checkbox"/>		Budget Adjustment Attached <input type="checkbox"/>	

<u>Jeffery C. Pate</u> Department Director	<u>03-02-2012</u> Date	Previous Ordinance or Resolution # _____
<u>Kim N. Felt</u> City Attorney	<u>3-5-2012</u> Date	Original Contract Date: _____
<u>Paul a. Bender</u> Finance and Internal Services Director	<u>3-5-2012</u> Date	Original Contract Number: _____
<u>Don Man</u> Chief of Staff	<u>3-6-12</u> Date	<div style="border: 1px solid black; padding: 5px;"> <p>Received in City Clerk's Office <u>Kim J.</u></p> </div>
<u>Leonel Jordan</u> Mayor	<u>3/6/12</u> Date	

Comments:

CITY COUNCIL AGENDA MEMO

To: Mayor Jordan, City Council

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

From: Andrew Garner, Senior Planner

Date: February 29, 2012

Subject: RZN 12-4045 (North side of Martin Luther King Boulevard/Career Academy)

RECOMMENDATION

Staff recommend approval of an ordinance to rezone the subject property from R-A, Residential Agricultural to CS, Community Services. This item will be discussed at the Planning Commission meeting on March 12, 2012. The results of the recommendation from that meeting along with the full staff report will be provided to the City Council prior to the March 20, 2012 meeting.

BACKGROUND

The subject property is located on the north side of Martin Luther King Boulevard at the border between Fayetteville and Farmington. The property is an undeveloped hay field with the North Fork Farmington Creek traversing east to west adjacent to the north of the site. The overall parcel contains approximately 5.24 acres and the floodplain for the North Fork Farmington Creek encompasses approximately half of the property. The applicant proposes to rezone 1.14 acres of the overall parcel from R-A, Residential Agricultural to CS, Community Services. The proposed rezoning area does not include any of the floodplain. The applicant's intent is to construct a cosmetology school on the subject 1.14 acres.

DISCUSSION

This item will be heard at the Planning Commission meeting March 12, 2012. Staff recommends in favor of the proposed zoning. This site as designated as City Neighborhood Area on City Plan 2030 Future Land Use Plan. The proposed CS zoning which allows for a mix of nonresidential and residential uses in a form-based zone is consistent with this designation. Further, due to a large portion of this site being located within a floodplain, the proposal to only rezone a portion of this site outside of the floodplain is in line with the City's environmental and sustainability initiatives. The form-based zone would permit the building to be placed closer to the road allowing for preservation of much of the rear portion of the lot near the creek.

BUDGET IMPACT

None.

ORDINANCE NO.

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 12-4045, FOR APPROXIMATELY 1.14 ACRES, LOCATED ON THE NORTH SIDE OF MARTIN LUTHER KING BOULEVARD AT THE BORDER BETWEEN FAYETTEVILLE AND FARMINGTON FROM R-A, RESIDENTIAL AGRICULTURAL 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 following described property from R-A, Residential Agricultural to CS, Community 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

