

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 BPA

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

left on the list reading at the 7/15/14
City Council Meeting.



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

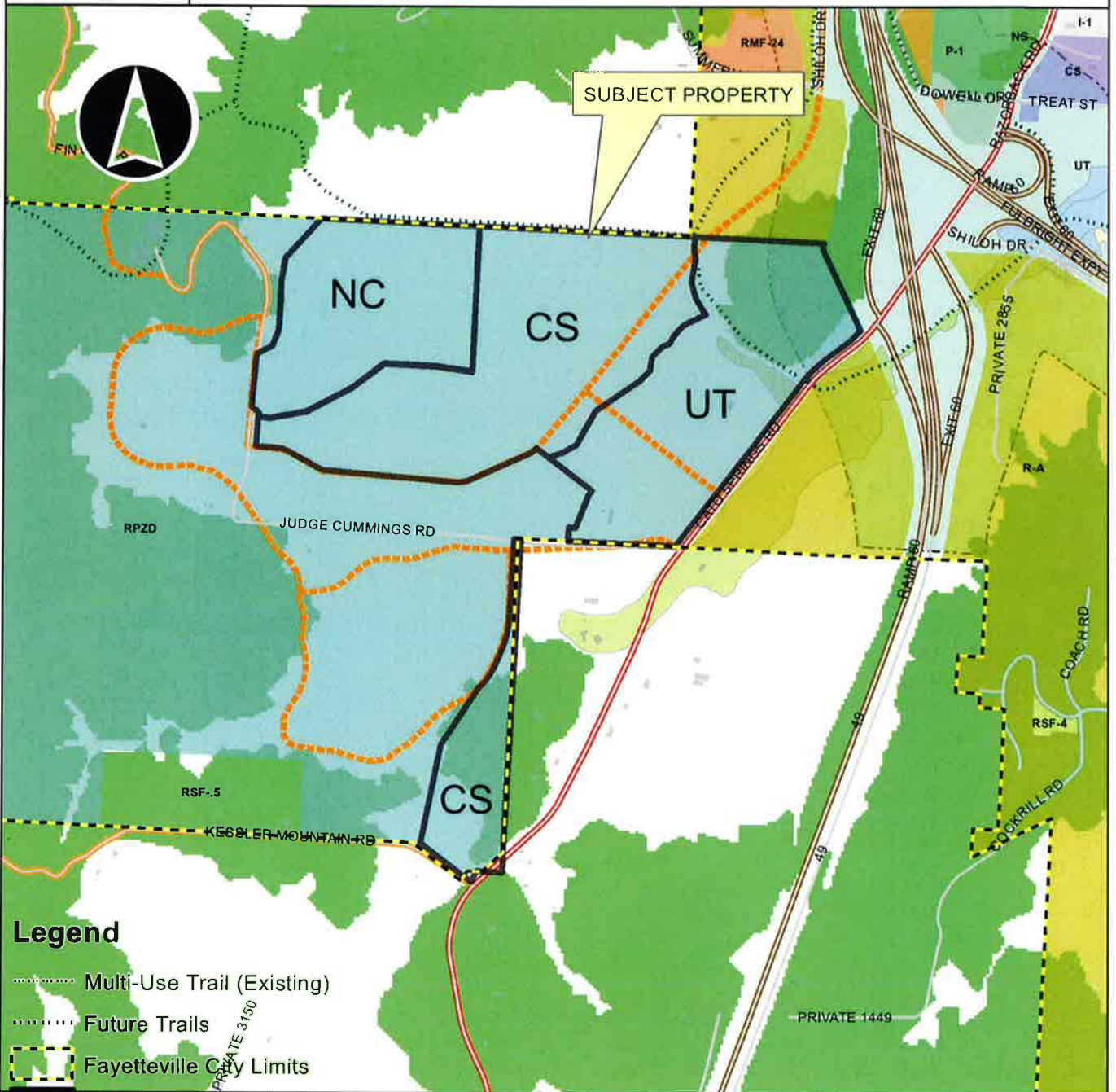
EXHIBIT 'A'

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

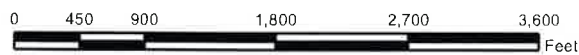


EXHIBIT 'B' 14-4729

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

Located in a part of the SE ¼ of Section 30 and in a part of the NW ¼ 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 ¼ of the SW ¼ of Section 29; thence along the North line of the NW ¼ of the SW ¼, 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 ¼ of the SE ¼, 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 ¼ and in a part of the SW ¼ of Section 30 and in a part of the NW ¼ of the SW ¼ 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 ¼ of the SE ¼ of Section 30 for the true POINT OF BEGINNING;
thence along the North line of the NW ¼ of the SW ¼,
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;

EXHIBIT 'B'
14-4729

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.

