

City Council Agenda Items  
and  
Contracts, Leases or Agreements

8/21/2012

City Council Meeting Date  
Agenda Items Only

Jesse Fulcher

Submitted By

Planning

Division

Development Services

Department

Action Required:

RZN 12-4146: Rezone (4054 W. STARRY NIGHT VIEW/OAKBROOKE III PZD, LOTS 52, 53, & 54, 361): Submitted by PARADIGM DEVELOPMENT ENTERPRISES, INC. for properties located at 4054 & 4076 WEST STARRY NIGHT VIEW AND 1907 NORTH BEST FRIEND LANE. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT (OAKBROOK III) and contain approximately 1.80 acres. The request is to rezone the subject properties to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

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

[Signature] 08.03.2012 Previous Ordinance or Resolution # \_\_\_\_\_  
Department Director Date

Original Contract Date: \_\_\_\_\_

[Signature] 8-3-2012 Original Contract Number: \_\_\_\_\_  
City Attorney Date

[Signature] 8-3-2012  
Finance and Internal Services Director Date

Received in City Clerk's Office 08-03-12 P01:30 RCVD  
[Signature]

[Signature] 8-3-12  
Chief of Staff Date

Received in Mayor's Office  
ENTERED 8/3/12  
[Signature]

[Signature] 8/6/12  
Mayor Date

Comments:



www.accessfayetteville.org

## CITY COUNCIL AGENDA MEMO

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**To:** Mayor Jordan, City Council

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

**From:** Jesse Fulcher, Current Planner

**Date:** August 3, 2012

**Subject:** RZN 12-4146 (4054 W. Starry Night View/Oakbrooke III PZD, LOTS 52, 53, & 54)

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### RECOMMENDATION

Planning staff and the Planning Commission recommend approval of an ordinance to rezone the subject property from R-PZD 09-3439 Oakbrooke III to RSF-8, Residential Single-family, 8 Units Per Acre.

### BACKGROUND

The Oakbrooke development consists of approximately 32 acres, zoned R-PZD Oakbrooke I (3.76 acres) and R-PZD Oakbrooke III (28.62 acres). The subdivision is located between Bridgeport Subdivision and Ruppel Road.

Oakbrooke III, approved in 2010, contains five (5) planning areas, each with separate phasing schedules. Single-family home construction is ongoing in Planning Areas 1 and 3. No permits have been submitted for development in the remaining three Planning Areas. The owner has four years from the project approval date (January 19, 2014) to obtain construction permits for Planning Areas 4 and 5.

The subject property proposed for rezoning is approximately 1.80 acres all located within Planning Area II. The property is currently developed with a single-family home and two adjacent vacant lots (Lots 52-54). This property was proposed to be a cottage style development with 14 single-family dwellings positioned around a common greenspace at a density of 7.6 units per acre. The phasing schedule for Planning Area 2 required that permits be obtained by January 19, 2012. No permits were obtained and consequently this area of development is null and void, and there are no development rights for the property.

*PZD Revocation:* If an approved PZD expires the property does not automatically revert back to the original zoning. The property is unable to be developed or subdivided until the old PZD zoning is revoked and a new, valid zoning district is assigned. In an effort to establish a valid zoning district on the subject property the owners have requested rezoning of the subject properties.

*Proposal:* The owners of the 1.80 acres propose to rezone Planning Area II from R-PZD 09-3439 to RSF-8, Residential Single-family 8 units per acre. The lot width requirement for RSF-8 is 50 feet along the public street. The overall property width will restrict development to four single-family lots, a resulting density of 2.20 units per acre.

**DISCUSSION**

On July 23, 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 REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 12-4146, FOR APPROXIMATELY 1.80 ACRES, LOCATED AT 4054 AND 4076 WEST STARRY NIGHT VIEW AND 1907 NORTH BEST FRIEND LANE FROM R-PZD 09-3439 OAKBROOKE III TO RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE

**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-PZD 09-3439 Oakbrooke III to RSF-8, Residential Single-family, 8 Units Per Acre, 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

