

City of Fayetteville Item Review Form

2014-0167

Legistar File Number

04/15/2014

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

Jesse Fulcher

Submitted By

Development Services

Department

Action Required:

RZN 14-4618: Rezone (SOUTHWEST CORNER OF PADDOCK LANE AND HAPPY HOLLOW RD/PADDOCK SD, 526): Submitted by BLEW AND ASSOCIATES for property located AT THE SOUTHWEST CORNER OF PADDOCK LANE AND HAPPY HOLLOW ROAD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 9.60 acres. The request is to rezone 6.17 acres to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and 3.37 acres to NC, Neighborhood Conservation.

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?

Budget Adjustment Attached?

V20130812

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Comments:

K. Kufner 3-31-14

Paul A. Becker 3-31-2013

Don Man 4-2-14
Tommy Danks



CITY COUNCIL AGENDA MEMO

MEETING OF APRIL 15, 2014

TO: Mayor and City Council

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

FROM: Jesse Fulcher, Senior Planner

DATE: March 27, 2014

SUBJECT: **RZN 14-4618: Rezone (SOUTHWEST CORNER OF PADDOCK LANE AND HAPPY HOLLOW RD/PADDOCK SD, 526):** Submitted by BLEW AND ASSOCIATES for property located AT THE SOUTHWEST CORNER OF PADDOCK LANE AND HAPPY HOLLOW ROAD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 9.60 acres. The request is to rezone 6.17 acres to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and 3.37 acres to NC, NEIGHBORHOOD CONSERVATION.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of an ordinance to rezone the subject property from R-PZD, Paddock Road to RSF-8, Residential Single-family and NC, Neighborhood Conservation.

BACKGROUND:

The subject property is located north of Alberta Street and contains approximately 10.22 acres within an expired R-PZD (08-3170) The Coves. The property has some partial development improvements, including grading and gravel base for the planned Springfield Drive. The property is adjacent to the Fayetteville/Farmington City Limit on its west and south boundaries.

DISCUSSION:

On March 24, 2014 the Planning Commission forwarded this item to the City Council with a recommendation of approval with a vote of 6-0-0.

BUDGET/STAFF IMPACT:

None

Attachments:

- Draft ordinance, exhibits and staff report

ORDINANCE NO.

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 14-4618, FOR APPROXIMATELY 9.60 ACRES, LOCATED AT THE SOUTHWEST CORNER OF PADDOCK LANE AND HAPPY HOLLOW ROAD FROM R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT, TO RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE AND NC, NEIGHBORHOOD CONSERVATION.

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 Residential Planned Zoning District to RSF-8, Residential Single Family, 8 Units per Acre and NC, Neighborhood Conservation, 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 , 2014

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

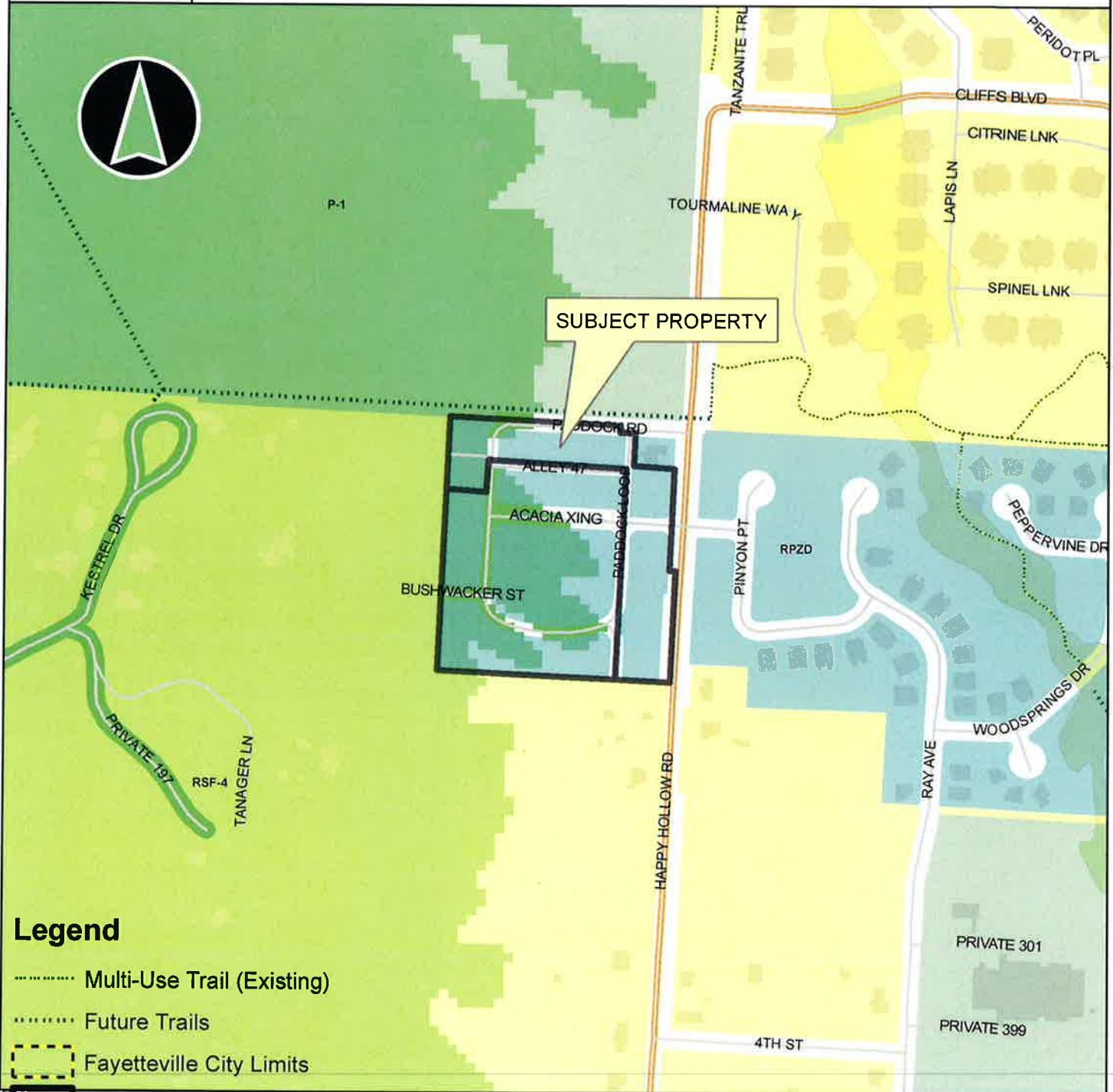
By: _____
SONDRA E. SMITH, City Clerk/Treasurer

EXHIBIT "A"

RZN14-4618

PADDOCK S/D

Close Up View



Legend

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

Overview RZN14-4618

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



EXHIBIT "B"
RZN 14-4618

AREA TO BE REZONED TO RSF-8:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, ALSO KNOWN AS LOTS 2-24, 59, 62, A PORTION OF THE PLATTED ALLEY AND PORTIONS OF PADDOCK LOOP, BUSHWACKER DRIVE, FOREST CANYON AVENUE, AND ACACIA CROSSING OF PADDOCK SUBDIVISION, AS PER THE FINAL PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICE RECORDER OF WASHINGTON COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS S 02°46'39" W 20.00', THENCE N87°07'06"W 15.00', THENCE S02°45'42"W 89.50' THENCE S02°45'42"W 279.22', THENCE S87°07'46"E 15.00', THENCE S02°45'42"W 303.19', THENCE N87°06'34"W 147.41', THENCE N87°06'34"W 480.66', THENCE N02°45'50"E 495.30', THENCE S85°53'30"E 108.10', THENCE N04°05'18"E 86.79', THENCE S86°22'21"E 371.90', THENCE S02°53'26"W 574.99' TO THE POINT OF BEGINNING. CONTAINING 6.17 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

AREA TO BE REZONED TO NC:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, ALSO KNOWN AS LOTS 25-58, 60, 61, A PORTION OF ACACIA CROSSING, PADDOCK ROAD, FOREST CANYON AVENUE, AND PADDOCK LOOP, AS PER THE FINAL PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICE RECORDER OF WASHINGTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS S02°46'39"W 20.00', THENCE N87°07'06"W 15.00', THENCE S02°45'42"W 89.50' FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND RUNNING THENCE S02°45'42"W 279.22', THENCE S87°07'46"E 15.00', THENCE S02°45'42"W 303.19', THENCE N87°06'34"W 147.41', THENCE N02°53'26"E 574.99', THENCE N86°22'21"W 371.90', THENCE S04°05'18"W 86.79', THENCE N85°53'30"W 108.10', THENCE N02°45'50"E 196.55', THENCE S87°08'12"E 460.10', THENCE S02°53'38"W 20.00', THENCE S87°02'47"E 41.68', THENCE S02°57'13"W 88.22', THENCE S86°23'20"E 111.62' TO THE POINT OF BEGINNING. CONTAINING 3.37 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD IF ANY.

