

City of Fayetteville Item Review Form

2013-0235
Legistar File Number

01/07/2014

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Quin Thompson

Submitted By

Development Services

Department

Action Required:

RZN 13-4547: Rezone (MLK/BEECHWOOD/EATON, 521): Submitted by JORGENSEN AND ASSOCIATES for property located at 1541/1555/1561 MARTIN LUTHER KING BOULEVARD. The property is zoned I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL and contains approximately 1.54 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Does this item have a cost? No

_____	_____	_____
Cost of this request	Category or Project Budget	Program or Project Name
_____	_____	_____
Account Number	Funds Used to Date	Program or Project Category
_____	\$0.00	_____
Project Number	Remaining Balance	Fund Name
Budgeted Item? <input type="checkbox"/>	Budget Adjustment Attached? <input type="checkbox"/>	

V20130812

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Comments:

[Handwritten signature]

[Handwritten signature] 12/19/13

[Handwritten signature] 12/20/13

12-18-13

[Handwritten signature]

ENTRED
12/19/13

[Handwritten signature] 12-19-2013

CITY COUNCIL AGENDA MEMO

To: Mayor Jordan, City Council

Thru: Don Marr, Chief of Staff
Andrew Garner, Director of Planning

From: Quin Thompson, Current Planner

Date: December 16, 2013

Subject: RZN 13-4547: Rezone (1541/1555/1561 MARTIN LUTHER KING BLVD.)

RECOMMENDATION: The Planning Commission and Planning Division staff recommend approval of an ordinance to rezone the property to CS, Community Services.

BACKGROUND: The subject property is located at 1541/1555/1561 Martin Luther King Boulevard. The property is within the I-1(Light Industrial and Heavy Commercial) zoning district and contains three lots totaling approximately 1.54 acres. The properties contain older commercial buildings and a car washing facility.

CITY PLAN 2030 FUTURE LAND USE MAP: The City Plan 2030 Future Land Use Map designates this area as **Urban Center Area**. *Urban Center Areas* contain the most intense and dense development patterns within the City, as well as the tallest and greatest variety of buildings. They accommodate rowhouses, apartments, local and regional retail, including large-scale stores, hotels, clean tech industry and entertainment uses. These areas are typified by their location adjacent to major thoroughfares with high visibility, usually automobile-dependent customers and large areas dedicated to parking. Although Urban Center Areas recognize the conventional big-box and strip retail centers developed 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 areas. Additionally, infill of existing development centers should be strongly encouraged, since there is greater return for properties already served by public infrastructure.

COMPATIBILITY: This property is currently in various uses typical of light industry, such as warehousing and industrial use. The neighborhood has, however, been developing recently with multi-family housing and a variety of commercial and office buildings. The proposal to rezone the property to CS, Community Services will allow the property to be used for commercial or residential opportunities that are consistent with surrounding land uses.

The CS zoning district is a significant downzone from I-1, and will provide opportunity for re-development that is more compatible with recent residential development in the neighborhood than the current zoning allows. As discussed, with the recent rezoning and re-development of the adjacent property to the east from I-1 to CS, the rail line spur in this immediate vicinity has not been used for many years and market demand for industrial use in this neighborhood is not anticipated.

DISCUSSION: On December 09, 2013, the Planning Commission forwarded this item to the City Council with a recommendation of approval with a vote of 8-0-0.

BUDGET IMPACT: None.

ORDINANCE NO.

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 13-4547, FOR APPROXIMATELY 1.54 ACRES, LOCATED AT 1541/1555/1561 MARTIN LUTHER KING BOULEVARD FROM I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL, 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 I-1, Heavy Commercial/Light Industrial 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 , 2013.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

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

EXHIBIT "A"