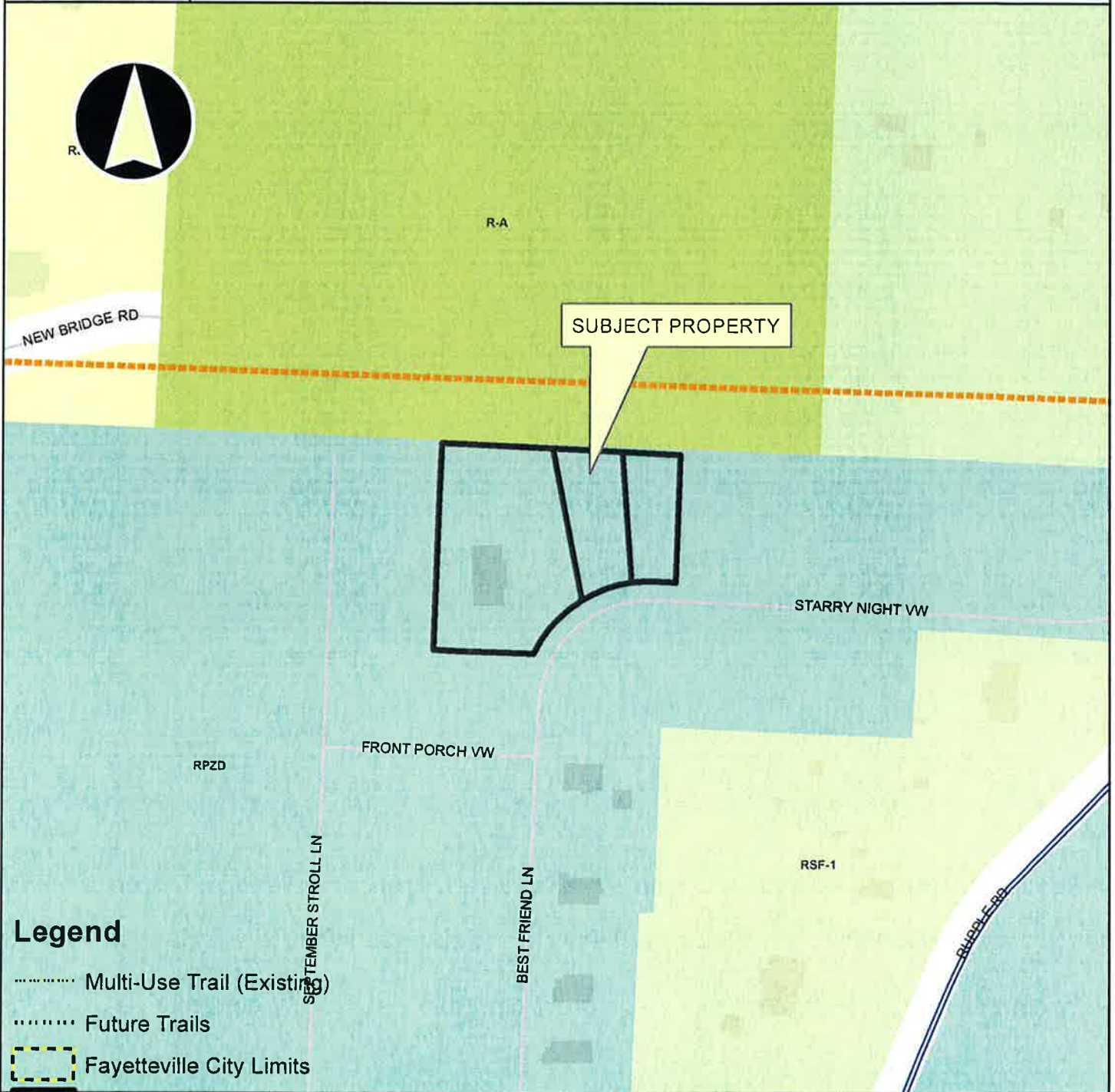
By: \_\_\_\_\_  
**SONDRA E. SMITH**, City Clerk/Treasurer

# EXHIBIT "A"

RZN12-4146

## OAKBROOK 3

Close Up View



### Legend

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

### Overview

- RZN12-4146
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



**EXHIBIT "B"**  
**RZN 12-4146**

**4054 Starry Night View**  
**Lot 52, Oakbrooke Subdivision Phase II**  
**County Parcel Number 765-28209-000**

**4076 Starry Night View**  
**Lot 53, Oakbrooke Subdivision Phase II**  
**County Parcel Number 765-28210-000**

**1907 Best Friend Lane**  
**Lot 54, Oakbrooke Subdivision Phase II**  
**County Parcel Number 765-28211-000**

## D) Proposed Development Phasing -

Oakbrooke 3 is planned in five phases to be constructed over a seven year period. All required permits necessary to complete the construction will be obtained within five years from City Council approval of the PZD. Anticipated timing for construction of public improvements for each phase is as follows...

- PA 1 - All permits necessary to complete construction will be obtained within one year from City Council approval. Final Plat approval shall be obtained within two years of Preliminary Plat approval.
- PA 2 - All permits necessary to complete construction will be obtained within two years from City Council approval. Final Plat approval shall be obtained within three years of Preliminary Plat approval.
- PA 3 - All permits necessary to complete construction will be obtained within three years from City Council approval. Final Plat approval shall be obtained within five years of Preliminary Plat approval.\*
- PA 4 - All permits necessary to complete construction will be obtained within four years from City Council approval. Final Plat approval shall be obtained within five years of Preliminary Plat approval.
- PA 5 - All permits necessary to complete construction will be obtained within four years from City Council approval. Certificate of Occupancy shall be obtained within two years of the building permit approval\*\*

