

City of Fayetteville Staff Review Form

C. 3
ADM 12-4136 (2768 E. Shagbark Bend/Zweig)
Page 1 of 14

City Council Agenda Items
and
Contracts, Leases or Agreements

8/7/2012

City Council Meeting Date
Agenda Items Only

Jesse Fulcher

Submitted By

Planning

Division

Development Services

Department

Action Required:

ADM 12-4136: Administrative Item (2768 E. SHAGBARK BEND/ZWEIG, 294): Submitted by ALAN REID AND ASSOCIATES for property located at 2768 EAST SHAGBARK BEND. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT (R-PZD 04-05.00 HICKORY PARK SD) and contains approximately 0.23 acres. The request is to amend the setbacks of Lot 14.

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

Jerry C. Baker
Department Director

07-18-2012
Date

Previous Ordinance or Resolution # _____

Ken [Signature]
City Attorney

7-20-2012
Date

Original Contract Date: _____

Original Contract Number: _____

Paul a. Becher
Finance and Internal Services Director

7-20-2012
Date

Received in City Clerk's Office
07-20-12 A09:39 RCVD
Wsp

Terry J. Bulley
Chief of Staff

7-20-12
Date

Received in Mayor's Office
ENTRERED
7/20/12
PH

Donald Jordan
Mayor

7/20/12
Date

Comments:



www.accessfayetteville.org

CITY COUNCIL AGENDA MEMO

To: Mayor Jordan, City Council
Thru: Don Marr, Chief of Staff
Jeremy Pate, Development Services Director &
From: Jesse Fulcher, Current Planner
Date: July 19, 2012
Subject: ADM 12-4136 (Hickory Park R-PZD 04-05.00, Modification No. 1)

RECOMMENDATION

Planning staff and the Planning Commission recommend approval of an ordinance amending the setbacks of Lot 14 in the approved R-PZD 04-05.00 Hickory Park Subdivision.

BACKGROUND

The Hickory Park Subdivision was approved in 2004 with 14 single-family lots (see plat attached). As a custom zoning district, the developer was responsible for proposing bulk and area regulations, including building setbacks, for each lot. A setback table was included on the final plat and outlines the requirements for each lot.

A building permit was approved for Lot 14 in 2011 and construction was completed in 2012. The site plan submitted with the building permit (attached) shows that construction will be compliant with the required building setbacks. However, a survey completed this year shows that a corner of the roof overhang encroaches slightly into the east 20 foot building setback. Additionally, the survey reveals that a wood deck, which was added to the design after the permits were approved, also extends into the same building setback.

The encroachments were discovered after the home was constructed and after the property was sold to the current owner.

Proposal: The applicant proposes to change the Hickory Park R-PZD zoning criteria for Lot 14, to reduce the rear (east) setback from 20 feet to 8 feet. The applicant has requested this change to resolve the building encroachments discussed herein.

DISCUSSION

On June 25, 2012 the Planning Commission voted 9-0-0 to forward this request to the City Council with a recommendation for approval.

BUDGET IMPACT

None.

ORDINANCE NO.

AN ORDINANCE AMENDING A RESIDENTIAL PLANNED ZONING DISTRICT ENTITLED R-PZD 04-05.00, HICKORY PARK SUBDIVISION, LOCATED NORTH OF 2730 EAST TOWNSHIP STREET, CONTAINING APPROXIMATELY 4.4 ACRES, TO REFLECT REVISED BUILDING SETBACKS FOR LOT 14.

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

Section 1: That R-PZD 04-05.00 (Hickory Park Subdivision) as passed and approved by the City Council on March 16, 2004 with Ordinance No. 4549 is hereby amended by reducing the rear (east) setback for Lot 14 from 20 feet to 8 feet.

PASSED and APPROVED this day of , 2012.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

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



PC Meeting of June 25, 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: ~~June 18, 2012~~ Updated June 26, 2012

ADM 12-4136: Administrative Item (2768 E. SHAGBARK BEND/ZWEIG, 294): Submitted by ALAN REID AND ASSOCIATES for property located at 2768 EAST SHAGBARK BEND. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT (R-PZD 04-05.00 HICKORY PARK SD) and contains approximately 0.23 acres. The request is to amend the setbacks of Lot 14 in the approved R-PZD 04-05.00 Hickory Park Subdivision. Planner: Jesse Fulcher

BACKGROUND

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The encroachments were discovered after the home was constructed and after the property was sold to the current owner.

Proposal: The applicant proposes to change the Hickory Park R-PZD zoning criteria for Lot 14, to reduce the rear (east) setback from 20 feet to 8 feet. The applicant has requested this change to resolve the building encroachments discussed herein.

RECOMMENDATION

Recommendation: In staff's opinion, the 20 foot setback requirement on the east side of this property is excessive. First, it is not a rear setback. By definition, the east side of this property is a side, and an 8 foot or 10 foot setback should have been established, consistent with other lots in the

Planned Zoning District. In fact the side setback for Lot 13, adjacent to the east, is 8 feet. It should also be noted that the City of Fayetteville reduced the building setbacks for most of the residential single-family zoning districts several years ago, establishing a 5 foot side setback in most instances.

Staff recommends forwarding **ADM 12-4136 Hickory Park R-PZD Modification No. 1** to the City Council with a recommendation for approval, finding that the proposed 8 foot *side* setback is consistent with and appropriate for this development and surrounding residential developments.

Planning Commission Action: **Forwarded** **Denied**

Motion: Chesser

Second: Cook

Vote: 9-0-0 (Approved on consent)

Meeting Date: June 25, 2012



Alan Reid
& ASSOCIATES
PROFESSIONAL
LAND
SURVEYORS

May 3, 2012

City of Fayetteville
Planning & Engineering
125 West Mountain Street
Fayetteville, Arkansas 72701

Re: Amendment request for Lot 14, Hickory Park Subdivision, Fayetteville, Arkansas

Dear Planners,

On behalf of my client, Mark Zweig, I am submitting for your review, a request for an amendment to the setback requirement of Lot 14, Hickory Park Subdivision, Fayetteville, Arkansas.

