

City of Fayetteville Item Review Form

2014-0267

Legistar File Number

07/15/2014

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

Jesse Fulcher

Submitted By

Development Services

Department

Action Required:

RZN 14-4729: Rezone (CATO SPRINGS RD./CHAMBERS BANK, 673): Submitted by HUNTER HAYNES for property located at CATO SPRINGS ROAD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT SOUTHPASS and contains approximately 253.23 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE, CS, COMMUNITY SERVICES, AND NC, NEIGHBORHOOD CONSERVATION.

Does this item have a cost?

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:

ENTERED
6-19-14 dm

ENTERED
6/23/14 BRP

Jesse Fulcher 06/18/2014
K. [Signature] 6-23-14
Masha [Signature] 6/23/14
Amy [Signature] 6/23/14
[Signature]

CITY COUNCIL AGENDA MEMO

MEETING OF JULY 15, 2014

TO: Fayetteville City Council

THRU: Andrew Garner, Planning Director *amg*

FROM: Jesse Fulcher, Senior Planner

DATE: June 9, 2014

SUBJECT: **RZN 14-4729: Rezone (CATO SPRINGS RD./CHAMBERS BANK, 673):**
Submitted by HUNTER HAYNES for property located at CATO SPRINGS ROAD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT SOUTHPASS and contains approximately 253.23 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE, CS, COMMUNITY SERVICES, AND NC, NEIGHBORHOOD CONSERVATION.

RECOMMENDATION:

The Planning Commission and City Planning Staff recommend approval of an ordinance to rezone the property to UT, Urban Thoroughfare, CS, Community Services, and NC, Neighborhood Conservation.

BACKGROUND:

The subject property is located along Cato Springs Road (south Razorback Road) just west of I-49/540 and the Fulbright Expressway. The property is a part of the SouthPass Planned Zoning District that was approved in 2008 on approximately 900 acres. The SouthPass development is still an approved project, but the property is now owned by Chambers Bank.

The 253 acres owned by Chambers Bank includes all of the property along Cato Springs Road (a principal arterial). The approved development plan for this area includes several planning areas that permit a mixture of commercial, residential and civic land uses in a traditional town form.

CITY PLAN 2030 FUTURE LAND USE PLAN: City Plan 2030 Future Land Use Map designates this property as a Natural Area, Residential Neighborhood Area, Civic and Private Open Space Parks, and Urban Center Area.

COMPATIBILITY: The requested zoning designations will allow a development pattern that is consistent with the existing SouthPass development plan, the future land use map and City Plan 2030 goals. This includes a walkable, mixed-use environment and a variety of housing types, sizes and densities.

These characteristics are essential for reducing the dependency on the automobile, which is typically the second largest expense behind housing. It also provides the ability for an aging population to reduce their dependency on driving and to age in place.

Finally, the development pattern and potential densities allowed by these zoning designations allow efficient use of land and public infrastructure. The SouthPass development plan contained dense areas of development, but at the same time it was also spread out across 400 acres. With the purchase of Mount Kessler Preserve, the overall development area has been reduced to approximately 250 acres and all of this land is concentrated along the east portion of the property with frontage on a state highway (Cato Springs Road).

DISCUSSION:

On June 9, 2014 the Planning Commission forwarded this item to the City Council with a recommendation for approval with a vote of 6-0-0.

BUDGET/STAFF IMPACT:

N/A

Attachments:

CC Ordinance

Exhibit A

Exhibit B

Planning Commission Staff Report

ORDINANCE NO.

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 14-4729, FOR APPROXIMATELY 253.23 ACRES, LOCATED ALONG CATO SPRINGS ROAD ADJACENT TO THE CITY'S REGIONAL PARK PROPERTY FROM R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT SOUTHPASS 08-2898, TO UT, URBAN THOROUGHFARE, CS, COMMUNITY SERVICES, 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 Southpass 08-2898 to UT, Urban Thoroughfare, CS, Community Services, 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

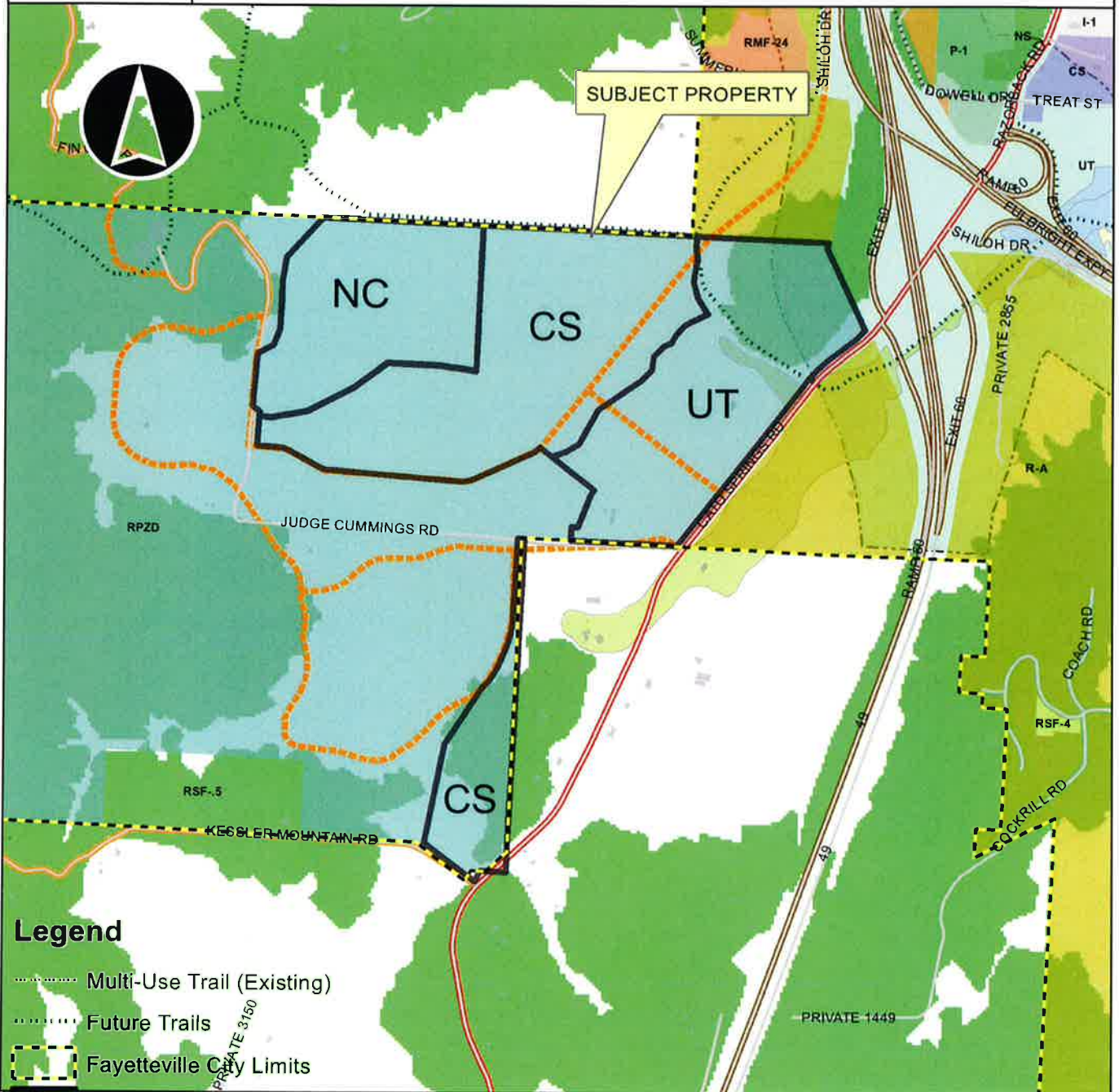
EXHIBIT 'A'

14-4729

RZN14-4729

CHAMBERS BANK

Close Up View



Legend

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

Overview

RZN14-4729

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

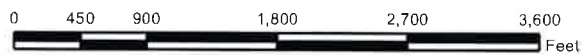


EXHIBIT 'B'
14-4729

Description of Rezone Tract #1 (UT, Urban Thoroughfare)

Located in a part of the SE $\frac{1}{4}$ of Section 30 and in a part of the NW $\frac{1}{4}$ of Section 29, Township 16 North, Range 30 West in Washington County, Arkansas, more precisely described as follows: Starting at the Northwest Corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29; thence along the North line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, South 87 degrees 02 minutes 54 seconds East, 38.84 feet to the true POINT OF BEGINNING; thence continue along said North line, South 87 degrees 02 minutes 54 seconds East, 1109.31 feet; thence South 09 degrees 21 minutes 27 seconds West, 48.62 feet; thence South 24 degrees 41 minutes 28 seconds East, 767.50 feet; thence along the Westerly right-of-way of Cato Springs Road and a non tangent curve to the right, with a radius of 1105.92 feet, an arc length of 168.32 feet, and a chord of South 48 degrees 21 minutes 49 seconds West, 168.16 feet; thence continue along said right-of-way the following courses: South 52 degrees 43 minutes 25 seconds West, 205.00 feet; thence along a non tangent curve to the left, with a radius of 1185.92 feet, an arc length of 304.99 feet, and a chord of South 45 degrees 21 minutes 28 seconds West, 304.15 feet; thence South 37 degrees 59 minutes 25 seconds West, 136.98 feet; thence South 37 degrees 59 minutes 25 seconds West 1618.91 feet; thence leaving said right-of-way and along the South line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, North 87 degrees 14 minutes 10 seconds West, 901.69 feet; thence North 02 degrees 57 minutes 59 seconds East, 115.76 feet; thence South 87 degrees 00 minutes 05 seconds East, 55.82 feet; thence North 21 degrees 06 minutes 01 seconds East, 293.94 feet; thence North 38 degrees 01 minutes 43 seconds East, 50.50 feet; thence North 51 degrees 58 minutes 17 seconds West, 462.85 feet; thence along the Easterly side of a multi use trail easement the following courses: North 71 degrees 06 minutes 52 seconds East, 128.87 feet; thence North 60 degrees 30 minutes 43 seconds East, 131.59 feet; thence North 28 degrees 31 minutes 13 seconds East, 332.63 feet; thence North 55 degrees 42 minutes 46 seconds East, 451.12 feet; thence North 42 degrees 18 minutes 39 seconds East, 121.17 feet; thence North 08 degrees 58 minutes 10 seconds East, 110.61 feet; thence North 43 degrees 18 minutes 48 seconds East, 121.12 feet; thence North 65 degrees 25 minutes 27 seconds East, 75.47 feet; thence North 28 degrees 10 minutes 09 seconds East, 69.29 feet; thence North 42 degrees 01 minutes 28 seconds East, 110.35 feet; thence North 56 degrees 23 minutes 14 seconds East, 36.65 feet; thence North 63 degrees 57 minutes 50 seconds East, 189.20 feet; thence North 41 degrees 20 minutes 40 seconds West, 15.34 feet; thence North 31 degrees 47 minutes 17 seconds West, 144.18 feet;