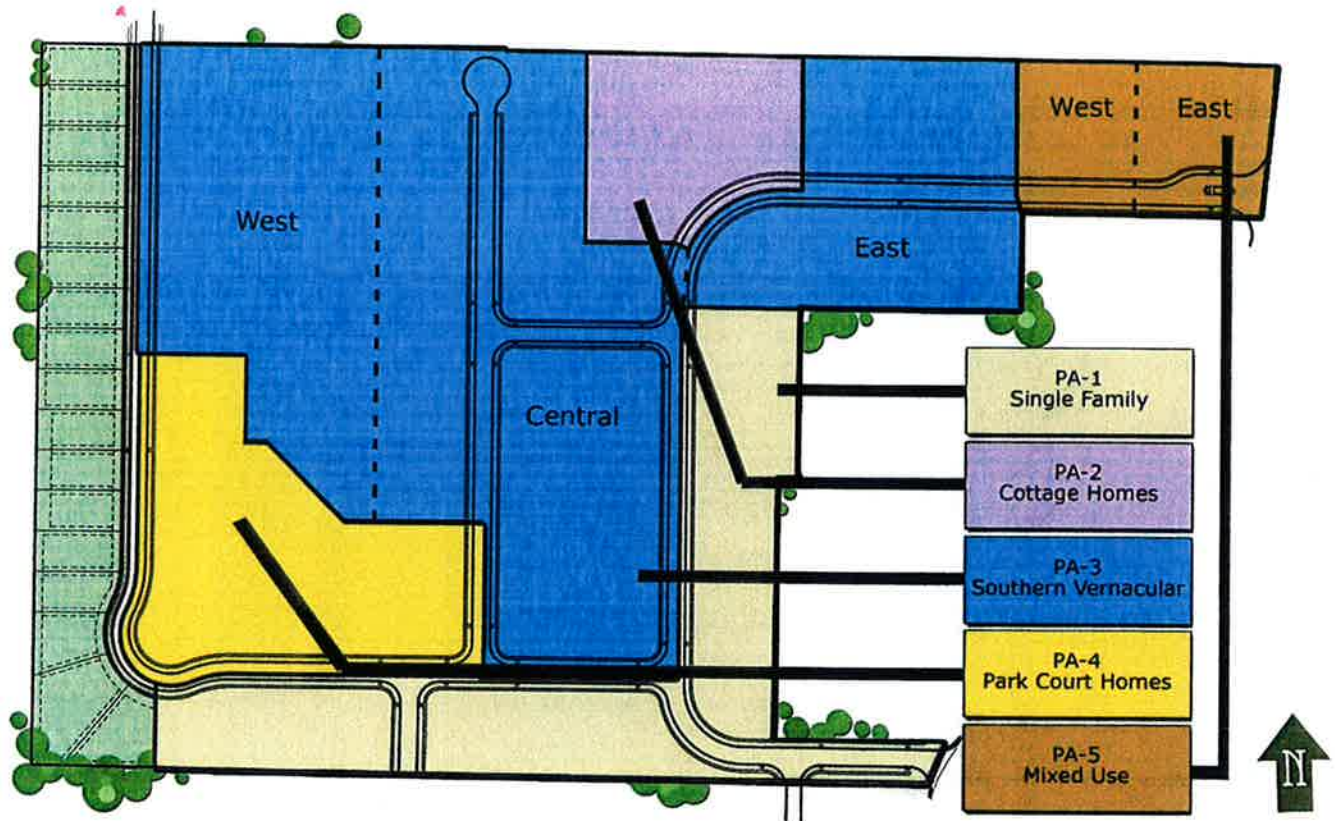
\* PA3, which the largest of the PAs is divided into three areas; East, Central and West. Due to the size of PA3, in effort to minimize costs and condense construction areas, PA3 could be submitted in three individual Preliminary Plats.

\*\* PA5 will likely be constructed as Large Scale Developments. As we do not expect construction of both areas to occur simultaneously, PA5 is made up of two areas which are designated Mixed Use East and Mixed Use West.

## E) Proposed Planning Areas -

Oakbrooke 3 offers several types of residential living, home-based business, neighborhood shopping and eating places (though limited), and open/botanical areas, as depicted on sheet 2, the "Conceptual Site Plan". The community will offer Single Family Residential (attached and detached), Cottage Homes, and Southern Vernacular Homes, along with Neighborhood Mixed Use.

### Proposed Planning Areas -



**Planning Area 2 - Cottage Homes**



The Cottage Home planning area is designed to permit and encourage the developing of new single family homes in a historic village or "cluster" environment; much like the downtown area. Cottage Homes arranged in a more random placement pattern, some could potentially be attached. This arrangement typically provides for less consumption of open or green spaces, and reduces hard surface paving. Homes would be constructed and sold on individual, but more compact lots of similar size and use, most facing a highly landscaped common lawn/botanical area.



Front setbacks are delineated within a "build to zone" of 0 ft to 25 ft. However, for those lots fronting a public street (Lots 1 and 14), it is the intent for the front of the structure to be set at 14 ft. from the front property line. Homes located on interior lots facing the common green located at the core of PA2 shall be set back 10 ft from the property line

Homes should incorporate a usable front porch or stoop, and should be oriented to face the central common lawn. As with all homes located within Oakbrooke, facades should be designed to address the view from the public street as well.

Building coverage on individual lots is typically higher than is typical as would-be rear yard space is transferred to common green space at the front of the homes.