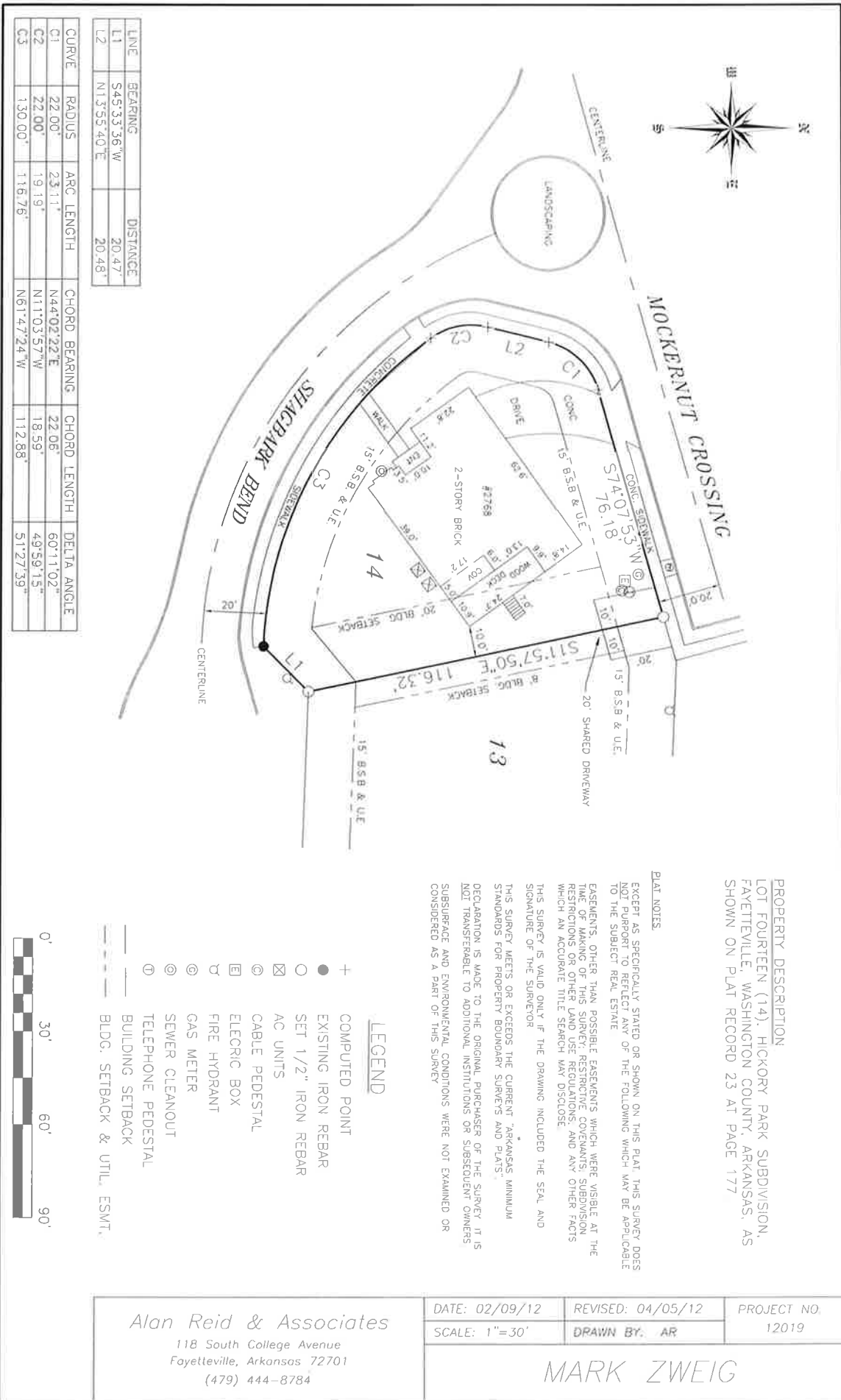
Mr. Zweig purchased the home from the builder, Riggins Construction, for his personal residence in February of this year. The home was an existing finished structure at the time of purchase. Upon completion of my survey for new fences, it became apparent that a small corner of the roof which sheltered a covered deck and a portion of the uncovered deck encroaches into the designated twenty (20) foot wide property setback.

Hickory Park Subdivision was originally designed as a Planned Zoning Development (PZD) with specific homes predetermined for each of the lots. The subdivision did not make it through the slow economy to be developed as it was initially designed, and the majority of the lots were obtained by speculative builders. The speculative built homes by Riggins Construction, including the one owned by Mark Zweig, Inc., were permitted by the City of Fayetteville with a design not approved for the original PZD. In the original PZD, the designed home for the unusual 20' setback requirement on the east side of this property would not have been an issue. It appears from the original subdivision plat the plan was a double drive to be shared by adjacent owners along the 20' setback at issue in this letter. This double drive is no longer necessary with the driveway coming from a different area of the street, and not a shared drive. The issue which occurred at the result of Riggins Construction will be remedied by changing the unnecessary 20' setback to a typical 8' setback.

Mr. Zweig is requesting the approval of an amendment to Lot 14, reducing the setback from twenty (20) feet to eight (8) feet. If approved, the new setback along the East line of Lot 14 will mirror the existing setback along the West line of Lot 13, which is immediately adjacent to the East. This amendment will also allow him the continued use and benefit of the existing deck as it now exists.

Sincerely,

Alan Reid
Professional Land Surveyor
Arkansas Registration 1005



LINE	BEARING	DISTANCE
L1	S45.33.36"W	20.47'
L2	N13.55.40"E	20.48'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	22.00'	23.11'	N44.02.22"E	22.06'	60.11.02"
C2	22.00'	19.19'	N11.03.57"W	18.59'	49.59.15"
C3	130.00'	116.76'	N61.47.24"W	112.88'	51.27.39"

PROPERTY DESCRIPTION
LOT FOURTEEN (14), HICKORY PARK SUBDIVISION, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 23 AT PAGE 177

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE
EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THIS SURVEY, INCLUDING COVENANTS, SUBSERVING RIGHTS, RIGHTS OF THE LAND USER, REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE
THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR
THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS"
DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY

LEGEND

- + COMPUTED POINT
- EXISTING IRON REBAR
- SET 1/2" IRON REBAR
- ⊗ AC UNITS
- ⊙ CABLE PEDESTAL
- ⊞ ELECTRIC BOX
- ⊘ FIRE HYDRANT
- ⊙ GAS METER
- ⊙ SEWER CLEANOUT
- ⊙ TELEPHONE PEDESTAL
- BUILDING SETBACK
- BLDG. SETBACK & UTIL. ESMT.