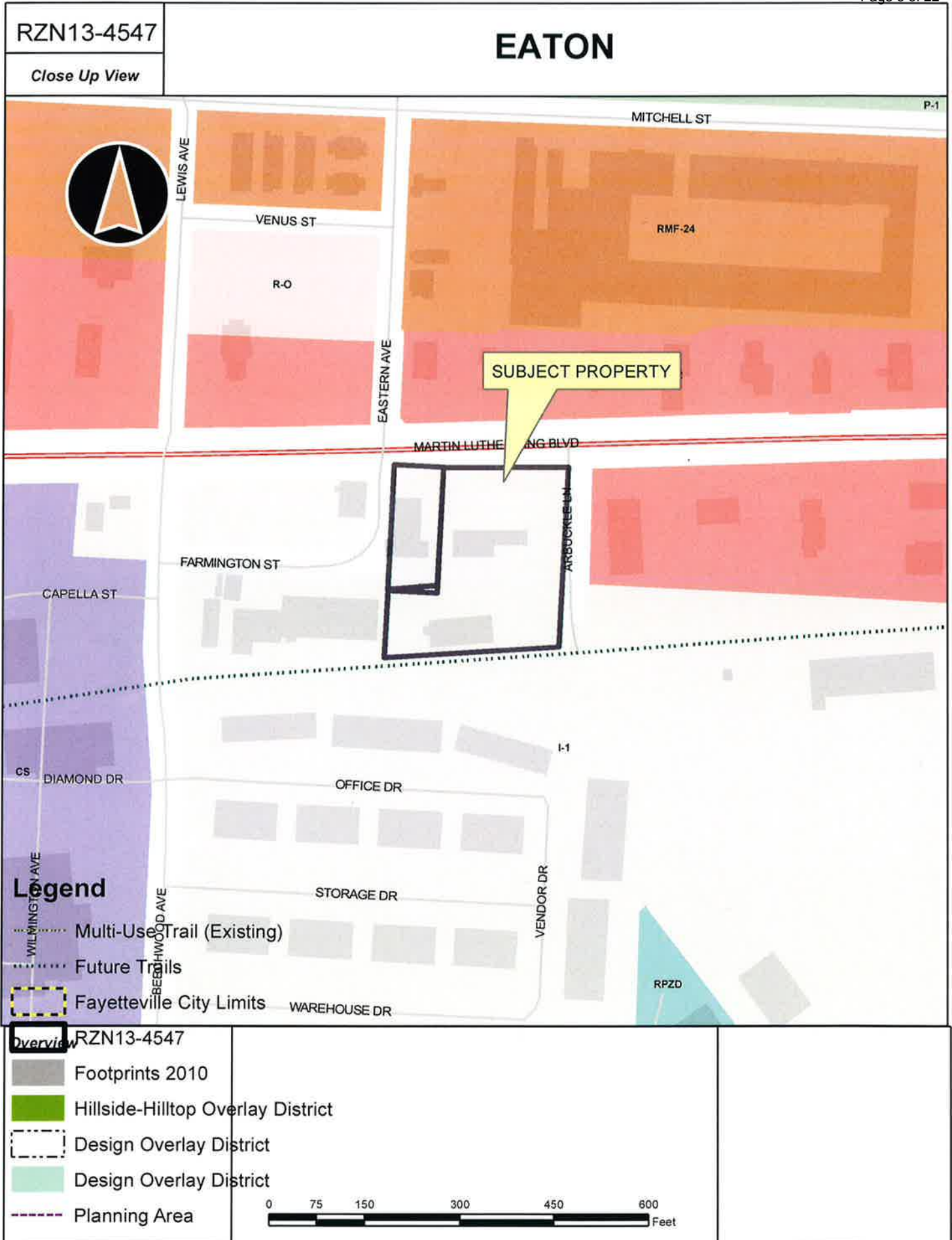


EXHIBIT "B"
RZN 13-4547

1555 W. MARTIN LUTHER KING BLVD. (765-14836-000)

1541 W. MARTIN LUTHER KING BLVD. (765-11238-000)

PART OF THE SW 1/4. OF THE SE 1/4. OF SECTION 17 AND PART OF THE NW 1/4. OF THE NE 1/4. OF SECTION 20, ALL IN TOWNSHIP 16 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN WASHINGTON COUNTY, ARKANSAS, AND ALSO DESCRIBED AS LOTS 6, 5, 4, 3, AND PART OF LOT 2 IN BLOCK 8 SUNSET ADDITION TO THE CITY OF FAYETTEVILLE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4. OF THE SE 1/4. OF SAID SECTION 17, THENCE EAST 335.00 FEET, THENCE SOUTH 25.50 FEET TO THE P.O.B., THENCE N8250' EAST 78.00 FEET, THENCE NORTH 188.0 FEET, THENCE N8949'37" EAST 199.80 FEET, THENCE SOUTH 286.40 FEET TO A POINT 8.06 FEET NORTH OF THE CENTER OF THE EXISTING S.L. & S.F. RAILROAD, THENCE S83*27'03" WEST PARALLEL WITH SAID RAILROAD 278.74 FEET, THENCE NORTH 109.34 FEET TO THE P.O.B.; CONTAINING 1.54 ACRES, MORE OR LESS, SUBJECT TO RIGHT-OF-WAY EASEMENTS OF RECORD. LESS AND EXCEPT THAT PORTION OF THE ABOVE TRACT DEEDED TO THE ARKANSAS TRANSPORTATION AND HIGHWAY DEPARTMENT, BEING PARCEL #765-11239-000.

1561 W. MARTIN LUTHER KING BLVD. (765-11237-000)

(765-14551-010,765-14842-010)

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17) AND A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20) ALL IN TOWNSHIP SIXTEEN (16) NORTH RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TU-WIT: BEGINNING AT A POINT WHERE THE EAST LINE OF EASTERN AVENUE OF SUNSET ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS, INTERSECTS THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. AND STATE HIGHWAY #62 (FORMERLY THE FARMINGTON ROAD) WHICH POINT IS 331 FEET EAST AND 150.50 FEET NORTH OF THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION SEVENTEEN (17): THENCE SOUTH ALONG THE EASTERN SIDE OF EASTERN AVENUE 200 FEET; THENCE EAST 78 FEET; THENCE NORTH 200 FEET TO THE SOUTH SIDE OF U.S. HIGHWAY #62; THENCE WEST 78 FEET TO THE PLACE OF BEGINNING, THIS AREA INCLUDES ALL OF LOT NUMBERED ONE (1) IN BLOCK NUMBERED EIGHT (8) AND THE WEST 31 1/3 FEET OF LOT NUMBERED TWO (2) OF BLOCK NUMBERED EIGHT (8) OF SUNSET ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX OFFICIO RECORDER