**PA2 - Cottage Homes**

- (a) **Permitted uses.**  
 Unit 1 City-wide uses by right  
 Unit 8 Single-family dwelling  
 Unit 41 Accessory Dwelling  
*In accordance with 164.19 of the UDC*
- (b) **Conditional uses.**  
 Unit 2 City-wide uses by cond. use permit  
 Unit 4 Cultural and recreational facilities  
 Unit 24 Home occupations
- (c) **Density.**  
 Acreage - 186 Acres  
 Number of dwelling units - 14 Units  
 Density per acre - 7.6 Max.
- Bulk and area regulations**
- (d) **Lot width minimum per dwelling. (ft)**  
 Single family - 34 ft  
 Townhomes - 24 ft  
 All Other Uses - None
- (e) **Lot area minimum per dwelling. (sq. ft.)**  
 Single-family - 3200 sf  
 Townhomes - 2200 sf  
 Other Uses - None
- (f) **Land area per dwelling unit. (sq. ft.)**  
 Single-family - 3200 sf  
 Townhomes - 2200 sf  
 Other Uses - None
- (g) **Setback requirements. (ft)**
- | Front          | Side    | Rear  | Fronting    |
|----------------|---------|-------|-------------|
| 0 ft to 25 ft* | 10 ft** | 10 ft | Street      |
| 10 ft          | 10 ft** | 10 ft | Common Lawn |
- \*The principal façade of a building shall be built within a build-to zone that is located between the front property line and a line 25 ft. from the front property line.
- \*\*Detached structures may be located at the side property line, or "Zero Lot Line" side setback. 10' minimum distance between detached homes. Does not apply to garages which are detached from the primary structure.
- (h) **Height regulations -** - 32 ft
- (i) **Building area -** - 60%
- Site Planning**
- (j) **Landscaping -** Per Chapter 177 of the UDC
- (k) **Parking -** Per Chapter 172 of the UDC
- (l) **Architectural Design Standards -**  
 Refer to section C (8) of this booklet.
- (m) **Signage -**  
 As may be allowed for home occupations or per Chapter 174 of the UDC
- (n) **Design Requirements -**  
 a. All units shall be detached single-family dwellings.  
 b. Maximum height shall be 32 ft.  
 c. As shown on the conceptual site plan, all units shall have a primary entry consisting of a porch, patio, or other clearly delineated entry feature oriented to the common open space, or or walkway connecting to the common open space. Entry features shall have a minimum dimensions of 6 ft by 6 ft.  
 d. The common open space shall be provided generally as shown, with dimensions of approximately 130 ft by 130 ft.  
 e. The development shall include a variety of building styles, features, colors and site design elements. The same front façade shall not be permitted more than three times and may not be used adjacent to one another.  
 f. At least 300sq ft of private, contiguous open space adjacent to each dwelling shall be provided with a minimum dimension of 10 ft.  
 g. No fence shall exceed three feet in height except where the fence is located at least 10 ft from the front of the façade of the house.





PC Meeting of July 23, 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: ~~July 20, 2012~~ Updated July 24, 2012

**RZN 12-4146: Rezone (4054 W. STARRY NIGHT VIEW/OAKBROOKE III PZD, LOTS 52, 53, & 54, 361):** Submitted by PARADIGM DEVELOPMENT ENTERPRISES, INC. for properties located at 4054 & 4076 WEST STARRY NIGHT VIEW AND 1907 NORTH BEST FRIEND LANE. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONNING DISTRICT (OAKBROOK III) and contain approximately 1.80 acres. The request is to rezone the subject properties to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

Planner: Jesse Fulcher

**BACKGROUND:**

*Background and property description:* The Oakbrooke development consists of approximately 32 acres, zoned R-PZD Oakbrooke I (3.76 acres) and R-PZD Oakbrooke III (28.62 acres). The subdivision is located between Bridgeport Subdivision and Ruppel Road.

Oakbrooke III, approved in 2010, contains five (5) planning areas, each with separate phasing schedules. Single-family home construction is ongoing in Planning Areas 1 and 3. No permits have been submitted for development in the remaining three Planning Areas. The owner has four years from the project approval date (January 19, 2014) to obtain construction permits for Planning Areas 4 and 5.

The subject property proposed for rezoning is approximately 1.80 acres all located within Planning Area II. The property is currently developed with a single-family home and two adjacent vacant lots (Lots 52-54). This property was proposed to be a cottage style development with 14 single-family dwellings positioned around a common greenspace at a density of 7.6 units per acre. The phasing schedule for Planning Area 2 required that permits be obtained by January 19, 2012. No permits were obtained and consequently this area of development is null and void, and there are no development rights for the property. Surrounding land use and zoning is depicted in *Table 1*.

**Table 1**  
**Surrounding Zoning and Land Use**

Direction	Land Use	Zoning
North	Undeveloped agricultural land	R-PZD 05-1599
South	Single-family residential	R-PZD Oakbrooke III
East	Undeveloped subdivision lot	R-PZD Oakbrooke III
West	Undeveloped subdivision lot	R-PZD Oakbrooke III

*PZD Revocation:* If an approved PZD expires the property does not automatically revert back to the original zoning. The property is unable to be developed or subdivided until the old PZD zoning is revoked and a new, valid zoning district is assigned. In an effort to establish a valid zoning district on the subject property the owners have requested rezoning of the subject properties.

*Proposal:* The owners of the 1.80 acres propose to rezone Planning Area II from R-PZD 09-3439 to RSF-8, Residential Single-family 8 units per acre. The lot width requirement for RSF-8 is 50 feet along the public street. The overall property width will restrict development to four single-family lots, a resulting density of 2.20 units per acre.

*Public Comment:* Staff has not received any comments.