Alan Reid & Associates
118 South College Avenue
Fayetteville, Arkansas 72701
(479) 444-8784

DATE: 02/09/12
SCALE: 1"=30'

REVISED: 04/05/12
DRAWN BY: AR

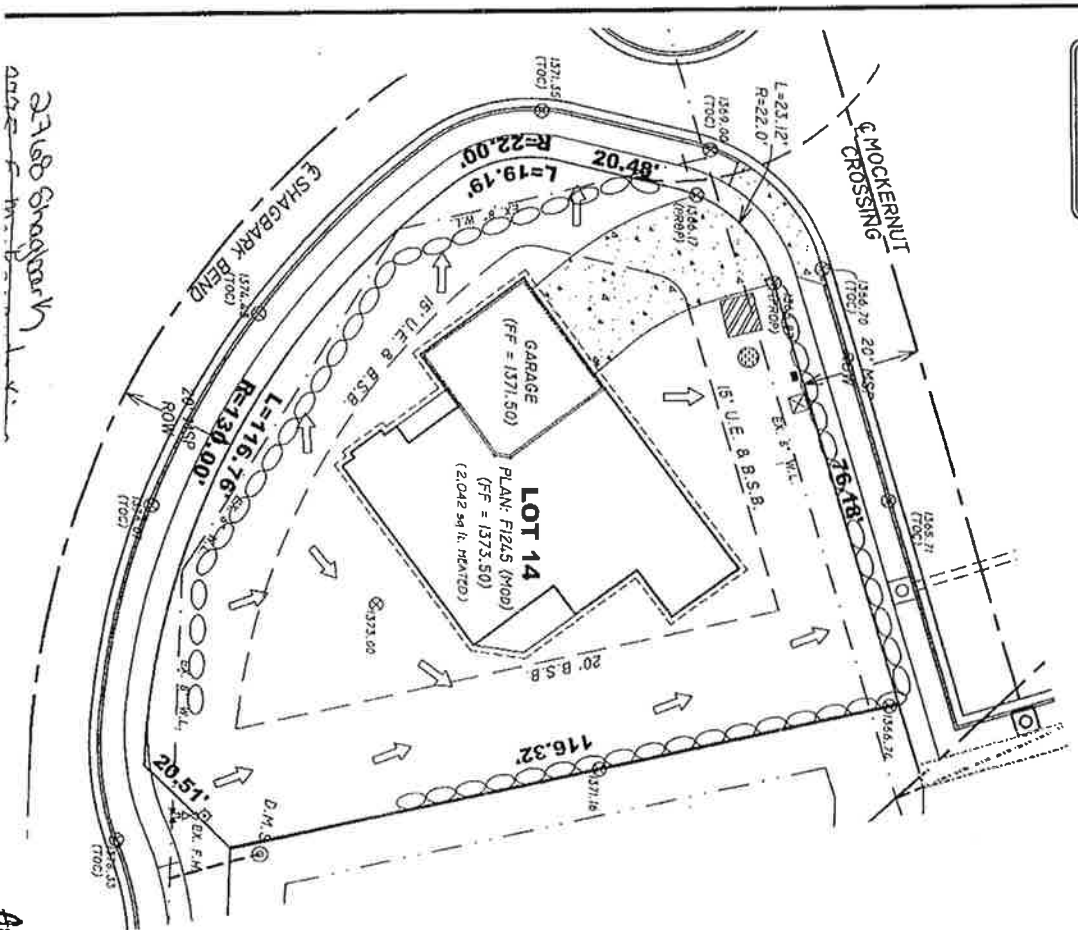
PROJECT NO.
12019

MARK ZWEIG

Approved Site Plan - 2011

27150 Shagbark
 27150 Shagbark

CONTACT CRUCK
 RUTHERFORD
 ADA ADMINISTRATOR
 (875-4281) AND
 REQUEST AN INSPECTION
 PRIOR TO POURING ANY
 SIDEWALK OR DRIVEWAY
 IN RESTROOM W/AV



*ALL FINISHED GRADE ADJACENT
 TO HOUSE SHALL DRAIN AWAY FROM
 HOUSE @ 5% FOR 10'

FLOOD PLAIN NOTE:
 THIS PROPERTY IS NOT AFFECTED BY
 THE 100 YEAR FLOOD PLAN AS PER FIRM
 #05143C01SD DATED FEBRUARY 5, 1997.

PARCEL #: 765-24592-000
S-1-R: 31-7-29
ZONING: RSF-4
SITE AREA: 0.24 ACRES
TOTAL SITE AREA DISTURBED: 0.21 ACRES
OWNER: RIGGINS CONSTRUCTION
PROJECT: FAYETTEVILLE, AR 72703
SITE ADDRESS: 2715 MOCKERNUT CROSSING FAYETTEVILLE, AR 72703



LEGEND

☉	STREET LIGHT
✖	FIRE HYDRANT
⊗	EXISTING DOUBLE METERS SET
⊗	EXISTING SEWER SERVICE
---	CENTERLINE STREET
---	UTILITY EASEMENT
---	BUILDING SETBACK
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
⊗	SMASH CONTAINER (25 CUBIC FT. MIN)
⊗	PORTABLE TOILET
⊗	CONCRETE WASHOUT
⊗	PERMIT BOX
⊗	FENCE
⊗	EXISTING SPOT ELEVATION
⊗	PROPOSED SPOT ELEVATION
→	INDICATED DIRECTION OF DRAINAGE