OF WASHINGTON COUNTY, ARKANSAS ALSO 2340 SQUARE FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION SEVENTEEN (17) ALSO 1521 SQUARE FEET OF SECTION TWENTY (20) ALL IN TOWNSHIP SIXTEEN (16) NORTH RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPLE MERIDIAN. LESS AND EXCEPT: PART OF LOTS 1 AND 2 OF BLOCK 8, SUNSET ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF LOT 1 BLOCK 8, SUNSET ADDITION; THENCE NORTH 02 DEGREES 32 MINUTES EAST ALONG THE WEST LINE THERE OF A DISTANCE OF 128.7 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 32 MINUTES EAST ALONG SAID WEST LINE A DISTANCE OF 10.0 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #62; THENCE NORTH 88 DEGREES 11 MINUTES EAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 75.4 FEET TO A POINT; THENCE SOUTH 03 DEGREES 16 MINUTES WEST OF 10.0 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY #62; THENCE SOUTH 88 DEGREES 11 MINUTES WEST ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 75.2 FEET TO THE POINT OF BEGINNING AND CONTAINING 753 SQUARE FEET, MORE OR LESS.



PC Meeting of December 09, 2013

THE CITY OF FAYETTEVILLE, ARKANSAS

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

PLANNING DIVISION CORRESPONDENCE

TO: Fayetteville Planning Commission
FROM: Quin Thompson, Current Planner
THRU: Andrew Garner, Planning Director
DATE: ~~December 01, 2013~~ UPDATED 12-18-2013

RZN 13-4547: Rezone (MLK/BEECHWOOD/EATON, 521): Submitted by JORGENSEN & ASSOCIATES for property located at 1541/1555/1561 MARTIN LUTHER KING BLVD. The property is zoned I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL and contains approximately 1.54 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.
Planner: Quin Thompson

BACKGROUND:

Property and Background: The subject property is located south of Martin Luther King Boulevard and west of Arbuckle Lane. The property is within the I-1 zoning district and contains multiple lots totaling approximately 1.54 acres. The properties are currently developed, containing various commercial buildings.

Surrounding land use and zoning is depicted on *Table 1*.