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jesse Fulcher, Senior Planner
 Glenn Newman, Staff Engineer

MEETING DATE: ~~March 24, 2014~~ *March 27, 2014*

SUBJECT: **RZN 14-4618: Rezone (SOUTHWEST CORNER OF PADDOCK LANE AND HAPPY HOLLOW RD/PADDOCK SD, 526):** Submitted by BLEW AND ASSOCIATES for property located AT THE SOUTHWEST CORNER OF PADDOCK LANE AND HAPPY HOLLOW ROAD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 9.60 acres. The request is to rezone 6.17 acres to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and 3.37 acres to NC, NEIGHBORHOOD CONSERVATION.

RECOMMENDATION:

Staff recommends forwarding **RZN 14-4618** to the City Council with a recommendation for approval.

BACKGROUND:

The subject property is located at the southwest corner of Happy Hollow Road and Paddock Road. The Paddock Lane PZD was approved by the City Council in 2006 and allows for the development of 33 single-family units and 25 multi-family units, an overall density of 5.91 units per acre. It took several years for construction to be completed, but the final plat was approved in 2010. Development of the property in conformance with the PZD is permitted, but no units have been constructed. Surrounding land use and zoning is depicted on Table 1.

Table 1
Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North	Sequoyah Preserve	P-1, Institutional
South	Undeveloped	RSF-4, Residential Single-family
East	Undeveloped	R-PZD Timber Trails (Single-family and Two-family)
West	Undeveloped	RSF-4, Residential Single-family

DISCUSSION:

Request: The request is to rezone 6.17 acres to RSF-8, Residential Single-family, 8 units per acre and 3.37 acres to NC, Neighborhood Conservation.

Public Comment: Staff has not received public comment.

RECOMMENDATION:

Staff recommends forwarding RZN 14-4618 to the City Council with a recommendation for **approval** based on findings stated herein.

PLANNING COMMISSION ACTION: Required			
Date: <u>March 24, 2014</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion:	Second:	Vote:	
CITY COUNCIL ACTION: Required			
Date: April 15, 2014	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	

INFRASTRUCTURE:

Streets: The site has access to Happy Hollow Road and Paddock Road, both of which were improved with the Paddock Lane project. No additional street improvements are expected at this time, but will be evaluated when the property is replatted.

Water: Public water is available to the property. There is a network of 12" waterlines running through the subdivision. Each of the existing lots has access to public water.

Sewer: Sanitary sewer is available to the site. There is a network of sewer mains running through the property. Each of the existing lots has access to public sewer.

Drainage: Any additional improvements for drainage will be determined when the property is replatted. 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 **Residential Neighborhood Area**.

Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single-family, multi-family and row houses. Residential Neighborhood Areas encourage highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporate low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices on corners and along connecting corridors. This designation recognizes conventional setbacks and development patterns that respond to features in the natural environment.

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 zoning is very consistent with the future land use designation of Residential Neighborhood Area. The RSF-8 and NC zoning districts will allow a median density similar to the PZD zoning, allowing an efficient use of the existing infrastructure. Further, eliminating the attached dwelling units will likely result in more tree preservation than what was expected with the PZD, particularly along Paddock Road. The proposed zoning also maintains an appropriate zoning transition between the multi-family uses to the east and single-family uses to the west.

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 not necessarily needed at this time, since the property can be developed under the PZD designation approved in 2006. However, to date no construction has taken place and it appears that a more standardized zoning is needed for developing this property. Rezoning the property will also reduce the complexity of the tree preservation requirements. The original PZD was approved during the adoption of the original Hillside/Hilltop Overlay District, and also included several self-imposed tree preservation requirements. Today, these regulations are very complex, and site development in the HHOD is sufficiently addressed in the current tree preservation and grading ordinances of the Unified Development Code.

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

Finding: Overall the change in zoning should result in approximately the same density as was allowed under the PZD designation. Therefore, the zoning change should not appreciably increase traffic danger or congestion.

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: As already noted rezoning the property from the PZD designation to RSF-8 and NC should not result in any appreciable change in density and therefore there should not any undesirable increase on public services. Comments from utility and emergency service providers are provided herein.

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

BUDGET/STAFF IMPACT:

None

Attachments:

Staff comments, request letter, plans, elevations, maps.

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.

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(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.

(Ord. 4783, 10-18-05; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11)

161.26 Neighborhood Conservation

(F) *Building height regulations.*

(A) *Purpose.* The *Neighborhood Conservation* zone has the least activity and a lower density than the other zones. Although *Neighborhood Conservation* is the most purely residential zone, it can have some mix of uses, such as civic buildings. *Neighborhood Conservation* serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the *Neighborhood Conservation* district is a residential zone.

Building Height Maximum	45 ft.
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(Ord. 5128, 4-15-08; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14)

(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 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 12	Limited Business *
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cottage Housing Development

(C) *Density.* 10 Units Per Acre.

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Single Family	40 ft.
Two Family	80 ft.
Three Family	90 ft.

(2) *Lot area minimum.* 4,000 Sq. Ft.

(E) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 ft. from the front property line.
Side	5 ft.
Rear	5 ft.
Rear, from center line of an alley	12 ft.



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: Jesse Fulcher
From: Harley Hunt, Fire Marshal
Date: January 27, 2014
Re: RZN 14-4618

This development will be protected by Ladder 3 located at 1050, S. Happy Hollow Rd.
It is 2 miles 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.

Fayetteville Fire Department

Bart Bauer

Memo

To: City of Fayetteville - Planning Commission

From: Bart Bauer

Date: March 19, 2014

**Re: Rezoning of 61 Lots in Paddock Subdivision from RPZD to RSF-8
and Neighborhood Conservation**

(a) Current Owner & Pending Sale

**This parcel is currently owned by Bauer Holdings, LLC. This is a
single-member LLC owned by Bart Bauer.**

(b) Reason for Zoning Change

**The current PZD zoning was put in place in January, 2006, and was
for a very specific set of buildings. The market at that time was
booming, and the philosophy was that buyers would purchase
anything regardless of architectural design. The market has changed
substantial since then. Multi-family housing has exploded, and buyers
in Fayetteville are drawn to a more modern or contemporary style of
architecture. In addition, the buildings required under the current PZD
are not conducive to the topography of the site which is extremely
steep and rocky in areas.**

(c) Use, Traffic, Appearance, Signage

**The rezoning is in keeping with the surrounding properties which are
all residential with the exception of the City Park to the north. The
current PZD has a higher density to the site overall, so the zoning
change will actually reduce projected traffic in the area.**

**The single-family homes that we plan to build will have a modern
design and will be an enhancement to the Happy Hollow Road area.**

**A monument sign is planned at the entrance to the subdivision. The
proper approvals and permit will be obtained prior to installing any
such sign.**

(d) Availability of Water/Sewer

Water and sewer lines were already approved by the City and are installed on the site.

(e) Consistency With Land Use and Zoning Plans

The rezoning of the parcel would be 100% consistent with the neighboring parcels and with Fayetteville's Master Plan. Adjoining properties are currently zoned either residential or multi-family, with the exception of the City of Fayetteville parcel to the north that is a City Park.

(f) Zoning Justified?

The subdivision has already been developed with water and sewer lines and roadways in place, so the rezoning of the property would actually change very little beyond the architectural style of the homes. The lots that we are requesting be rezoned to RSF-8 will keep their current dimensions. Taking them out of the PZD will simply allow us to change the architectural style of the homes on those lots.

The change to Neighborhood Conservation zoning for the remaining areas that were previously multi-family lots within the PZD will reduce the overall density of the site. Again, it will also allow us to change the architectural style of the homes. And lastly, I feel that parking was not sufficiently addressed under the existing PZD. The reduction in the density of the site will allow for off-street parking.

(g) Traffic

As mentioned above, the rezoning would reduce the overall density of the site and will actually decrease traffic in the area.

(h) Public Services

My rezoning request would result in less homes and population in the area than the previous PZD that the City of Fayetteville has already approved, thus reducing the load on public services.

(i) Impracticality of Current Zoning

The current PZD is impractical because it restricts the architecture of buildings that can be constructed on the site. The current market trends would make selling such homes nearly impossible.

R-PZD PADDOCK LANE
05-1735

E. Proposed Planning Areas.

- This development is proposed to offer three types of residential living (in 8 different Planning Areas) including conventional single family homes; long, narrow, two story style single family homes; and town homes. The town homes are proposed along Happy Hollow Road and adjacent to the park land to the north.

**PLANNED AREA 1 (PA-1)
SINGLE-FAMILY DWELLING**

(A) *PURPOSE:* AREA 1 IS DESIGNED TO ENCOURAGE LARGER SINGLE FAMILY HOMES AT A LOW DENSITY. ARCH. STYLE IN SKETCHES ON PAGES 4A,4B & 4C.

(B) *USES:*

Permitted Uses

UNIT 1	CITY WIDE USES BY RIGHT
UNIT 8	SINGLE-FAMILY DWELLING

Conditional Uses

UNIT 2	CITY WIDE USES BY CONDITIONAL USE PERMIT
UNIT 24	HOME OCCUPATIONS

(C) *DENSITY:*

UNITS/ACRE	5 or less
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(D) *BULK AND AREA REGULATIONS:*

LOT AREA MINIMUM	6,700 sq ft
MIN. LOT WIDTH AT R/W	66 ft
LAND AREA PER DWELLING	6,700 sq ft

(E) *SETBACK REQUIREMENTS*

FRONT	SIDE	REAR
20 ft	8 ft	25 ft

Lot 19 Side Setback on the west side is 25 ft

(F) *MAX HEIGHT:* 35 FEET

BUILDING AREA: THE AREA OCCUPIED BY ALL BUILDINGS SHALL NOT EXCEED 40% OF THE TOTAL LOT AREA

MATERIALS: Brick, Driv-it(Stucco), Hardy Panel, Hardy Board, Cedar shake siding and Asphalt shingle roofing to be used in different proportions to allow for slightly different looks on individual homes.

