

City of Fayetteville Item Review Form

2014-0007

Legistar File Number

02/04/2014

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Quin Thompson

Submitted By

Development Services

Department

Action Required:

RZN 13-4571: Rezone (NORTHWEST CORNER OF W. WEDINGTON DRIVE AND N. GOLF CLUB DRIVE/WEDINGTON NEIGHBORHOOD PLAN ZONE 1, 400): Submitted by CITY OF FAYETTEVILLE PLANNING DIVISION for properties located at the NORTHWEST CORNER OF W. WEDINGTON DRIVE AND N. GOLF CLUB DRIVE. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL AND RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contain approximately 11.30 acres. The request is to rezone the properties 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 \$0.00	Program or Project Category
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:



01-17-14P03:35 RCVD

*[Handwritten signature]*  
1-19-14

*[Handwritten signature]*

*Paul a. Becker*

*Paul a. Becker for Dan Mann*

*[Handwritten signature]*

## CITY COUNCIL AGENDA MEMO

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**To:** Mayor Jordan, City Council

**Thru:** Don Marr, Chief of Staff  
Jeremy Pate, Director of Development Services  
Andrew Garner, City Planning Director

**From:** Quin Thompson, Current Planner

**Date:** January 16, 2014

**Subject:** RZN 13-4571: Rezone (Wedington Dr. / ZONE 1)

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

**BACKGROUND:** The subject property is located on the northwest corner of West Wedington Drive and North Golf Club Drive, in the Wedington Corridor Master Plan Area. The property is zoned R-A, Residential Agricultural and FSF-1, Residential Single Family/One Unit per Acre and contains a total of approximately 11.30 forested and undeveloped acres.

*Research and Planning Process:* After adoption of the Downtown Master Plan, Walker Park Master Plan, and Fayette Junction Master Plan, the City of Fayetteville rezoned numerous properties within the project boundary to zoning districts that were consistent with the vision and goals of each plan. The Wedington Corridor Master Plan area was one of the fastest growing areas in the City of Fayetteville in the last decade, and still contains a significant amount of undeveloped land that is expected to receive increased development pressure in the near future.

When beginning the process for the rezoning proposal, Planning staff identified priority areas that are considered critical to the success of the Wedington Corridor Master Plan vision. Staff found that several of those properties were regulated by zoning districts that are not consistent with the Wedington Corridor Master Plan. Based on this information, staff determined the most appropriate zoning district(s) that would bring the properties into alignment with the Wedington Corridor Master Plan and the goals of City Plan 2030.

*Notification and Public Comment:* Planning staff sent an initial letter via certified mail to each subject property owner on October 29, 2013, summarizing the key elements of the Wedington Neighborhood Plan and describing staff's rezoning proposal for the specific property. A second letter was sent via certified mail to the property owner on December 9, 2013 repeating previously provided information and noting the January 13, 2014 hearing date, time, and location. Sample letters are included in this staff report. Planning staff received one phone call from an adjoining property owner, who expressed no concerns with the proposed rezone. Staff has not received comment from the subject property owner.

**LAND USE ANALYSIS:** *City Plan 2030 Future Land Use Plan designates this site as the **Complete Neighborhood Plan/Wedington Corridor Plan Area**.* The Wedington Corridor plan document and illustrative map provide a vision and a framework for transforming and taming an arterial roadway and interstate interchange while creating a more livable neighborhood that is complete and connected.

The UT zoning district is consistent with planning objectives, principles, and policies put forward in the Wedington Neighborhood Plan, which states that “The utilization of the City’s form based zoning districts will be essential to ensure that the development pattern prescribed here is walkable and urban. Form based zoning districts are also much more flexible in allowing for a variety of residential and commercial densities and intensities. This encourages a diverse mixture of building types, scales and uses that are not separated from each other but instead are co-mingled to create a unified, sustainable and cohesive whole.”

The proposed zoning is compatible and consistent with the Wedington Corridor Plan vision for this property which calls for a variety and mix of nonresidential and residential uses.

**DISCUSSION:** On January 13, 2014 the Planning Commission forwarded this item to the City Council with a recommendation of approval with a vote of 7-0-0.

**BUDGET IMPACT:** None.

**ORDINANCE NO.**

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 13-4571, FOR APPROXIMATELY 11.30 ACRES, LOCATED AT THE NORTHWEST CORNER OF WEST WEDINGTON DRIVE AND NORTH GOLF CLUB DRIVE FROM R-A, RESIDENTIAL AGRICULTURAL AND RSF-1, RESIDENTIAL SINGLE-FAMILY, 1 UNIT PER ACRE 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 R-A, Residential Agricultural and RSF-1, Residential Single-Family, 1 units per acre to UT, Urban Thoroughfare, as shown on Exhibit "A" 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    , 2014.

APPROVED:

ATTEST:

By: \_\_\_\_\_  
**LIONELD JORDAN**, Mayor

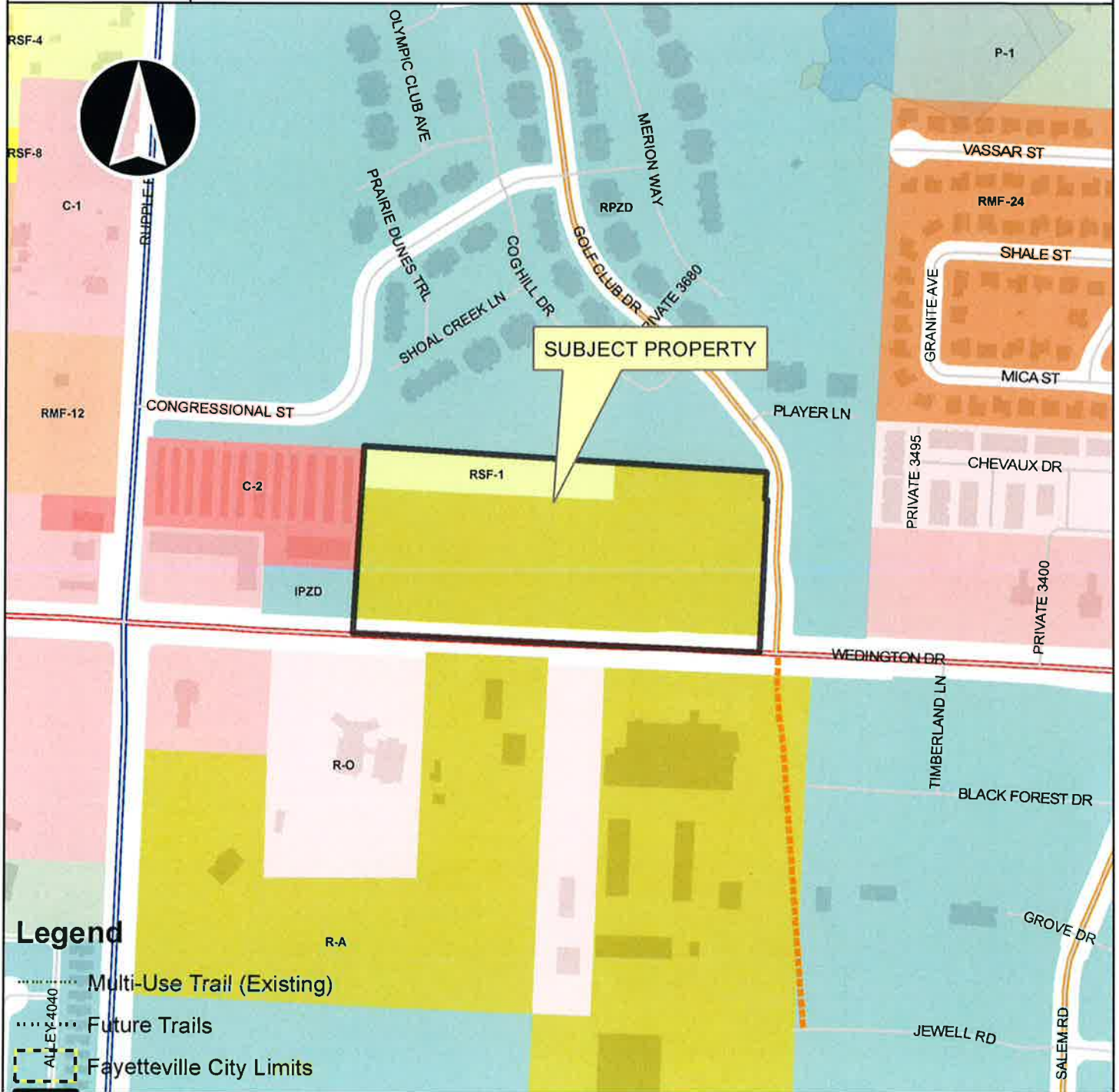
By: \_\_\_\_\_  
**SONDRA E. SMITH**, City Clerk/Treasurer

# EXHIBIT "A"

RZN13-4571

## WEDINGTON NEIGHBORHOOD PLAN ZN 1

Close Up View



### Legend

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

Overview RZN13-4571

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







## PC Meeting of January 13, 2014

THE CITY OF FAYETTEVILLE, ARKANSAS

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

### PLANNING DIVISION CORRESPONDENCE

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TO: Fayetteville Subdivision Committee  
FROM: Quin Thompson, Current Planner  
THRU: Andrew Garner, Planning Director  
DATE: ~~December 19, 2013~~ **UPDATED January 16, 2014**

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**RZN 13-4571: Rezone (NORTHWEST CORNER OF W. WEDINGTON DRIVE AND N. GOLF CLUB DRIVE/WEDINGTON NEIGHBORHOOD PLAN ZONE 1, 400):** Submitted by CITY OF FAYETTEVILLE PLANNING DIVISION for properties located at the NORTHWEST CORNER OF W. WEDINGTON DRIVE AND N. GOLF CLUB DRIVE. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL AND RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contain approximately 11.30 acres. The request is to rezone the properties to UT, URBAN THOROUGHFARE.  
Planner: Quin Thompson

#### BACKGROUND:

*Property:* The subject property is located north of Wedington Drive at the intersection of Wedington Drive and Golf Club Drive. The property is zoned R-A, Residential Agricultural and ~~C-1, Neighborhood Commercial~~ **RSF-1, Residential Single Family/1 Unit per Acre** and contains a total of approximately 11.30 forested and undeveloped acres.

*Wedington Neighborhood:* Since 2006, The City's comprehensive land use plan (currently known as City Plan 2030) has set a goal of using a charrette process to generate a complete neighborhood plans or corridor plans on a regular basis for key areas of the City. These plans were intended to incorporate key principles of City Plan 2025, including appropriate infill and revitalization, traditional neighborhood development, growing a livable transportation network, assembling an enduring green network, and attainable housing. On Thursday, October 25, 2012, the City of Fayetteville began the planning process for the Wedington Corridor Neighborhood Master Plan, a complete neighborhood plan that incorporates the key principles, goals, and objects of City Plan 2030. During the week of October 25 through November 1, 2012, more than 100 citizens offered input on the vision for the Wedington Corridor Neighborhood Master Plan area during a charrette process that included a hands-on design session, an open design studio, and a work-in-progress session.