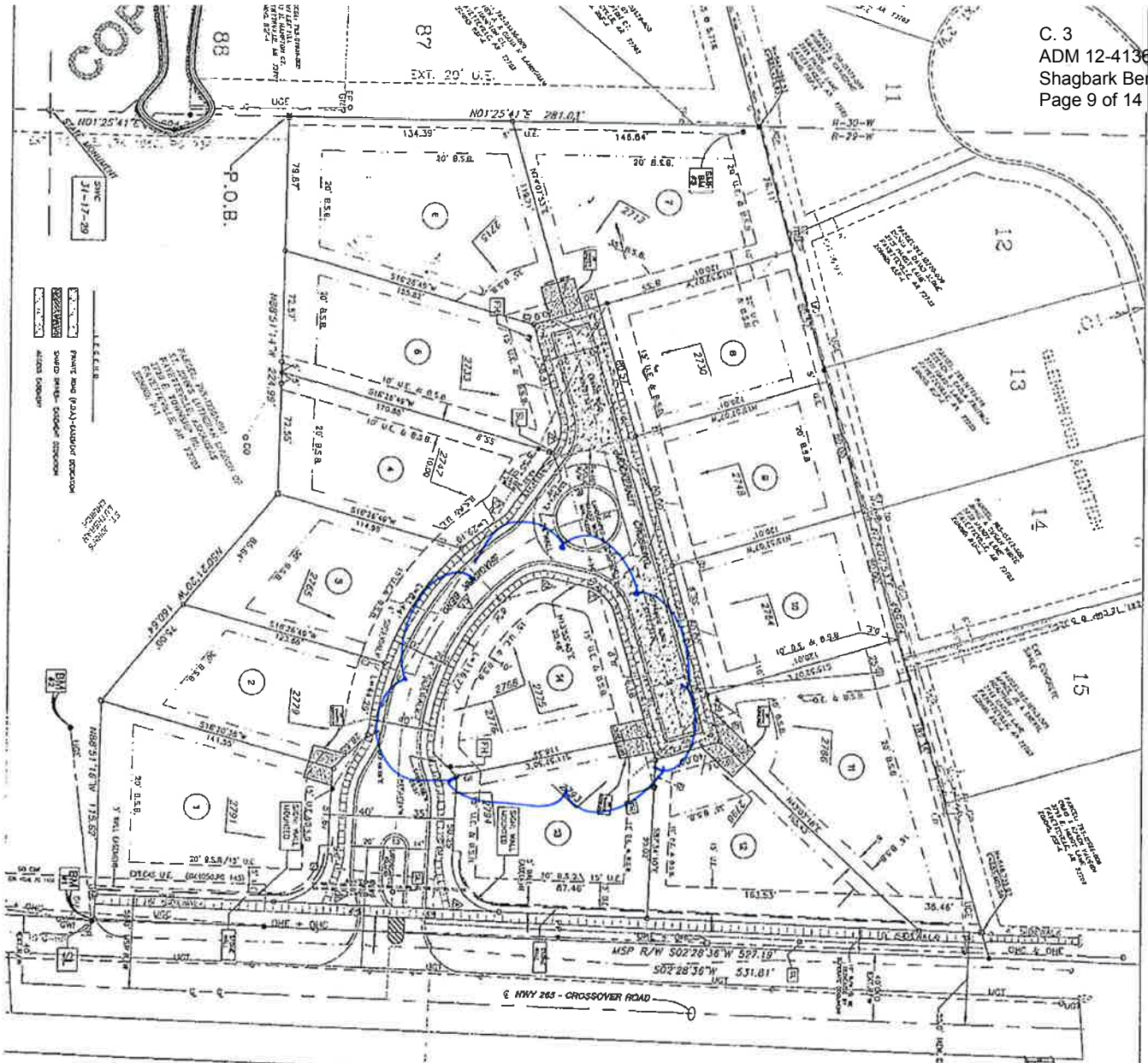
GRADING NOTES/ OPERATIONS AND MAINTENANCE PLAN:

- 1) ALL GRADES ARE AS INDICATED BY SPOT ELEVATIONS ON PLAN.
- 2) IF EXCESSIVE DUST BECOMES A PROBLEM, A PLAN FOR WATERING HEAVILY TRAVELED AREAS WILL BE SUBMITTED TO THE CITY ENGINEER BY THE CONTRACTOR.
- 3) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PRIMARY GRADING.
- 4) CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES AS NECESSARY TO ELIMINATE SEDIMENTATION FROM LEAVING THE SITE.
- 5) THERE ARE NO KNOWN EROSION PROBLEMS ON THIS SITE OR THE PROPERTY DOWNSTREAM.
- 6) EROSION CONTROL MEASURES AS OUTLINED BY THIS PLAN SHALL BE IN PLACE AND INSPECTED BY THE CITY OF FAYETTEVILLE PRIOR TO ANY CONSTRUCTION.
- 7) ALL AREAS WHICH RECEIVE CONCENTRATED RUNOFF SHALL BE STABILIZED WITH STONE CHECK DAMS.
- 8) ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12 INCHES IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
- 9) FILL SHALL NOT BE PLACED ON EXISTING SLOPES WITH A GRADE STEEPER THAN 15% UNLESS KEPT INTO STEPS IN THE EXISTING GRADE AND THOROUGHLY STABILIZED BY MECHANICAL COMPACTION.
- 10) ALL DISTURBED AREAS SHALL HAVE 4" OF TOPSOIL BEFORE VEGETATION.
- 11) DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED IN PUBLIC STREETS BUT IF ANY DEBRIS, MUD OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
- 12) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
- 13) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR THAN 30 DAYS. A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- 14) RE-VEGETATION SHALL BE IN ACCORDANCE WITH THE CITY OF FAYETTEVILLE RESIDENTIAL EROSION CONTROL PLAN RECOMMENDATIONS. A MINIMUM OF 4" OF TOPSOIL SHALL BE REQUIRED, EITHER EXISTING OR INSTALLED. IN ALL AREAS TO BE RE-VEGETATED, ALL RE-VEGETATION SHALL, AT A MINIMUM, CONSIST OF SEEDING AND MULCHING. ADDITIONAL MEASURES MUST BE TAKEN FOR THE FOLLOWING CONDITIONS:
 - A) FOR SLOPES OF 10% TO 4:1 GRADE, RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOIL, OR GROUND COVER.
 - B) FOR SLOPES OF 4:1 TO 3:1 GRADE, THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, SOIL, OR GROUND COVER.
 - C) FOR ANY SLOPE WITH A GRADE IN EXCESS OF 3:1, THE FINISH GRADE IN EXCESS OF 3:1 MUST BE APPROVED BY THE CITY ENGINEER.

