

City of Fayetteville Item Review Form

2013-0236

Legistar File Number

01/07/2014

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

Andrew Garner

Submitted By

Development Services

Department

Action Required:

RZN 13-4548: Rezone (MCMILLAN ESTATES, 441): Submitted by JORGENSEN AND ASSOCIATES for property located at the SOUTHEAST CORNER OF I-540 AND WEDINGTON DRIVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.61 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

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:

-KUS/CPK

Ray Mann 12/19/13
Travis Jorgensen 12/20/13

dmw
Kusfer 12-18-13
Paula. Beck 12-19-2013
ENTERED
12/18/13
7/11

CITY COUNCIL AGENDA MEMO

To: Mayor Jordan, City Council

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

From: Andrew Garner, City Planning Director

Date: December 16, 2013

Subject: RZN 13-4548 (MCMILLAN ESTATES)

RECOMMENDATION

The Planning Commission and staff recommend approval of an ordinance to rezone the property to UT, Urban Thoroughfare.

BACKGROUND

The subject property is located at the southeast corner of I-540 and Wedington Drive. The property contains 19.61 acres and is zoned C-2 Thoroughfare Commercial. In 2002 this property was developed and subdivided into nine commercial lots with all public infrastructure in stalled including two internal streets (McMillan Drive and Pam Angus Drive), utilities, and street lights. The request is to rezone the 19.61 acres from C-2, Thoroughfare Commercial to UT, Urban Thoroughfare. Staff has received some phone calls from interested property owners in the area, with no objections to the proposal.

City Plan 2030 Future Land Use Plan designates this site as **Urban Center Area**. These 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.

DISCUSSION

On December 9, 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 13-4548, FOR APPROXIMATELY 19.61 ACRES, LOCATED AT THE SOUTHEAST CORNER OF I-540 AND WEDINGTON DRIVE FROM C-2, THOROUGHFARE COMMERCIAL, TO UT, URBAN THOROUGHFARE

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 C-2, Thoroughfare Commercial to UT, Urban Thoroughfare, 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

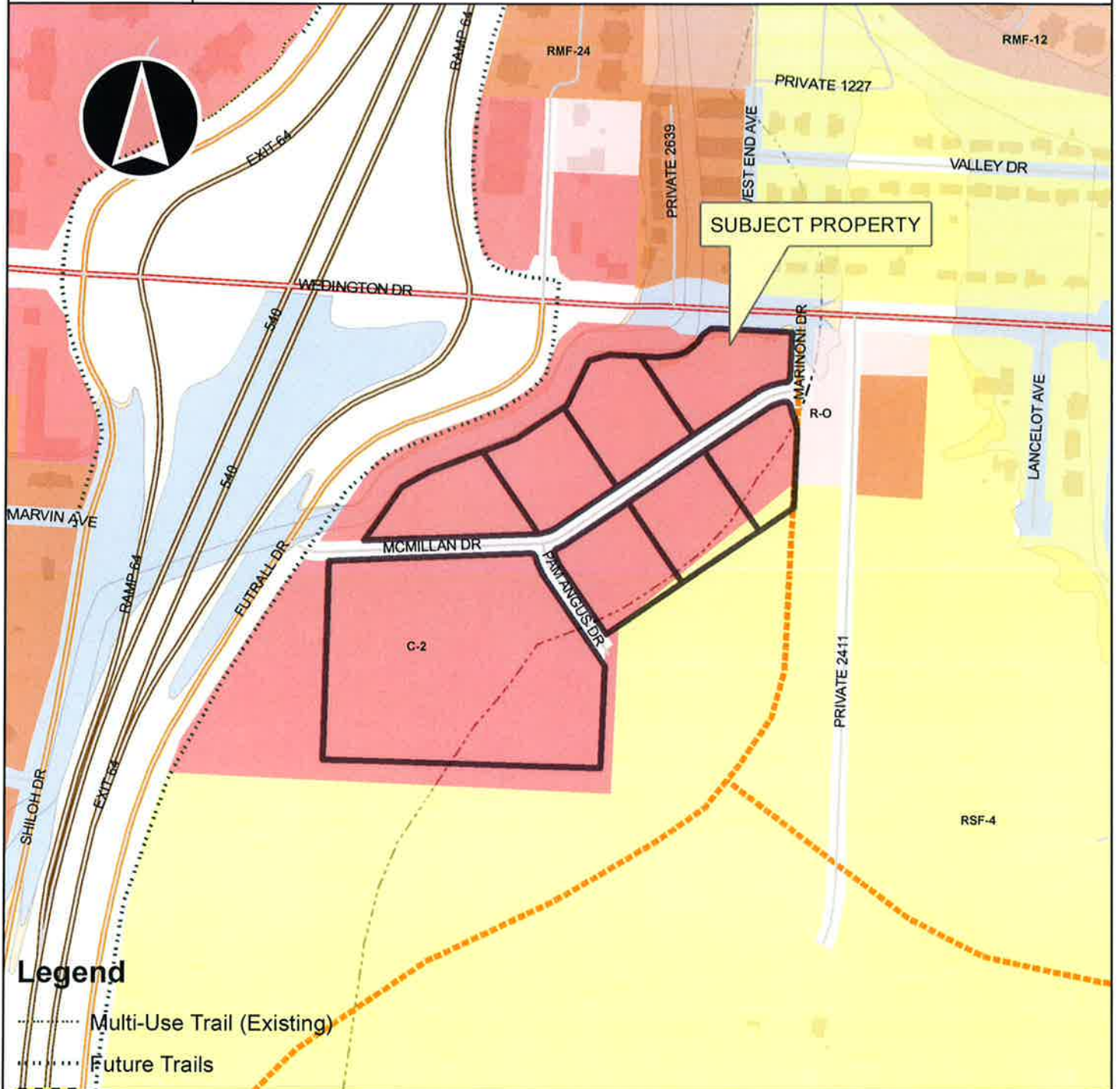
By: _____
SONDRA E. SMITH, City Clerk/Treasurer