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

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

(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: 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

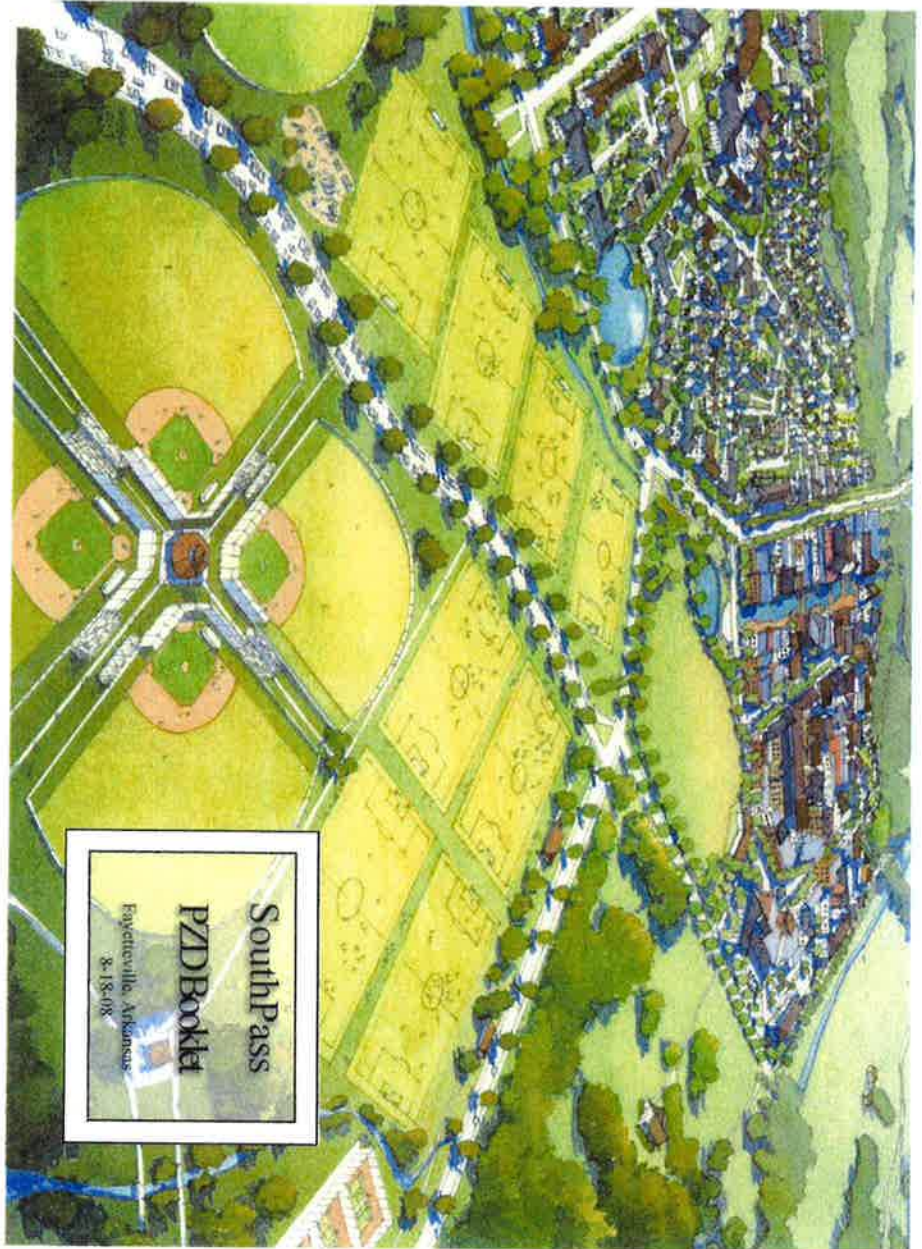
Jesse:

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.