Through this collaborative process, Wedington Corridor is envisioned as an area that integrates the built and natural environment to encourage this area to develop as a complete, compact and connected neighborhood with civic, residential and commercial uses. The vision document provides implementations steps for the near-term (0-5 years) and long-term (5-20 years). One of the first short-term goals identified as crucial for the implementation of the Wedington Corridor Plan vision is a city-initiated rezoning in key locations to enable development in traditional form and to enhance opportunities for protection of the natural environment, responsible growth, and

revitalization within the area. The Illustrative Master Plan is included in this staff report.

*Research and Planning Process:* After adoption of the Downtown Master Plan, Walker Park Master Plan, and Fayette Junction Master Plan, the City of Fayetteville rezoned numerous properties within the project boundary to zoning districts that were consistent with the vision and goals of each plan. The Wedington Corridor Master Plan area was one of the fastest growing areas in the City of Fayetteville in the last decade, and still contains a significant amount of undeveloped land that is expected to receive increased development pressure in the near future.

When beginning the planning process for the rezoning proposal, Planning staff identified priority areas that are considered critical to the success of the Wedington Corridor Master Plan vision. Staff found that several of those properties were regulated by zoning districts that are not consistent with the Wedington Corridor Master Plan. Based on this information, staff determined the most appropriate zoning district(s) that would bring the properties into alignment with the Wedington Corridor Master Plan and the goals of City Plan 2030.

*Notification and Public Comment:* Planning staff sent an initial letter via certified mail to each subject property owner, summarizing the key elements of the Wedington Neighborhood Plan and describing staff's rezoning proposal for the specific property. A second letter was sent via certified mail to the property owner repeating previously provided information and noting the public hearing date, time, and location. Sample letters are included in this staff report. Planning staff received one phone call from an adjacent property owner, who expressed no concerns with the proposed rezone. Staff has not received and comment from the subject property owner.

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

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

Direction from Site	Land Use	Zoning
North	Multi-family Residential (Links at Fayetteville)	R-PZD, Residential Planned Zoning District (Links at Fayetteville)
South	Commercial/Industrial	R-A, Residential Agricultural/R-O, Residential Office
East	Undeveloped Commercial lots (Future Slim Chicken's)	R-PZD, Residential Planned Zoning District (Links at Fayetteville)
West	Commercial (self-storage)/Undeveloped	C-2, Thoroughfare Commercial/expired I-PZD

*Request:* The applicant requests to rezone approximately 11.30 acres to UT, Urban Thoroughfare.

**RECOMMENDATION:**

Staff recommends forwarding the rezoning request (RZN 13-4571) to the City Council with a recommendation of approval based on findings stated herein.

<b>PLANNING COMMISSION ACTION:</b> Required <u>YES</u>
<b>Date:</b> <u>January 13, 2014</u> <input type="checkbox"/> Tabled <input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied
<b>Motion:</b> WINSTON <b>Second:</b> HOSKINS <b>Vote:</b> 7-0-0
<b>CITY COUNCIL ACTION:</b> Required <u>YES</u>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
<b>Date:</b> February 04, 2014

**INFRASTRUCTURE:**

**Streets:** The site has access to State Highway 16 (Wedington Drive,) a principal arterial. Wedington Drive is a five lane, fully-improved road with curb/gutter, sidewalk, and storm drainage. The site also has access to Golf Club Drive, a fully improved two lane Collector street with a turn lane at the un-signalized intersection of Wedington Drive. Any required improvements to adjacent streets would be determined at the time of re-development.

**Water:** Public water is available to the easternmost parcel only. There is a 12" water main on the north side of Wedington Drive which runs west and stops at the easternmost property boundary. If lot lines are not adjusted, main extensions would be required to serve the westernmost parcels.

**Sewer:** Sanitary sewer is not available to the site. Sanitary sewer main extensions would be required and could feasibly come from the west, north, or east through adjacent parcels.

**Drainage:** Standard improvements and requirements for drainage will be required for any new 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 2030 FUTURE LAND USE PLAN:** *City Plan 2030 Future Land Use Plan designates this site as the **Complete Neighborhood Plan/Wedington Corridor Plan Area**. The Wedington Corridor plan document and illustrative map provide a vision and a framework for transforming and taming an arterial roadway and interstate interchange while creating a more livable neighborhood that is complete and connected.*



**WEDINGTON CORRIDOR PLAN:** Wedington Corridor Illustrative Plan, approved March 19, 2013 by the City Council, identifies an area northwest of the Ruppel Road and Wedington Drive intersection as the future ‘heart’ of the west Wedington neighborhood, and encourages a walkable residential and commercial destination that would serve as a central node in this expanding part of the City.

Wedington Corridor Plan, pg. 37:

At the [Wedington Corridor Design] charrette the public overwhelmingly expressed a desire to see a walkable urban center develop at the intersection of Wedington Drive and Ruppel Road. At this time, a number of sizable parcels of land are undeveloped northwest of this intersection. The illustrative plan envisions this area as a complete, compact and connected neighborhood with civic, residential and commercial uses. The utilization of the City’s form based zoning districts will be essential to ensure that the development pattern prescribed here is walkable and urban. Form based zoning districts are also much more flexible in allowing for a variety of residential and commercial densities and intensities. This encourages a diverse mixture of building types, scales and uses that are not separated from each other but instead are co-mingled to create a unified, sustainable and cohesive whole.

## **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 proposed zone is consistent with planning objectives, principles, and policies put forward in the Wedington Neighborhood Plan, which states that “The utilization of the City’s form based zoning districts will be essential to ensure that the development pattern prescribed here is walkable and urban. Form based zoning districts are also much more flexible in allowing for a variety of residential and commercial densities and intensities. This encourages a diverse mixture of building types, scales and uses that are not separated from each other but instead are co-mingled to create a unified, sustainable and cohesive whole.”