### RECOMMENDATION:

Staff recommends forwarding **RZN 12-4146 (Oakbrooke III Lots 52, 53 & 54)** to the City Council with a recommendation for approval based on the findings stated herein.

<b>PLANNING COMMISSION ACTION:</b> Required <u>YES</u>
<b>Date:</b> <u>July 23, 2012</u> <input type="checkbox"/> Tabled <input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied
<b>Motion:</b> <u>Chesser</u> <b>Second:</b> <u>Cabe</u> <b>Vote:</b> <u>9-0-0</u>
<b>CITY COUNCIL ACTION:</b> Required <u>YES</u>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
<b>Date:</b> <u>August 21, 2012</u>

**CITY PLAN 2030 FUTURE LAND USE PLAN:** *City Plan 2030 Future Land Use Plan designates this site as **Residential Neighborhood Area**. Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scales and context, including single-family, multifamily, and row-houses. It encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood.*

### INFRASTRUCTURE:

**Streets:** The site has access to Starry Night View/Best Friend Lane. Both streets were constructed with the development of this subdivision.

**Water:** Public water is available to the property. There are 8" public water mains extended throughout the development.

**Sewer:** Sanitary sewer is available to the site. There are 8” sanitary sewer mains extended throughout the development.

**Drainage:** Standard improvements and requirements for drainage will be required for any development. This property is not affected by the 100-year floodplain and the Streamside Protection Zones.

**Police:** The Police Department does not find that this rezoning will affect calls for service or response times.

**Fire:** Staff did not receive objections from the Fire Department to this rezoning.

### **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:** **Staff finds that the RSF-8 zoning district is consistent with the Future Land Use designation of Residential Area on the property and the existing and surrounding land uses and infrastructure. The zoning will allow the owners to develop the property similarly to the original layout and approval under Oakbrooke PZD Phase I and II.**

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

**Finding:** **The proposed zoning is needed at this time as the existing R-PZD zoning has expired and the property is unable to be developed in any manner, including minor applications such as a lot split or single family residence, until the expired PZD zoning is revoked and a new zoning district is assigned. As discussed in Finding No. 1, the proposed zoning is justified as it is compatible with the surrounding zoning and land uses and consistent with the City’s Future Land Use Plan.**

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

**Finding:** **The proposed rezone would not increase traffic congestion in comparison to the R-PZD. The RSF-8 zoning will result in less density and vehicle trips than the approved cottage development for Planning Area II.**

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: Increased load on public services were taken into consideration and recommendations from the Engineering, Fire, and Police Departments and are included in this report. The proposed zoning change to RSF-8 should have no discernable impact 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 recommends in favor of the request.**

### 161.09 District RSF-8, Residential Single-Family – 8 Units Per Acre

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(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.*

	By Right
Single-family dwelling units per acre	8 or less

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Single-family	50 ft.
Two-family	50 ft.
Townhouse, no more than two attached	25 ft.

(2) *Lot area minimum.*

Single-family	5,000 sq. ft.
Two-family	5,000 sq. ft.

(3) *Land area per dwelling unit.*

Single-family	5,000 sq. ft.
Two-family	5,000 sq. ft.
Townhouse, no more than two attached	2,500 sq. ft.

(E) *Setback requirements.*

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

(F) *Height regulations.*

Building Height Maximum	45 ft.
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(G) *Building area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area.



[www.accessfayetteville.org](http://www.accessfayetteville.org)

THE CITY OF FAYETTEVILLE, ARKANSAS



POLICE DEPARTMENT  
100-A West Rock Street  
Fayetteville, AR 72701

P (479) 587-3555 F (479) 587-3522

6/26/12

Jeremy Pate  
Zoning and Development Director  
City of Fayetteville  
113 W. Mountain  
Fayetteville, Arkansas 72701

Jeremy,

This document is in response to the requested comments on proposed RZN-12-4146 (4054 W. Starry Night View / Oakbrook III PZD, lots 52, 53, & 54, 361) submitted by Paradigm Development Enterprises, Inc. for properties located at 4054 and 4076 W. Starry Night View and 1907 N. Best Friend Lane.

It is the opinion of the Fayetteville Police Department that this RZN will not alter the population density, and will not create an appreciable or undesirable increase in the load on police services. In addition this will not create an appreciable increase in traffic danger and congestion.

Sincerely,

A handwritten signature in black ink, appearing to read "Capt. Yates".

Captain Kenny Yates  
Fayetteville Police Department

A written description of this request addressing the following items:

- a. Current ownership information and any proposed or pending property sales.

***The Property to be rezoned is currently owned by Hoskins Family Limited Partnership and by Simmons First Bank of NW Arkansas. No sales are pending.***

- b. Reason (need) for requesting the zoning change.

***Changes due to market conditions and the property currently has no development rights due to an expired PZD.***

- c. Statement of how the proposed rezoning will relate to surrounding properties in terms of land use, traffic, appearance, and signage.

***Proposed Zoning will be very compatible to the existing zoning of the surrounding neighborhood in terms of architecture, uses, setbacks, etc. Under any zoning, the property will be subject to the rules and regulations of the Oakbrooke Subdivision and its Architectural Control Committee.***

***Formerly, the property was zoned for 14 cottage-style homes on 1.733 acres, or 8 units per acre. Prior to the property being zoned for cottages, the property was zoned and constructed as three lots fronting public streets. The proposed Zoning is RSF8, however we only intend to develop the property as 4 lots total, thereby decreasing density and impact on infrastructure below its former development rights.***

- d. Availability of water and sewer (state size of lines). This information is available from the City Engineering Division.