**Table 1
Surrounding Land Use and Zoning**

Direction from Site	Land Use	Zoning
North	Retail/Commercial	C-2, Thoroughfare Commercial
South	Rail Road ROW/Warehouses	I-2, General Industrial
East	Commercial	I-1, Heavy Commercial and Light Industrial/ C-2, Thoroughfare Commercial
West	Custom Powder Coating/undeveloped	I-1, Heavy Commercial and Light Industrial

Request: The request is to rezone the property from I-1, Heavy Commercial and Light Industrial, to CS, Community Services.

Public Comment: Staff has not received public comment.

RECOMMENDATION:

Staff recommends forwarding RZN 13-4547 to the City Council with a recommendation for **approval** based on findings stated herein.

PLANNING COMMISSION ACTION:	Required	<u>YES</u>	
Date: <u>December 09, 2013</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: CHESSER Second: HOSKINS Vote: 8-0-0			
CITY COUNCIL ACTION:	Required	<u>YES</u>	
	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	
Date: January 07, 2014			

INFRASTRUCTURE:

Streets: The site has access to State Highway 16 (Martin Luther King Boulevard. This Principal Arterial is a five lane road with curb/gutter and storm drainage. The site also has access to Eastern Avenue and Arbuckle Lane, all of which is unimproved excluding the western side of Arbuckle Lane. which has been improved with curb and gutter. Any required improvements to these roads would be determined at the time of re-development.

Water: Public water is available to the property. There is a 6" water main along Martin Luther King Boulevard on the north side of this property.

Sewer: Sanitary sewer is available to the site. There is a 6" sewer main and manhole located due west of the site in Eastern Avenue as well as a manhole and 6" main due east approximately 100' in an easement.

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

Fire: The Fire Department did not express any concerns with this request.

Police: The Police Department did not express any concerns with this request.

CITY PLAN 2025 FUTURE LAND USE PLAN: *City Plan 2030 Future Land Use Plan*
designates this site as Urban Center Area.

Urban Center Areas contain the most intense and dense development patterns within the City, as well as the tallest and greatest variety of buildings. They accommodate rowhouses, apartments, local and regional retail, including large-scale stores, hotels, clean tech industry and entertainment uses. These areas are typified by their location adjacent to major thoroughfares with high visibility, usually automobile-dependent customers and large areas dedicated to parking. Although **Urban Center Areas** recognize the conventional big-box and strip retail centers developed 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 areas. Additionally, infill of existing development centers should be strongly encouraged, since there is greater return for properties already served by public infrastructure.

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: This property is currently in various commercial uses. The neighborhood, has, however, been developing recently with multi-family housing and a variety of commercial and office buildings. The proposal to rezone the property to CS, Community Services will allow the property to be used for commercial or residential opportunities that are consistent with surrounding land uses. The City Plan 2030 Future Land Use Map designates this area as Urban Center Area.

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 justified due to the fact that the area's current industrial zoning designation is becoming incompatible with surrounding properties as redevelopment occurs. The proposed zoning will allow the owner to utilize the property for residential and light commercial uses, which are compatible with the changing neighborhood.

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

Finding: The site access has access to Martin Luther King Boulevard, a fully improved five lane street. The proposed zoning would allow uses likely to increase traffic, but it is unlikely that traffic danger or congestion would be appreciably increased. Street improvements will be assessed at the time of development.

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 industrial to mixed use will allow for the development of residential and commercial uses, however development should not undesirably increase the load on public services. The Police and Fire Departments have expressed no objections to the proposal.

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

Unified Development Code Chapter 161: Zoning Regulations

161.27 District I-1, Heavy Commercial and Light Industrial

(A) *Purpose.* The Heavy Commercial District is designed primarily to accommodate certain commercial and light industrial uses which are compatible with one another but are inappropriate in other commercial or industrial districts. The Light Industrial District is designed to group together a wide range of industrial uses, which do not produce objectionable environmental influences in their operation and appearance. The regulations of this district are intended to provide a degree of compatibility between uses permitted in this district and those in nearby residential districts.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 6	Agriculture
Unit 13	Eating places
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 21	Warehousing and wholesale
Unit 22	Manufacturing
Unit 25	Offices, studios and related services
Unit 27	Wholesale bulk petroleum storage facilities with underground storage tanks
Unit 42	Clean technologies

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 43	Animal boarding and training

(C) *Density.* None.