**The proposed zoning is compatible and consistent with the Wedington Corridor Plan vision for this property which calls for a variety and mix of nonresidential and residential uses.**

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

**Finding:** Wedington Corridor Plan implementation: Staff finds that the proposed zoning is justified and needed as the first step of implementation for the

**Wedington Corridor Plan, as adopted by the Fayetteville City Council, to allow for the continuance of the existing land uses, and to encourage the future redevelopment of specific properties in accordance with the City's planning policies and objectives.**

**City Plan 2030 goal number three calls for “making traditional town form the standard.” Traditional town form is identified by an urban development pattern that prioritizes an interconnected street network with buildings that are placed near the street and parking located to the side or preferably the rear of the site. Currently, the Wedington Corridor is primarily zoned utilizing suburban commercial, office and multi-family zoning districts. These zoning districts prescribe the existing suburban development pattern seen today along the corridor and it has created unintended consequences that should not be repeated going forward if the goal is to create a walkable urban core in this area.” In order to encourage the desired development patterns, it is critical to implement form-based zoning codes that designed for this purpose.**

**The Wedington Corridor Plan indicates that this area should be planned as part of the commercial and social ‘heart’ of the wider Wedington neighborhood. The property is currently zoned as R-A, Residential Agricultural and RSF-1, Residential Single Family, 1 unit per acre. These are rural and very low-density zoning districts and are incompatible the Wedington Corridor Plan.**

**The proposed UT, Urban Thoroughfare, zoning district would allow for a variety of residential types, offices, and commercial businesses that are located adjacent to the street instead of being set back in a typical automobile-oriented development pattern that discourages pedestrian traffic and re-creates sprawling thoroughfare development as seen throughout the Wedington corridor where development has taken place in recent years. Several properties have recently been rezoned, or rezoning has been requested, within the Plan boundary that do not meet current policies and objectives. It is critical to the success of the Wedington Corridor Plan to have appropriate zoning in place before development is initiated.**

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

**Finding: The property is undeveloped land, so any development will increase traffic in the vicinity of the site. In staff's opinion, the increase in traffic will not appreciably increase traffic danger or congestion, given that all of the surrounding streets have been recently improved.**

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:**     **The proposed rezoning should not increase population density and thereby undesirably increase the load on public services, in staff's opinion. The expectation is that commercial development will occur on this property at some future date, which will provide goods and services to nearby residents.**

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**

**161.03 District R-A, Residential-Agricultural**

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half
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(D) *Bulk and area regulations.*

Lot width minimum	200 ft.
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

E) *Setback requirements.*

Front	Side	Rear
35 ft.	20 ft.	35 ft.

(F) *Height requirements.* There shall be no maximum height limits in the A-1 District, provided, however, that any building which exceeds the height of 15 feet shall be setback from any boundary line of any residential district a distance of 1.0 foot for each foot of height in excess of 15 feet. Such setbacks shall be measured from the required setback lines.

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5195, 11-6-08; Ord. 5238, 5-5-09; Ord. 5479, 2-7-12)

**161.05 District RSF-1, Residential Single-Family – One Unit Per Acre**

(A) *Purpose.* A district having single-family detached residences on lots with a minimum size of one unit per acre. The district is designed to permit and encourage the development of very low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(C) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(D) *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 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cottage Housing Development

(E) *Density.*

Units per acre	1
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(F) *Bulk and area regulations.*

Lot width minimum	150 ft.
Lot area minimum	35,720 Sq. Ft.
Land area per dwelling unit	35,720 Sq. Ft.

(G) *Setback requirements.*

Front	Side	Rear
35 ft.	20 ft.	35 ft.

(H) *Building height regulations.*

Building Height Maximum	45 ft.
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*Height regulations.* Structures in this District are limited to a building height of 45 feet. Existing structures that exceed 45 feet in height shall be grandfathered in, and not considered nonconforming uses, (ord. # 4858).

(I) *Building area.* None.

(Code 1965, §160.44; Ord. No. 3792, §4, 5-17-94; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. 4858, 4-18-06; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5462, 12-6-11)

**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	Home occupations



24	
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](http://www.accessfayetteville.org)

December 9, 2013

Traditional Investments, LTD  
PO Box 8167  
Fayetteville, AR 72703-0003

Re: Wedington Corridor Neighborhood Master Plan:

Dear property owner,

This letter is in reference to your properties, parcel numbers 765-16230-000, 765-24087-000, 765-24078-000, and 765-13724-010 located at the northwest corner of Wedington and Golf Club Drives within the Wedington Corridor Neighborhood Master Plan area. On Thursday, October 25, 2012, the City of Fayetteville began the planning process for the Wedington Corridor Neighborhood Master Plan, a complete neighborhood plan that incorporates the key principles, goals, and objects of City Plan 2030. During the week of October 25 through November 1, 2012, more than 100 citizens offered input on the vision for the Wedington Corridor Neighborhood Master Plan area during a charrette process that included a hands-on design session, an open design studio, and a work-in-progress session.

As an initial step in the process of building this vision, planning staff will bring forward a rezoning proposal to the Planning Commission on **January 13, 2013**, and propose to rezone your property (the parcels referenced above) from R-A, Residential Agricultural, to UT, Urban Thoroughfare. Please contact Quin Thompson, Current Planner, with any questions or concerns.

Project Description:

**The City of Fayetteville proposes to rezone select properties, being within the Wedington Corridor Neighborhood Master Plan area, from R-A, Residential Agricultural to UT, Urban Thoroughfare.**

Public Hearings:

The first scheduled public hearing on the rezoning proposal is the Planning Commission meeting at 5:30 PM on January 13, 2014; 113 West Mountain Street (City Administration Building, Rm 219) Fayetteville, AR 72701.

Review Location:

Additional project information is available for public review at the City of Fayetteville Planning Division, 125 West Mountain Street, Fayetteville, AR 72701, Monday - Friday between 8:00 AM and 5:00 PM.