EXHIBIT "A"

RZN13-4548

MCMILLAN ESTATES

Close Up View



Legend

- Multi-Use Trail (Existing)
- Future Trails

Overview Fayetteville City Limits

- RZN13-4548
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area



EXHIBIT "B"
RZN 13-4548

REZONING LEGAL DESCRIPTION:

LOTS 1-7 AND LOT 9 OF MCMILLAN ESTATES IN FAYETTEVILLE, ARKANSAS, AS PER PLAT RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.



PC Meeting of December 9, 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: Andrew Garner, City Planning Director
DATE: December 4, 2013 *Updated December 10, 2013*

RZN 13-4548: Rezone (MCMILLAN ESTATES, 441): Submitted by JORGENSEN & ASSOCIATES for property located at the SOUTHEAST CORNER OF I-540 AND WEDINGTON DRIVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.61 acres. The request is to rezone the property to UT, Urban Thoroughfare.
Planner: Andrew Garner

BACKGROUND:

Property and Background: The subject property is located at the southeast corner of I-540 and Wedington Drive. The property contains 19.61 acres and is zoned C-2 Thoroughfare Commercial. In 2002 this property was developed and subdivided into nine commercial lots with all public infrastructure in stalled including two internal streets (McMillan Drive and Pam Angus Drive), utilities, and street lights. Surrounding land use and zoning is depicted on *Table 1*.

**Table 1
Surrounding Land Use and Zoning**

Direction from Site	Land Use	Zoning
North	Commercial; Multi-family residential; Single-family residential	C-2 Thoroughfare Commercial; RMF-24, Residential Multi-family; RSF-4, Residential Single-family
South	Rural residential	RSF-4, Residential Single-family
East	Rural residential	R-O, Residential-Office; RSF-4, Residential Single-family
West	I-540 transportation corridor	RMF-24, Residential Multi-family; C-2, Thoroughfare Commercial

Request: The request is to rezone the 19.61 acres from C-2, Thoroughfare Commercial to UT, Urban Thoroughfare.

Public Comment: Staff has received some phone calls from interested property owners in the area, with no objections to the proposal.

RECOMMENDATION:

Staff recommends forwarding RZN 13-4548 to the City Council with a recommendation for **approval** based on findings stated herein.

PLANNING COMMISSION ACTION: Required <u>YES</u>
Date: <u>December 9, 2013</u> <input type="checkbox"/> Tabled <input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied
Motion: <u>Chesser</u>
Second: <u>Pennington</u>
Vote: <u>8-0-0</u>
Note: <u>Forward with recommendation for approval</u>
CITY COUNCIL ACTION: Required <u>YES</u>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Date:

INFRASTRUCTURE:

Streets: The site has access to Wedington Drive, a Principal Arterial, as well as the interstate 'access' road Futrall Drive, a Collector. Wedington Drive is a five lane road with curb/gutter and storm drainage. Any required improvements to these roads would be determined at the time of development.

Water: Public water is available to the property. There is an 8" water main along McMillan Dr. which was installed as a part of the original subdivision improvements.

Sewer: Sanitary sewer is available to the site. There is an 8" sewer main along McMillan Drive which was installed as a part of the original subdivision improvements.

Drainage: Standard improvements and requirements for drainage will be required for any re-development. This property is affected by the 100-year floodplain and the Streamside Protection Zones. A lot within this subdivision (along the North) contains an altered channel to convey a stream through the site.

Fire: This development will be protected by Engine Two located at 708 N. Garland. It is one mile from the station with an anticipated response time of 2 minutes to the beginning of the development. The Fayetteville Fire Department does not feel this development will affect calls for service or response times.

Police: The Police Department made no comment.

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

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 proposed Urban Thoroughfare zoning district is very consistent with land use planning objectives, principles and policies. This district will allow a variety of land uses, densities and intensities to be developed on the property, consistent with the Urban Center Area designation. This includes potential commercial or multi-family uses fronting Wedington Drive, and medium to high density residential uses interior to the site.