AP-46-813

JORGENSEN & ASSOCIATES
 CIVIL ENGINEERS • SURVEYORS

DATE: 11-15-10
 SHEET: 1 OF 1
 PROJECT: LOT 14 OF HICKORY PARK SUBD.
 CITY & EDUCATIONAL PLANNING DIVISION



PARCEL 765-1222-000
 JERRY W. JONES &
 LYNN B. ROGERS
 P.O. BOX 239
 FAYETTEVILLE, AR 72702
 ZONING: RES-2

PARCEL 765-1222-000
 JERRY W. JONES &
 LYNN B. ROGERS
 P.O. BOX 239
 FAYETTEVILLE, AR 72702
 ZONING: RES-2

NOT INFORMATION CHART

NO.	DESCRIPTION	DATE
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NOT INFORMATION CHART

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. ALL BEARINGS ARE TRUE BEARINGS.

3. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.

4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.

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LOT INFORMATION CHART

LOT No.	S.F. AREA	BUILDING SETBACKS		
		FRONT	REAR	LT-RT SIDE
1	13,129.34	15'	20'	20'-8'
2	9439.10	15'	30'	8'-8'
3	9112.73	15'	30'	8'-8'
4	10,156.12	15'	20'	8'-10'
5	11,703.17	15'	20'	10'-8'
6	15,279.00	35'	20'	8'-8'
7	13,709.24	35'	20'	8'-10'
8	9669.92	15'	20'	10'-8'
9	9,600.44	15'	20'	8'-8'
10	9,599.89	15'	20'	8'-10'
11	14,655.10	40'	20'	10'-8'
12	10,603.49	35'	20'	8'-10'
13	10,900.89	15'	15'	20'-8'
14	10,343.79	15'	20'	15'-15'

BENCHMARKS

BM #1
 COTTON SPINDLE IN POWER
 POLE
 ELEVATION @ 1389.04
 NORTHING=648270.20
 EASTING=685599.39

BM #2
 CHISELED 'X' AT NE CORNER
 TRANSFORMER PAD
 ELEVATION @ 1388.30

BM #3
 N. RING SMH CHISELED "X".
 ELEVATION @ 1359.84
 NORTHING=648590.51
 EASTING=685128.44

GENERAL NOTES:

- ACCORDING TO FLOOD INSURANCE RATE MAP, EFFECTIVE DATE JULY 21, 1999, MAP NUMBER 05143C0103D, SAID PROPERTY IS NOT IN THE 100-YEAR FLOOD AREA.
- IN ACCORDANCE WITH CITY ORDINANCE SEC. 166.13 ALL UTILITIES SHALL BE PLACED UNDERGROUND. EXCEPTIONS - EXISTING POWER LINES OF 12kv OR ABOVE.
- LOT ACCESS FROM INTERIOR STREETS ONLY.
- FRONT BUILDING SETBACKS ARE BUILD-TO LINES EXCEPT FOR LOTS 4, 7, AND 8 TO ALLOW PRESERVATION OF TREES IN THE FRONT OF THE LOTS.
- CONSTRUCTION OF SIDEWALKS WITH SUBDIVISION ARE BOUNDED BY OWNER/DEVELOPER. CONSTRUCTION OF SIDEWALKS ALONG HWY265 WILL BE INSTALLED WITH IMPROVEMENTS BY AHTD IN WIDENING OF HWY 265.
- ALL SUBDIVISION SIDEWALKS(4'-SIDEWALKS) SHALL BE CONSTRUCTED CONTINUOUS THROUGH DRIVEWAY MAINTAINING MAX.2% CROSSSLOPE FROM BACK OF CURB AND ELEVATED 2% ABOVE BACK OF CURB; DRIVEWAYS SHALL NOT EXCEED MAXIMUM WIDTH OF 24'.DRIVEWAYS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH BROOM FINISH.TEXTURED, STAMPED OR EXPOSED AGGREGATE CONCRETE IS NOT ALLOWED WITHIN STREET R/W.SIDEWALKS,DRIVEWAY APPROACHES AND ACCESS RAMPS WITHIN STREET R/W SHALL BE CONSTRUCTED TO MEET UDO SECTION 171.13 (a.k.a. Ord#4005). AN INSPECTION IS REQUIRED PRIOR TO CONCRETE POUR. A 24" WIDE DETECTABLE WARNINGS ARE REQUIRED AT THE BOTTOM OF CURB RAMPS TO INDICATE THE TRANSITION FROM THE SIDEWALK TO THE STREET.
- ALL UTILITY PEDESTALS, MANHOLES AND RISERS SHALL BE INSTALLED OUTSIDE OF SIDEWALK ALIGNMENT.
- RETAINING WALLS SHALL BE BACK A MINIMUM OF 2 FEET FROM THE RIGHT OF WAY OR SIDEWALK. RETAINING WALL CONSTRUCTION REQUIRES A BUILDING PERMIT AND APPROVAL OF THE CITY