ACRES: 3.50

MAX NUMBER OF DWELLINGS: 15

PDC, Inc.

PLANNED AREA 2 (PA-2) SINGLE-FAMILY DWELLING

(A) *PURPOSE*: AREA 1 IS DESIGNED TO ENCOURAGE LARGER SINGLE FAMILY HOMES AT A LOW DENSITY. ARCH. STYLE IN SKETCHES ON PAGES 4A,4B & 4C.

(B) *USES*:
Permitted Uses

UNIT 1	CITY WIDE USES BY RIGHT
UNIT 8	SINGLE-FAMILY DWELLING

Conditional Uses

UNIT 2	CITY WIDE USES BY CONDITIONAL USE PERMIT
UNIT 24	HOME OCCUPATIONS

(C) *DENSITY*:

UNITS/ACRE	6 or less
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(D) *BULK AND AREA REGULATIONS*:

LOT AREA MINIMUM	6,119 sq ft
MIN. LOT WIDTH AT R/W	66 ft
LAND AREA PER DWELLING	6,119 sq ft

(E) *SETBACK REQUIREMENTS*

FRONT	SIDE	REAR
43ft	8 ft	10 ft

Lot 6 is 15ft Front Setback along west property line

Lot 2 is 15ft Side Setback along alley

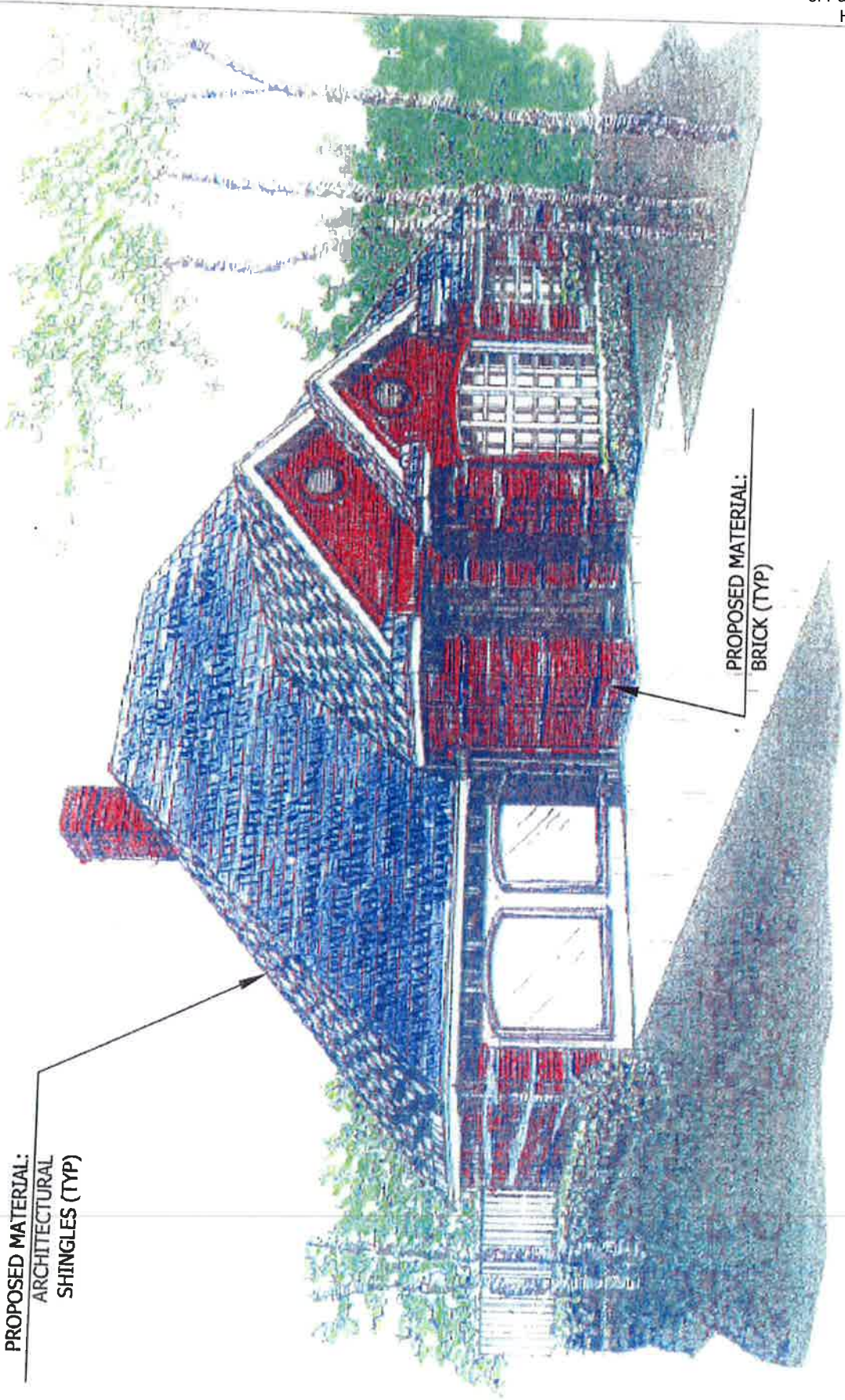
(F) *MAX HEIGHT*: 35 FEET

BUILDING AREA: THE AREA OCCUPIED BY ALL BUILDINGS SHALL NOT EXCEED 40% OF THE TOTAL LOT AREA

MATERIALS: Brick, Driv-it(Stucco), Hardy Panel, Hardy Board, Cedar shake siding and Asphalt shingle roofing to be used in different proportions to allow for slightly different looks on individual homes.

ACRES: 1.15

MAX NUMBER OF DWELLINGS: 5



PROPOSED MATERIAL:
ARCHITECTURAL
SHINGLES (TYP)

PROPOSED MATERIAL:
BRICK (TYP)

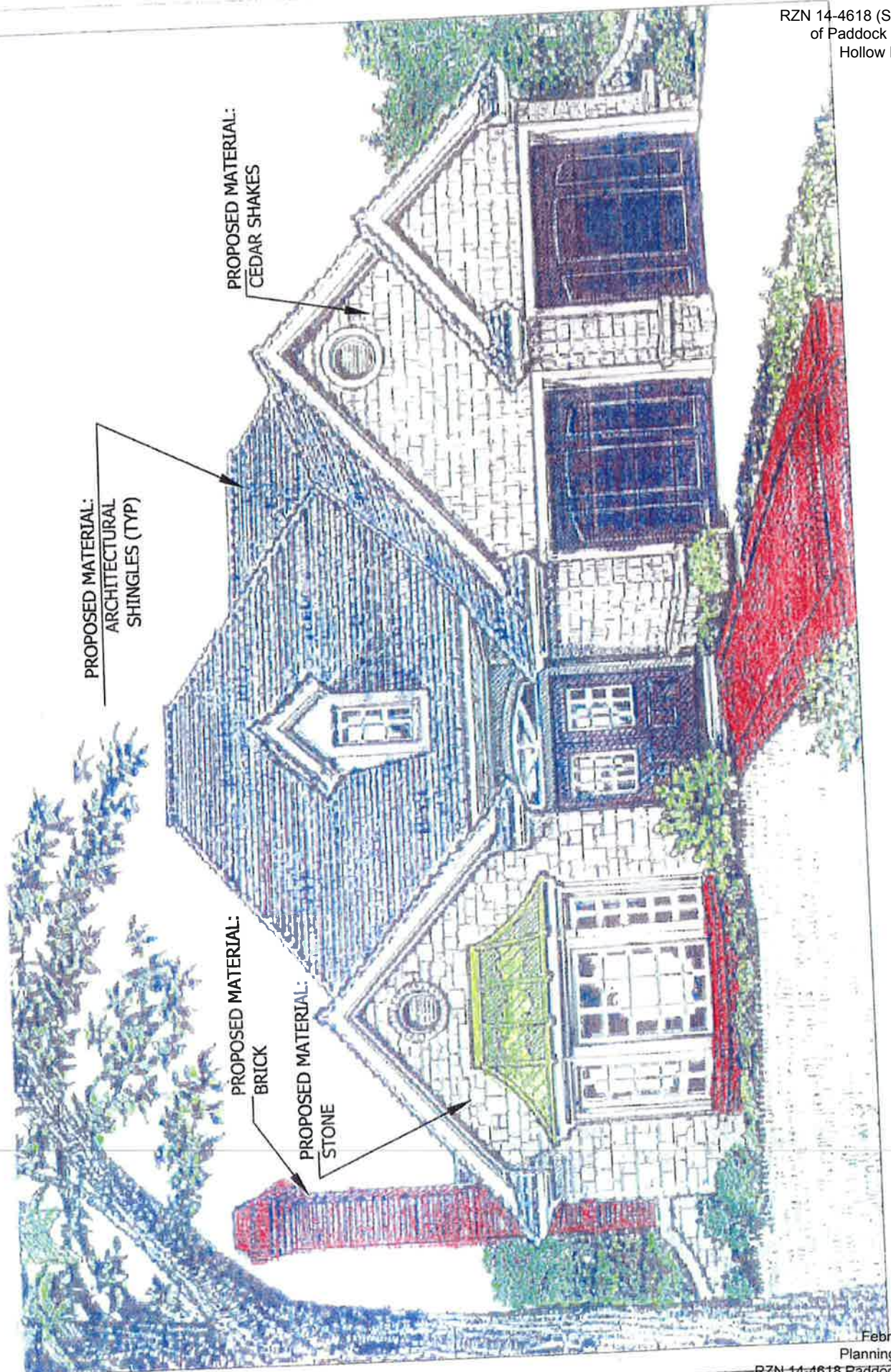


PROPOSED MATERIAL:
CEDAR SHAKES

PROPOSED MATERIAL:
ARCHITECTURAL
SHINGLES (TYP)