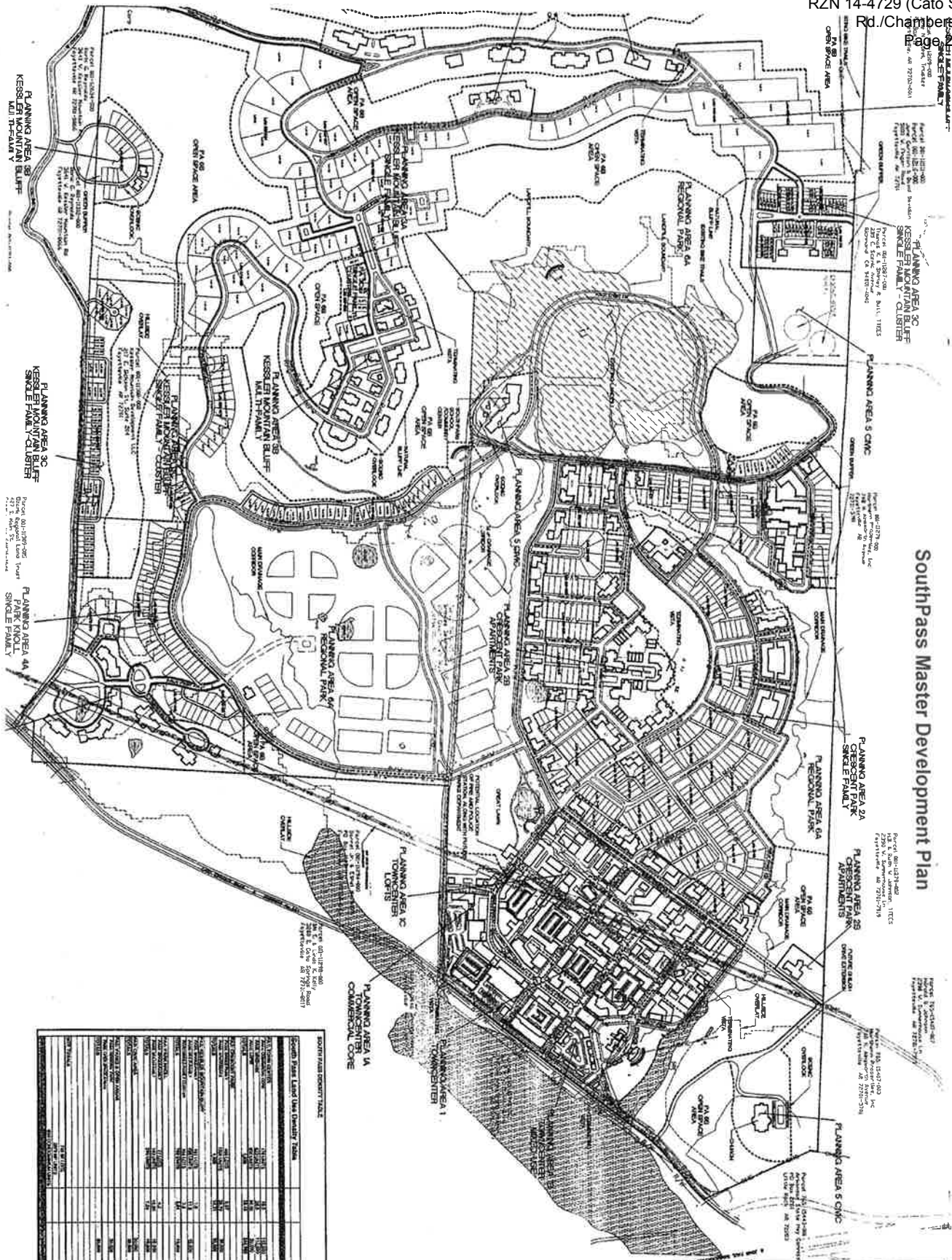
Thanks
hch



**CITY COUNCIL
APPROVED**

DATE: 11.04.10 *J*

02 March 2011 07:00



SouthPass Master Development Plan

SouthPass Community Plan

Planning Area	Project Name	Project No.	Project Date	Project Status
PLANNING AREA 1A	COMMERCIAL CORE	101-102-001	01/10/2010	APPROVED
PLANNING AREA 1B	LOFTS	101-102-002	01/10/2010	APPROVED
PLANNING AREA 1C	LOFTS	101-102-003	01/10/2010	APPROVED
PLANNING AREA 1D	LOFTS	101-102-004	01/10/2010	APPROVED
PLANNING AREA 1E	LOFTS	101-102-005	01/10/2010	APPROVED
PLANNING AREA 1F	LOFTS	101-102-006	01/10/2010	APPROVED
PLANNING AREA 1G	LOFTS	101-102-007	01/10/2010	APPROVED
PLANNING AREA 1H	LOFTS	101-102-008	01/10/2010	APPROVED
PLANNING AREA 1I	LOFTS	101-102-009	01/10/2010	APPROVED
PLANNING AREA 1J	LOFTS	101-102-010	01/10/2010	APPROVED
PLANNING AREA 1K	LOFTS	101-102-011	01/10/2010	APPROVED
PLANNING AREA 1L	LOFTS	101-102-012	01/10/2010	APPROVED
PLANNING AREA 1M	LOFTS	101-102-013	01/10/2010	APPROVED
PLANNING AREA 1N	LOFTS	101-102-014	01/10/2010	APPROVED
PLANNING AREA 1O	LOFTS	101-102-015	01/10/2010	APPROVED
PLANNING AREA 1P	LOFTS	101-102-016	01/10/2010	APPROVED
PLANNING AREA 1Q	LOFTS	101-102-017	01/10/2010	APPROVED
PLANNING AREA 1R	LOFTS	101-102-018	01/10/2010	APPROVED
PLANNING AREA 1S	LOFTS	101-102-019	01/10/2010	APPROVED
PLANNING AREA 1T	LOFTS	101-102-020	01/10/2010	APPROVED
PLANNING AREA 1U	LOFTS	101-102-021	01/10/2010	APPROVED
PLANNING AREA 1V	LOFTS	101-102-022	01/10/2010	APPROVED
PLANNING AREA 1W	LOFTS	101-102-023	01/10/2010	APPROVED
PLANNING AREA 1X	LOFTS	101-102-024	01/10/2010	APPROVED
PLANNING AREA 1Y	LOFTS	101-102-025	01/10/2010	APPROVED
PLANNING AREA 1Z	LOFTS	101-102-026	01/10/2010	APPROVED
PLANNING AREA 2A	RECREATIONAL PARK	101-102-027	01/10/2010	APPROVED
PLANNING AREA 2B	RECREATIONAL PARK	101-102-028	01/10/2010	APPROVED
PLANNING AREA 2C	RECREATIONAL PARK	101-102-029	01/10/2010	APPROVED
PLANNING AREA 2D	RECREATIONAL PARK	101-102-030	01/10/2010	APPROVED
PLANNING AREA 2E	RECREATIONAL PARK	101-102-031	01/10/2010	APPROVED
PLANNING AREA 2F	RECREATIONAL PARK	101-102-032	01/10/2010	APPROVED
PLANNING AREA 2G	RECREATIONAL PARK	101-102-033	01/10/2010	APPROVED