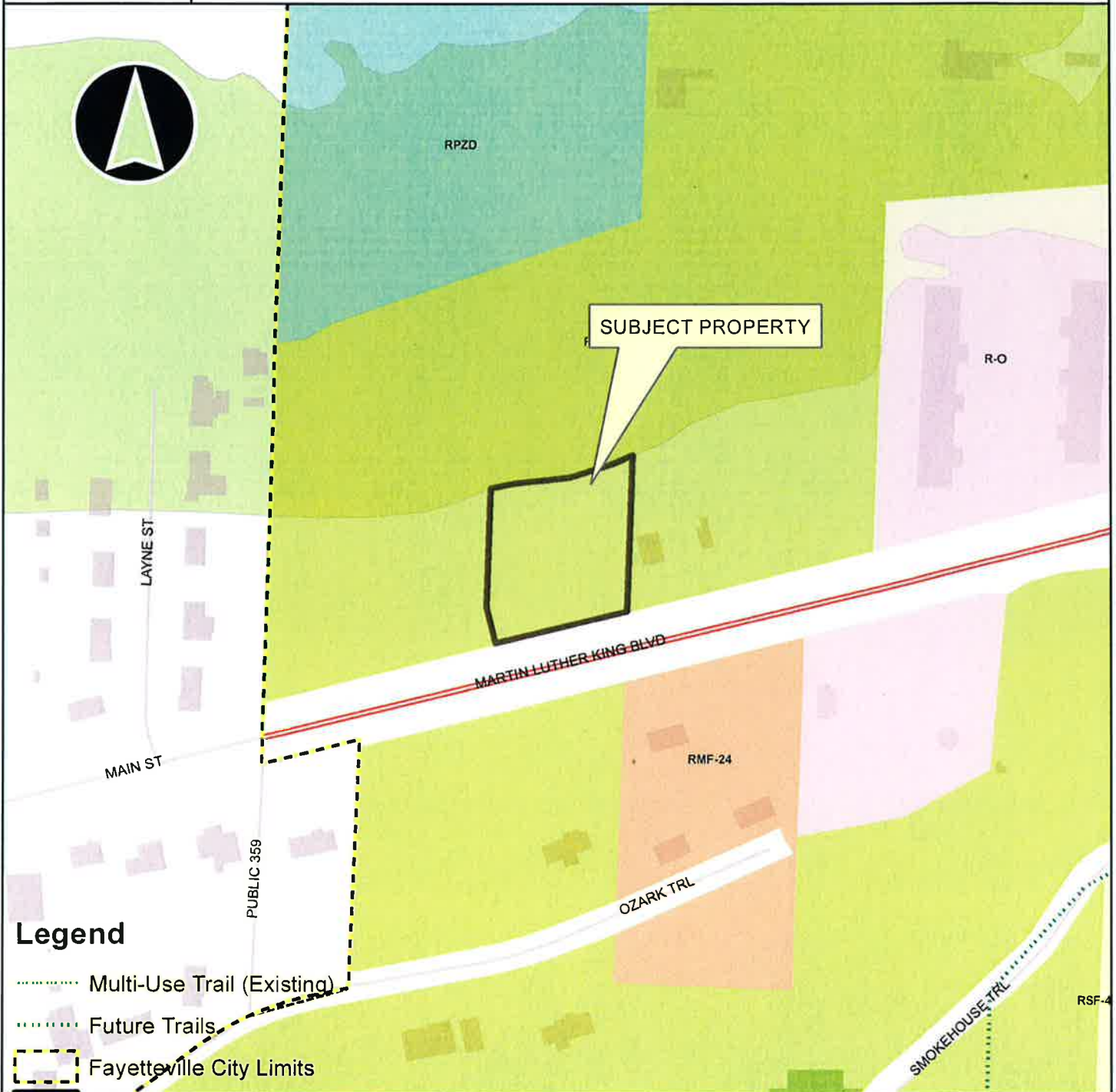
By: _____
SONDRA E. SMITH, City Clerk/Treasurer

EXHIBIT "A"

RZN12-4045

CAREER ACADEMY

Close Up View



Legend

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

Overview RZN12-4045

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



EXHIBIT "B"
RZN 12-4045

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 24; THENCE SOUTH 02°09'55" WEST, 625.41 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4), SOUTHWEST QUARTER (SE1/4), TO THE POINT OF BEGINNING FOR THE REZONING DESCRIPTION, THENCE SOUTH 02°09'55" WEST, 212.56 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4), SOUTHWEST QUARTER (SE1/4) TO A 5/8" IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 62; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 76°05'53" WEST, 245.80 FEET; THENCE NORTH 02°04'55" EAST, 208.92 FEET; THENCE NORTH 68°24'56" EAST, 42.22 FEET; THENCE NORTH 77°57'43" EAST, 42.02 FEET; THENCE NORTH 83°29'33" EAST, 73.73 FEET; THENCE NORTH 72°38'33" EAST, 62.40 FEET; THENCE NORTH 66°11'41" EAST, 28.27 FEET TO THE POINT OF BEGINNING OF THE REZONING DESCRIPTION, CONTAINING 1.14 ACRES +/-.

Rezoning description request for Parcel No. 765-16286-001

Date: Tuesday, January 31, 2012

Responses:

- a. Rausch Coleman Homes LLC is current owner, pending sale to Edwards Children's Trust
- b. Zoning change request due to the fact that current zoning of R-A does not allow construction of a cosmetology school
- c. Proposed rezoning to CS – Community Services will enhance the surrounding area by conforming to the City of Fayetteville's and the community's desired master planning goal for this transition between Fayetteville and Farmington
- d. There is a 6" water main at the SW corner of the property and a sanitary sewer main along the north property line
- e. This rezoning will conform to the City's long range Master Plan
- f. This rezoning is required as answered in above response "b."
- g. There should not be a noticeable increase in traffic with regards to this facility therefore no danger or congestion should result
- h. No
- i. Existing zoning only allows residential or agricultural which does not allow this property to be used at its highest and best use due to the increasing values of properties in Fayetteville and surrounding areas