PROPOSED MATERIALS:
BRICK & STONE

4B



PROPOSED MATERIAL:
ARCHITECTURAL
SHINGLES (TYP)

PROPOSED MATERIAL:
CEDAR SHAKES

PROPOSED MATERIAL:
BRICK

PROPOSED MATERIAL:
STONE

PLANNED AREA 3 (PA-3) SINGLE-FAMILY DWELLING

(A) *PURPOSE:* AREA 3 IS DESIGNED TO ENCOURAGE SMALLER TWO STORY SINGLE FAMILY HOMES AT MODERATE DENSITY, WITH LESS YARD SPACE. ARCH. STYLE AND STREETSCAPES IN SKETCHES ON PAGES 6A, 6B & 6C

(B) *USES:*

Permitted Uses

UNIT 1	CITY WIDE USES BY RIGHT
UNIT 8	SINGLE-FAMILY DWELLING

Conditional Uses

UNIT 2	CITY WIDE USES BY CONDITIONAL USE PERMIT
UNIT 24	HOME OCCUPATIONS

(C) *DENSITY:*

UNITS/ACRE	11 or less
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(D) *BULK AND AREA REGULATIONS:*

LOT AREA MINIMUM	3,400sq ft
MIN, LOT WIDTH AT R/W	31 ft
LAND AREA PER DWELLING	3,400 sq ft

(E) *SETBACK REQUIREMENTS*

FRONT	SIDE	REAR
20 ft	4 ft	15 ft

Front Setback is from Happy Hollow Street side

Rear Setback is on west side of lots

(F) *MAX HEIGHT:* 35 FEET

BUILDING AREA: THE AREA OCCUPIED BY ALL BUILDINGS SHALL NOT EXCEED 50% OF THE TOTAL LOT AREA

MATERIALS: Brick, Driv-it(Stucco), Hardy Panel, Hardy Board, Cedar shake siding and Asphalt shingle roofing to be used in different proportions to allow for slightly different looks on individual homes.

ACRES: 0.32

MAX NUMBER OF DWELLINGS: 3

PLANNED AREA 4 (PA-4) SINGLE-FAMILY DWELLING

(A) *PURPOSE:* AREA 4 IS DESIGNED TO ENCOURAGE SMALLER TWO STORY SINGLE FAMILY HOMES AT MODERATE DENSITY, WITH LESS YARD SPACE. ARCH. STYLE AND STREETSCAPES IN SKETCHES ON PAGES 6A, 6B & 6C

(B) *USES:*

Permitted Uses

UNIT 1	CITY WIDE USES BY RIGHT
UNIT 8	SINGLE-FAMILY DWELLING

Conditional Uses

UNIT 2	CITY WIDE USES BY CONDITIONAL USE PERMIT
UNIT 24	HOME OCCUPATIONS

(C) *DENSITY:*

UNITS/ACRE	12 or less
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(D) *BULK AND AREA REGULATIONS:*

LOT AREA MINIMUM	3,100sq ft
MIN. LOT WIDTH AT EASEMENT	31 ft
LAND AREA PER DWELLING	3,100 sq ft

(E) *SETBACK REQUIREMENTS*

FRONT	SIDE	REAR
15 ft	4 ft	15 ft

(F) *MAX HEIGHT:* 35 FEET

BUILDING AREA: THE AREA OCCUPIED BY ALL BUILDINGS SHALL NOT EXCEED 55% OF THE TOTAL LOT AREA

MATERIALS: Brick, Driv-it(Stucco), Hardy Panel, Hardy Board, Cedar shake siding and Asphalt shingle roofing to be used in different proportions to allow for slightly different looks on individual homes.

ACRES: 0.54

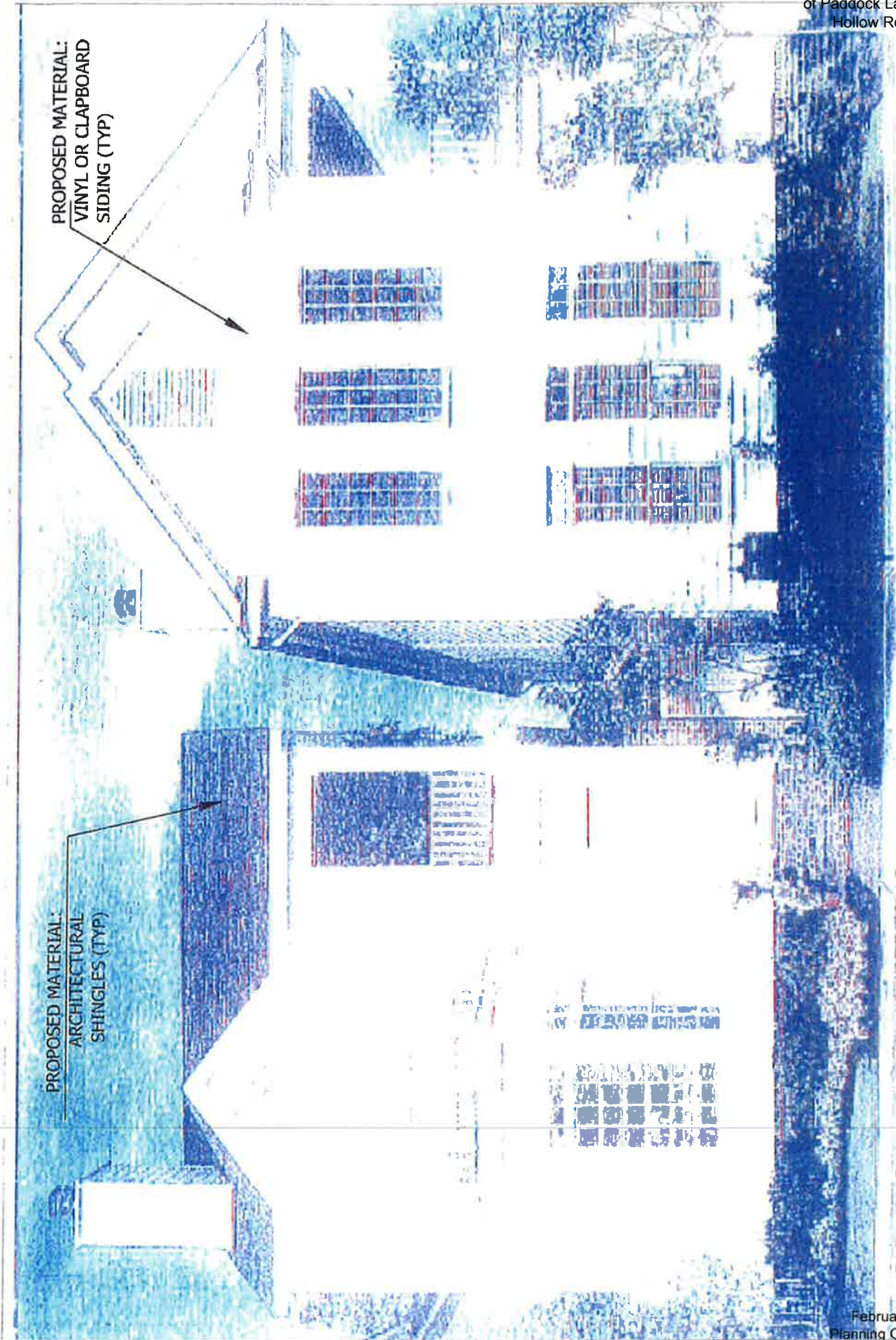
MAX NUMBER OF DWELLINGS: 6



PROPOSED MATERIAL:
VINYL OR CLAPBOARD
SIDING (TYP)

PROPOSED MATERIAL:
ARCHITECTURAL
SHINGLES (TYP)

PROPOSED MATERIAL:
VINYL OR CLAPBOARD
SIDING (TYP)



PROPOSED MATERIAL:
VINYL OR CLAPBOARD
SIDING (TYP)

PROPOSED MATERIAL:
ARCHITECTURAL
SHINGLES (TYP)

PROPOSED MATERIAL:
ARCHITECTURAL
SHINGLES (TYP)

PROPOSED MATERIAL:
VINYL OR CLAPBOARD
SIDING (TYP)

PROPOSED MATERIAL:
VINYL OR CLAPBOARD
SIDING (TYP)



SINGLE FAMILY HOMES (TYP)
N.T.S.