thence North 14 degrees 29 minutes 06 seconds West, 135.62 feet; thence North 03 degrees 25 minutes 49 seconds East, 57.68 feet; thence North 11 degrees 10 minutes 56 seconds East, 62.53 feet; thence North 08 degrees 30 minutes 38 seconds East, 51.94 feet; thence North 06 degrees 07 minutes 40 seconds East, 47.88 feet; thence North 07 degrees 18 minutes 24 seconds West, 56.57 feet; thence North 02 degrees 24 minutes 28 seconds East, 123.61 feet to the true POINT OF BEGINNING containing 78.782 acres more or less and being subject to the right-of-way of Cato

EXHIBIT 'B'
14-4729

Springs Road.

Description of Tract #2 (CS, Community Services)

Located in a part of the SE $\frac{1}{4}$ and in a part of the SW $\frac{1}{4}$ of Section 30 and in a part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 16 North, Range 30 West in Washington County, Arkansas, more precisely described as follows: Starting at the Northeast Corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30 for the true POINT OF BEGINNING;
thence along the North line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$,
South 87 degrees 02 minutes 54 seconds East, 38.84 feet;
thence along the Easterly side of a multi use trail easement the following courses:
South 02 degrees 24 minutes 28 seconds West, 123.61 feet;
thence South 07 degrees 18 minutes 24 seconds East, 56.57 feet;
thence South 06 degrees 07 minutes 40 seconds West, 47.88 feet;
thence South 08 degrees 30 minutes 38 seconds West, 51.94 feet;
thence South 11 degrees 10 minutes 56 seconds West, 62.53 feet;
thence South 03 degrees 25 minutes 49 seconds West, 57.68 feet;
thence South 14 degrees 29 minutes 06 seconds East, 135.62 feet;
thence South 31 degrees 47 minutes 17 seconds East, 144.18 feet;
thence South 41 degrees 20 minutes 40 seconds East, 15.34 feet;
thence South 63 degrees 57 minutes 50 seconds West, 189.20 feet;
thence South 56 degrees 23 minutes 14 seconds West, 36.65 feet;
thence South 42 degrees 01 minutes 28 seconds West, 110.35 feet;
thence South 28 degrees 10 minutes 09 seconds West, 69.29 feet;
thence South 65 degrees 25 minutes 27 seconds West, 75.47 feet;
thence South 43 degrees 18 minutes 48 seconds West, 121.12 feet;
thence South 08 degrees 58 minutes 10 seconds West, 110.61 feet;
thence South 42 degrees 18 minutes 39 seconds West, 121.17 feet;
thence South 55 degrees 42 minutes 46 seconds West, 451.12 feet;
thence South 28 degrees 31 minutes 13 seconds West, 332.63 feet;
thence South 60 degrees 30 minutes 43 seconds West, 131.59 feet;
thence South 71 degrees 06 minutes 52 seconds West, 128.87 feet;
thence leaving said multi use trail easement,
North 51 degrees 58 minutes 17 seconds West, 125.11 feet;
thence along a non tangent curve to the right, with a radius of 301.46 feet, an arc length of 63.15 feet, and a chord of South 52 degrees 42 minutes 27 seconds West, 63.03 feet;
thence along a non tangent curve to the right, with a radius of 923.88 feet, an arc length of 93.05 feet, and a chord of South 64 degrees 35 minutes 06 seconds West, 93.01 feet;
thence South 66 degrees 01 minutes 06 seconds West, 470.23 feet;
thence along a non tangent curve to the right, with a radius of 250.14 feet, an arc length of 128.71 feet, and a chord of South 80 degrees 45 minutes 50 seconds West, 127.30 feet;
thence North 84 degrees 59 minutes 04 seconds West, 1095.13 feet;
thence along a non tangent curve to the right, with a radius of 195.85 feet, an arc length of 91.34 feet, and a chord of North 74 degrees 33 minutes 17 seconds West, 90.52 feet;
thence North 60 degrees 22 minutes 54 seconds West, 265.82 feet;
thence along a non tangent curve to the left, with a radius of 250.00 feet, an arc length of 97.46 feet, and a chord of North 71 degrees 25 minutes 38 seconds West, 96.85 feet;
thence North 84 degrees 56 minutes 16 seconds West, 197.11 feet;
thence North 03 degrees 35 minutes 47 seconds East, 252.99 feet;
thence South 83 degrees 34 minutes 51 seconds East, 103.42 feet;

EXHIBIT 'B' 14-4729

thence North 79 degrees 43 minutes 51 seconds East, 304.83 feet;
thence North 62 degrees 33 minutes 24 seconds East, 441.82 feet;
thence North 53 degrees 13 minutes 50 seconds East, 346.93 feet;
thence South 87 degrees 27 minutes 30 seconds East, 438.57 feet;
thence South 81 degrees 26 minutes 29 seconds East, 315.93 feet;
thence North 02 degrees 43 minutes 07 seconds East, 1242.60 feet;
thence along the North line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$,
South 87 degrees 14 minutes 48 seconds East, 467.09 feet;
thence along the North line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$,
South 87 degrees 14 minutes 48 seconds East 1315.53 feet to the true POINT OF BEGINNING
containing 97.114 acres more or less.

Description of Tract #3 (NC, Neighborhood Conservation)

Located in a part of the SW $\frac{1}{4}$ and in a part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 16 North, Range 30 West in Washington County, Arkansas, more precisely described as follows: Starting at the Northeast Corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30;
thence along the North line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$,
North 87 degrees 14 minutes 48 seconds West, 467.09 feet to the true POINT OF BEGINNING;
thence South 02 degrees 43 minutes 07 seconds West, 1242.60 feet;
thence North 81 degrees 26 minutes 29 seconds West, 315.93 feet;
thence North 87 degrees 27 minutes 30 seconds West, 438.57 feet;
thence South 53 degrees 13 minutes 50 seconds West, 346.93 feet;
thence South 62 degrees 33 minutes 24 seconds West, 441.82 feet;
thence South 79 degrees 43 minutes 51 seconds West, 304.83 feet;
thence North 83 degrees 34 minutes 51 seconds West, 103.42 feet;
thence North 03 degrees 35 minutes 47 seconds East, 37.86 feet;
thence North 52 degrees 53 minutes 46 seconds West 74.06 feet;
thence North 05 degrees 00 minutes 56 seconds East, 407.82 feet;
thence along a curve to the right having a radius of 500.00 feet, an arc length of 50.72 feet, and a chord of North 07 degrees 55 minutes 18 seconds East, 50.70 feet;
thence North 62 degrees 14 minutes 34 seconds East, 144.11 feet;
thence North 21 degrees 49 minutes 09 seconds East, 147.86 feet;
thence North 03 degrees 48 minutes 55 seconds East, 256.86 feet;
thence North 02 degrees 29 minutes 50 seconds East, 150.44 feet;
thence North 09 degrees 10 minutes 25 seconds East, 205.19 feet;
thence North 42 degrees 00 minutes 27 seconds East, 459.26 feet;
thence along the North line of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$,
South 87 degrees 14 minutes 48 seconds East, 1351.64 feet to the true POINT OF BEGINNING
containing 54.030 acres more or less.

Description of Tract #7 (CS, Community Services)

Located in a part of the NE $\frac{1}{4}$ and in a part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 16 North, Range 30 West in Washington County, Arkansas, more precisely described as follows: Starting at the Southwest Corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31;

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thence South 87 degrees 21 minutes 02 seconds East, 611.31 feet to the true POINT OF BEGINNING;
thence North 11 degrees 38 minutes 17 seconds East, 854.64 feet;
thence North 33 degrees 27 minutes 57 seconds East, 568.10 feet;
thence along a non tangent curve to the left, with a radius of 800.00 feet, an arc length of 309.60 feet, and a chord of North 33 degrees 25 minutes 46 seconds East, 307.67 feet;
thence North 22 degrees 20 minutes 34 seconds East, 97.52 feet;
thence along a curve to the left having a radius of 800.00 feet, an arc length of 264.94 feet, and a chord of North 12 degrees 51 minutes 19 seconds East, 263.73 feet; thence North 03 degrees 22 minutes 05 seconds East, 676.13 feet;
thence South 87 degrees 14 minutes 10 seconds East, 61.42 feet;
thence South 03 degrees 10 minutes 53 seconds West, 2628.17 feet;
thence South 02 degrees 57 minutes 17 seconds West, 214.50 feet;
thence North 87 degrees 02 minutes 43 seconds West, 214.50 feet;
thence South 28 degrees 45 minutes 47 seconds West, 105.32 feet;
thence North 52 degrees 17 minutes 51 seconds West, 543.73 feet to the true POINT OF BEGINNING containing 23.297 acres more or less.

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jesse Fulcher, Senior Planner

MEETING DATE: June 9, 2014 Updated June 11, 2014

SUBJECT: **RZN 14-4729: Rezone (CATO SPRINGS RD./CHAMBERS BANK, 673):**
 Submitted by HUNTER HAYNES for property located at MT. KESSLER PARK. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 253.23 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE, CS, COMMUNITY SERVICES, AND NC, NEIGHBORHOOD CONSERVATION.

RECOMMENDATION:

Staff recommends forwarding **RZN 14-4729** to the City Council with a recommendation for approval.