Further, the Urban Thoroughfare zoning district will allow as-of-right development consistent with the growth and development guidelines of City Plan 2030, including a traditional development pattern that allows multiple land uses that can serve existing surrounding residences and future residential properties.

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

Finding: Rezoning the property to the Urban Thoroughfare zoning district is justified, because it will allow the property to be developed with a variety of land uses, densities and intensities. This is consistent with the future land use designation, and appropriate for a property that is bounded by the I-540 Interstate on one side, a high-volume arterial roadway on another side, and a mixture of commercial, multi-family, and largely underdeveloped rural residential land uses.

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

Finding: The site access is bisected by McMillan Drive and Pam Angus Drive which connect to Wedington Drive, a Principal Arterial. The proposed zoning will not allow uses likely to significantly increase traffic over the existing C-2,

Thoroughfare Commercial zoning. Wedington Drive is a four-lane arterial. Street improvements will be evaluated 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 to Urban Thoroughfare will permit a potential increase in population density as it allows for a variety of residential uses, in addition to commercial uses. However, these impacts were evaluated by various City divisions in review of this rezoning and determined that it should not undesirably increase the load on public services. The Police and Fire Departments have expressed no objections to the proposal. Review and improvements to public services will be reviewed at the time of development.

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

Fayetteville Unified Development Code

161.20 District C-2, Thoroughfare Commercial

(A) *Purpose.* The Thoroughfare Commercial District is designed especially to encourage the functional grouping of these commercial enterprises catering primarily to highway travelers.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 25	Offices, studios, and related services
Unit 33	Adult live entertainment club or bar
Unit 34	Liquor store

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance Halls
Unit 32	Sexually oriented business
Unit 35	Outdoor music establishments
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 40	Sidewalk Cafes
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None.

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

(E) *Setback regulations.*

Front	15 ft.
Front, if parking is allowed between the right-of-way and the building	50 ft.
Side	None
Side, when contiguous to a residential district	15 ft.
Rear	20 ft.

(F) *Building height regulations.*

Building Height Maximum	75 ft.*
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*Any building which exceeds the height of 20 feet shall be set back from a boundary line of any residential district a distance of one foot for each foot of height in excess of 20 feet.

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

(Code 1965, App. A., Art. 5(VI); Ord. No. 1833, 11-1-71; Ord. No. 2351, 6-2-77; Ord. No. 2603, 2-19-80; Ord. No. 1747, 6-29-70; Code 1991, §160.036; Ord. No. 4034, §3, 4, 4-15-97; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 4727, 7-19-05; 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; 5353, 9-7-10; Ord. 5462, 12-6-11; Ord. 5592, 06-18-13)

161.21 Urban Thoroughfare

(A) *Purpose.* The Urban Thoroughfare District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. Automobile-oriented development is prevalent within this district and a wide range of commercial uses is permitted. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare 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 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor store
Unit 41	Accessory 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 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 40	Sidewalk cafes
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None

(D) *Bulk and area regulations.*

(1) Lot width minimum

Single-family dwelling	18 feet
All other dwellings	None
Non-residential	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	56/84 ft.*
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*A building or a portion of a building that is located between 10 and 15 ft. from the front property line or any master street plan right-of-way line shall have a maximum height of 56 feet. A building or portion of a building that is located greater than 15 feet from the master street plan right-of-way shall have a maximum height of 84 feet.

Any building that exceeds the height of 20 feet shall be set back from any boundary line of a single-family residential district, an additional distance of one foot for each foot of height in excess of 20 feet.

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. 5312, 4-20-10; Ord. 5339, 8-3-10; Ord. 5353, 9-7-10; Ord. 5462, 12-6-11; Ord. 5592, 06-18-13)



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: Andrew Garner
From: Harley Hunt
Date: November 13, 2013
Re: RZN 13-4548

This development will be protected by Engine 2 located at 708 N. Garland.
It is 1 mile from the station with an anticipated response time of 2 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