***The property is currently served by a recently installed 8" water main along the street frontage (south property line) and 8" sewer main along the north property boundary. Three of the four proposed lots have private services extended to them. We will have to install a single water and single sewer tap for the 4<sup>th</sup> lot. No other services are required.***

- e. The degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

***As the property is under the restrictions of the Oakbrooke Architectural Controls and the Restrictions of the Oakbrooke Covenants, the property will be built out the same as any other lot within Oakbrooke. Oakbrooke is the quintessential model of the city's current land use and zoning policies.***



- f. Whether the proposed zoning is justified and/or needed at the time of the request.

***The Proposed Zoning is justified and needed as the property currently has no development rights due to the expiration of the former PZD Zoning.***

- g. Whether the proposed zoning will create or appreciably increase traffic danger and congestion.

***No. We are actually lowering the total of homes which could be built on the property. Traffic danger and associated congestion will not be exacerbated.***

- h. Whether the proposed zoning will alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

***No. We are actually lowering the total of homes which could be built on the property. Infrastructure and schools will receive no negative impact.***

- i. Why it would be impractical to use the land for any of the uses permitted under its existing zoning classification.

***Currently, there are no uses permitted as the property has no development rights.***



**SIMMONS FIRST BANK  
OF NORTHWEST ARKANSAS**  
MEMBER FDIC

May 21, 2012

Mr. Jesse Fulcher  
City of Fayetteville  
Fayetteville, Arkansas


Re: lots 52 & 53 of Oakbrook subdivision owned by Simmons First Bank

Dear Jesse:

Simmons First Bank is joining Paradigm Development in requesting the change of zoning of Oakbrook lots 52, 53 & 54 to RSF8.

Since Paradigm Development is more familiar with the requirements of the City of Fayetteville, Simmons First authorized Paradigm Development to take necessary steps on Simmons' behalf to obtain this zoning for both Paradigm Development and Simmons First Bank.

Thank you for your consideration.