CENTERLINE CURVE DATA

C1 R = 150.00'
 T = 108.29'
 L = 187.59'
 Δ = 71-39-17

CURVE DATA

A R = 30.00'
 T = 30.00'
 L = 47.12'
 Δ = 89-59-59

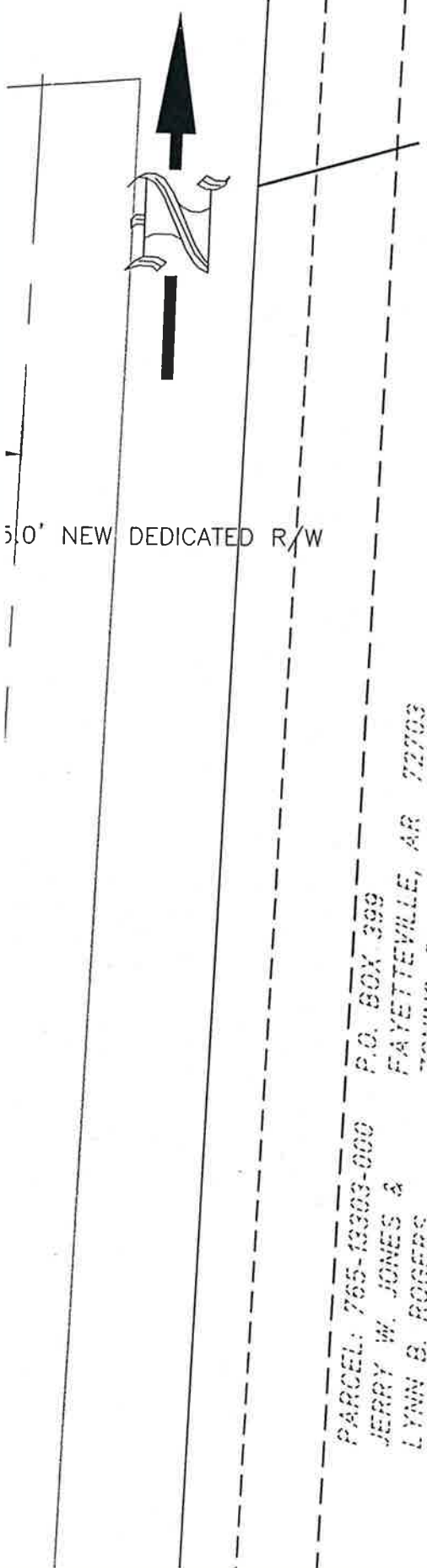
B R = 30.00'
 T = 30.00'
 L = 47.12'
 Δ = 90-00-01

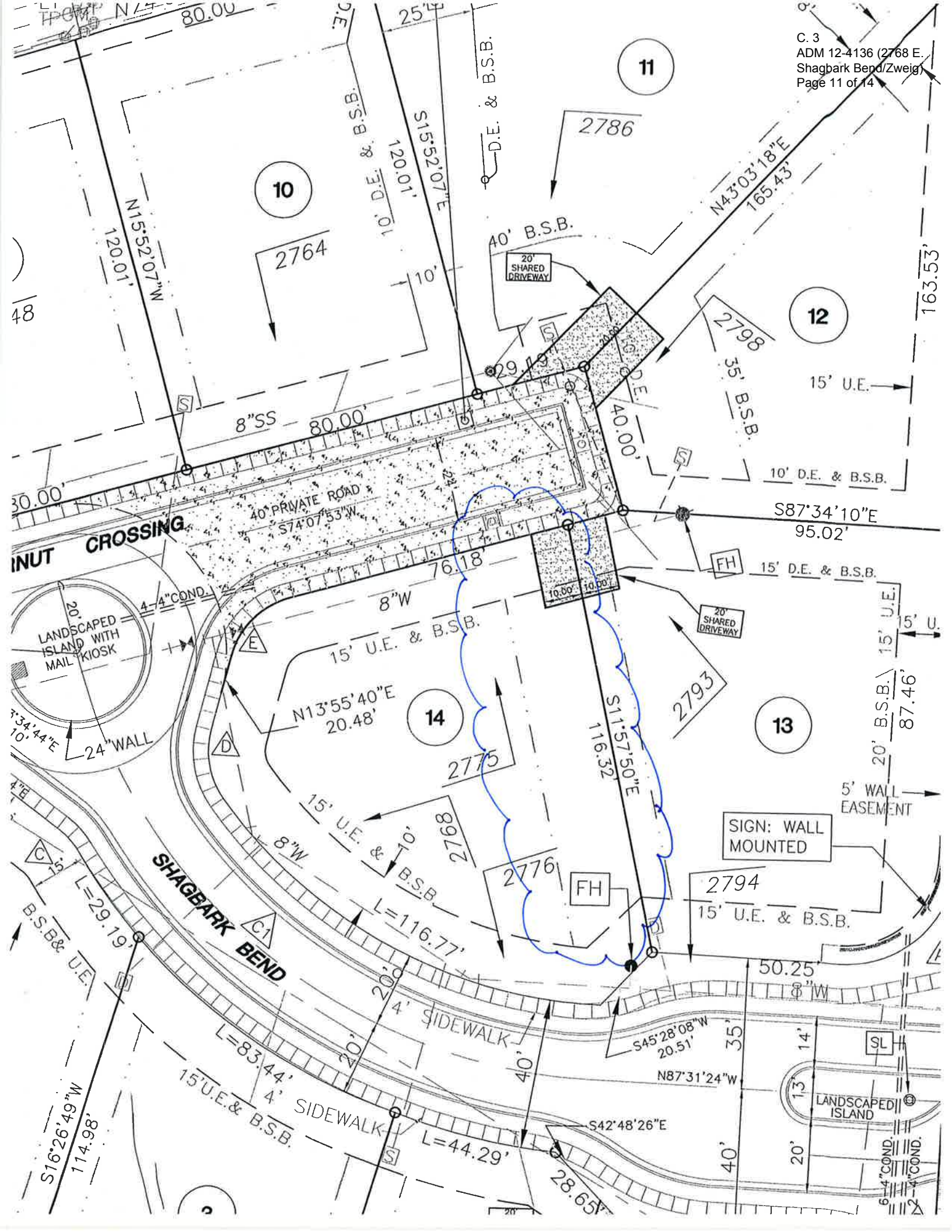
C R = 22.00'
 T = 3.36'
 L = 6.67'
 Δ = 17-22-29