BACKGROUND:

The subject property is located along Cato Springs Road (south Razorback Road) just west of I-49/540 and the Fulbright Expressway. The property is a part of the SouthPass Planned Zoning District that was approved in 2008 on approximately 900 acres. The SouthPass development is still an approved project, but the property is now owned by Chambers Bank.

The 253 acres owned by Chambers Bank includes all of the property along Cato Springs Road (a principal arterial). The approved development plan for this area includes several planning areas that permit a mixture of commercial, residential and civic land uses in a traditional town form. Surrounding land use and zoning is depicted on Table 1.

Table 1
Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North	Single-family residential	Washington County
South	Single-family residential	Washington County
East	Single-family residential	Washington County, R-A Residential Agricultural
West	Single-family residential	Washington County

DISCUSSION:

Request: The request is to rezone 253.23 acres of R-PZD 08-2898 SouthPass Development as follows:

- 78.78 acres to UT, Urban Thoroughfare
- 120.41 acres to CS, Community Services
- 54.03 acres to Neighborhood Conservation

Public Comment: Staff has not received public comment.

PLANNING COMMISSION ACTION: Required		
Date: <u>June 9, 2014</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied
Motion: <u>Winston</u>	Second: <u>Chesser</u>	Vote: <u>6-0-0</u>
CITY COUNCIL ACTION: Required		
Date: July 1, 2014	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied

INFRASTRUCTURE:

Streets: The site has access to Cato Springs Road, a two-lane state highway, Judge Cummings Road, an unimproved gravel road and Archie Watkins Road, an unimproved dirt road. Roadway improvements will be determined at the time of development.

Water: Public water is accessible to the site. A 2" water main exists on Archie Watkins Road. The property encompasses two city water storage tanks with a 30" outlet line. The feasibility to connect to this line will be determined by the Water Department.

Sewer: No public sanitary sewer is available to the site.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. This property is affected by the 100-year floodplain and the Streamside Protection Ordinance.

Fire: This development will be protected by Engine 6 located at 900 S. Hollywood. It is 3.1 miles from the station with an anticipated response time of 7 minutes to the beginning of the development. The Fayetteville Fire Department feels this development will have a moderate effect on calls for service and response times.

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 Map designates this property as a Natural Area, Residential Neighborhood Area, Civic and Private Open Space Parks, and Urban Center Area.*

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 requested zoning designations will allow a development pattern that is consistent with the existing SouthPass development plan, the future land use map and City Plan 2030 goals. This includes a walkable, mixed-use environment and a variety of housing types, sizes and densities.

These characteristics are essential for reducing the dependency on the automobile, which is typically the second largest expense behind housing. It also provides the ability for an aging population to reduce their dependency on driving and to age in place.

Finally, the development pattern and potential densities allowed by these zoning designations allow efficient use of land and public infrastructure. The SouthPass development plan contained dense areas of development, but at the same time it was also spread out across 400 acres. With the purchase of Mount Kessler Preserve, the overall development area has been reduced to approximately 250 acres and all of this land is concentrated along the east portion of the property with frontage on two existing roadways.

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

Finding: The rezoning is justified at this time, because there have been a number of changes in land ownership, since the project was approved in 2008. As noted above, the amount of land area to be privately developed has been reduced from 400 acres to 250 acres. The amount of publicly owned property has increased from approximately 200 acres to over 600 acres.

Another reason to rezone the property is to replace very complicated and site specific zoning regulations associated with the Planned Zoning District. The PZD booklet, which describes the project and includes the zoning criteria and architectural standards is 69 pages long. Rezoning the property to standard form based zoning districts will be much simpler for staff to administer and for the owner to market for development.

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

Finding: Rezoning the property as described should not appreciably increase traffic danger or congestion. The property is already approved for the development of 4,200 residential units and 359,000 square feet of nonresidential space. The new zoning designations will permit a similar development pattern, however, the amount of land to be developed has been reduced almost in

half from the original PZD approval and therefore the impact of future development on traffic congestion should be much less.

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 zoning request will not alter population density or increase the load on public services. As noted already, this property is approved for a large number of residential units and nonresidential square footage. The development of this property, likely over several decades, will substantially change the population density of the area and require substantial investment in public infrastructure that will be borne by the developer. In 2008, the Fire Department noted in their comments that the number of residential units in the SouthPass Development would hit one of the trigger points for department expansion. Improvements to public infrastructure and the expansion of services will have to be evaluated carefully as future development plans are presented to the Planning Commission.

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:

- Proposed zoning criteria
- Fire Department comments
- Applicant's letter
- Planned Zoning District materials
- Rezoning exhibit/survey
- Maps

TITLE XV UNIFIED DEVELOPMENT CODE

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
Unit 44	Cottage Housing Development

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, 6-18-13; Ord. 5664, 2-18-14)

TITLE XV UNIFIED DEVELOPMENT CODE

161.19 Community Services

(A) *Purpose.* The *Community Services* district is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 44	Cottage Housing Development

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 40	Sidewalk Cafes
Unit 42	Clean technologies

(C) *Density.* None

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Dwelling	18 ft.
All others	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	56 ft.
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(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. 5312, 4-20-10; Ord. 5339, 8-3-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14)

TITLE XV UNIFIED DEVELOPMENT CODE

161.26 Neighborhood Conservation

(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.

(F) *Building height regulations.*

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: Will Beeks
Date: May 8, 2014
Re: RZN 14-4729

This development will be protected by Engine 6 located at 900 S Hollywood Ave. It is 3.1 miles from the station with an anticipated response time of 7 minutes to the beginning of the development. The Fayetteville Fire Department feels this development will have a moderate effect on our calls for service or our response times.

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

Will Beeks
Assistant Fire Marshal
Fayetteville Fire Department

April 24, 2014

Planning Commission City of Fayetteville, AR

Re: Rezone of the Chambers Bank property @ Cato Springs Rd.

- The property is currently owned by Chambers Bank.
- The need for rezoning the property stems from the complexity of its current PZD zoning structure and it is believed a more traditional zoning standard would help streamline the development process and understanding.
- The proposed zoning would be complimentary in use to the surrounding land uses and would be in line and in some instances more restrictive, with the zoning currently found in its PZD form. The proposed zoning would be in line with the existing traffic as well as the proposed master street plan. The proposed zoning would not affect signage.
- There is sewer available off site, which would require the development of a force main to provide adequate service. There is a both 12" and 8" water line adjacent to the property.
- The proposed zoning is believed to be consistent with the land use planning objectives by providing mixed use development in conjunction with a neighborhood development, while respecting the surrounding natural areas value and uses.
- The proposed zoning is justified as it exists in the current PZD, and is needed as its current PZD designation is both confusing and in some areas not in line with surrounding natural areas value and uses.
- The proposed zoning will not create an appreciable increased traffic danger, but would work to alleviate congestion by creating development along the City's Master Street Pan routes, i.e. the Shiloh Rd. extension.
- The proposed zoning would not alter population density but rather allow for controlled growth in an area of the city that is underdeveloped, along with positively contributing to the schools, and to the City's sewer and water systems.
- In some areas the existing zoning classification calls for uses that are not practical in certain areas and others that are in close proximity to sensitive and valuable natural areas.

Fulcher, Jesse

From: Hunter Haynes <hunter@hchconsulting.us>
Sent: Wednesday, June 04, 2014 9:21 AM
To: Fulcher, Jesse
Subject: Cato Springs Chambers Property Rezone
Attachments: hch rezone exhibit.pdf

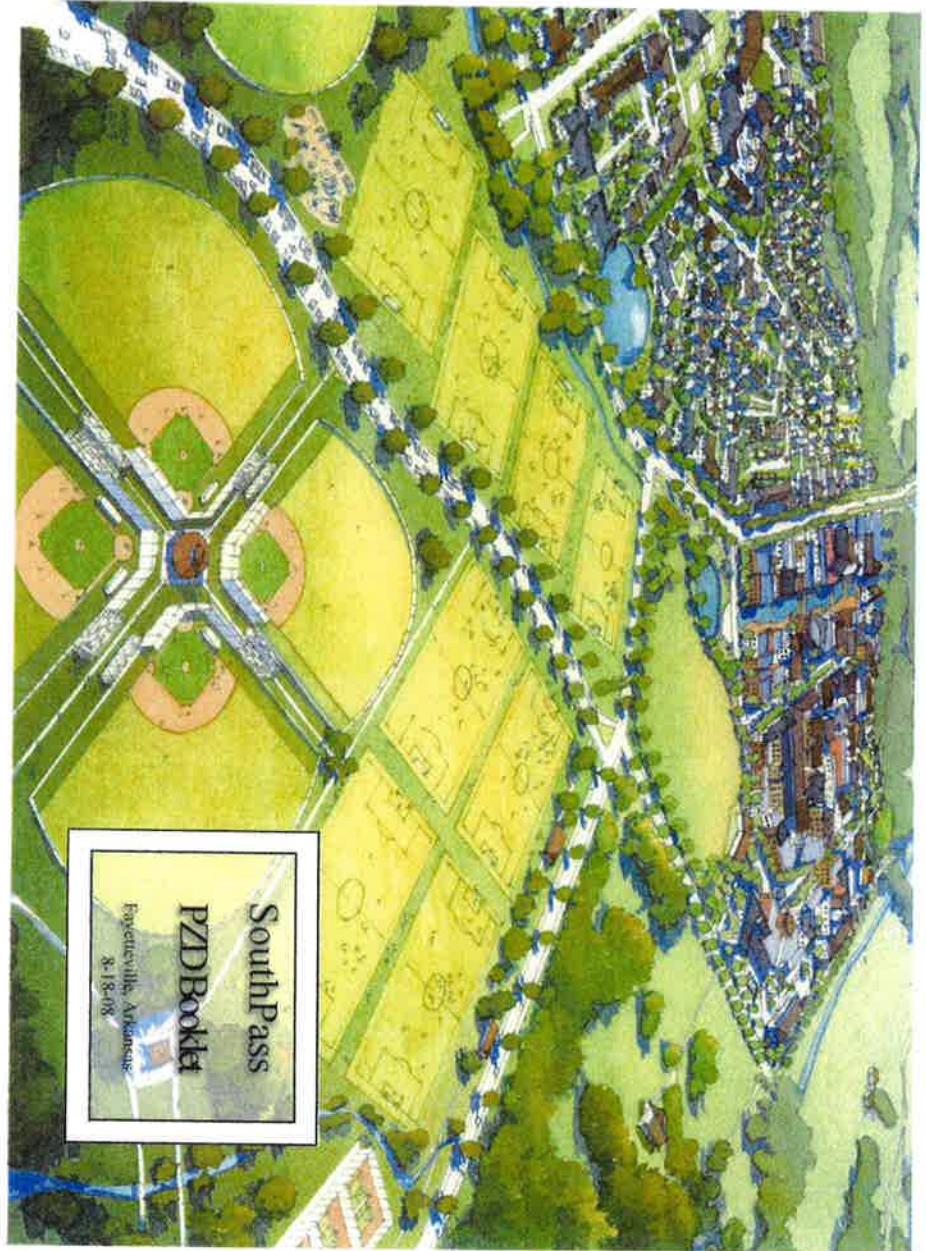
Jesse:

As we discussed the proposed zoning designations and their respective locations yesterday, please find the attached to be a drawing showing the areas we are requesting to rezone on the Cato Springs/Chambers property. The areas are labeled according to the following, I have also included the requested zoning for each area below.