PLANNING AREA 2H	RECREATIONAL PARK	101-102-034	01/10/2010	APPROVED
PLANNING AREA 2I	RECREATIONAL PARK	101-102-035	01/10/2010	APPROVED
PLANNING AREA 2J	RECREATIONAL PARK	101-102-036	01/10/2010	APPROVED
PLANNING AREA 2K	RECREATIONAL PARK	101-102-037	01/10/2010	APPROVED
PLANNING AREA 2L	RECREATIONAL PARK	101-102-038	01/10/2010	APPROVED
PLANNING AREA 2M	RECREATIONAL PARK	101-102-039	01/10/2010	APPROVED
PLANNING AREA 2N	RECREATIONAL PARK	101-102-040	01/10/2010	APPROVED
PLANNING AREA 2O	RECREATIONAL PARK	101-102-041	01/10/2010	APPROVED
PLANNING AREA 2P	RECREATIONAL PARK	101-102-042	01/10/2010	APPROVED
PLANNING AREA 2Q	RECREATIONAL PARK	101-102-043	01/10/2010	APPROVED
PLANNING AREA 2R	RECREATIONAL PARK	101-102-044	01/10/2010	APPROVED
PLANNING AREA 2S	RECREATIONAL PARK	101-102-045	01/10/2010	APPROVED
PLANNING AREA 2T	RECREATIONAL PARK	101-102-046	01/10/2010	APPROVED
PLANNING AREA 2U	RECREATIONAL PARK	101-102-047	01/10/2010	APPROVED
PLANNING AREA 2V	RECREATIONAL PARK	101-102-048	01/10/2010	APPROVED
PLANNING AREA 2W	RECREATIONAL PARK	101-102-049	01/10/2010	APPROVED
PLANNING AREA 2X	RECREATIONAL PARK	101-102-050	01/10/2010	APPROVED
PLANNING AREA 2Y	RECREATIONAL PARK	101-102-051	01/10/2010	APPROVED
PLANNING AREA 2Z	RECREATIONAL PARK	101-102-052	01/10/2010	APPROVED
PLANNING AREA 3A	RECREATIONAL PARK	101-102-053	01/10/2010	APPROVED
PLANNING AREA 3B	RECREATIONAL PARK	101-102-054	01/10/2010	APPROVED
PLANNING AREA 3C	RECREATIONAL PARK	101-102-055	01/10/2010	APPROVED
PLANNING AREA 3D	RECREATIONAL PARK	101-102-056	01/10/2010	APPROVED
PLANNING AREA 3E	RECREATIONAL PARK	101-102-057	01/10/2010	APPROVED
PLANNING AREA 3F	RECREATIONAL PARK	101-102-058	01/10/2010	APPROVED
PLANNING AREA 3G	RECREATIONAL PARK	101-102-059	01/10/2010	APPROVED
PLANNING AREA 3H	RECREATIONAL PARK	101-102-060	01/10/2010	APPROVED
PLANNING AREA 3I	RECREATIONAL PARK	101-102-061	01/10/2010	APPROVED
PLANNING AREA 3J	RECREATIONAL PARK	101-102-062	01/10/2010	APPROVED
PLANNING AREA 3K	RECREATIONAL PARK	101-102-063	01/10/2010	APPROVED
PLANNING AREA 3L	RECREATIONAL PARK	101-102-064	01/10/2010	APPROVED
PLANNING AREA 3M	RECREATIONAL PARK	101-102-065	01/10/2010	APPROVED