D R = 22.00'
 T = 10.26'
 L = 19.19'
 Δ = 49-59-15

E R = 22.00'
 L = 23.11'
 T = 12.75'
 Δ = 60-11-02

F R = 22.00'
 L = 20.43'
 T = 11.02'
 Δ = 53-12-37





INUT CROSSING

SHAGBARK BEND

10

11

12

14

13

48

LANDSCAPED ISLAND WITH MAIL KIOSK

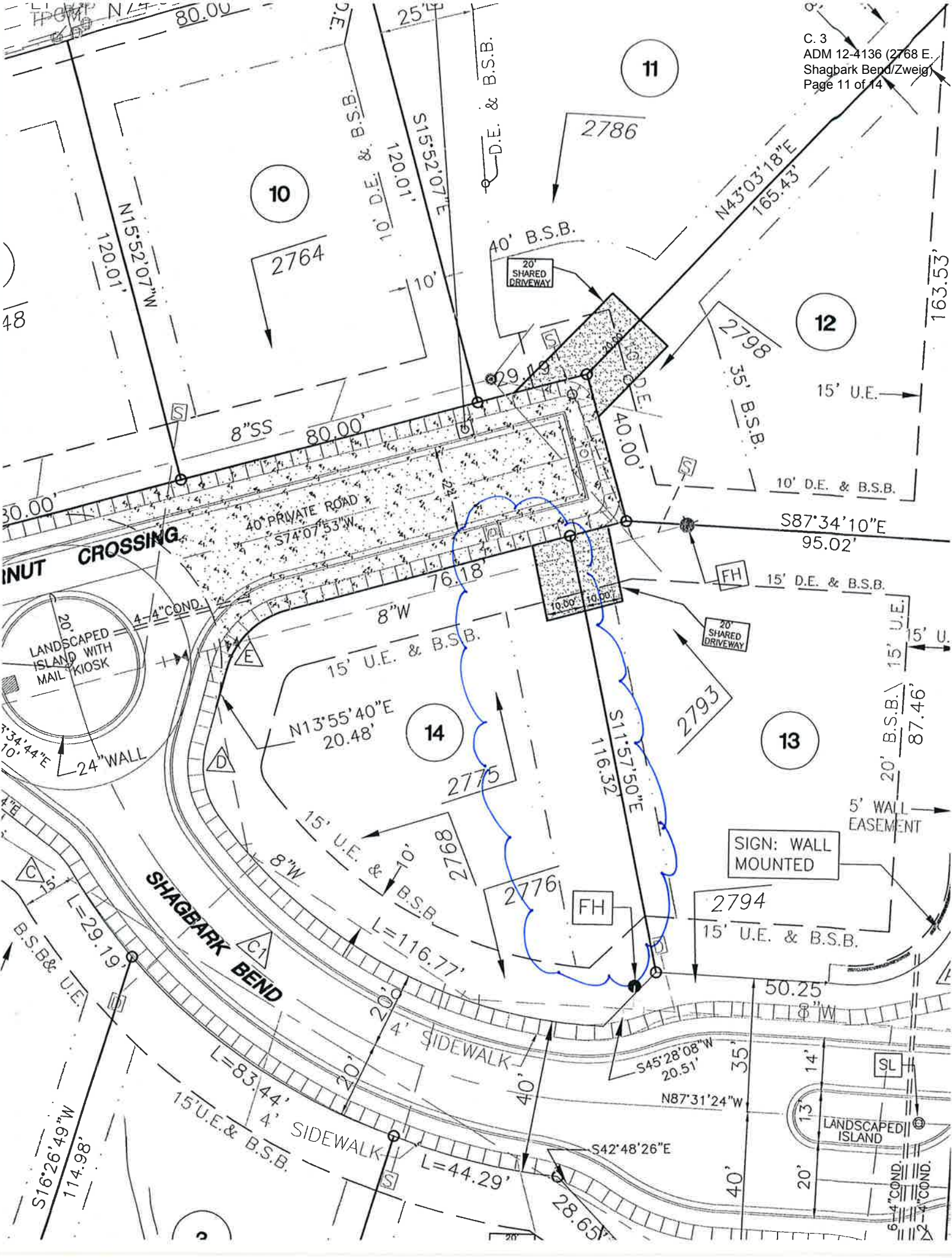
LANDSCAPED ISLAND

20' SHARED DRIVEWAY

20' SHARED DRIVEWAY

SIGN: WALL MOUNTED

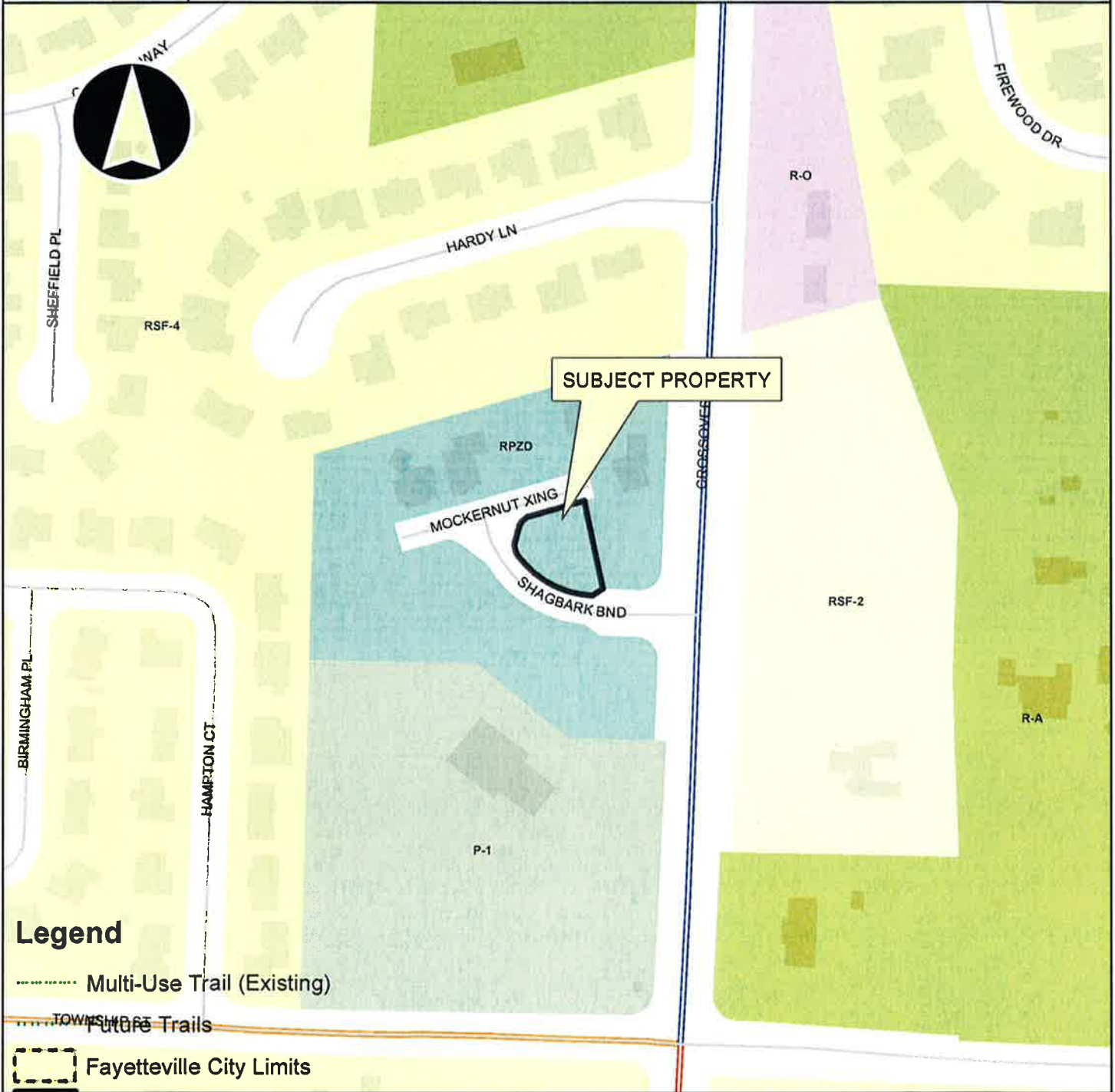
5' WALL EASEMENT



ADM12-4136

ZWEIG

Close Up View



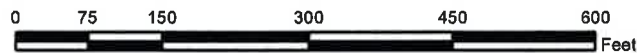
Legend