Regards,

Quin Thompson  
City of Fayetteville  
(479) 575-8327  
[qthompson@fayetteville-ar.gov](mailto:qthompson@fayetteville-ar.gov)



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

October 29, 2013

Traditional Investments, LTD  
PO Box 8167  
Fayetteville, AR 72703-0003

RE: Wedington Plan Rezoning

Dear Property Owner,

This letter is in reference to your properties, parcel numbers 765-16230-000, 765-24087-000, 765-24078-000, and 765-13724-010 located at the northwest corner of Wedington and Golf Club Drives within the Wedington Corridor Neighborhood Master Plan area. On Thursday, October 25, 2012, the City of Fayetteville began the planning process for the Wedington Corridor Neighborhood Master Plan, a complete neighborhood plan that incorporates the key principles, goals, and objects of City Plan 2030. During the week of October 25 through November 1, 2012, more than 100 citizens offered input on the vision for the Wedington Corridor Neighborhood Master Plan area during a charrette process that included a hands-on design session, an open design studio, and a work-in-progress session.

As an initial step in the process of building this vision, planning staff will bring forward a rezoning proposal to the Planning Commission this year and propose to rezone your property (the parcels referenced above) from RA, Residential Agricultural, to UT, Urban Thoroughfare. Included in this letter are the uses and criteria for the current zoning district (RA, Residential-Agricultural) and the proposed zoning district (UT, Urban Thoroughfare.) Should you have any questions or concerns about this information, please contact the Planning Division at (479) 575-8237 within 30 days of your receipt of this letter to further discuss this matter with the Planning staff. Prior to the rezoning being discussed by the Planning Commission, you will receive another letter from our office notifying you of the meeting details.

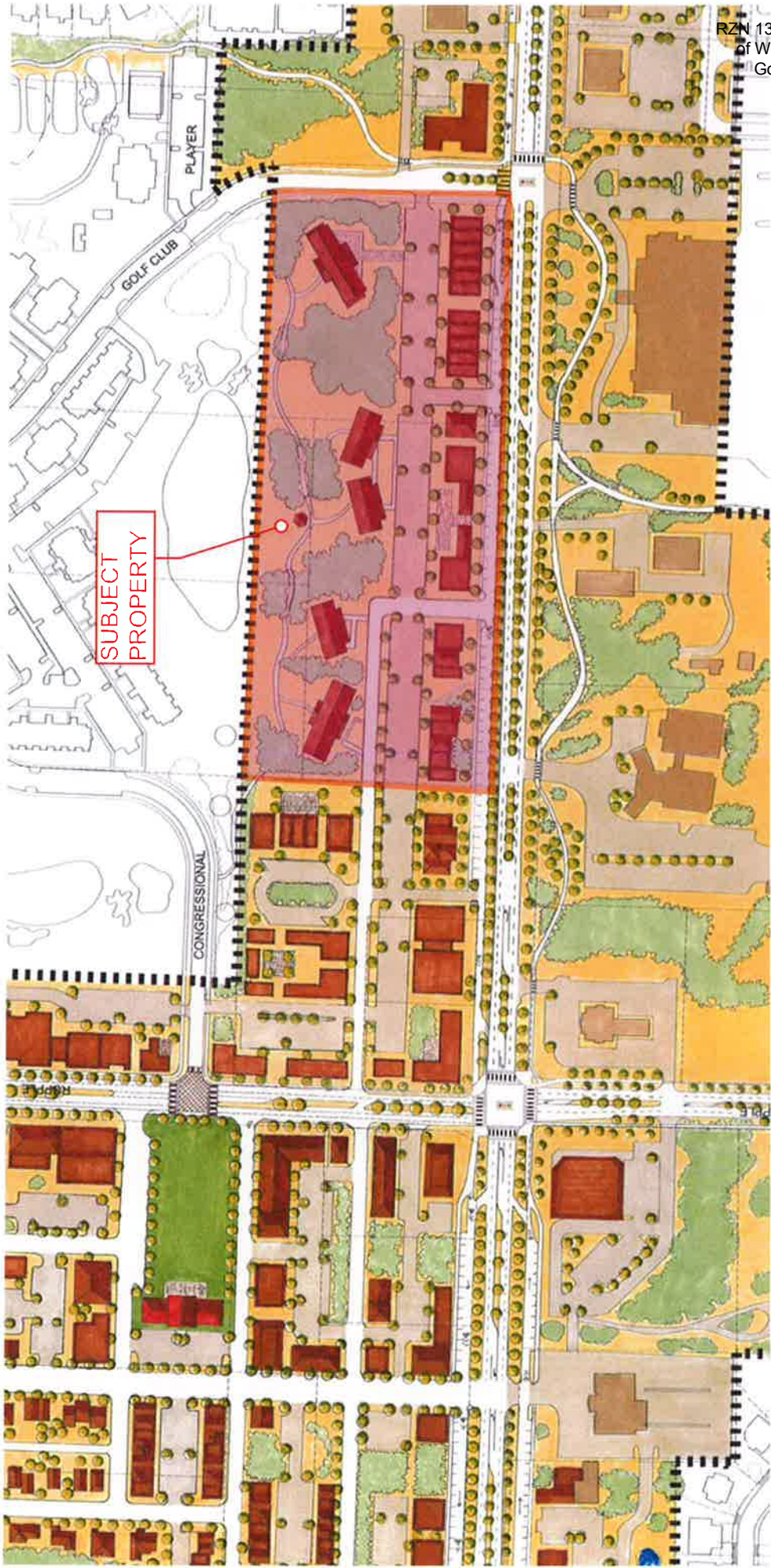
Regards,

Quin Thompson  
Current Planner  
City of Fayetteville  
[qthompson@ci.fayetteville.ar.us](mailto:qthompson@ci.fayetteville.ar.us)