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

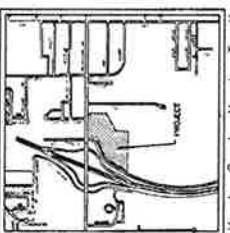
Attn: Development Services
Re: Rezoning

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

- A. The current owner of this site is as follows:
765-22526-000, 765-22527-000, 765-22528-000, 765-22529-000, 765-22530-000, 765-22531-000, 765-22532-000, 765-22534-000 (owned by Thomas F. James Realty Limited Partnership, LLLP).
- B. Currently this property is zoned C-2. The reason for the requested *Urban Thoroughfare* zoning is to allow this property to be more marketable to allow for more varieties of potential uses.
- C. The property due west of I-540 is zoned RMF-24 and C-2, to the north there is C-2, RMF-24, RSF-4, to the east there is R-O, and the remainder is RSF-4. Urban Thoroughfare will create a softer transition to the adjacent RSF-4 land to the south and east. This zoning is a great fit to the multiple uses that are around it and will provide for a concentration of commercial and mixed uses that will enhance function and appearance along the major thoroughfares.
- D. Existing water and sewer are already at this site and will adequately serve the proposed zoning.
- E. We feel the requested zoning is in line with the goals of the City Plan 2030 as the future land use map calls for this area to be Urban Center Area, which Urban Thoroughfare would appropriately be categorized.
- F. This property has sat vacant for sometime now, and aligning the proposed zoning with the 2030 Future Land Use Map now makes sense and we anticipate this to spur development in this area.
- G. This property is directly adjacent to the highest capacity streets in town and these existing streets will adequately serve any future development.
- H. The potential to increase the population density in this area as a result of this rezoning would not undesirably increase load on public services.
- I. C-2 zoning limits the types of mixed uses of this land as compared to the available uses found under the Urban Thoroughfare zoning.

Sincerely;

Blake E. Jorgensen, P.E.



ENGINEER
 STEPHEN W. WALKER, P.E.
 ENGINEERING DESIGN ASSOCIATES, P.A.
 1008 N. WILSON AVENUE
 FAYETTEVILLE, ARKANSAS 72701
 PHONE: 479-781-1269
 FAX: 479-781-1269

OWNER / DEVELOPER
 McMillan Estates
 1008 N. WILSON AVENUE
 FAYETTEVILLE, ARKANSAS 72701
 PHONE: 479-781-1269

LEGEND:

- MONUMENT FOUND AS NOTED
- SET MONUMENT
- ▲ STATE SURVEY MONUMENT
- FIRE HYDRANT
- WATER METER
- VALVE
- STREET LIGHT
- SANITARY SEWER MANHOLE
- SEWER MANHOLE
- WATER MAIN
- SEWER MAIN
- UTILITY CASING
- EGRESS FOR STAIR FLOOD PLANS

CLUSTER TABLE DATA SCHEDULE

LOT	AREA (AC)	AREA (SQ FT)	PERCENTAGE OF TOTAL AREA
LOT 1	1.22	83,712	1.22%
LOT 2	1.22	83,712	1.22%
LOT 3	1.22	83,712	1.22%
LOT 4	1.22	83,712	1.22%
LOT 5	1.22	83,712	1.22%
LOT 6	1.22	83,712	1.22%
LOT 7	1.22	83,712	1.22%
LOT 8	1.22	83,712	1.22%
LOT 9	1.22	83,712	1.22%
LOT 10	1.22	83,712	1.22%
LOT 11	1.22	83,712	1.22%
LOT 12	1.22	83,712	1.22%
LOT 13	1.22	83,712	1.22%
LOT 14	1.22	83,712	1.22%
LOT 15	1.22	83,712	1.22%
LOT 16	1.22	83,712	1.22%
LOT 17	1.22	83,712	1.22%
LOT 18	1.22	83,712	1.22%
LOT 19	1.22	83,712	1.22%
LOT 20	1.22	83,712	1.22%
LOT 21	1.22	83,712	1.22%
LOT 22	1.22	83,712	1.22%
LOT 23	1.22	83,712	1.22%
LOT 24	1.22	83,712	1.22%
LOT 25	1.22	83,712	1.22%
LOT 26	1.22	83,712	1.22%
LOT 27	1.22	83,712	1.22%
LOT 28	1.22	83,712	1.22%
LOT 29	1.22	83,712	1.22%
LOT 30	1.22	83,712	1.22%
LOT 31	1.22	83,712	1.22%
LOT 32	1.22	83,712	1.22%
LOT 33	1.22	83,712	1.22%
LOT 34	1.22	83,712	1.22%
LOT 35	1.22	83,712	1.22%
LOT 36	1.22	83,712	1.22%
LOT 37	1.22	83,712	1.22%
LOT 38	1.22	83,712	1.22%
LOT 39	1.22	83,712	1.22%
LOT 40	1.22	83,712	1.22%
LOT 41	1.22	83,712	1.22%
LOT 42	1.22	83,712	1.22%
LOT 43	1.22	83,712	1.22%
LOT 44	1.22	83,712	1.22%
LOT 45	1.22	83,712	1.22%
LOT 46	1.22	83,712	1.22%
LOT 47	1.22	83,712	1.22%
LOT 48	1.22	83,712	1.22%
LOT 49	1.22	83,712	1.22%
LOT 50	1.22	83,712	1.22%
LOT 51	1.22	83,712	1.22%
LOT 52	1.22	83,712	1.22%
LOT 53	1.22	83,712	1.22%
LOT 54	1.22	83,712	1.22%
LOT 55	1.22	83,712	1.22%
LOT 56	1.22	83,712	1.22%
LOT 57	1.22	83,712	1.22%
LOT 58	1.22	83,712	1.22%
LOT 59	1.22	83,712	1.22%
LOT 60	1.22	83,712	1.22%
LOT 61	1.22	83,712	1.22%
LOT 62	1.22	83,712	1.22%
LOT 63	1.22	83,712	1.22%
LOT 64	1.22	83,712	1.22%
LOT 65	1.22	83,712	1.22%
LOT 66	1.22	83,712	1.22%
LOT 67	1.22	83,712	1.22%
LOT 68	1.22	83,712	1.22%
LOT 69	1.22	83,712	1.22%
LOT 70	1.22	83,712	1.22%
LOT 71	1.22	83,712	1.22%
LOT 72	1.22	83,712	1.22%
LOT 73	1.22	83,712	1.22%
LOT 74	1.22	83,712	1.22%
LOT 75	1.22	83,712	1.22%
LOT 76	1.22	83,712	1.22%
LOT 77	1.22	83,712	1.22%
LOT 78	1.22	83,712	1.22%
LOT 79	1.22	83,712	1.22%
LOT 80	1.22	83,712	1.22%
LOT 81	1.22	83,712	1.22%
LOT 82	1.22	83,712	1.22%
LOT 83	1.22	83,712	1.22%
LOT 84	1.22	83,712	1.22%
LOT 85	1.22	83,712	1.22%
LOT 86	1.22	83,712	1.22%
LOT 87	1.22	83,712	1.22%
LOT 88	1.22	83,712	1.22%
LOT 89	1.22	83,712	1.22%
LOT 90	1.22	83,712	1.22%
LOT 91	1.22	83,712	1.22%
LOT 92	1.22	83,712	1.22%
LOT 93	1.22	83,712	1.22%
LOT 94	1.22	83,712	1.22%
LOT 95	1.22	83,712	1.22%
LOT 96	1.22	83,712	1.22%
LOT 97	1.22	83,712	1.22%
LOT 98	1.22	83,712	1.22%
LOT 99	1.22	83,712	1.22%
LOT 100	1.22	83,712	1.22%