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

Overview

ADM12-4136

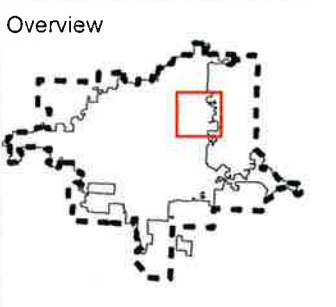
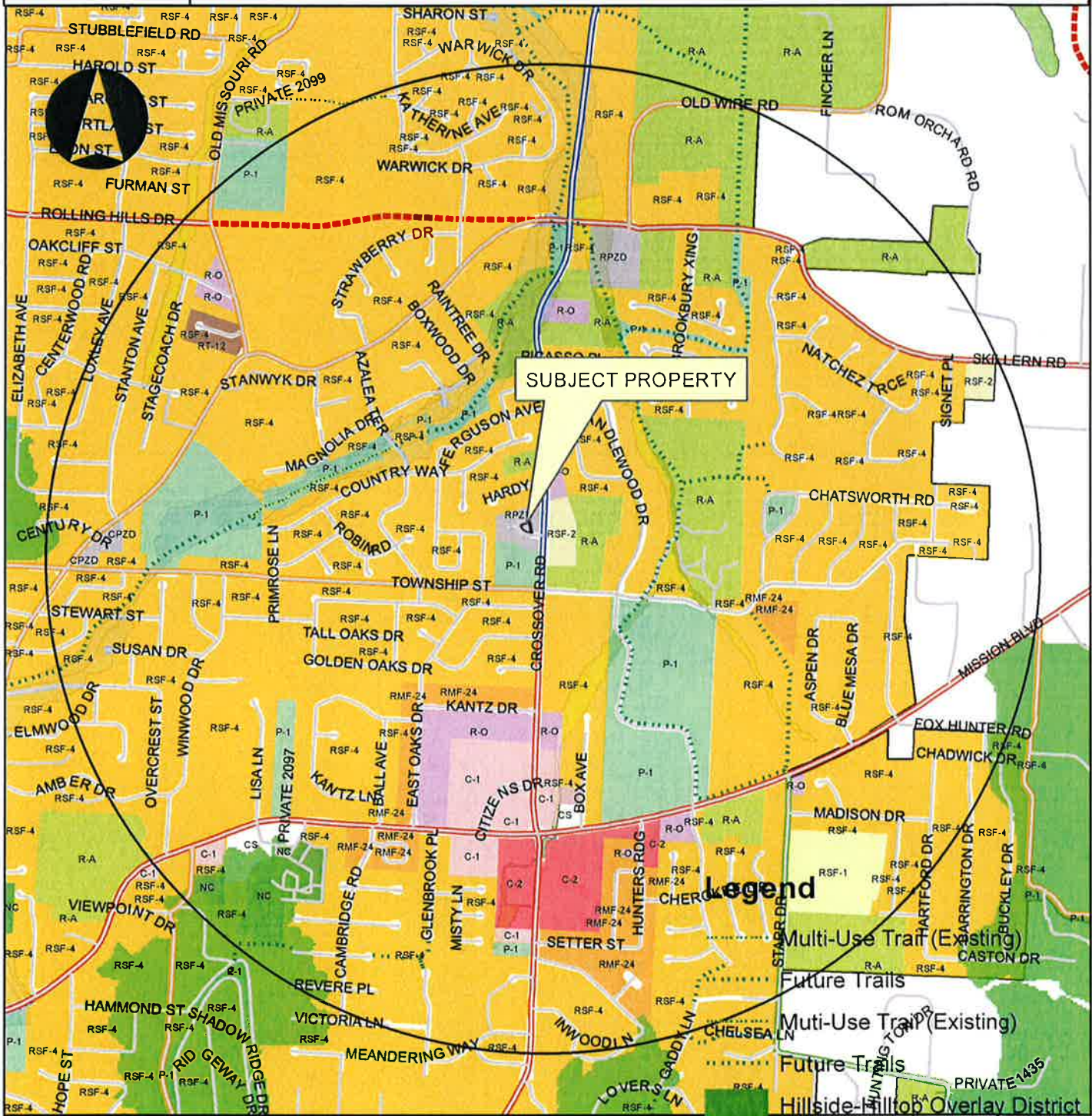
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



ADM12-4136

ZWEIG

One Mile View



Legend	<ul style="list-style-type: none"> ADM 12-4136 Design Overlay District Planning Area Fayetteville
Boundary	
<p>0 0.25 0.5 1</p> <p>Miles</p>	<p>Legend</p> <ul style="list-style-type: none"> Multi-Use Trail (Existing) Future Trails Multi-Use Trail (Existing) Future Trails Hillside-Hilltop Overlay District