Area #1 - 78.78 acres - Request Urban Thoroughfare Area #2 - 97.11 acres - Request Community Services Area #3 - 54.03 acres - Request Neighborhood Conservation Tract #7 - 23.29 acres - Request Community Services

Upon review please do not hesitate with anything.

Thanks
hch



**CITY COUNCIL
APPROVED**

DATE: 11/01/08 *J*

Deborah S. S. 11/01/08



SouthPass Maste

Proposal: Master Development Plan of a Residential Planned Zoning District (R-PZD)

TABLE 1
SOUTH PASS LAND USE TABLE

PLANNING AREAS	ACREAGE	RESIDENTIAL UNITS	DENSITY (UNITS/ACRE)	NON-RESIDENTIAL SF	INTENSITY (SF/ACRE)	% of ACRES
PA-1: TOWN CENTER						
PA1A: Commercial Core	10.90	175	16.06	112,000	10,275	
PA1B: Mixed Use	28.90	823	28.48	112,000	3,875	
PA1C: Lofts	18.00	630	35.00	20,000	1,111	
TOTALS	57.80	1,628	28.17	244,000	4,221	6.35%
PA-2: CRESCENT PARK						
PA2A: Single Family	67	400	5.97	0	0	
PA2B: Apartments	44.8	1,200	26.79	30,000	662	
TOTALS	111.80	1,600	14.31	30,000	268	12.28%
PA-3: KESSLER MOUNTAIN BLUFF						
PA3A: Single Family	104.16	103	1.00	0	0	
PA3B: Multi-Family	41.68	500	12.00	0	0	
PA3C: Single Family Cluster	50.22	171	3.41	0	0	
TOTALS	196	774	3.95	0	0	21.54%
PA-4: PARK KNOLL						
PA4A: Single Family	18.30	77	4.21	0	0	
PA4B: Multi-Family	17.60	183	10.40	10,000	568	
TOTALS	36	260	7.22	10,000	279	3.94%
PA-5: CIVIC AREA						
PA-5: CIVIC AREA	21.30	0	0.00	30,000	1,408	
TOTALS	21.30	0	0.00	30,000	1,408	2.34%
PA-6: PARKS AND OPEN SPACE						
PA6A: Regional Park	240.60	0	0.00	30,000	125	
PA6B: Open Space	246.90	0	0.00	0	0	
TOTALS	487.50	0	0.00	30,000	62	53.55%
SITE TOTALS		751 SF LOTS				
		2,881 MF UNITS				
		630 CONDO UNITS				
TOTAL SITE	910.36	4,262	4.7	344,000	378	100.00%

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Table 2
SouthPass Project Description

Planning Area	Description
PA1: Town Center	The most compact, dense, and intense planning area is the Town Center, located in the northeast corner of the site along the arterial street of Cato Springs Road and just southwest of the I-540 intersection. The Town Center is based around a traditionally mixed use downtown form and features the center of commercial activity in the site. The design incorporates traditional town form design features including narrow streets, buildings close to the street, and wide urban sidewalks. There are several terminating vistas that will be focal points from the main thoroughfares. The Town Center provides non-residential amenities, restaurants, and shopping for residents in the immediate vicinity, and users of the adjacent 200+ acre regional park. The most urban and commercial area in the south transitions into a more mixed use area with non-residential uses at the street level and residences above. The topography in this area of the site rolls gently.
PA2: Crescent Park	The new extension of Shiloh Road defines the edge between Town Center and the Crescent Park neighborhood. Crescent Park starts ascending Kessler Mountain to the west of Town Center. This neighborhood fronts Shiloh Road with a number of multi-family buildings and row homes. Continuing west the neighborhood transitions to single family residential, then the density increases again with a number of multi-family buildings that front onto either public streets or shared green areas or courtyard. The center of Crescent Park contains a common destination for the pedestrian-shed in this neighborhood on a hilltop with wide vistas of Fayetteville and the surrounding countryside. A community meeting place and large central green are located in the interior.
PA3: Kessler Mountain Bluff	This neighborhood is located along the ridgelines, knolls, and hilltops of Kessler Mountain in the western portion of the site. This area is isolated from the Town Center by topography and the new regional park. This neighborhood provides a variety of residential housing options from large rural lots on the hillside, to dense clusters of multi-family and single family lots. The layout of the development pattern incorporates the natural contours of the landform and the roads wind along the ridges and in and out of densely forested areas. This area of the site has a variety of topography changes and landforms and currently has a number of informal hiking and mountain biking trails that have been incorporated into the design. This trail system will provide opportunities for all residents to connect from this neighborhood to the regional park down below the mountain.
PA4: Park Knoll	This neighborhood is located in the southeast portion of the site on a knoll adjacent to Cato Springs Road that is approximately 80 feet above the planned regional park adjacent to the north. This neighborhood provides a variety of detached and attached homes on small lots designed for adults 55 and older. Shared indoor and outdoor amenities will be provided in courtyards and in the larger multi-family buildings.
PA5: Civic Areas	This planning area is comprised of three distinct areas including a church located on a knoll in the northern portion of the site, an elementary school in the central portion of the site, and the existing water tank site. Both the school and church are set apart from the Town Center, taking in views.
PA6: Regional Park and Open Space	A primary feature of this planning area is the active sports park with soccer, baseball, softball, and multi-purpose fields for various "pick-up" games. An area for tennis courts will be situated near parking lots and playgrounds. The organized fields will have bleachers, concession stands, and restroom facilities. An amphitheatre is located along the park road for concerts and other events. New police and fire substations will also be within this planning area. The existing 33-acre landfill is located in this planning area and will be remediated and may be used for active recreation and forested area. Over 246 acres of this planning area is designated for open space and will serve as preservation areas for natural drainage systems, tree preservation areas, and natural buffers between SouthPass and surrounding rural-residential uses. An extensive trail system in this planning area provides non-vehicular linkages through the development.

Description	Current County Zoning	Current City Zoning	PA-1A Town Center Commercial Core	PA-1B Town Center Mixed-Use	PA-1C Town Center Lofts	PA-2A Crescent Park Single-Family	PA-2B Crescent Park Apartments	PA-3A Kessler Mtn Blvd Single Family
<p>Permitted Use Allowed</p> <p>Unit 4 Agriculture Unit 8 Single-family dwellings</p>	<p>Unit 1 Cn-wid use by right Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 1 Cn-wid use by right Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 1 Cn-wid use by right Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 1 Cn-wid use by right Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 1 Cn-wid use by right Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 1 Cn-wid use by right Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 1 Cn-wid use by right Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 1 Cn-wid use by right Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>
<p>Conditional Use Allowed</p> <p>By review of Washington County Planning Board</p>	<p>Unit 2 Cn-wid use by conditional use permit Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 2 Cn-wid use by conditional use permit Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 2 Cn-wid use by conditional use permit Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 2 Cn-wid use by conditional use permit Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 2 Cn-wid use by conditional use permit Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 2 Cn-wid use by conditional use permit Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 2 Cn-wid use by conditional use permit Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>	<p>Unit 2 Cn-wid use by conditional use permit Unit 4 Cultural and recreational facilities Unit 5 Government Facilities Unit 6 Agriculture Unit 7 Multi-family dwellings Unit 8 Single-family dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 11 Home Occupation Unit 12 Office Studios, etc Unit 13 Neighborhood Shopping Goods Unit 14 Retail, Motel and amusement facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 17 Professional Offices Unit 18 Multi-family dwellings Unit 19 Liquor stores</p>
<p>Lot Width Minimum</p>	Single-family, 72 ft	200 ft minimum	No Minimum	No Minimum	No Minimum	32 ft	40 ft	Lot 1-23 shall have a minimum lot width of 40 ft Lot 24-31 shall have a minimum lot width of 40 ft Lot 32-39 shall have a minimum lot width of 40 ft Lot 40 shall have a minimum lot width of 40 ft
<p>Lot Area Minimum</p>	Single-family, 1 acre	2 acres	No Minimum	No Minimum	N/A	2,800 sq ft	Minimum 1,200 sq ft for live house office of community, 400 sq ft for townhomes, 6,000 sq ft for a typical lot	Lot 1-23 shall have a minimum lot area of 5,100 sq ft Lot 24-31 shall have a minimum lot area of 5,100 sq ft Lot 32-39 shall have a minimum lot area of 5,100 sq ft Lot 40 shall have a minimum lot area of 5,100 sq ft
<p>Land Area per Dwelling Unit</p>	Single-family, 1 acre	2 acres	No Bedroom One Bedroom Two or more Bedrooms 470 sq ft 800 sq ft 1,000 sq ft minimum	No Bedroom One Bedroom Two or more Bedrooms 670 sq ft 800 sq ft 1,000 sq ft minimum	No Bedroom One Bedroom Two or more Bedrooms 670 sq ft 800 sq ft 1,000 sq ft minimum	Single-Family, 2,800 sq ft	No Bedroom One Bedroom Two or more Bedrooms 670 sq ft 800 sq ft 1,000 sq ft minimum	Single-Family, 5,000 sq ft
<p>Density</p>	Single-family, 1 unit per acre	0.5 unit/acre	16 Units per acre or less (0.266 sq ft per acre or less)	28.5 Units per acre or less (3.881 sq ft per acre or less)	35 Units per acre or less (1.111 sq ft per acre or less)	5.97 Units per acre or less	26.79 Units per acre or less (662 sq ft per acre or less)	1 Units per acre or less
<p>Setback Requirements</p>	Front 25 ft Side 10 ft Rear 25 ft	Front 35 ft Side 20 ft Rear 35 ft	Front - 75% of the lot width at the street frontage shall be required by buildings at the right-of-way and Judge Cummings Rd Side 0 ft Side Adjacent Lot - 5 ft Side Street - 4 ft Rear - 0 ft	Front - 70% of building frontage is required to be built up to the build to line Side 0 ft Side Adjacent Lot - 5 ft Side Street - 6 ft Rear - 0 ft	Front - 50% of building frontage is required to be built up to the build to line Side 0 ft Side Adjacent Lot - 5 ft Side Street - 6 ft Rear - 0 ft	Front - Minimum - 8 ft Maximum - 15 ft 6 ft from wall 4 ft from eave 0 ft on opposite P/L Rear - 7 ft Rear Change - 7.5 ft If abutting alley from rear (0) line	Front - Minimum - 8 ft Maximum - 15 ft 6 ft from wall 4 ft from eave 0 ft on opposite P/L Rear - 7 ft Rear Change - 7.5 ft If abutting alley from rear (0) line	Front - Minimum - 8 ft Maximum - 15 ft 6 ft from wall 4 ft from eave 0 ft on opposite P/L Rear - 7 ft Rear Change - 7.5 ft If abutting alley from rear (0) line
<p>Height Regulations</p>	None	16 building over 15 ft shall be 4 ft above the maximum height of residential district a distance of 15 ft	24 ft minimum 80 ft maximum	24 ft minimum 80 ft maximum	24 ft minimum 80 ft maximum	Front Building - Maximum - 24 ft Maximum - 45 ft	Maximum Height - 24 ft Maximum Height - 60 ft	Maximum Height - 45 ft
<p>Building Area</p>	Not to exceed 40% of total lot area	None	No Minimum	N/A	N/A	30% Maximum	70% Maximum	70% Maximum