NOTES:

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE CITY COMMISSIONERS.
2. THE CITY ENGINEER AND THE CITY COMMISSIONERS SHALL BE MAINTAINED BY THE LOT OWNER.
3. LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 SHALL BE RECORDED IN THE CLUSTER RECORD BOOK.
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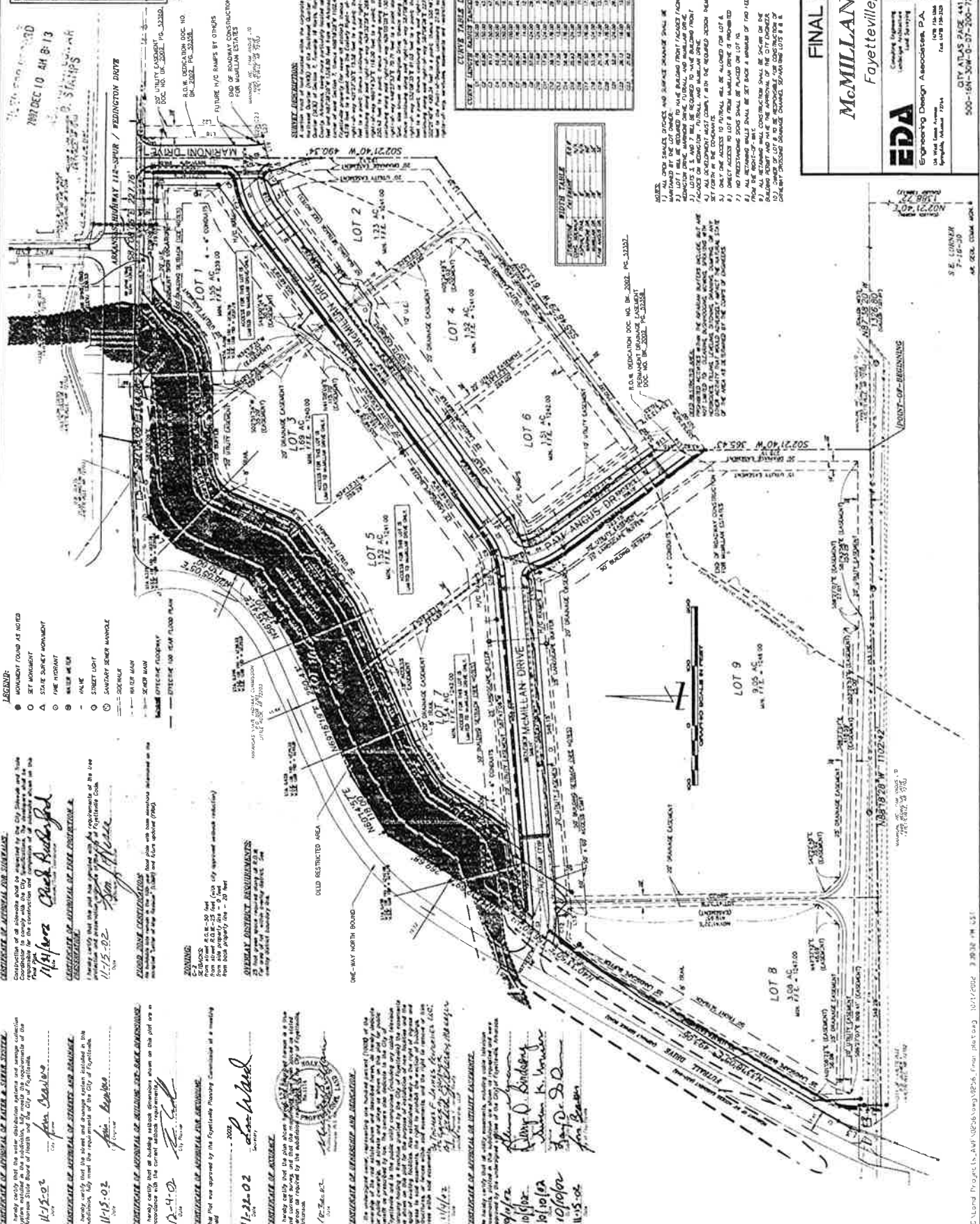
FINAL PLAT 2533