Paddock PZD
Project 2005028

PLANNED AREA 5 (PA-5) MULTI-FAMILY DWELLING

(A) *PURPOSE*: AREA 5 IS DESIGNED TO ENCOURAGE MULTI-FAMILY TOWN HOMES WITH A MODERATE DENSITY WITH SOME SHARED YARD/PARKING SPACE ARCH. STYLE AND STREETSCAPES IN SKETCHES ON PAGES 9A & 9B

(B) *USES*:

Permitted Uses

UNIT 1	CITY WIDE USES BY RIGHT
UNIT 26	MULTI-FAMILY

Conditional Uses

UNIT 2	CITY WIDE USES BY CONDITIONAL USE PERMIT
UNIT 24	HOME OCCUPATIONS

(C) *DENSITY*:

UNITS/ACRE	13 or less
------------	------------

(D) *BULK AND AREA REGULATIONS*:

LOT AREA MINIMUM	2,000 sq ft
MIN. LOT WIDTH AT R/W	23 ft
LAND AREA PER DWELLING	2,000 sq ft

(E) *SETBACK REQUIREMENTS*

FRONT	SIDE	REAR
10 ft*	4 ft**	10 ft

* Front Setback is 15 feet on the west side of Lot 34.

** Refers to building side that is detached. Setback is 0 feet where attached

Lot 46 Side Setback shall be 15 feet on the east side

(F) *MAX HEIGHT*: 35 FEET

BUILDING AREA: THE AREA OCCUPIED BY ALL BUILDINGS SHALL NOT EXCEED 95% OF THE TOTAL LOT AREA

MATERIALS: Brick, Driv-it(Stucco), Hardy Panel, Hardy Board, Cedar shake siding and Asphalt shingle roofing to be used in different proportions to allow for slightly different looks on individual homes.

ACRES: 1.07

MAX NUMBER OF DWELLINGS: 13

Paddock PZD
Project 2005028

January 18, 2006

**PLANNED AREA 6 (PA-6)
MULTI-FAMILY DWELLING**

(A) *PURPOSE:* AREA 6 IS DESIGNED TO ENCOURAGE MULTI-FAMILY TOWN HOMES WITH A MODERATE DENSITY WITH SOME SHARED YARD/PARKING SPACE ARCH. STYLE AND STREETSCAPES IN SKETCHES ON PAGES 9A & 9B

(B) *USES:*

Permitted Uses

UNIT 1	CITY WIDE USES BY RIGHT
UNIT 26	MULTI-FAMILY

Conditional Uses

UNIT 2	CITY WIDE USES BY CONDITIONAL USE PERMIT
UNIT 24	HOME OCCUPATIONS

(C) *DENSITY:*

UNITS/ACRE	12 or less
------------	------------

(D) *BULK AND AREA REGULATIONS:*

LOT AREA MINIMUM	2,875 sq ft
MIN. LOT WIDTH AT R/W	25 ft
LAND AREA PER DWELLING	2,875 sq ft

(E) *SETBACK REQUIREMENTS*

FRONT	SIDE	REAR
20 ft	4 ft*	20 ft

* Refers to building side that is detached. Setback is 0 feet where attached

(F) *MAX HEIGHT:* 35 FEET

BUILDING AREA: THE AREA OCCUPIED BY ALL BUILDINGS SHALL NOT EXCEED 65% OF THE TOTAL LOT AREA

MATERIALS: Brick, Driv-it(Stucco), Hardy Panel, Hardy Board, Cedar shake siding and Asphalt shingle roofing to be used in different proportions to allow for slightly different looks on individual homes.

ACRES: 0.25

MAX NUMBER OF DWELLINGS: 3

Paddock PZD
Project 2005028

**PLANNED AREA 7 (PA-7)
MULTI-FAMILY DWELLING**

(A) *PURPOSE:* AREA 7 IS DESIGNED TO ENCOURAGE MULTI-FAMILY TOWN HOMES WITH A MODERATE DENSITY WITH SOME SHARED YARD/PARKING SPACE ARCH. STYLE AND STREETS CAPES IN SKETCHES ON PAGES 9A & 9B

(B) *USES:*

Permitted Uses

UNIT 1	CITY WIDE USES BY RIGHT
UNIT 26	MULTI-FAMILY

Conditional Uses

UNIT 2	CITY WIDE USES BY CONDITIONAL USE PERMIT
UNIT 24	HOME OCCUPATIONS

(C) *DENSITY:*

UNITS/ACRE	12 or less
------------	------------

(D) *BULK AND AREA REGULATIONS:*

LOT AREA MINIMUM	2,400 sq ft
MIN. LOT WIDTH AT R/W	23 ft
LAND AREA PER DWELLING	2,400 sq ft

(E) *SETBACK REQUIREMENTS*

FRONT	SIDE	REAR
20 ft*	4 ft**	15 ft

* Front Setback is 15 ft along Acacia.

** Refers to building side that is detached. Setback is 0 feet where attached

Front Setback is from Happy Hollow Road side

Rear Setback is on west side of lots

(F) *MAX HEIGHT:* 35 FEET

BUILDING AREA: THE AREA OCCUPIED BY ALL BUILDINGS SHALL NOT EXCEED 76% OF THE TOTAL LOT AREA

MATERIALS: Brick, Driv-it(Stucco), Hardy Panel, Hardy Board, Cedar shake siding and Asphalt shingle roofing to be used in different proportions to allow for slightly different looks on individual homes.

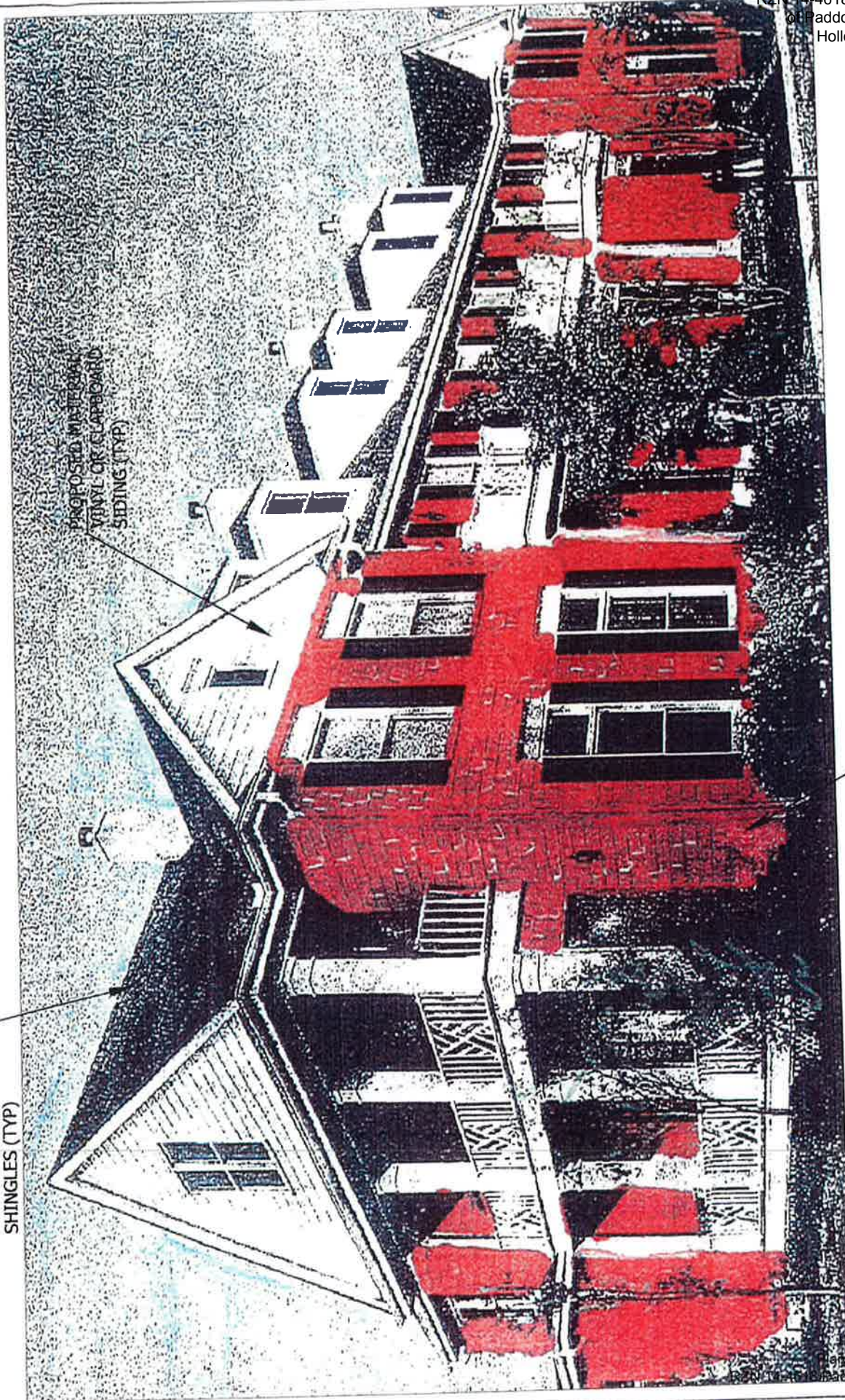
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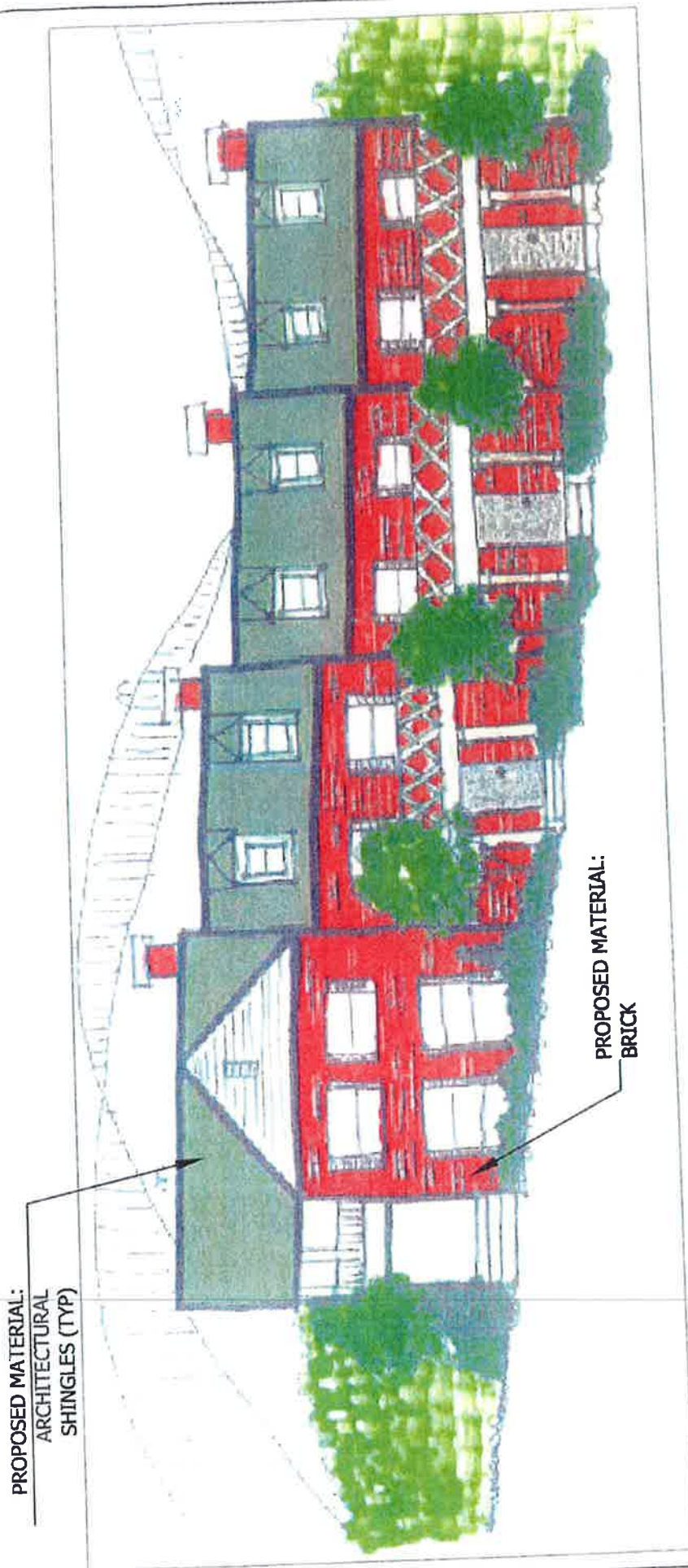
MAX NUMBER OF DWELLINGS: 9