(D) *Bulk and area regulations.* None.

(E) *Setback regulations.*

Front, when adjoining A or R districts	50 ft.
Front, when adjoining C, I, or P districts	25 ft.
Side, when adjoining A or R districts	50 ft.
Side, when adjoining C, I, or P districts	10 ft.
Rear	25 ft.



(F) *Height regulations.* There shall be no maximum height limits in I-1 District, provided, however, that any building which exceeds the height of 25 feet shall be set back from any boundary line of any residential district a distance of one foot for each foot of height in excess of 25 feet.

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(VIII); Ord. No. 2351, 6-2-77; Ord. No. 2430, 3-21-78; Ord. No. 2516, 4-3-79; Ord. No. 1747, 6-29-70; Code 1991, §160.039; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 4992, 3-06-07; Ord. 5028, 6-19-07; Ord. 5195, 11-6-08; Ord. 5312, 4-20-10; Ord. 5339, 8-3-10; Ord. 5353, 9-7-10; Ord. 5472; 12-20-11)

161.19 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-family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings

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 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 40	Sidewalk Cafes
Unit 42	Clean technologies

(C) *Density. None*

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Dwelling	18 ft.
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	56 ft.
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(G) *Minimum buildable street frontage. 50% of the lot width.*

(Ord. 5312, 4-20-10; Ord. 5339, 8-3-10; Ord. 5462, 12-6-11; Ord. 5592, 06-18-13)



JORGENSEN & ASSOCIATES

CIVIL ENGINEERS • SURVEYORS

124 WEST SUNBRIDGE, SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 582-4807

DAVID L. JORGENSEN, P.E., P.L.S.

JUSTIN L. JORGENSEN, P.E.

BLAKE E. JORGENSEN, P.E.

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Rezoning

This letter is in regards to a proposed rezoning and the following required information:

- A. The current owner of this site is as follows:
 - a. 765-11237-000, 765-14551-010, 765-14842-001, 765-14836-000,
765-11238-000: Eaton Properties, LLC
- B. Currently this property is zoned I-1. The reason for the requested *Community Service* zoning is to allow this property to be more marketable to allow for more varieties of potential uses.
- C. The property due west is zoned Community Services and has Student Housing. The property to the north and south is zoned I-1 and a portion of the eastern side has a PRZD zoning. With the addition of the Domain Student Housing development to the west an evaluation of compatibility of Community Services was undertaken and found to be an appropriate zoning, with this finding, we feel that this property would be compatible as well with the requested zoning.
- D. Existing water and sewer are already at this site (8" Water and Sewer run along MLK).
- E. We feel the requested zonings are in line with the goals of the City Plan 2030 for rezoning and development in the future as to be consistent with the recent rezoning of the Domain property to the west from Industrial to Community Services.
- F. The trend of re-utilizing land in this area is an effort to maximize and diversify use and has found to be successful.
- G. With the development of the Domain Student Housing project to the west, improvements to the intersection of Beechwood and Martin Luther King Junior Blvd have decreased traffic danger and congestion.
- H. The potential to increase the population density in this area as a result of this rezoning would aid in supplying a demand to existing commercial uses along Martin Luther King Junior Blvd and would not undesirably increase load on public services.
- I. Industrial zoning limits the use of this land as compared to the mixed available uses found under the Community Services Zoning.

Sincerely;

Blake E. Jorgensen, P.E.



www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS



FIRE DEPARTMENT
303 West Center Street
Fayetteville, AR 72701
P (479) 575-8365 F (479) 575-0471

Zoning Review

To: Quin Thompson
From: Harley Hunt
Date: November 13, 2013
Re: RZN 13-4547

This development will be protected by Engine 6 located at 900 S. Hollywood Drive. It is 1 mile from the station with an anticipated response time of 3 minutes to the beginning of the development. The Fayetteville Fire Department does not feel this development will affect our calls for service or our response times.