10 DESCRIPTION

Description	PA-3B Kessler Mtn Bluff Multi-Family	PA-3C Kessler Mtn Bluff Single Family Cluster	PA-4A Park Knoll Single Family	PA-4B Park Knoll Multi Family	PA-5 Civic Acres	PA-6A Regional Park	PA-6B Open Space Area
<p>Height: 70 ft max</p> <p>Regulation: 80% Maximum</p>	<p>Unit 1 City-wide uses by right</p> <p>Unit 8 Single-Family Dwellings</p> <p>Unit 9 Two-Family Dwellings</p> <p>Unit 10 Three-Family Dwellings</p> <p>Unit 25 Multi-Family Dwellings</p>	<p>Unit 1 City-wide uses by right</p> <p>Unit 8 Single-Family Dwellings</p> <p>Unit 9 Two-Family Dwellings</p> <p>Unit 10 Three-Family Dwellings</p> <p>Accession Dwellings</p>	<p>Unit 1 City-wide uses by right</p> <p>Unit 8 Single-Family Dwellings</p> <p>Unit 9 Two-Family Dwellings</p> <p>Unit 10 Three-Family Dwellings</p> <p>Accession Dwellings</p>	<p>Unit 1 City-wide uses by right</p> <p>Unit 9 Two-Family Dwellings</p> <p>Unit 10 Three-Family Dwellings</p> <p>Unit 25 Multi-Family Dwellings</p>	<p>Unit 1 City-wide uses by right</p> <p>Unit 2 Cultural and recreational facilities</p> <p>Unit 3 Government facilities</p>	<p>Unit 1 City-wide uses by right</p> <p>Unit 4 Cultural and recreational facilities</p> <p>Unit 5 Government facilities</p>	<p>Unit 1 City-wide uses by right</p> <p>Unit 4 Cultural and recreational facilities</p> <p>Unit 5 Government facilities</p>
<p>Land Area: 1,990 sq ft</p> <p>Minimum: 1,000 sq ft</p>	<p>Unit 1-4 shall have a 2,500 sq ft lot area minimum</p> <p>Unit 5-10 shall have a 3,000 sq ft lot area minimum</p> <p>Unit 11-19 shall have a 3,500 sq ft lot area minimum</p>	<p>Unit 1-4 shall have a 2,500 sq ft lot area minimum</p> <p>Unit 5-10 shall have a 3,000 sq ft lot area minimum</p> <p>Unit 11-19 shall have a 3,500 sq ft lot area minimum</p>	<p>Unit 1-4 shall have a 2,500 sq ft lot area minimum</p> <p>Unit 5-10 shall have a 3,000 sq ft lot area minimum</p> <p>Unit 11-19 shall have a 3,500 sq ft lot area minimum</p>	<p>Minimum 1,200 sq ft for live/work, office or community-commercial</p> <p>1,000 sq ft for townhomes</p> <p>5,000 sq ft for typical lot</p>	<p>No Minimum</p>	<p>No Minimum</p>	<p>No Minimum</p>
<p>Land Area Per Dwelling Unit: 670 sq ft</p> <p>One Bedroom: 800 sq ft</p> <p>Two or more Bedrooms: 1,000 sq ft minimum</p>	<p>Single-Family: 2,400 sq ft</p>	<p>Single-Family: 3,000 sq ft</p>	<p>Single-Family: 3,000 sq ft</p>	<p>No Bedroom</p> <p>One Bedroom: 800 sq ft</p> <p>Two or more Bedrooms: 1,000 sq ft minimum</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>Density: 12 Units per acre or less</p> <p>150 sq ft per acre or less</p>	<p>3.1 Units per acre or less</p>	<p>4.2 Units per acre or less</p>	<p>10.5 units per acre</p>	<p>1,408 sq ft per acre or less</p>	<p>124.7 sq ft per acre or less</p>	<p>N/A</p>	<p>N/A</p>
<p>Front - Minimum: 0 ft</p> <p>Front - Maximum: 15 ft</p> <p>Side - 4 ft from wall</p> <p>4 ft from eave</p> <p>0 ft on opposite P/L</p> <p>Rear - 7 ft</p> <p>Rear - 7.5 ft</p> <p>Rear - 7.5 ft</p> <p>Rear - 7.5 ft</p> <p>If shading alleys, from rear lot line</p>	<p>Front - Minimum: 0 ft</p> <p>Front - Maximum: 15 ft</p> <p>Side - 4 ft from wall</p> <p>4 ft from eave</p> <p>0 ft on opposite P/L</p> <p>Rear - 7 ft</p> <p>Rear - 7.5 ft</p> <p>Rear - 7.5 ft</p> <p>Rear - 7.5 ft</p> <p>If shading alleys, from rear lot line</p>	<p>Front - Minimum: 8 ft</p> <p>Front - Maximum: 6 ft from wall</p> <p>4 ft from eave</p> <p>0 ft on opposite P/L</p> <p>Rear - 7 ft</p> <p>Rear - 7.5 ft</p> <p>Rear - 7.5 ft</p> <p>If shading alleys, from rear lot line</p>	<p>Front - Shall be setback in a 10 to 25' Build to Zone measured from the ROW</p> <p>Side - 4 ft from wall</p> <p>4 ft from eave</p> <p>0 ft on opposite P/L</p> <p>Rear - 7 ft</p> <p>Rear - 7.5 ft</p> <p>Rear - 7.5 ft</p>	<p>Front - Minimum: 10 ft</p> <p>Side - 8 ft</p> <p>Side - 8 ft</p> <p>Rear - Minimum: 15 ft</p> <p>Rear - Minimum: 15 ft</p>	<p>Front - Minimum: 20 ft</p> <p>Side - Minimum: 15 ft</p> <p>Rear - Minimum: 15 ft</p> <p>Rear - Minimum: 15 ft</p>	<p>Front - Minimum: 20 ft</p> <p>Side - Minimum: 15 ft</p> <p>Rear - Minimum: 15 ft</p> <p>Rear - Minimum: 15 ft</p>	
<p>Building Area: 80% Maximum</p>	<p>70% Maximum</p>	<p>70% Maximum</p>	<p>70% Maximum</p>	<p>70% Maximum</p>	<p>70% Maximum</p>	<p>70% Maximum</p>	<p>70% Maximum</p>

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LEGEND	
	PA-1A Towncenter Commercial Core Average Density: 14 units/acre Minimum: 10/2000 sq. ft.
	PA-1B Towncenter Mixed-Use Average Density: 20.8 units/acre Minimum: 1.21/1000 sq. ft.
	PA-1C Towncenter Lots Minimum: 1.1/1000 sq. ft.
	PA-2A Crescent Park Single-Family Average Density: 11 units/acre Minimum: 1.0/1000 sq. ft.
	PA-2B Crescent Park Apartment Average Density: 20.5 units/acre Minimum: 0.5/1000 sq. ft.
	PA-3A Kessler Mountain Bluff Single-Family Average Density: 1.9 units/acre Minimum: 1.0/1000 sq. ft.
	P-3B Kessler Mountain Bluff Multi-Family Average Density: 32 units/acre Minimum: 1.0/1000 sq. ft.
	PA-3C Kessler Mountain Bluff Single-Family Cluster Average Density: 3.0 units/acre Minimum: 1.0/1000 sq. ft.
	PA-4A Park Knoll Single-Family Average Density: 4.5 units/acre Minimum: 1.0/1000 sq. ft.
	PA-4B Park Knoll Multi-Family Average Density: 17.5 units/acre Minimum: 1.0/1000 sq. ft.
	PA-5 Civic Facilities Average Density: 1.0 units/acre Minimum: 1.0/1000 sq. ft.
	PA-6A Regional Park Average Density: 1.0 units/acre Minimum: 1.0/1000 sq. ft.
	PA-6B Open Space Area Average Density: 1.0 units/acre Minimum: 1.0/1000 sq. ft.
	Project Boundary
	Future Route of Shiloh Rd Extension