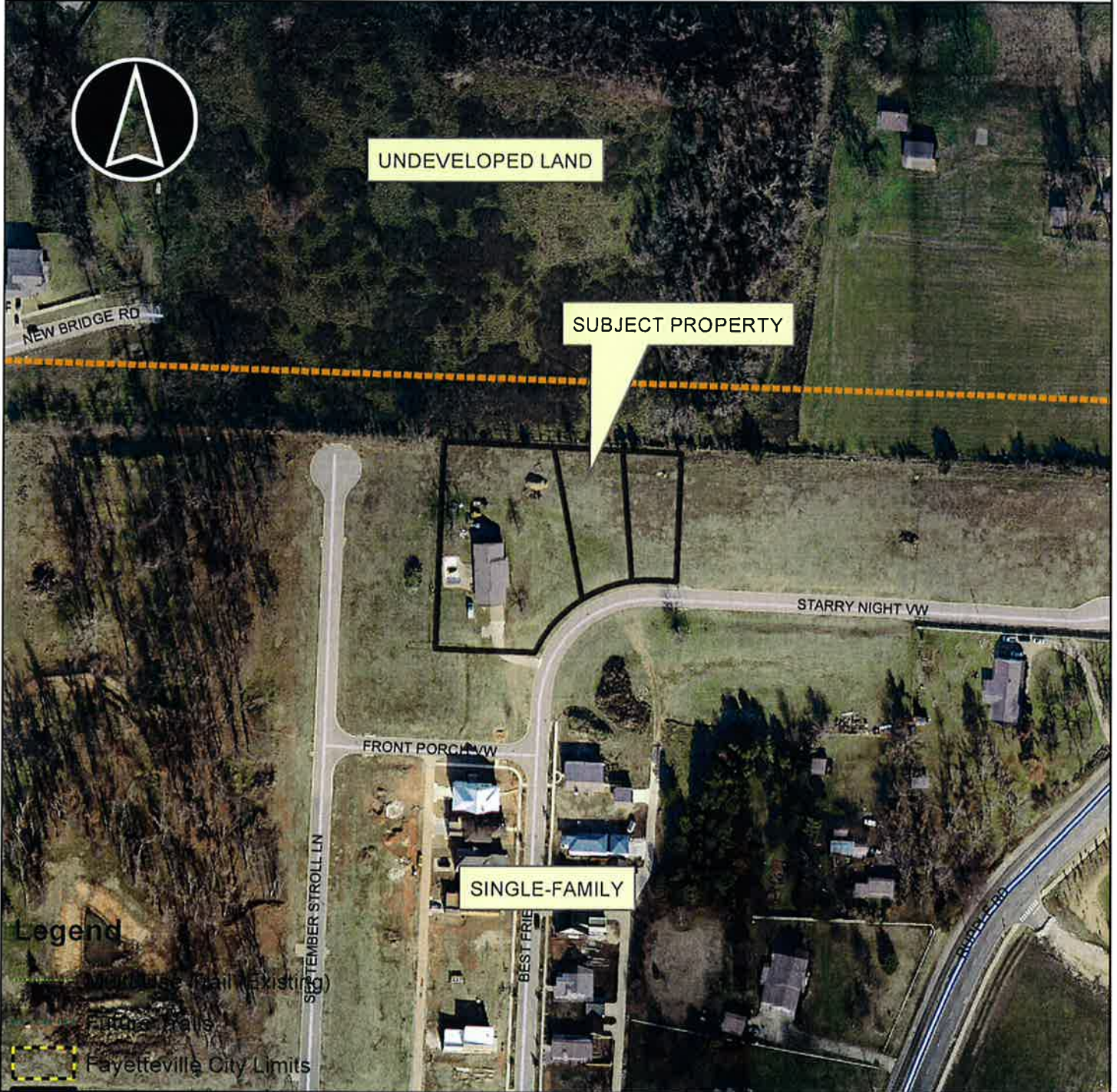


Dennis H. Ferguson  
President






RZN12-4146

# OAKBROOK 3

Close Up View



Overview RZN12-4146

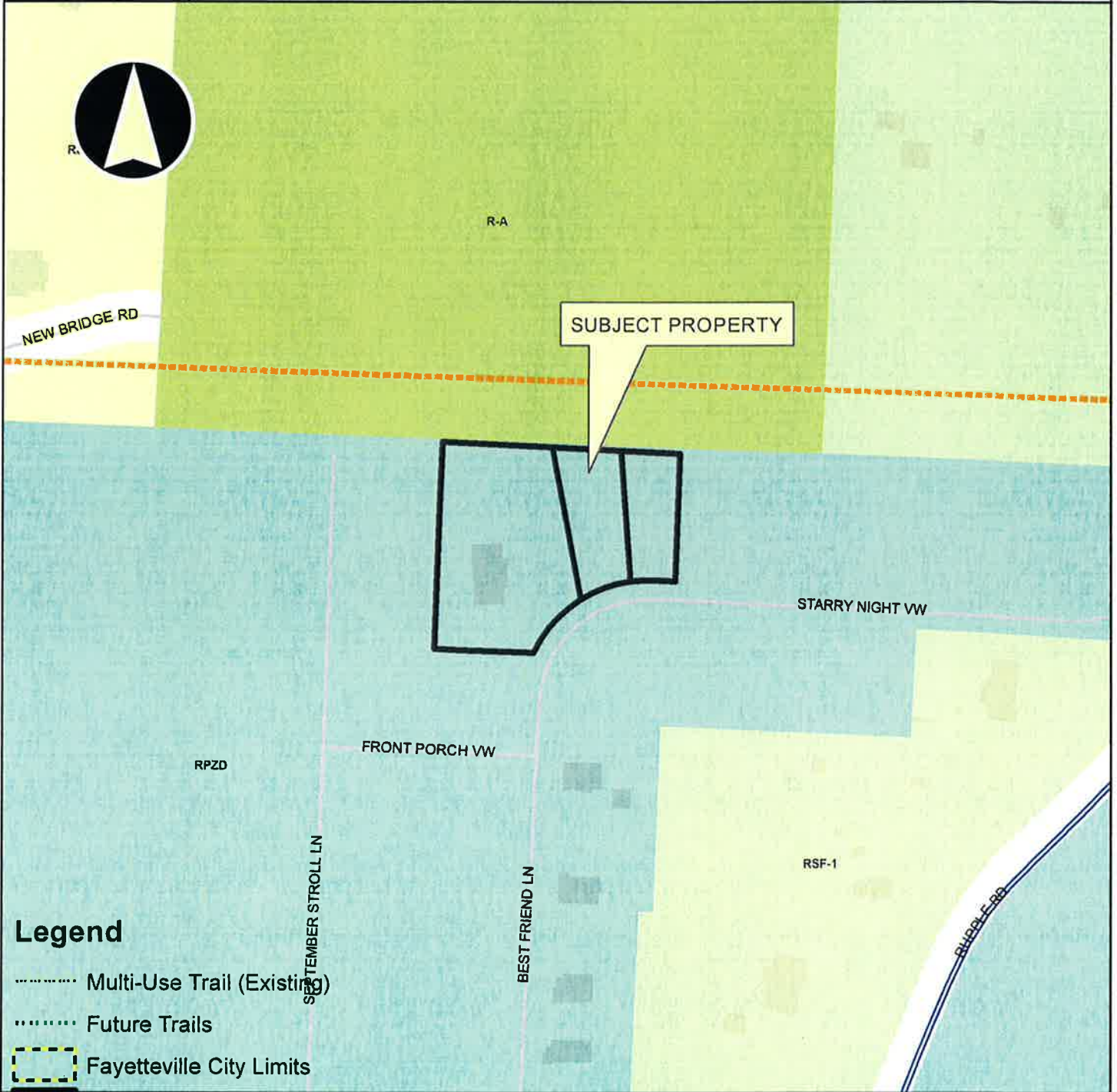
-  Footprints 2010
-  Hillside-Hilltop Overlay District
-  Design Overlay District
-  Design Overlay District
-  Planning Area