PROPOSED MATERIAL:
ARCHITECTURAL
SHINGLES (TYP)

PROPOSED MATERIAL:
VINYL OR CLAPBOARD
SIDING (TYP)

PROPOSED MATERIAL:
BRICK





TOWNHOMES (TYP)
N.T.S.

PLANNED AREA 8 (PA-8) COMMUNITY GREEN SPACE/Common Area

(A) *PURPOSE:* AREA 8 IS DESIGNED FOR COMMUNITY GREEN SPACE AREA AND TO ENCOURAGE THE SENSE OF COMMUNITY THROUGH THE USE OF THESE NATURAL AREAS ALLOWING SPACE FOR OUTDOOR RECREATION.

(B) *USES:*
Permitted Uses

UNIT 1 CITY WIDE USES BY RIGHT

Conditional Uses

UNIT 4 CULTURAL AND RECREATIONAL PURPOSES

(C) *DENSITY:*

UNITS/ACRE NO UNITS ALLOWED

INTENSITY: 0

NO PERMITTED STRUCTURES

ACRES: 1.20

LOTS: 59 – 0.52 AC
60 – 0.27 AC
61 – 0.16 AC
62 – 0.22 AC

PLANNED AREA 9 (PA-9) SINGLE-FAMILY DWELLING

(A) *PURPOSE*: AREA 9 IS DESIGNED TO ENCOURAGE LARGER SINGLE FAMILY HOMES AT A LOW DENSITY. ARCH. STYLE IN SKETCHES ON PAGES 4A,4B & 4C.

(B) *USES*:

Permitted Uses

UNIT 1	CITY WIDE USES BY RIGHT
UNIT 8	SINGLE-FAMILY DWELLING

Conditional Uses

UNIT 2	CITY WIDE USES BY CONDITIONAL USE PERMIT
UNIT 24	HOME OCCUPATIONS

(C) *DENSITY*:

UNITS/ACRE	5 or less
------------	-----------

(D) *BULK AND AREA REGULATIONS*:

LOT AREA MINIMUM	8,900 sq ft
MIN. LOT WIDTH AT R/W	66 ft
LAND AREA PER DWELLING	8,900 sq ft

(E) *SETBACK REQUIREMENTS*

FRONT	SIDE	REAR
20 ft	8 ft	65 ft

Rear setback area is for tree preservation easement area

(F) *MAX HEIGHT*: 35 FEET

BUILDING AREA: THE AREA OCCUPIED BY ALL BUILDINGS SHALL NOT EXCEED 30% OF THE TOTAL LOT AREA

MATERIALS: Brick, Driv-it(Stucco), Hardy Panel, Hardy Board, Cedar shake siding and Asphalt shingle roofing to be used in different proportions to allow for slightly different looks on individual homes.

ACRES: 0.92

MAX NUMBER OF DWELLINGS: 4

Paddock PZD
Project 2005028

January 18, 2006

F. Proposed Zoning and Development Standards.

- Zoning and Development Standards are listed below and in Section E.
- Building Elevations are attached in the planning area at the back of this booklet.
- Each lot shall be stepped by use of stem walls to avoid retaining walls at lot lines.

G. Comparison Chart.

Standards	PA-1	PA-2	PA-3	PA-4	PA-5	PA-6	PA-7	PA-9	RSF-4
Density	5	6	11	12	13	12	12	5	4
Min. Lot Width	66	66	31	31	23	25	23	66	70
Min. Lot Area	6700	6119	3400	3100	2000	2875	2400	8900	8000
Land Area/Dwelling	6700	6119	3400	3100	2000	2875	2400	8900	8000
Max. Building Height	35	35	35	35	35	35	35	35	None
Front Setback	20	43 ¹	20	15	10 ²	20	20 ³	20	25
Rear Setback	25	10	15	15	10	20	15	65 ⁴	20
Side Setback	8	8	4	4	4 ⁵	4 ⁵	4 ⁵	8	8
Max. Lot Coverage	40%	40%	50%	55%	95%	65%	76%	30%	40%

1. Subject to existing utility easement.
 2. Front setback is 15' along west side.
 3. Front setback for Lot 50 is 15' along Acacia Drive.
 4. Rear setback is designated for tree preservation area.
 5. Refers to building side that is detached. Setback is 0 feet where attached.
- Overall proposed density for the development is 5.94 units per acre.

H. Description of the Recreational Facilities.

- There are no proposed recreation facilities within this development.
- The property to the north is city park land reserved for nature recreational purposes such as nature trails.
- In lieu funds are required for park lands fees for this development and the developer has offered paved parking with decorative stone columns and lighting to the Parks Department along the southern boundary of the park land immediately north of this site.

I. Reason For PZD Request.


- To provide a variety of affordable housing in a modern development integrated into the natural landscape and terrain of the area.
- The development offers a mixed use of residential housing in an "in-fill" situation avoiding urban sprawl.

PADDOCK SUBDIVISION FINAL PLAT



H2
ENGINEERING, INC.
 200 S. 15th Street, Suite 200
 Lincoln, NE 68502
 Phone: 402.478.3800
 Fax: 402.478.3801
 Email: h2@h2eng.com



Property Map

LEGEND

- Existing Building Footprint
- Existing Curved Footprint
- Existing Lot
- Boundary Line
- - - - - Boundary Line
- Street
- - - - - Street
- Alley
- - - - - Alley
- Easement
- - - - - Easement
- Utility
- - - - - Utility
- Fencing
- - - - - Fencing
- Other
- - - - - Other

NOTES:

- The boundary lines shown on this plat were determined by a survey conducted by Dale A. Adams, Registered Professional Engineer, State of Nebraska, on 07/20/2011.
- All bearings and distances are as shown on this plat.
- All areas are in square feet.
- The plat shows the location of the subdivision in relation to the surrounding streets and landmarks.
- The plat shows the location of the subdivision in relation to the surrounding streets and landmarks.