Mt. Kessler and Fayetteville Area

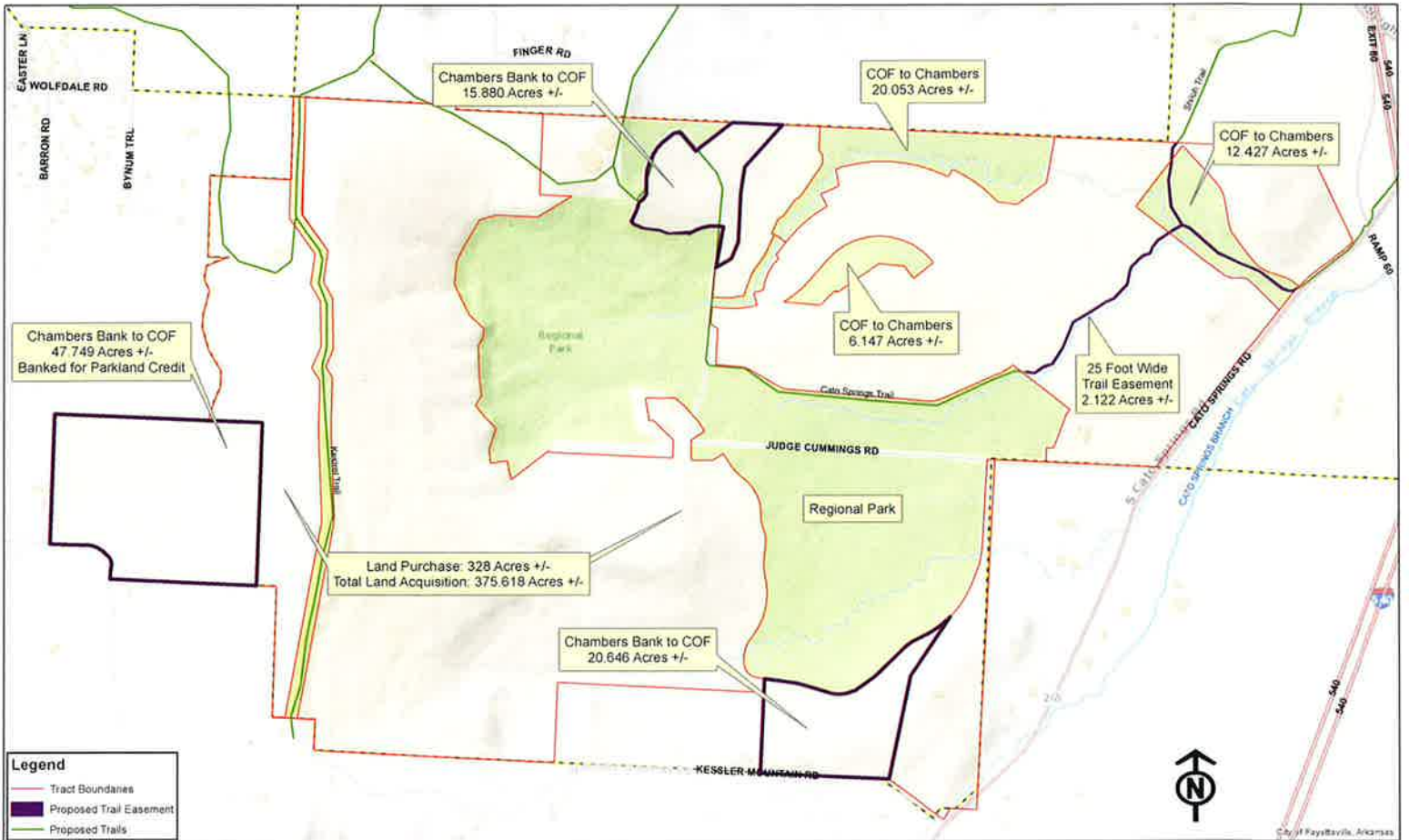


Mt. Kessler / Regional Park

Legend

- Chambers Bank
- City of Fayetteville
- Proposed Trail Easement

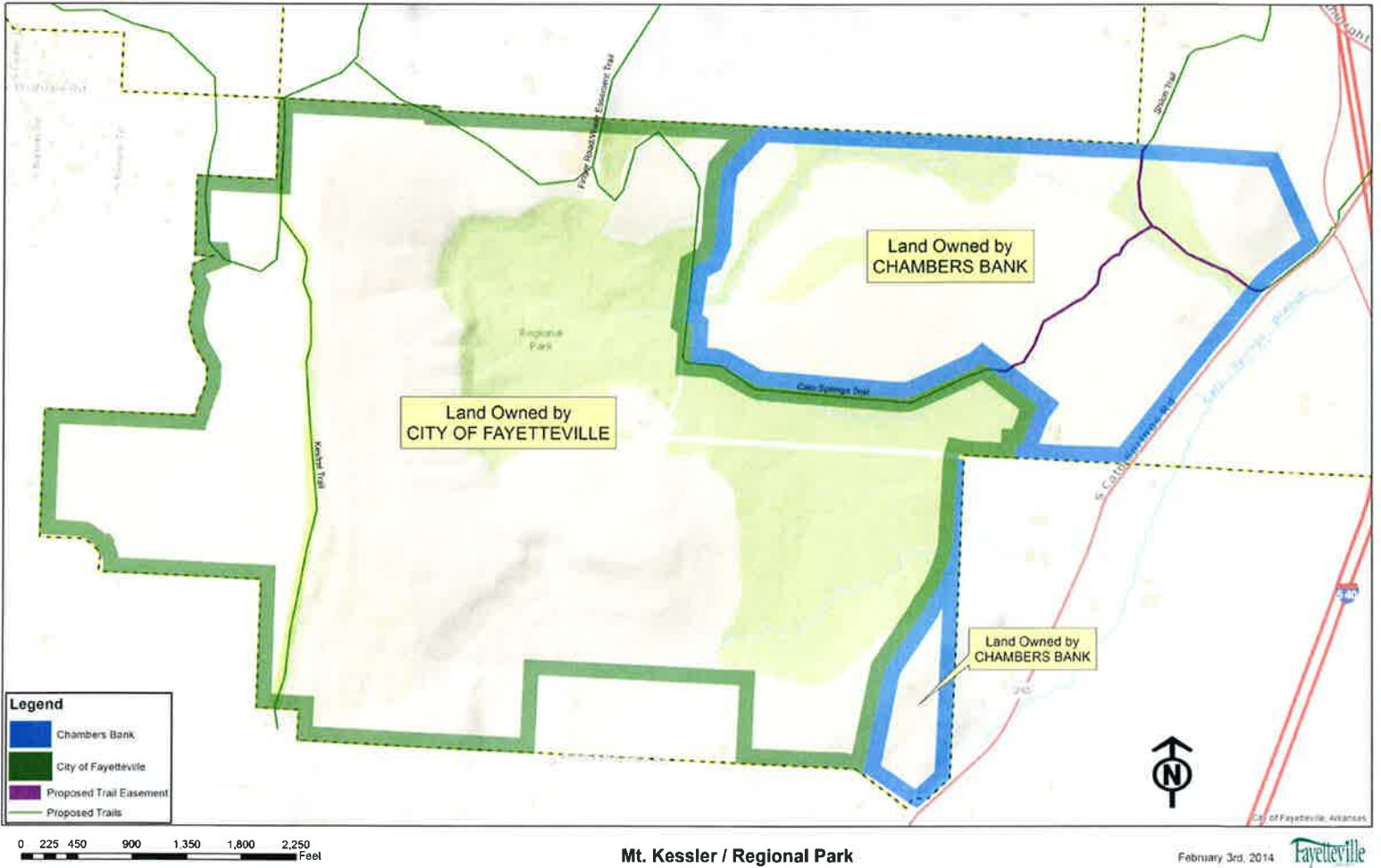


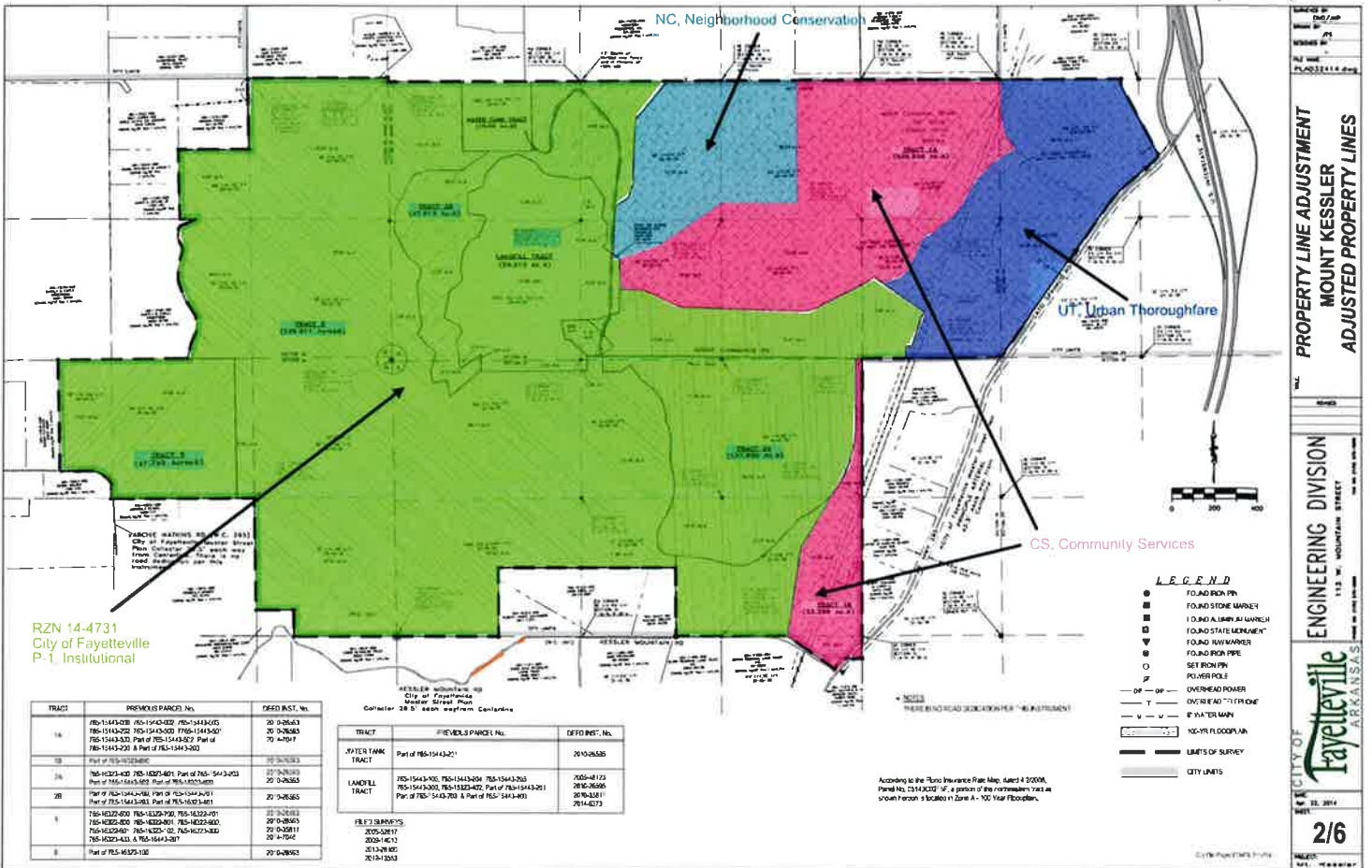


Mt. Kessler / Regional Park

February 3rd, 2014

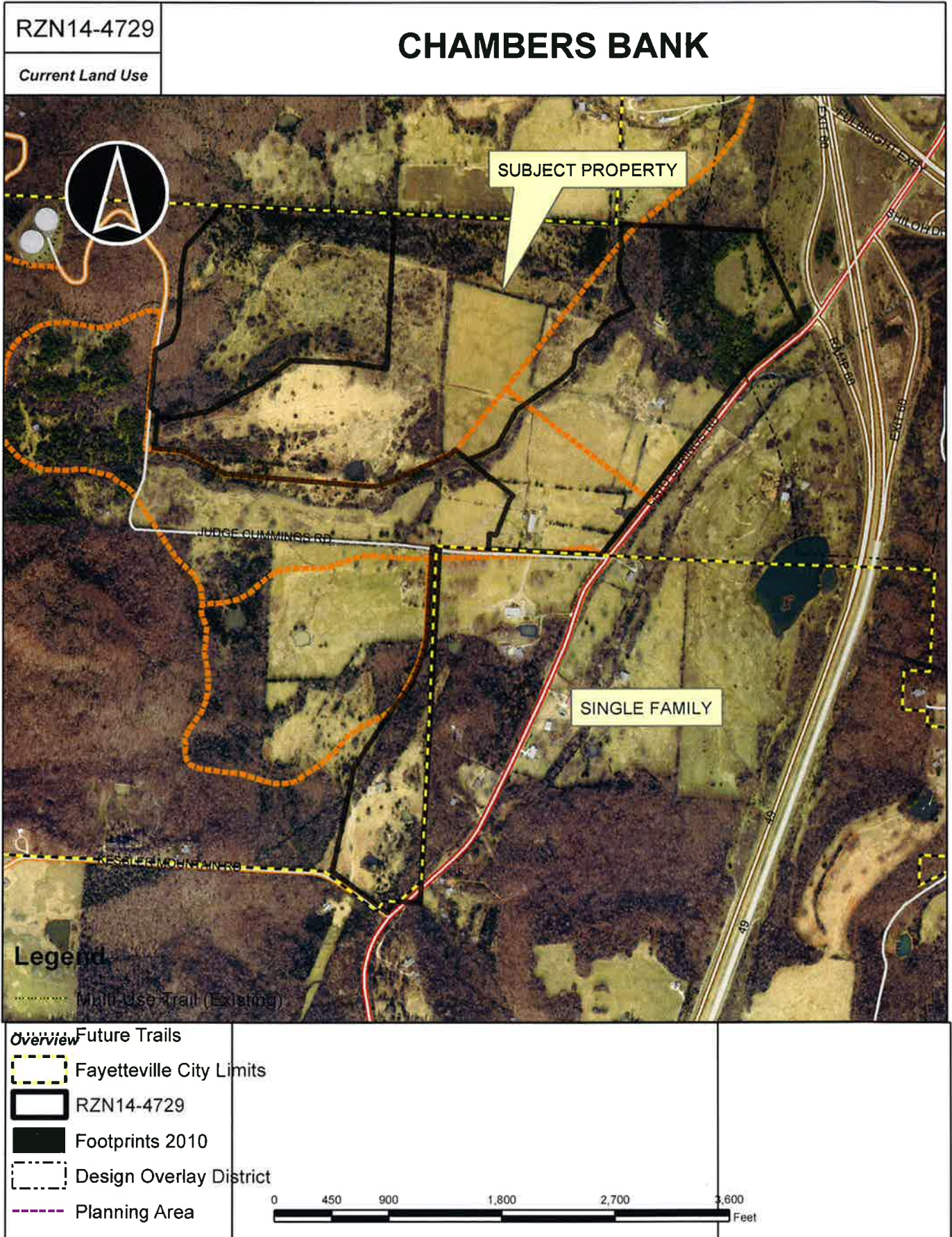






TRACT	PREVIOUS PARCEL No.	DEED INST. No.
14	765-1543-028, 765-1543-022, 765-1543-005, 765-1543-202, 765-1543-000, 765-1543-040, 765-1543-030, Part of 765-1543-027, Part of 765-1543-200 & Part of 765-1543-300	20 0-26463 20 0-26265 20 0-26917
15	Part of 765-1543-028	20 0-26793
16	765-1622-442, 765-1622-481, Part of 765-1543-203, Part of 765-1645-009, Part of 765-1600-000	20 0-26789 20 0-26263