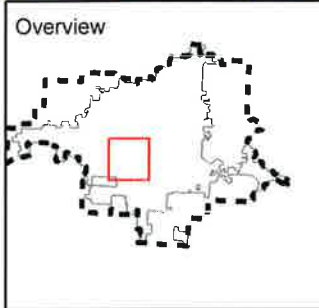
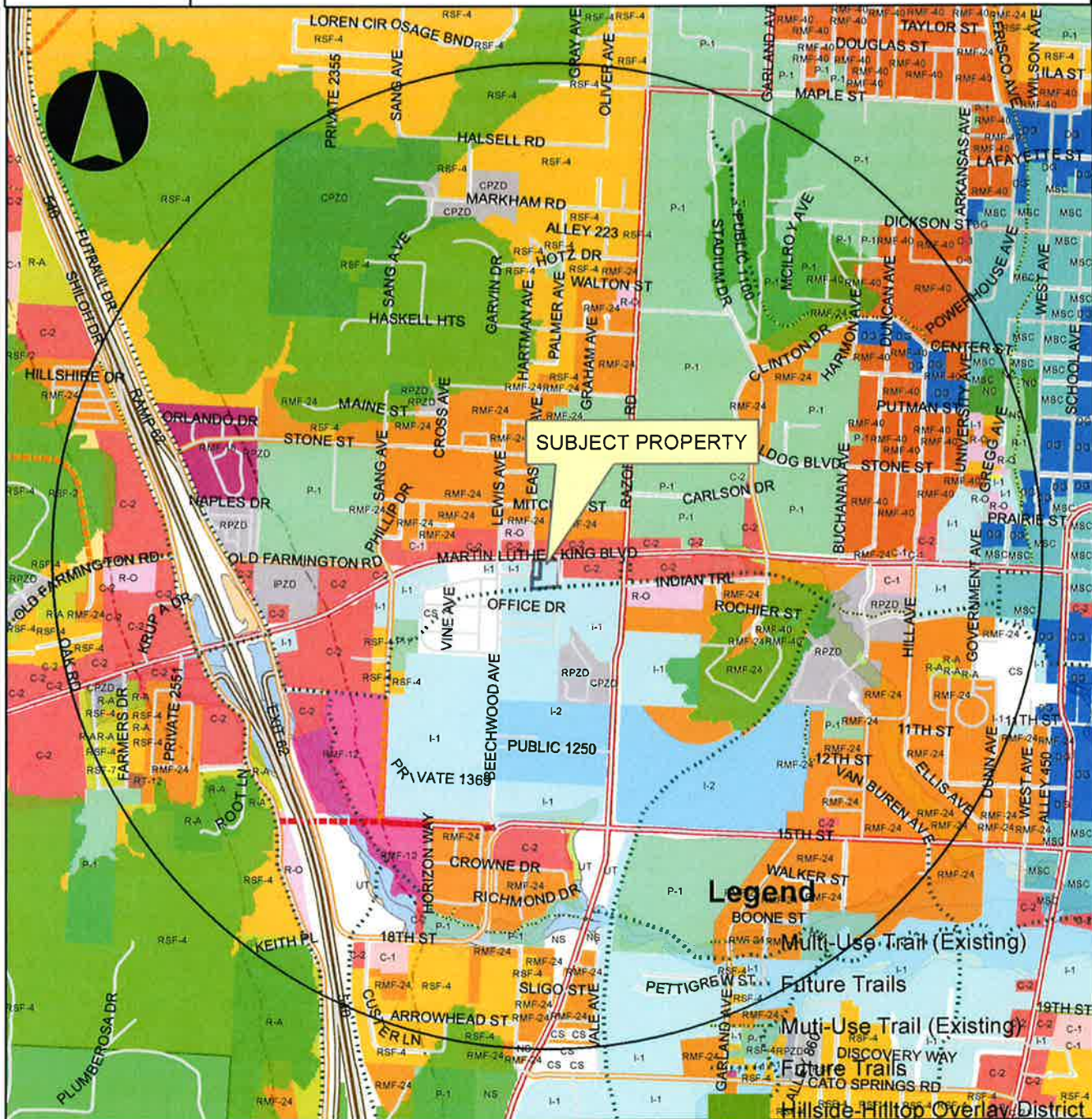
If you have any questions please feel free to contact me.