att: RA Zoning District  
UT Zoning District





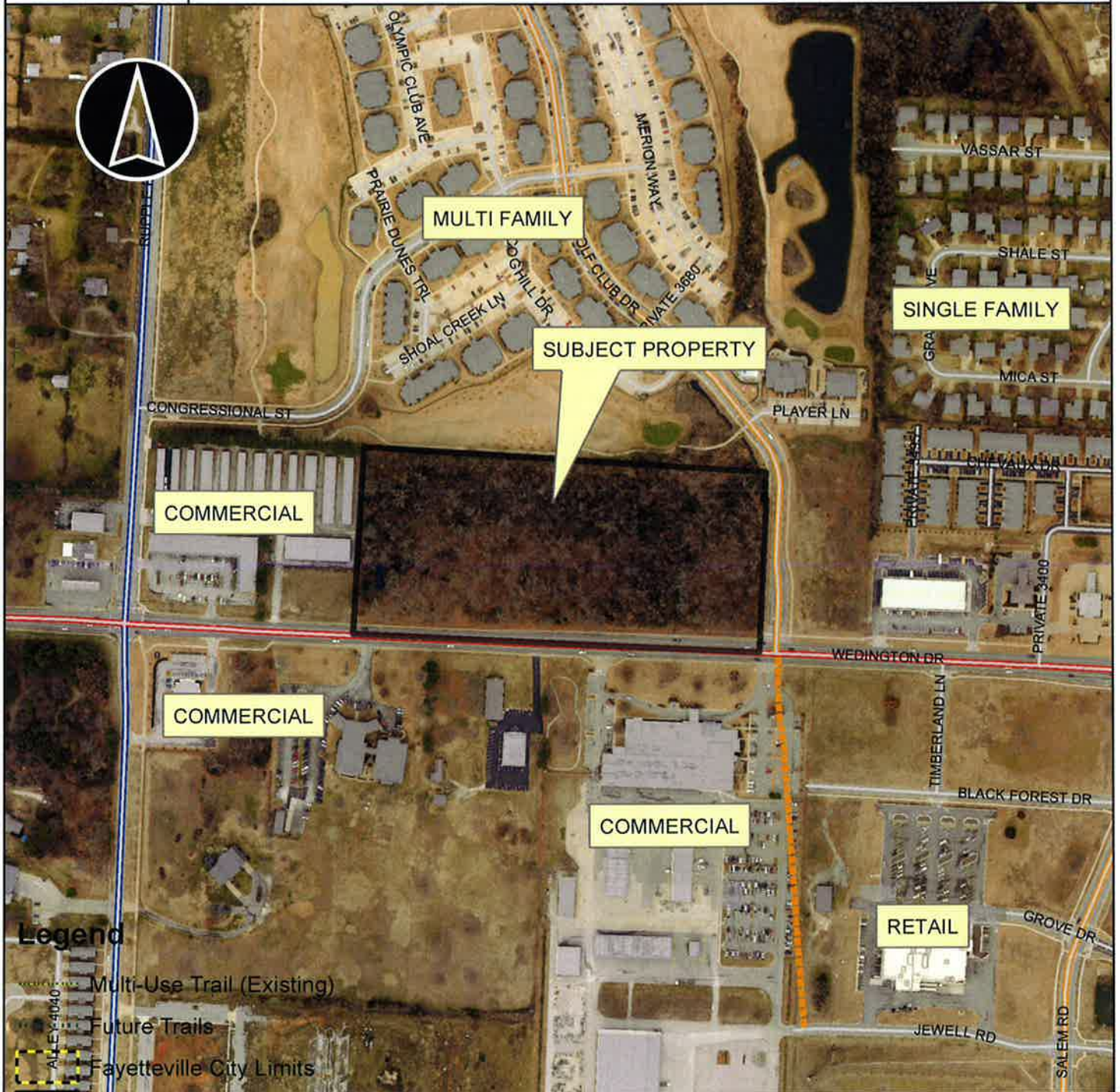




RZN13-4571

# WEDINGTON NEIGHBORHOOD PLAN ZN 1

Current Land Use



Overview RZN13-4571

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

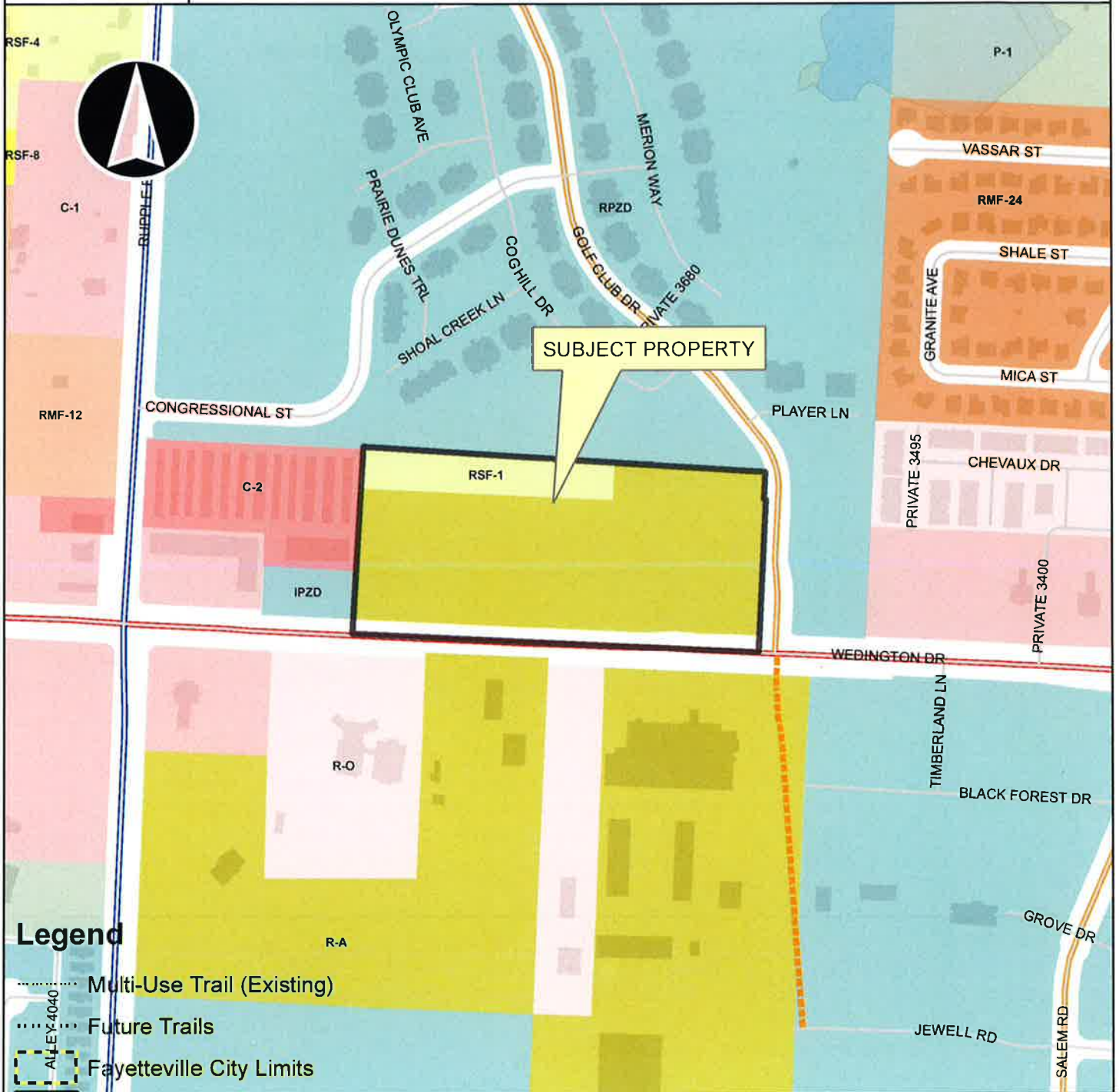