18	Part of 765-1543-028, Part of 765-1543-201, Part of 765-1543-023, Part of 765-1603-001	20 0-26265
19	765-1622-670, 765-1622-720, 765-1622-091, 765-1622-200, 765-1622-801, 765-1622-660, 765-1622-040, 765-1622-02, 765-1622-040, 765-1622-431, & 765-1643-287	20 0-26083 20 0-26965 20 0-26911 20 0-26262
20	Part of 765-1622-102	20 0-26963

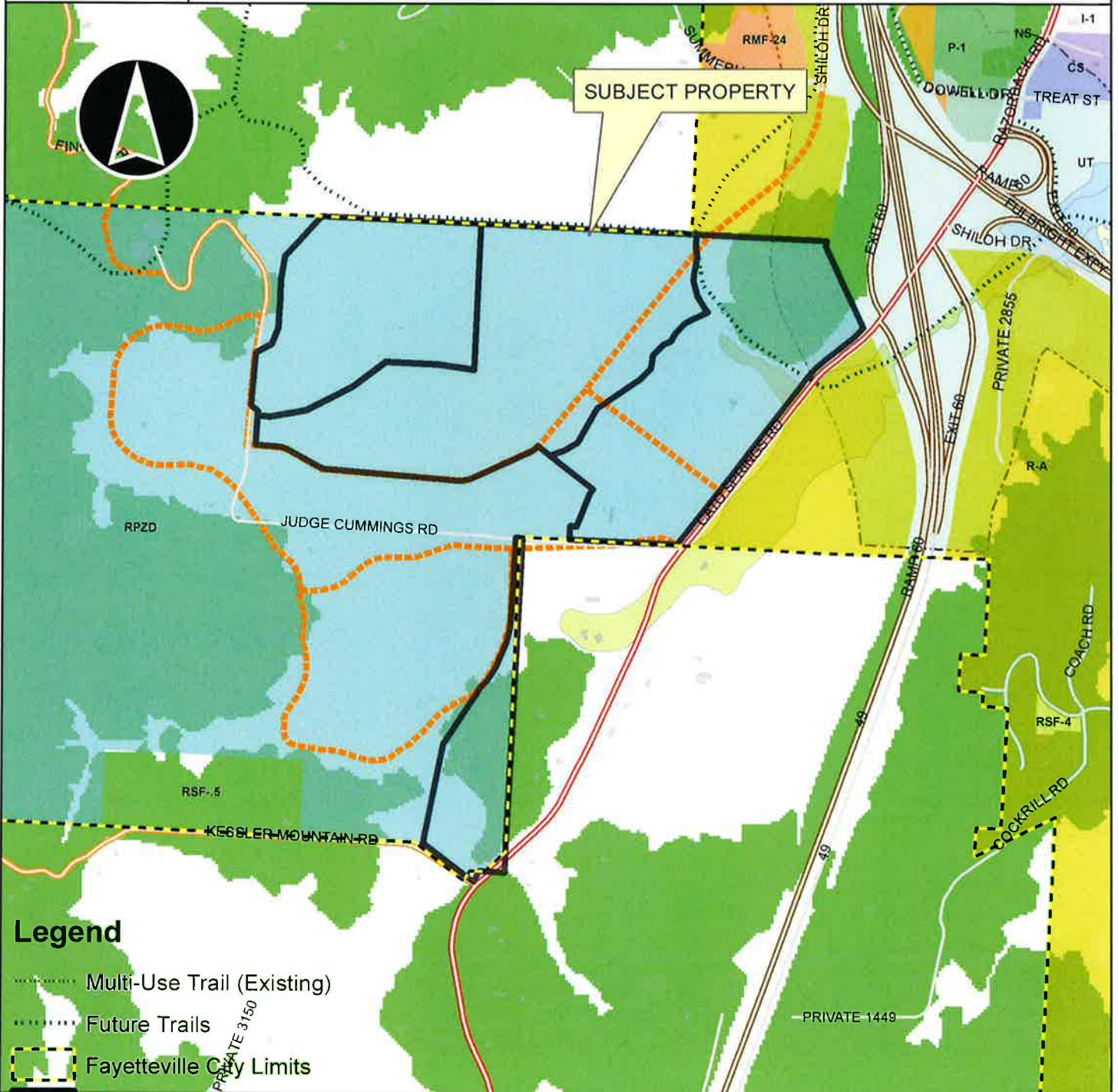
TRACT	PREVIOUS PARCEL No.	DEED INST. No.
MAYER PARK TRACT	Part of 765-1543-201	20 0-26262
LANDFILL TRACT	765-1543-700, 765-1543-004, 765-1543-205, 765-1543-200, 765-1522-402, Part of 765-1543-201, Part of 765-1543-200 & Part of 765-1543-400	2005-48122 2006-86066 20 0-26187 20 0-26173
765-1543-000		2005-28115
765-1543-000		2008-14613
765-1543-000		2013-29800
765-1543-000		2018-13000