GRAPHIC SCALE

1" = 20 FT

1" = 40 FT

1" = 60 FT

1" = 80 FT

1" = 100 FT

1" = 120 FT

1" = 140 FT

1" = 160 FT

1" = 180 FT

1" = 200 FT

23A 318

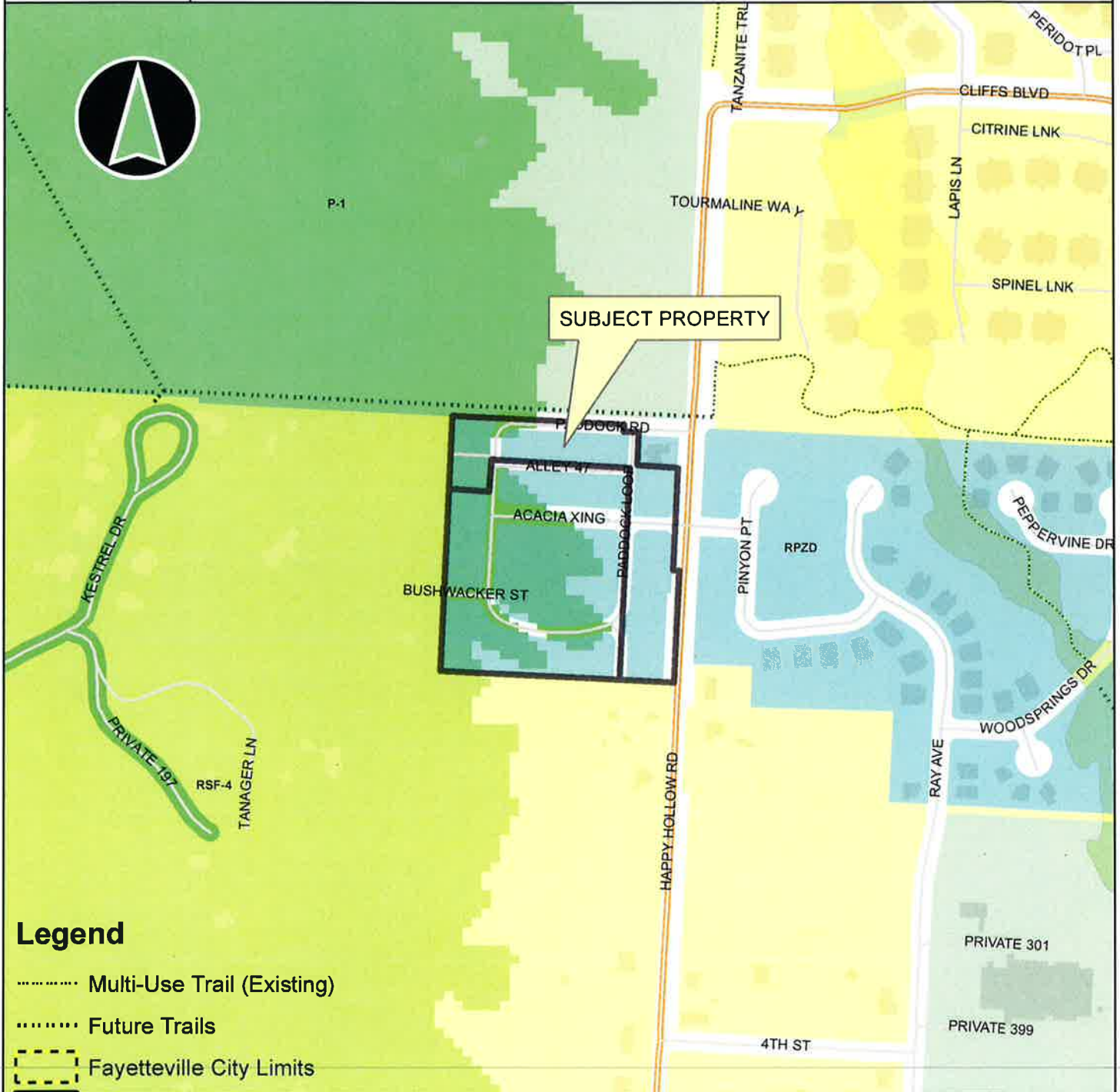
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 User: Dale A. Adams
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COPY