RZN13-4571

# WEDINGTON NEIGHBORHOOD PLAN ZN 1

Close Up View

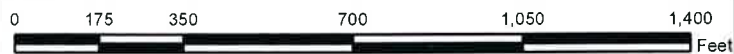


## Legend

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

**Overview** RZN13-4571

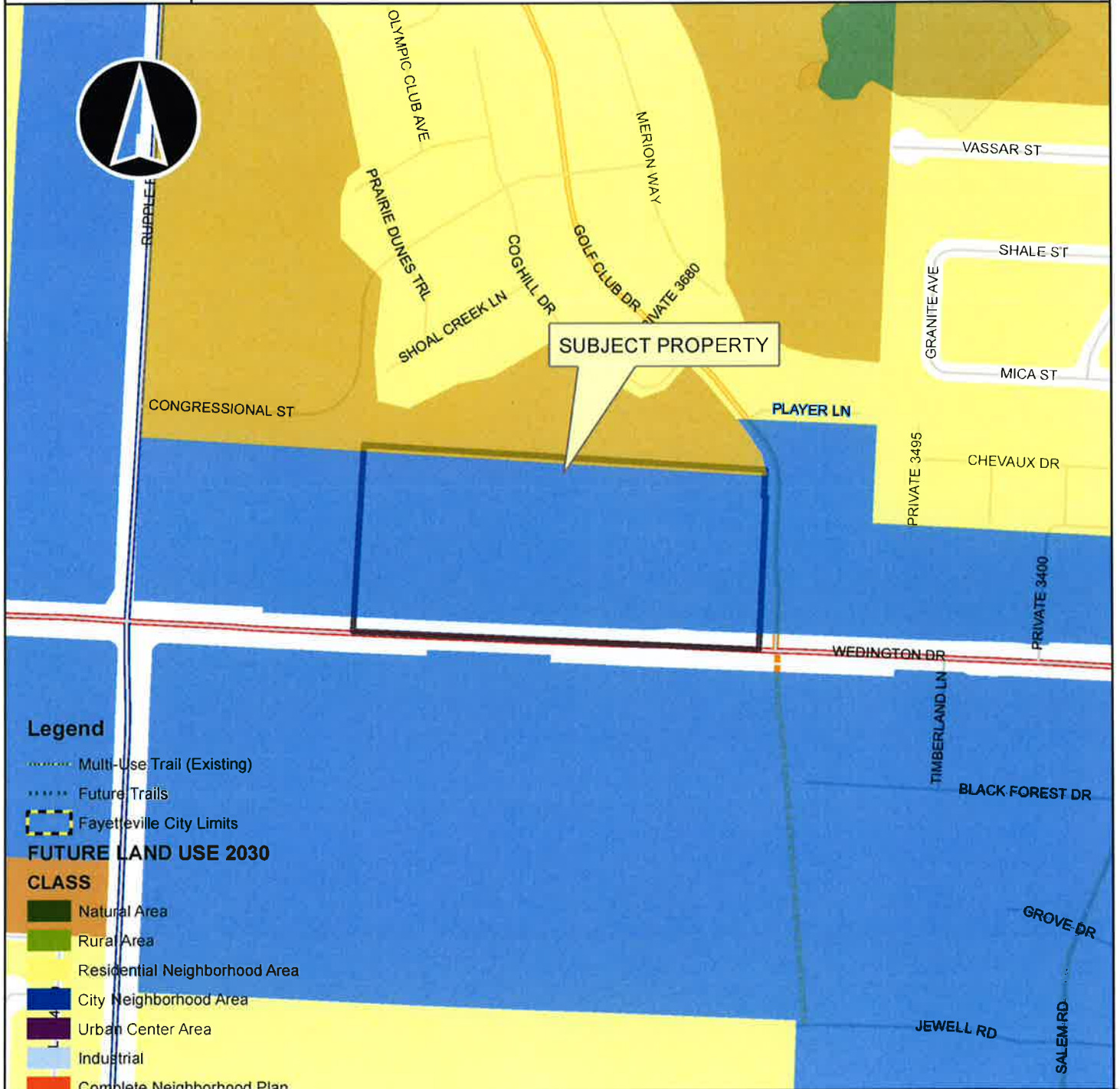
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