McMILLAN ESTATE
 Fayetteville, Arkansas

EDA
 Engineering Design Associates, P.A.
 1008 N. WILSON AVENUE
 FAYETTEVILLE, ARKANSAS 72701
 PHONE: 479-781-1269

DRAWN BY: BW
 CHECKED BY: ANF
 DATE: 3-15-2002
 SCALE: 1" = 100'
 JOB NUMBER: 0255
 FILE NAME: 0255.FDWG

CITY ATLAS PAGE 441
 500-164-304-0-37-200-72-1174



CONSENT OF APPROVAL OF THE CITY ENGINEER:
 I hereby certify that the subdivision shown on this plat is in accordance with the requirements of the City of Fayetteville, Arkansas, and that the same is in compliance with the provisions of the City of Fayetteville, Arkansas, and that the same is in compliance with the provisions of the City of Fayetteville, Arkansas.

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Steph Walker
 City Commissioner

RZN13-4548

MCMILLAN ESTATES

Current Land Use



Legend

- Multi-Use Trail (Existing)
- Future Trails

Overview Fayetteville City Limits

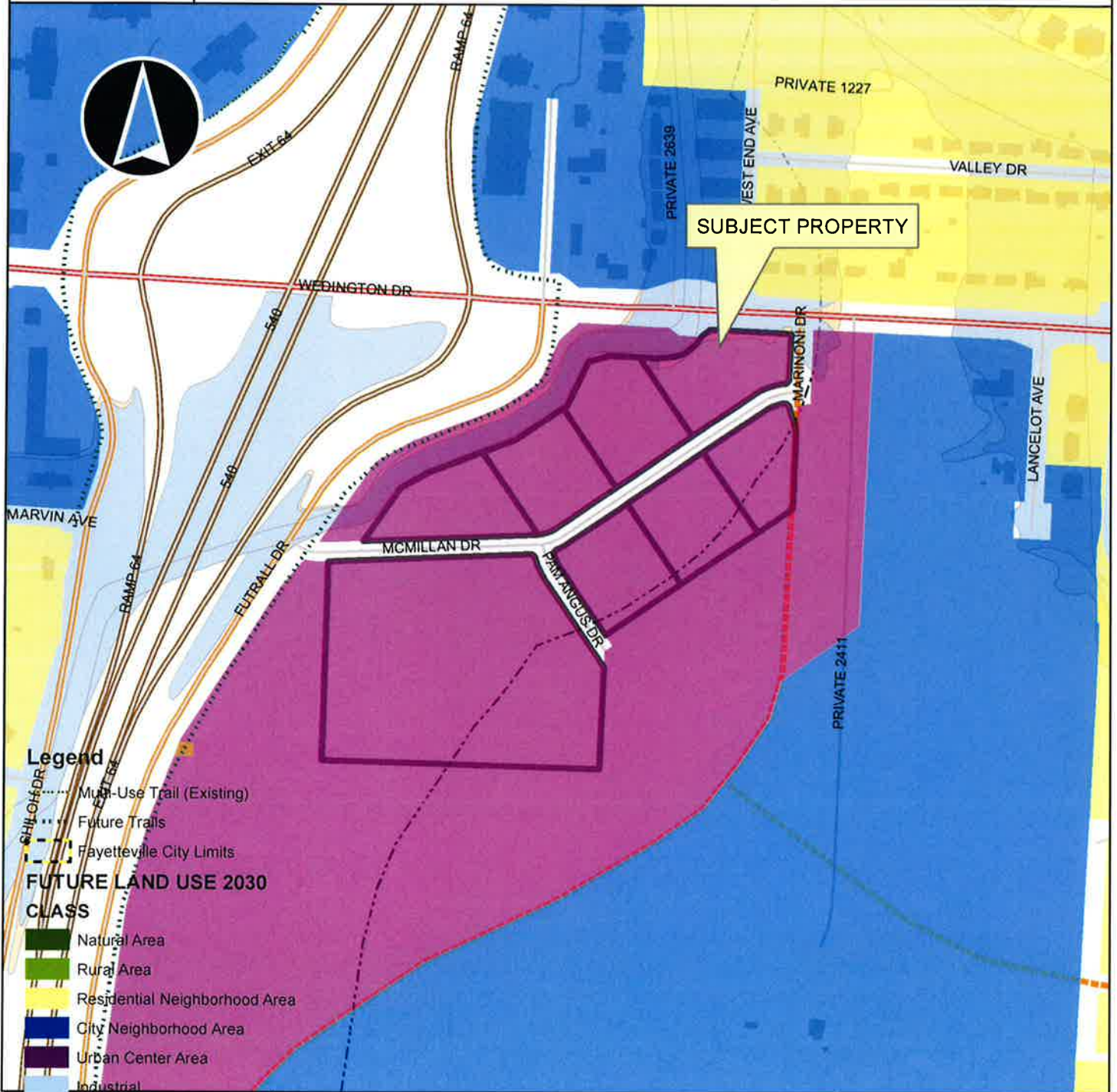
- RZN13-4548
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area