RZN12-4045

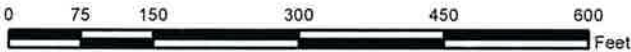
CAREER ACADEMY

Current Land Use



Overview RZN12-4045

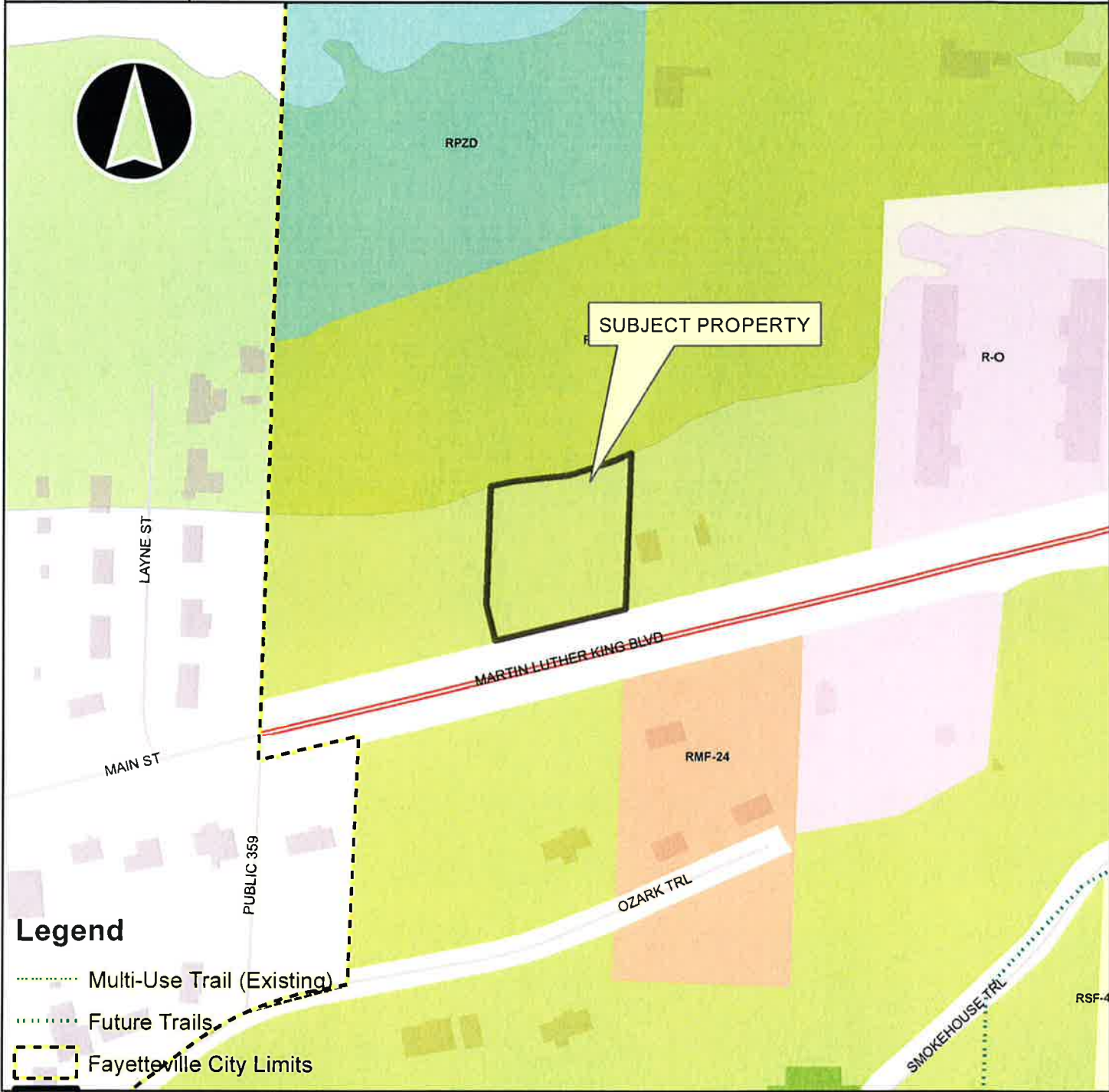
-  Footprints 2010
-  Hillside-Hilltop Overlay District
-  Design Overlay District
-  Design Overlay District
-  Planning Area