RZN13-4571

# WEDINGTON NEIGHBORHOOD PLAN ZN 1

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
- RZN13-4571
- Design Overlay District
- Design Overlay District
- Planning Area

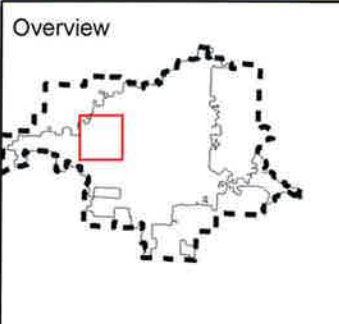
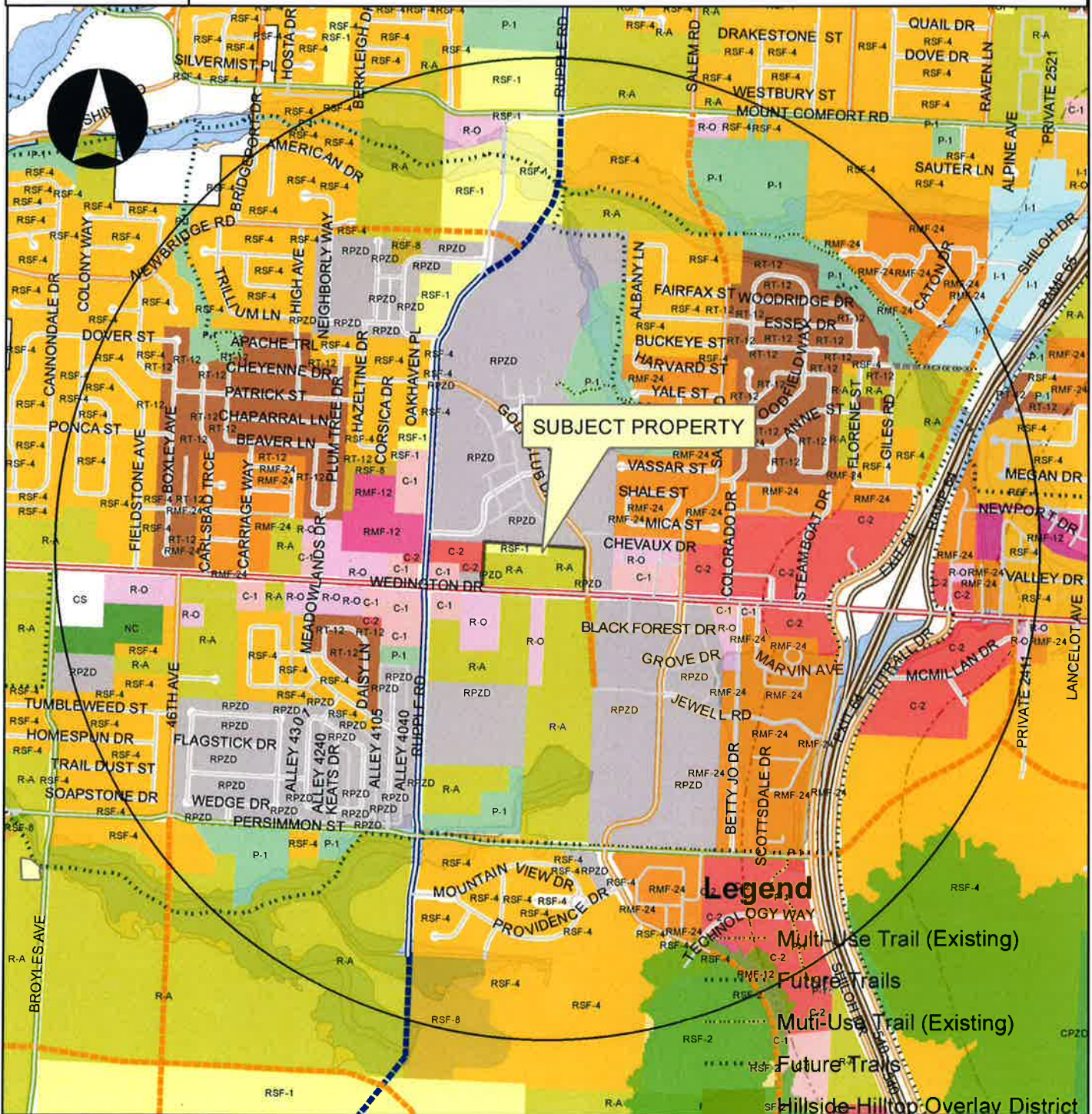




RZN13-4571

# WEDINGTON NEIGHBORHOOD PLAN ZN 1

One Mile View



<p>Legend</p> <p>Subject Property</p> <p>RZN13-4571</p>	<p>Boundary</p>	<p>RZN13-4571</p> <p>Design Overlay District</p> <p>Planning Area</p> <p>Fayetteville</p>
<p>0      0.25      0.5      1</p> <p>Miles</p>		

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