RZN13-4548

MCMILLAN ESTATES

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

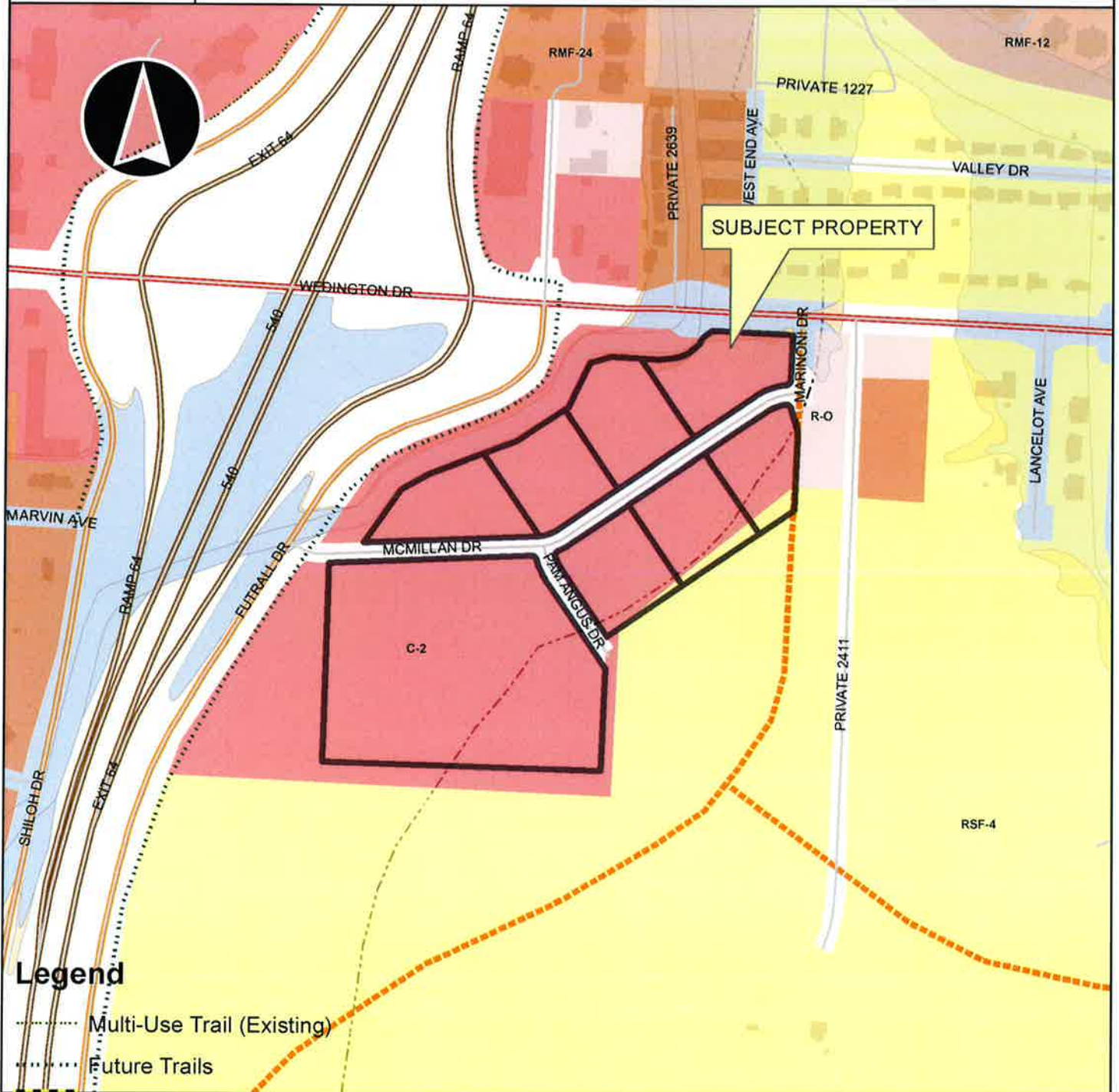
- Complete Neighborhood Plan
- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW
- RZN13-4548
- Design Overlay District
- Planning Area