PLANNING AREA 3N	RECREATIONAL PARK	101-102-066	01/10/2010	APPROVED
PLANNING AREA 3O	RECREATIONAL PARK	101-102-067	01/10/2010	APPROVED
PLANNING AREA 3P	RECREATIONAL PARK	101-102-068	01/10/2010	APPROVED
PLANNING AREA 3Q	RECREATIONAL PARK	101-102-069	01/10/2010	APPROVED
PLANNING AREA 3R	RECREATIONAL PARK	101-102-070	01/10/2010	APPROVED
PLANNING AREA 3S	RECREATIONAL PARK	101-102-071	01/10/2010	APPROVED
PLANNING AREA 3T	RECREATIONAL PARK	101-102-072	01/10/2010	APPROVED
PLANNING AREA 3U	RECREATIONAL PARK	101-102-073	01/10/2010	APPROVED
PLANNING AREA 3V	RECREATIONAL PARK	101-102-074	01/10/2010	APPROVED
PLANNING AREA 3W	RECREATIONAL PARK	101-102-075	01/10/2010	APPROVED
PLANNING AREA 3X	RECREATIONAL PARK	101-102-076	01/10/2010	APPROVED
PLANNING AREA 3Y	RECREATIONAL PARK	101-102-077	01/10/2010	APPROVED
PLANNING AREA 3Z	RECREATIONAL PARK	101-102-078	01/10/2010	APPROVED
PLANNING AREA 4A	RECREATIONAL PARK	101-102-079	01/10/2010	APPROVED
PLANNING AREA 4B	RECREATIONAL PARK	101-102-080	01/10/2010	APPROVED
PLANNING AREA 4C	RECREATIONAL PARK	101-102-081	01/10/2010	APPROVED
PLANNING AREA 4D	RECREATIONAL PARK	101-102-082	01/10/2010	APPROVED
PLANNING AREA 4E	RECREATIONAL PARK	101-102-083	01/10/2010	APPROVED
PLANNING AREA 4F	RECREATIONAL PARK	101-102-084	01/10/2010	APPROVED
PLANNING AREA 4G	RECREATIONAL PARK	101-102-085	01/10/2010	APPROVED
PLANNING AREA 4H	RECREATIONAL PARK	101-102-086	01/10/2010	APPROVED
PLANNING AREA 4I	RECREATIONAL PARK	101-102-087	01/10/2010	APPROVED
PLANNING AREA 4J	RECREATIONAL PARK	101-102-088	01/10/2010	APPROVED
PLANNING AREA 4K	RECREATIONAL PARK	101-102-089	01/10/2010	APPROVED
PLANNING AREA 4L	RECREATIONAL PARK	101-102-090	01/10/2010	APPROVED
PLANNING AREA 4M	RECREATIONAL PARK	101-102-091	01/10/2010	APPROVED
PLANNING AREA 4N	RECREATIONAL PARK	101-102-092	01/10/2010	APPROVED
PLANNING AREA 4O	RECREATIONAL PARK	101-102-093	01/10/2010	APPROVED
PLANNING AREA 4P	RECREATIONAL PARK	101-102-094	01/10/2010	APPROVED
PLANNING AREA 4Q	RECREATIONAL PARK	101-102-095	01/10/2010	APPROVED
PLANNING AREA 4R	RECREATIONAL PARK	101-102-096	01/10/2010	APPROVED
PLANNING AREA 4S	RECREATIONAL PARK	101-102-097	01/10/2010	APPROVED
PLANNING AREA 4T	RECREATIONAL PARK	101-102-098	01/10/2010	APPROVED