Battalion Chief H. Hunt
Fire Marshal
Fayetteville Fire Department

RZN13-4547

EATON

One Mile View



Legend

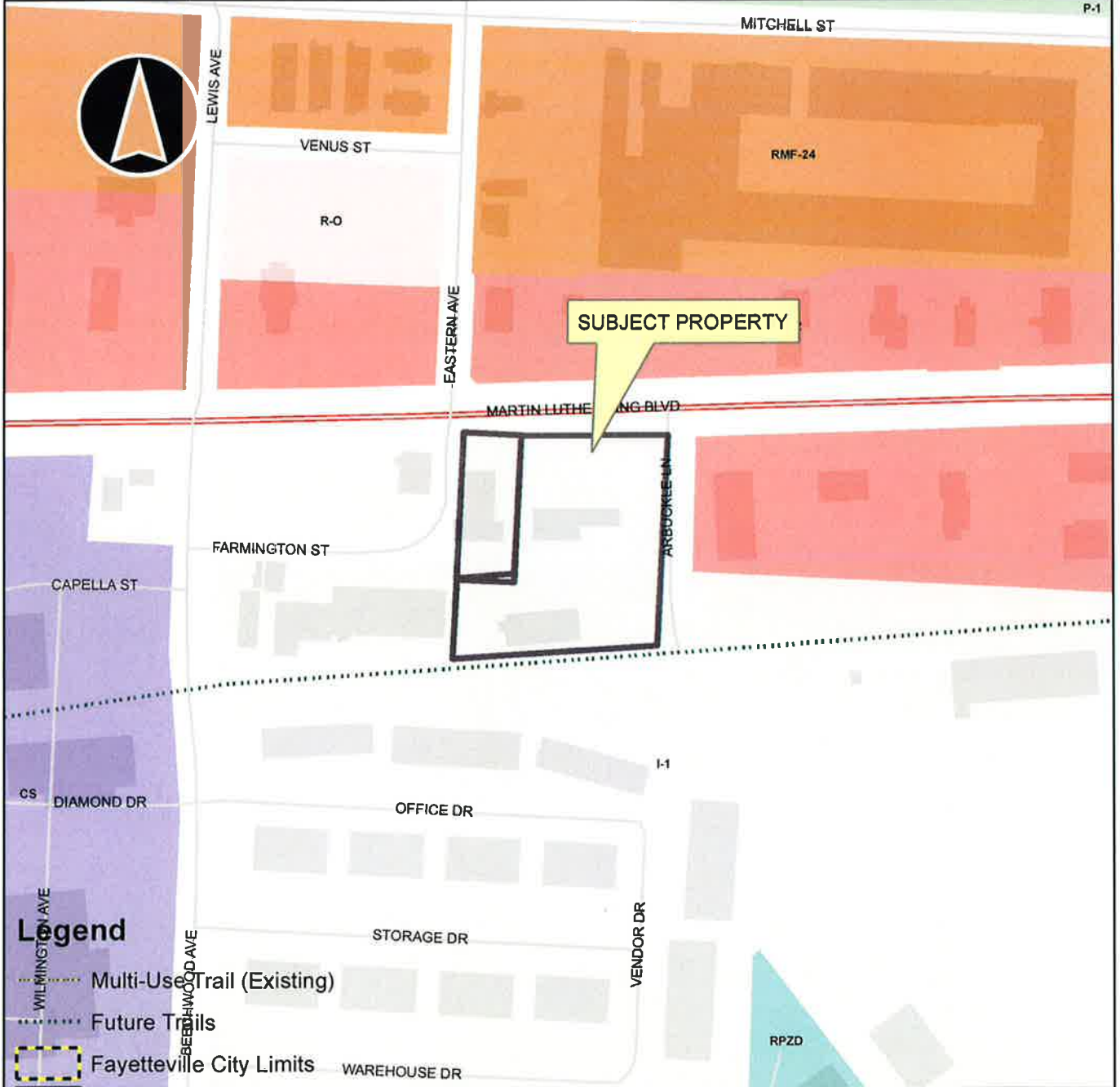
- RZN13-4547
- Design Overlay District
- Planning Area
- Fayetteville