RZN13-4548

MCMILLAN ESTATES

Close Up View



Legend

- Multi-Use Trail (Existing)
- Future Trails

Overview Fayetteville City Limits

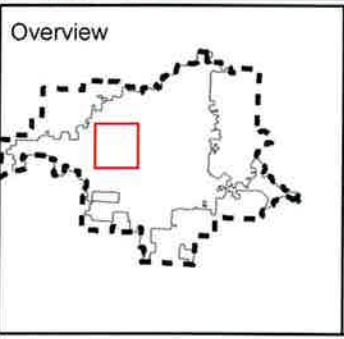
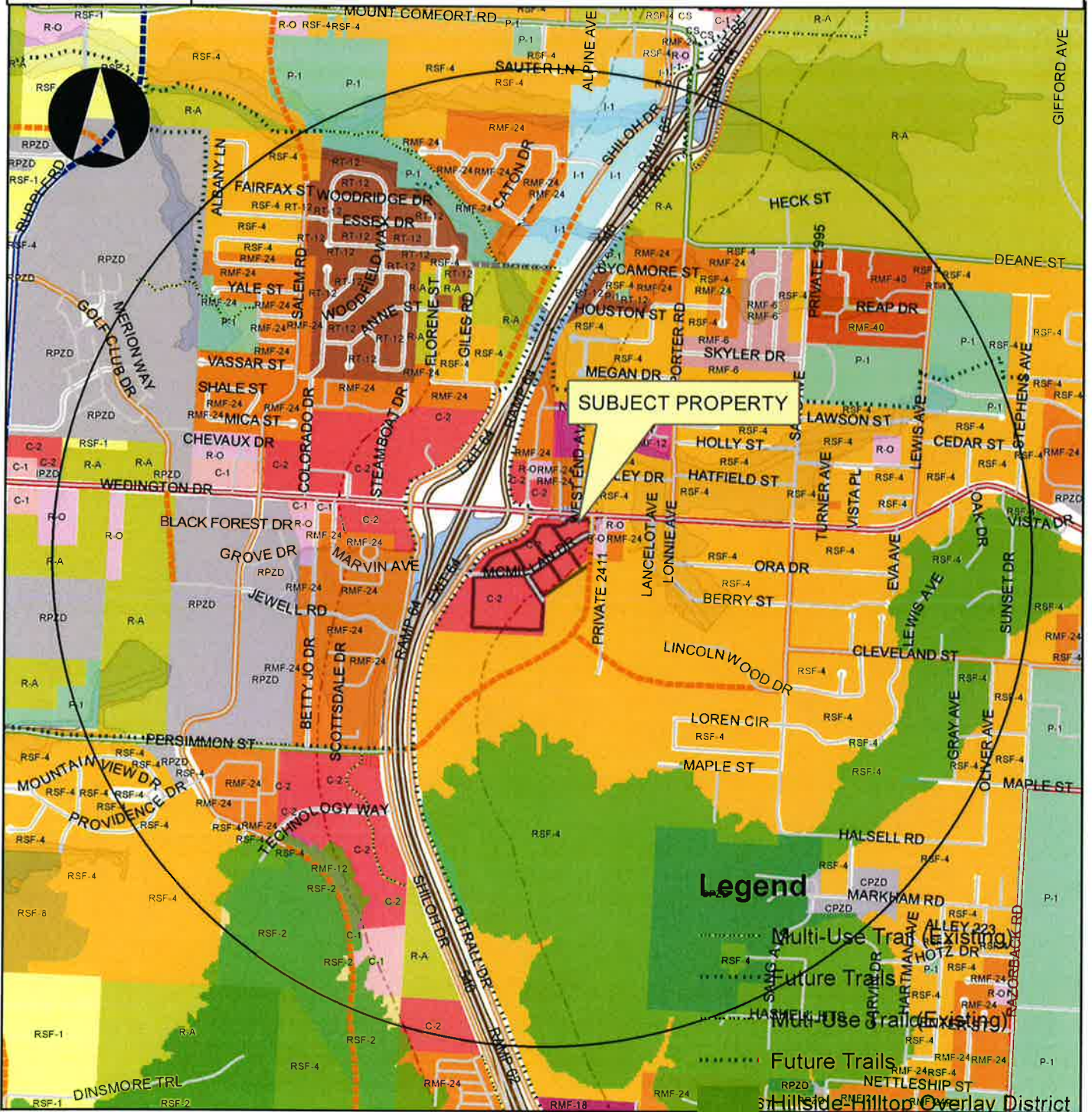
- RZN13-4548
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- Design Overlay District
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RZN13-4548

MCMILLAN ESTATES

One Mile View



<p>Legend</p> <p>Subject Property</p> <p>Boundary</p> <p>0 0.25 0.5 1 Miles</p>	<p>Legend</p> <ul style="list-style-type: none"> RZN13-4548 Design Overlay District Planning Area Fayetteville
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