RZN14-4618

PADDOCK S/D

Close Up View



Legend

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

Overview RZN14-4618

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



RZN14-4618

PADDOCK S/D

Future Land Use



SUBJECT PROPERTY

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

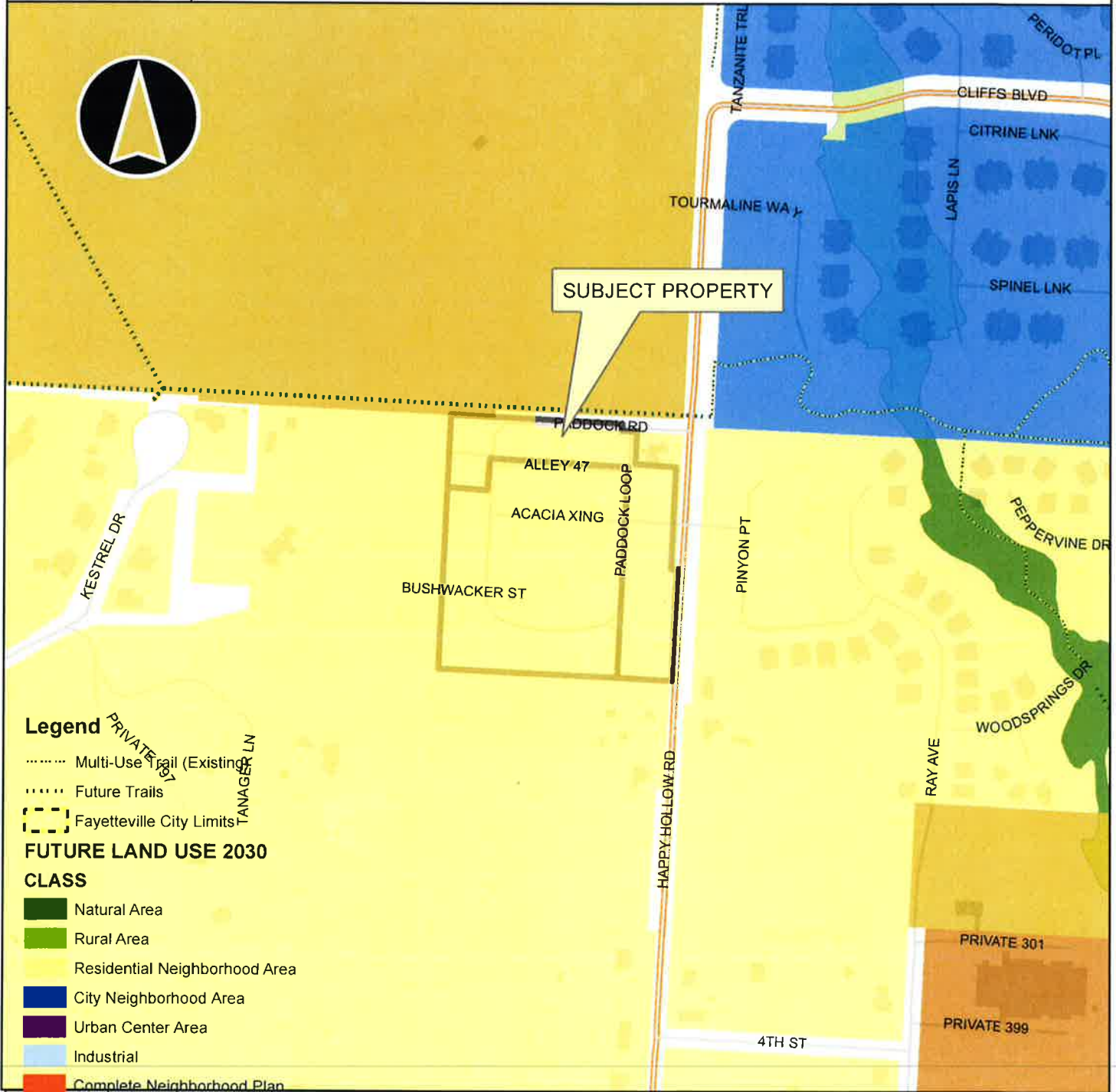
ROW

RZN14-4618

Design Overlay District

Design Overlay District

Planning Area



RZN14-4618

PADDOCK S/D

Current Land Use



Legend

- Multi-Use Trail (Existing)
- Future Trails

Fayetteville City Limits

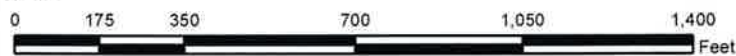
RZN14-4618

Footprints 2010

Design Overlay District

Design Overlay District

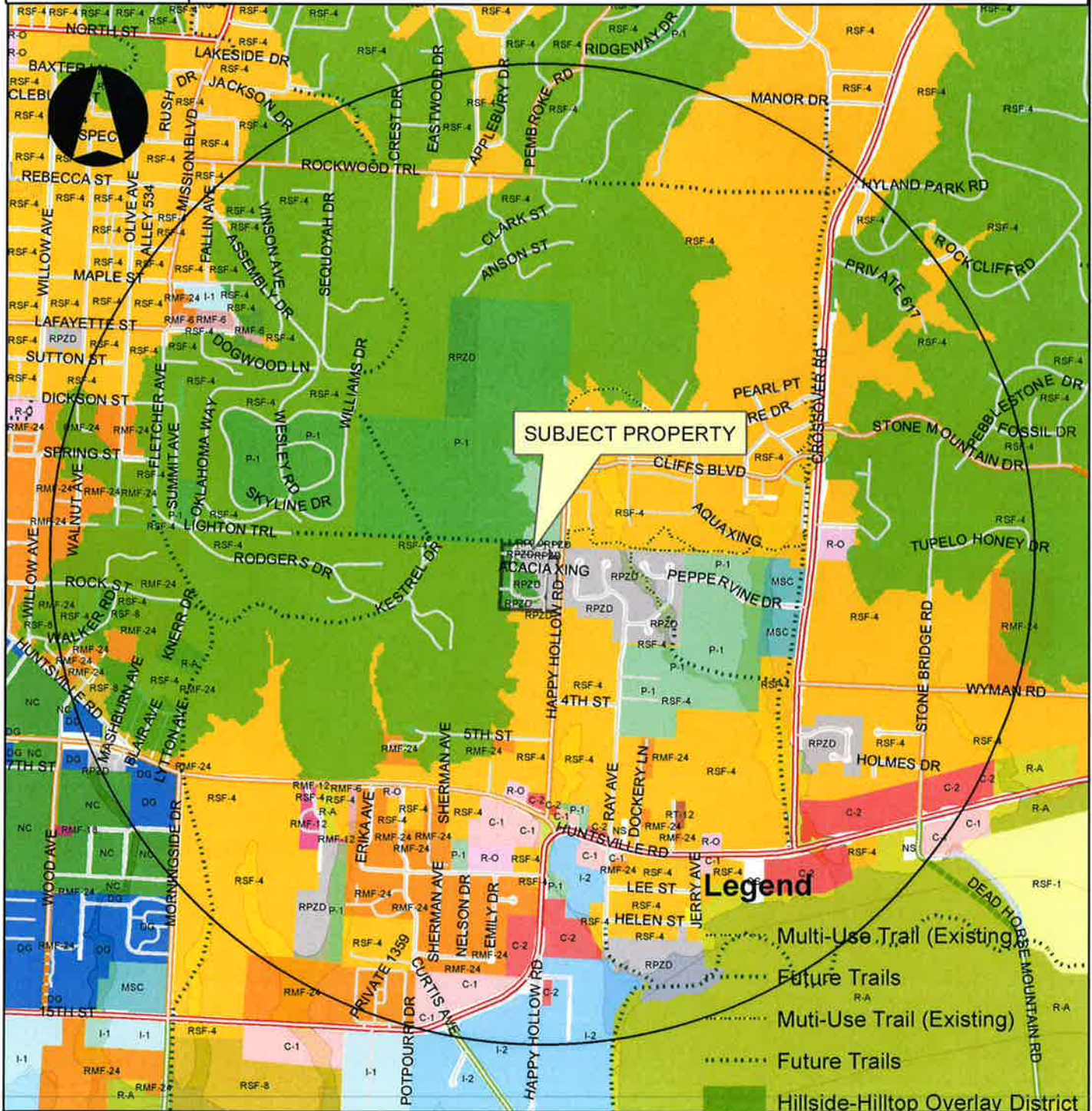
Planning Area



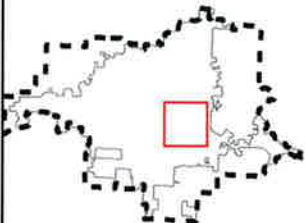
RZN14-4618

PADDOCK S/D

One Mile View



Overview



Legend

Subject Property
 RZN14-4618

Boundary

0 0.25 0.5

Miles

- RZN14-4618
- Design Overlay District
- Planning Area
- Fayetteville

CITY COUNCIL AGENDA MEMO

MEETING OF APRIL 15, 2014

TO: Mayor and City Council

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

FROM: Jesse Fulcher, Senior Planner

DATE: March 27, 2014

SUBJECT: **RZN 14-4618: Rezone (SOUTHWEST CORNER OF PADDOCK LANE AND HAPPY HOLLOW RD/PADDOCK SD, 526):** Submitted by BLEW AND ASSOCIATES for property located AT THE SOUTHWEST CORNER OF PADDOCK LANE AND HAPPY HOLLOW ROAD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 9.60 acres. The request is to rezone 6.17 acres to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and 3.37 acres to NC, NEIGHBORHOOD CONSERVATION.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of an ordinance to rezone the subject property from R-PZD, Paddock Road to RSF-8, Residential Single-family and NC, Neighborhood Conservation.

BACKGROUND:

The subject property is located at the southwest corner of Happy Hollow Road and Paddock Road. The Paddock Lane PZD was approved by the City Council in 2006 and allows for the development of 33 single-family units and 25 multi-family units, an overall density of 5.91 units per acre. It took several years for construction to be completed, but the final plat was approved in 2010. Development of the property in conformance with the PZD is permitted, but no units have been constructed.

DISCUSSION:

On March 24, 2014 the Planning Commission forwarded this item to the City Council with a recommendation of approval with a vote of 6-0-0.

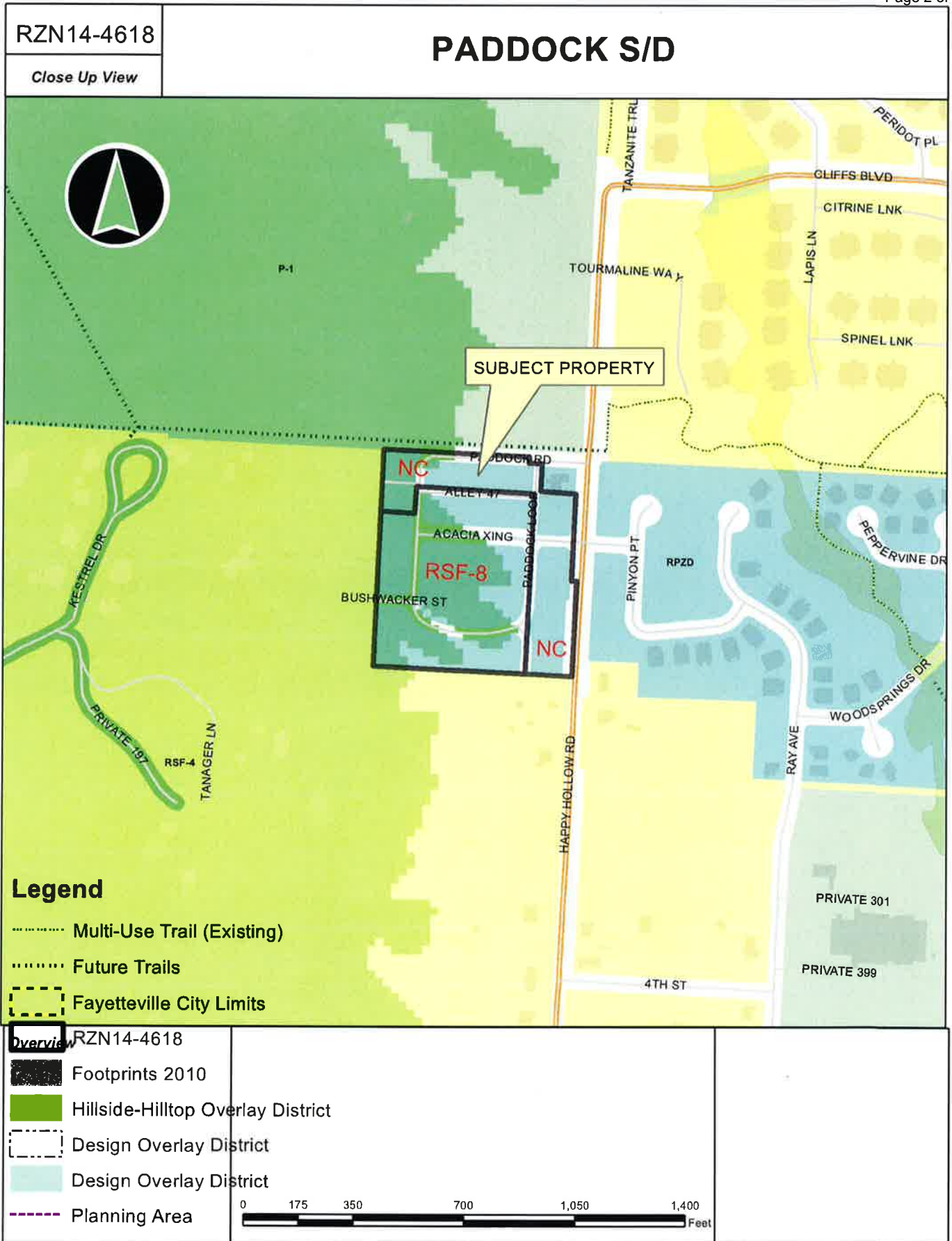
BUDGET/STAFF IMPACT:

None

Attachments:

- Draft ordinance, exhibits and staff report

EXHIBIT "A"



Legend

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

Overview

- RZN14-4618
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area