PLANNING AREA 4U	RECREATIONAL PARK	101-102-099	01/10/2010	APPROVED
PLANNING AREA 4V	RECREATIONAL PARK	101-102-100	01/10/2010	APPROVED
PLANNING AREA 4W	RECREATIONAL PARK	101-102-101	01/10/2010	APPROVED
PLANNING AREA 4X	RECREATIONAL PARK	101-102-102	01/10/2010	APPROVED
PLANNING AREA 4Y	RECREATIONAL PARK	101-102-103	01/10/2010	APPROVED
PLANNING AREA 4Z	RECREATIONAL PARK	101-102-104	01/10/2010	APPROVED
PLANNING AREA 5A	RECREATIONAL PARK	101-102-105	01/10/2010	APPROVED
PLANNING AREA 5B	RECREATIONAL PARK	101-102-106	01/10/2010	APPROVED
PLANNING AREA 5C	RECREATIONAL PARK	101-102-107	01/10/2010	APPROVED
PLANNING AREA 5D	RECREATIONAL PARK	101-102-108	01/10/2010	APPROVED
PLANNING AREA 5E	RECREATIONAL PARK	101-102-109	01/10/2010	APPROVED
PLANNING AREA 5F	RECREATIONAL PARK	101-102-110	01/10/2010	APPROVED
PLANNING AREA 5G	RECREATIONAL PARK	101-102-111	01/10/2010	APPROVED
PLANNING AREA 5H	RECREATIONAL PARK	101-102-112	01/10/2010	APPROVED
PLANNING AREA 5I	RECREATIONAL PARK	101-102-113	01/10/2010	APPROVED
PLANNING AREA 5J	RECREATIONAL PARK	101-102-114	01/10/2010	APPROVED
PLANNING AREA 5K	RECREATIONAL PARK	101-102-115	01/10/2010	APPROVED
PLANNING AREA 5L	RECREATIONAL PARK	101-102-116	01/10/2010	APPROVED
PLANNING AREA 5M	RECREATIONAL PARK	101-102-117	01/10/2010	APPROVED
PLANNING AREA 5N	RECREATIONAL PARK	101-102-118	01/10/2010	APPROVED
PLANNING AREA 5O	RECREATIONAL PARK	101-102-119	01/10/2010	APPROVED
PLANNING AREA 5P	RECREATIONAL PARK	101-102-120	01/10/2010	APPROVED
PLANNING AREA 5Q	RECREATIONAL PARK	101-102-121	01/10/2010	APPROVED
PLANNING AREA 5R	RECREATIONAL PARK	101-102-122	01/10/2010	APPROVED
PLANNING AREA 5S	RECREATIONAL PARK	101-102-123	01/10/2010	APPROVED
PLANNING AREA 5T	RECREATIONAL PARK	101-102-124	01/10/2010	APPROVED
PLANNING AREA 5U	RECREATIONAL PARK	101-102-125	01/10/2010	APPROVED
PLANNING AREA 5V	RECREATIONAL PARK	101-102-126	01/10/2010	APPROVED
PLANNING AREA 5W	RECREATIONAL PARK	101-102-127	01/10/2010	APPROVED
PLANNING AREA 5X	RECREATIONAL PARK	101-102-128	01/10/2010	APPROVED
PLANNING AREA 5Y	RECREATIONAL PARK	101-102-129	01/10/2010	APPROVED
PLANNING AREA 5Z	RECREATIONAL PARK	101-102-130	01/10/2010	APPROVED