Boundary

0 0.25 0.5 1 Miles

RZN13-4547 **EATON**

Close Up View



Legend

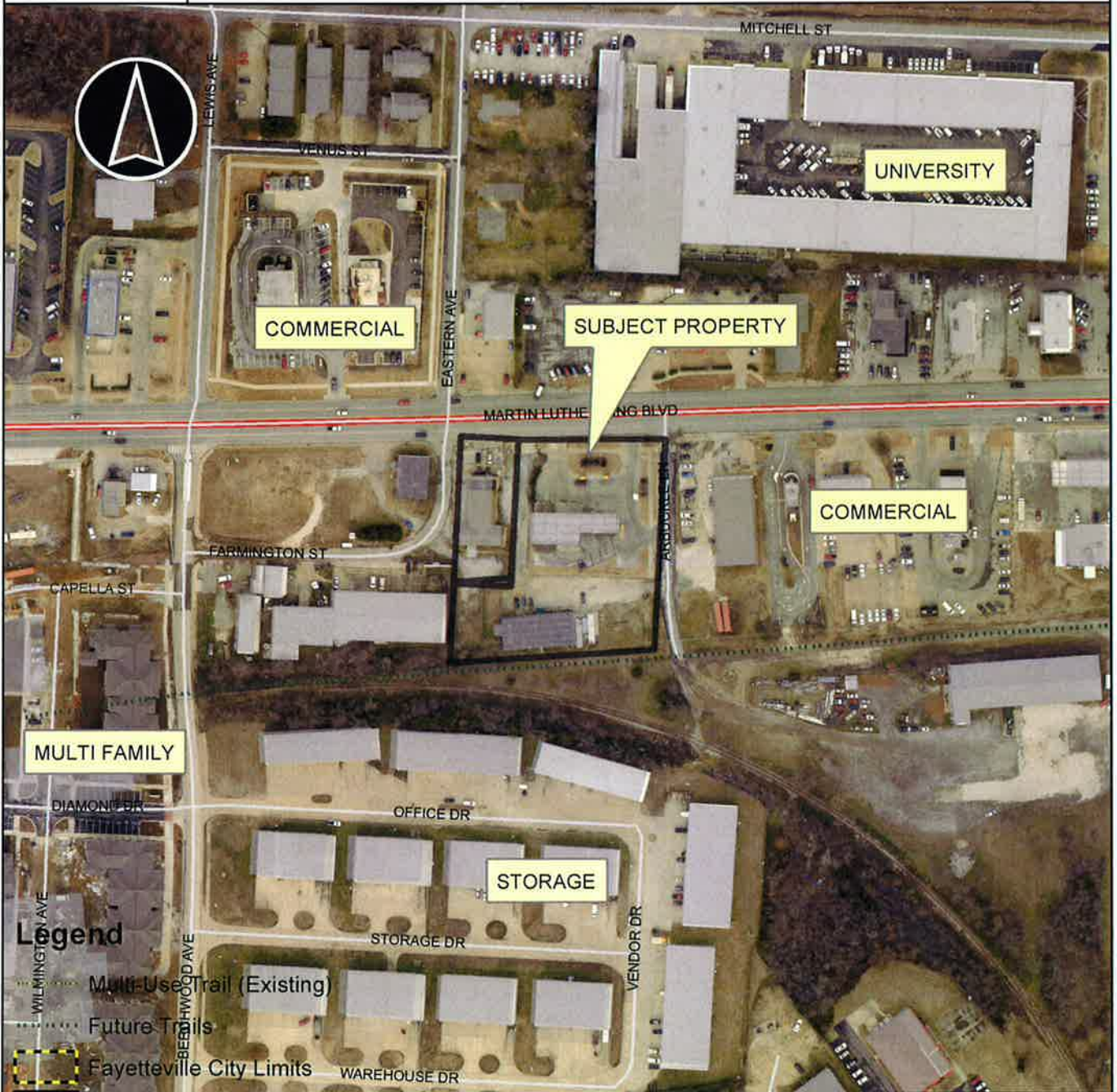
- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits

Overview

- RZN13-4547
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



RZN13-4547	EATON
Current Land Use	



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

Overview	RZN13-4547	
	Footprints 2010	
	Hillside-Hilltop Overlay District	
	Design Overlay District	
	Design Overlay District	
	Planning Area	
		<p>0 75 150 300 450 600 Feet</p>