RZN14-4729

CHAMBERS BANK

Close Up View

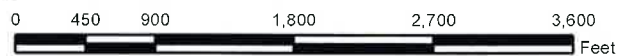


Legend

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

Overview

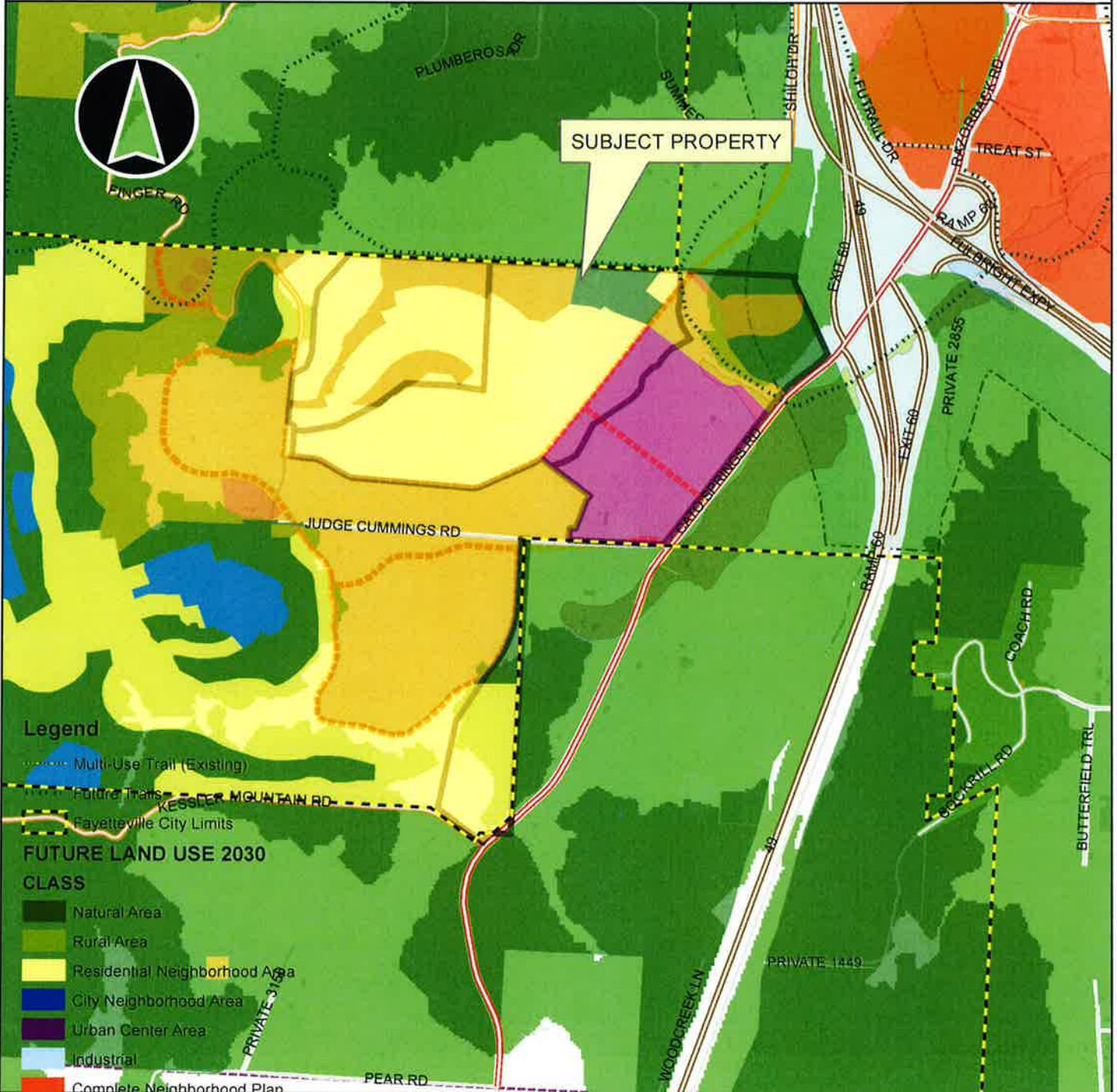
- RZN14-4729
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



RZN14-4729

CHAMBERS BANK

Future Land Use



Legend

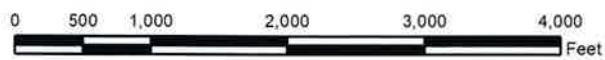
- Multi-Use Trail (Existing)
- Future Transit
- Fayetteville City Limits

FUTURE LAND USE 2030

CLASS

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

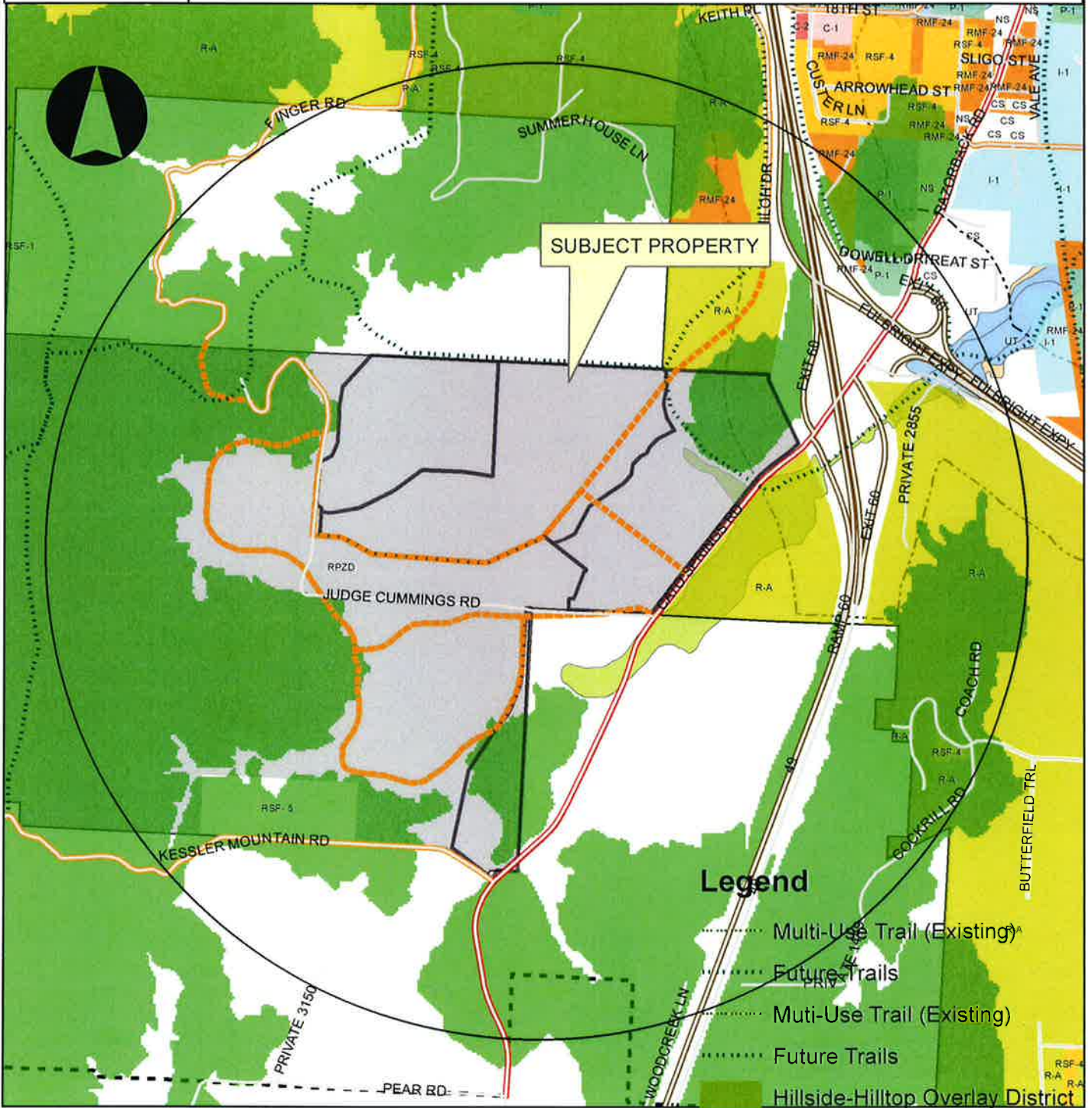
- Public and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW
- RZN14-4729
- Design Overlay District
- Design Overlay District
- Planning Area



RZN14-4729

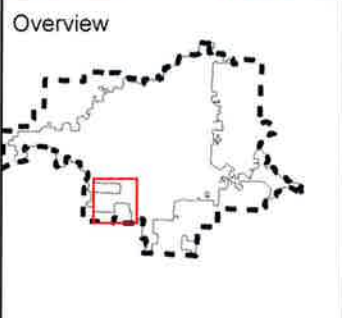
CHAMBERS BANK



One Mile View



Legend

-  Multi-Use Trail (Existing) ^A
-  Future Trails
-  Multi-Use Trail (Existing)
-  Future Trails
-  Hillside-Hilltop Overlay District



<p>Legend</p> <ul style="list-style-type: none">  Subject Property  RZN14-4729 	<p>Boundary</p>	<ul style="list-style-type: none">  RZN14-4729  Design Overlay District  Planning Area  Fayetteville
<p>0 0.25 0.5</p> 		<p>1 Miles</p>