RZN12-4146

# OAKBROOK 3

Close Up View



## Legend

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

Overview

RZN12-4146

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



RZN12-4146

# OAKBROOK PZD 3 LOTS 52-54

Future Land Use



NEW BRIDGE RD

SUBJECT PROPERTY

STARRY NIGHT VW

### Legend

- ..... Multi-Use Trail (Existing)
- ..... Future Trails
- Fayetteville City Limits
- ▭ RZN12-4146

### FUTURE LAND USE 2030

#### CLASS

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

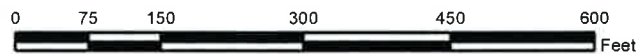
- Complete Neighborhood Plan
- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW
- Design Overlay District
- Design Overlay District
- Planning Area

SEPTEMBER STROLL LN

FRONT PORCH VW

BEST FRIEND LN

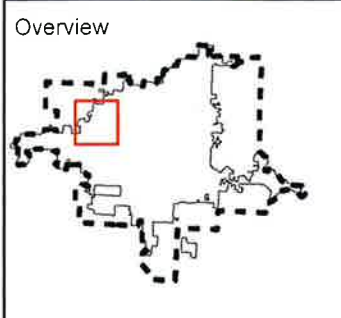
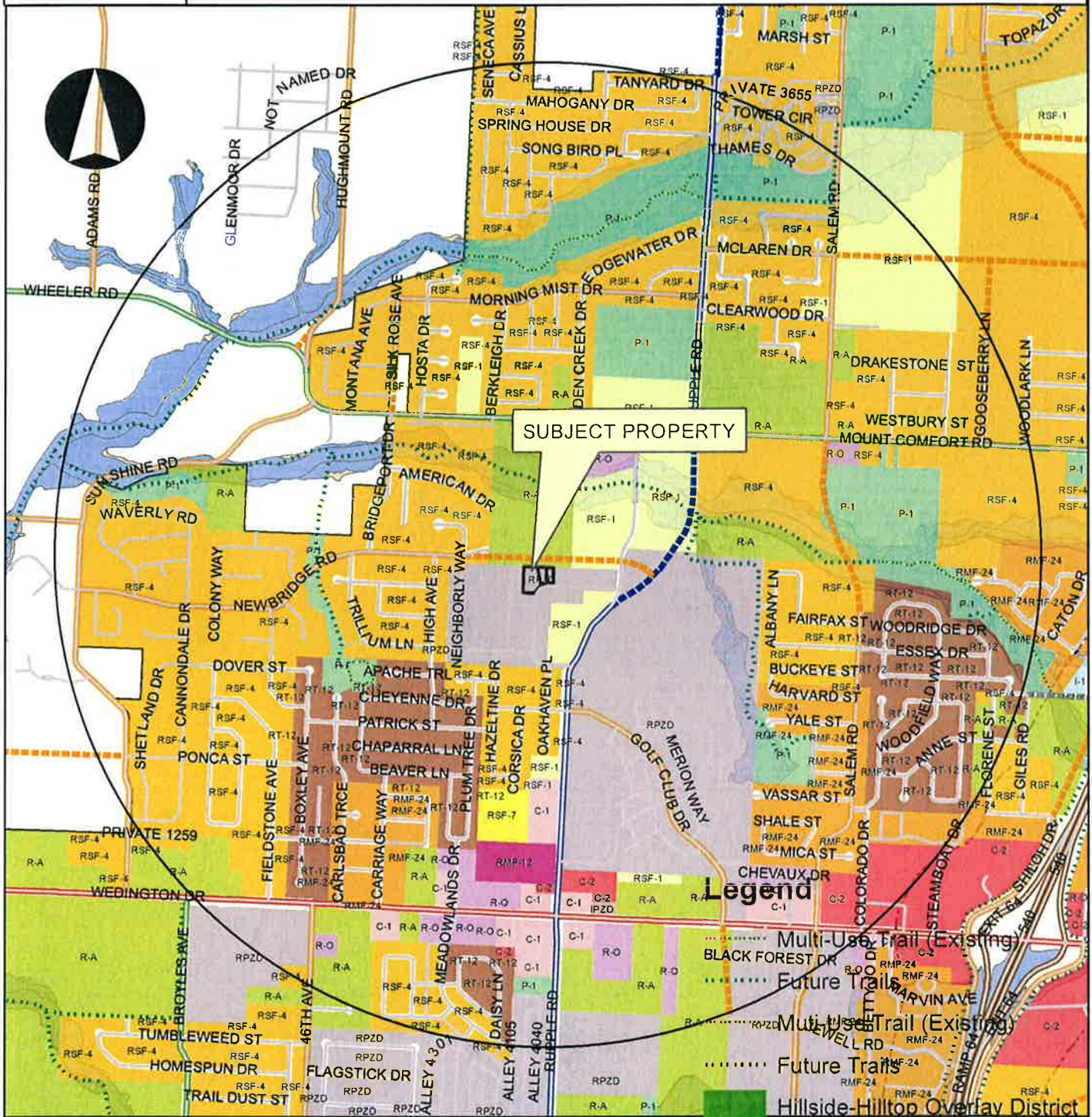
RUSSELL RD



RZN12-4146

# OAKBROOK PZD 3 LOTS 52-54

One Mile View



**Legend**

- Subject Property
- RZN12-4146
- Design Overlay District
- Planning Area
- Fayetteville

Boundary

0      0.25      0.5      1      Miles