RZN12-4045

CAREER ACADEMY

Close Up View

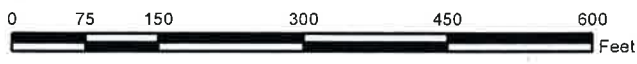


Legend

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

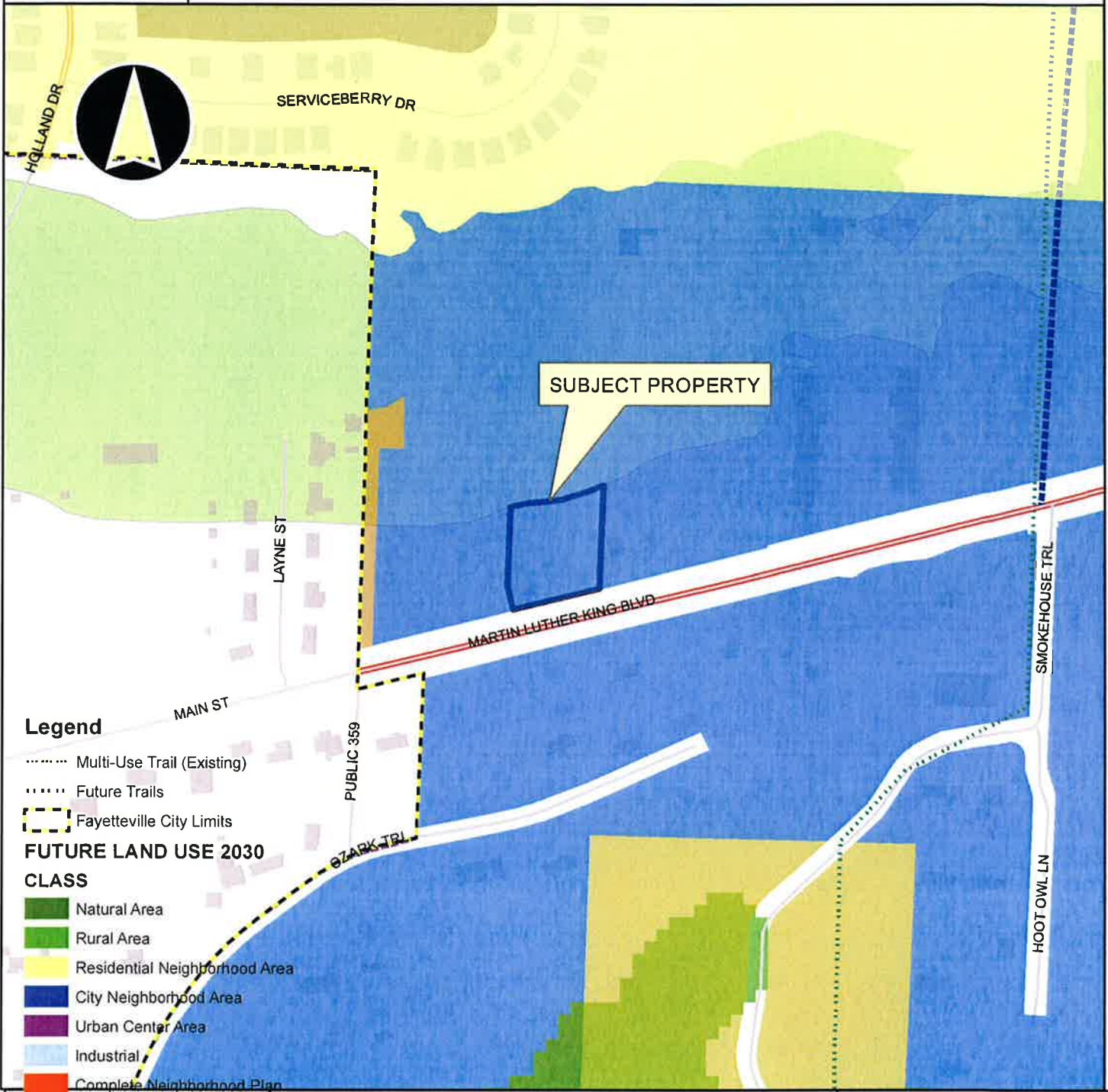
Overview RZN12-4045

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



RZN12-4045
 Future Land Use

CAREER ACADEMY



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

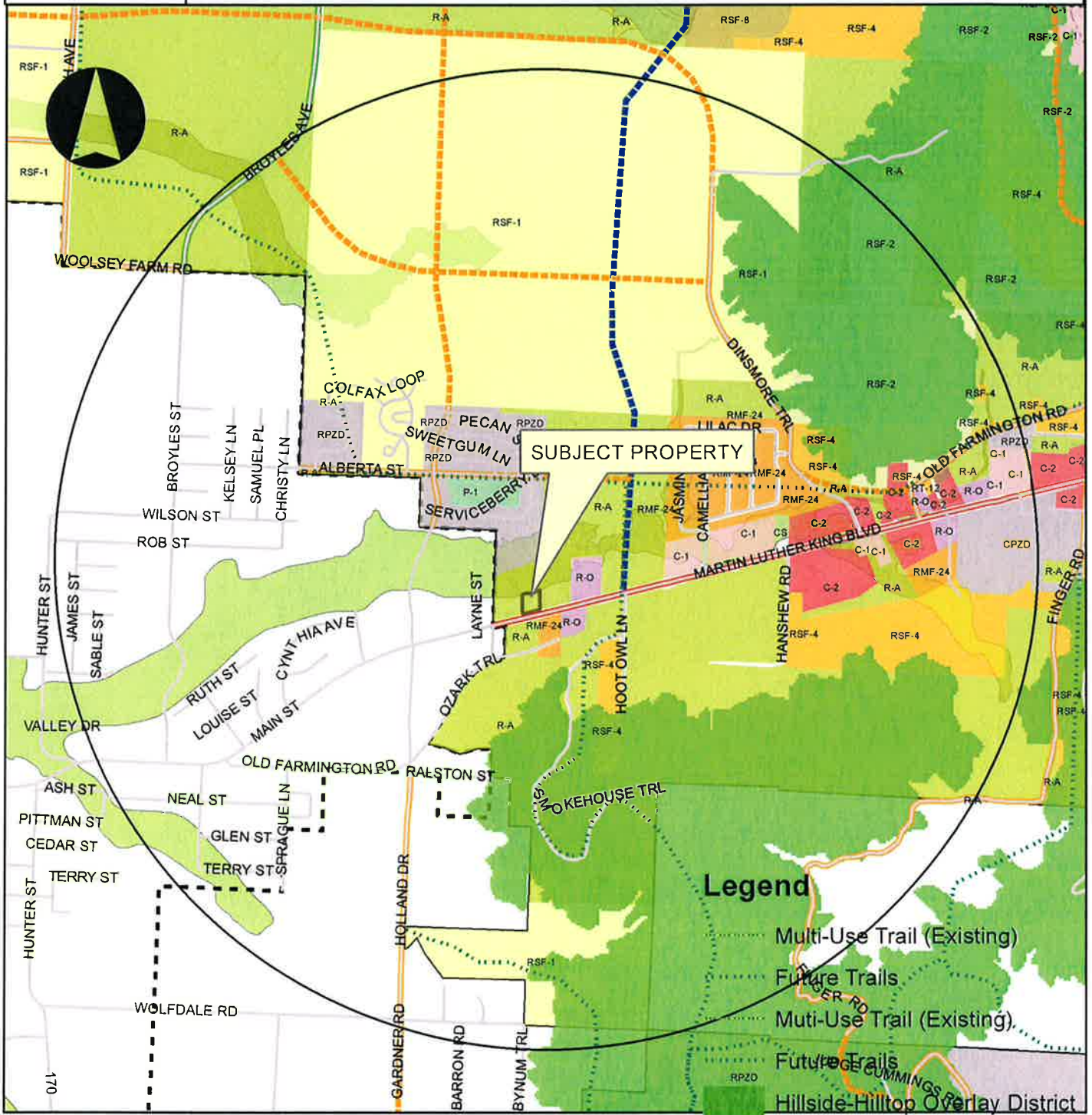
- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW
- RZN12-4045
- Design Overlay District
- Design Overlay District
- Planning Area



RZN12-4045

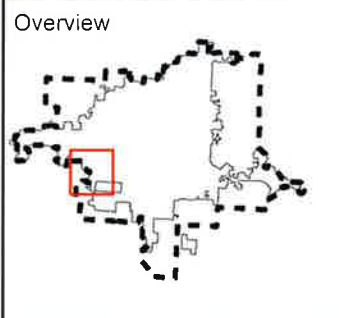
CAREER ACADEMY

One Mile View



Legend

- Multi-Use Trail (Existing)
- Future Trails
- Multi-Use Trail (Existing)
- Future Trails
- Hillside-Hilltop Overlay District



Legend	RZN12-4045	RZN12-4045
Subject Property	RZN12-4045	Design Overlay District
Boundary		Planning Area
		Fayetteville

0 0.25 0.5 1
 Miles