LEGEND

EXISTING FEATURES

- EXISTING LOT
- EXISTING ROAD
- EXISTING PARK
- EXISTING OPEN SPACE
- EXISTING UTILITIES
- EXISTING STRUCTURES
- EXISTING TREES
- EXISTING FENCES
- EXISTING SIGNAGE
- EXISTING LIGHTS
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING CURBS
- EXISTING DRAINAGE
- EXISTING EROSION CONTROL
- EXISTING LANDSCAPING
- EXISTING BIOTOPES
- EXISTING WETLANDS
- EXISTING WOODLANDS
- EXISTING PRAIRIES
- EXISTING SAVANNAH
- EXISTING GRASSLANDS
- EXISTING BARRIERS
- EXISTING FENCES
- EXISTING SIGNAGE
- EXISTING LIGHTS
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING CURBS
- EXISTING DRAINAGE
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- EXISTING LANDSCAPING
- EXISTING BIOTOPES
- EXISTING WETLANDS
- EXISTING WOODLANDS
- EXISTING PRAIRIES
- EXISTING SAVANNAH
- EXISTING GRASSLANDS

PROPOSED FEATURES

- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED PARK
- PROPOSED OPEN SPACE
- PROPOSED UTILITIES
- PROPOSED STRUCTURES
- PROPOSED TREES
- PROPOSED FENCES
- PROPOSED SIGNAGE
- PROPOSED LIGHTS
- PROPOSED DRIVEWAYS
- PROPOSED SIDEWALKS
- PROPOSED CURBS
- PROPOSED DRAINAGE
- PROPOSED EROSION CONTROL
- PROPOSED LANDSCAPING
- PROPOSED BIOTOPES
- PROPOSED WETLANDS
- PROPOSED WOODLANDS
- PROPOSED PRAIRIES
- PROPOSED SAVANNAH
- PROPOSED GRASSLANDS

NOTES

1. ALL PROPOSED FEATURES SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA ZONING ORDINANCES AND SUBORDINATING REGULATIONS.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBIA.

3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.

5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPING UNLESS OTHERWISE SPECIFIED.

6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FENCES AND SIGNAGE UNLESS OTHERWISE SPECIFIED.

7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHTS AND DRIVEWAYS UNLESS OTHERWISE SPECIFIED.

8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS AND CURBS UNLESS OTHERWISE SPECIFIED.

9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRAINAGE AND EROSION CONTROL UNLESS OTHERWISE SPECIFIED.

10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LANDSCAPING AND BIOTOPES UNLESS OTHERWISE SPECIFIED.

11. THE DEVELOPER SHALL MAINTAIN ALL EXISTING WETLANDS, WOODLANDS, PRAIRIES, SAVANNAH, AND GRASSLANDS UNLESS OTHERWISE SPECIFIED.

12. THE DEVELOPER SHALL MAINTAIN ALL EXISTING BARRIERS UNLESS OTHERWISE SPECIFIED.



SouthPass Mastic

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%

K:\Reports\2008\PC Reports\17-September 8\R-PZD 08-2989 (Southpass).doc

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 R-A	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 Bluff Single Family	
Permitted Use Allowed	Unit 6 Agriculture Unit 8 Single-family dwellings	Unit 1 Cn-wide use by right Unit 3 Public Protection and Utility Facilities Unit 6 Agriculture Unit 7 Annual Husbandry Unit 8 Single-family dwellings Unit 9 Two-family dwellings Unit 37 Manufactured Home	Unit 1 Cn-wide use by right Unit 4 Cultural and recreational facilities Unit 5 Government facilities Unit 12 Offices, studios and related services Unit 13 Eating places Unit 14 Hotel, motel, and amusement facilities Unit 15 Neighborhood shopping Unit 16 Commercial recreation, small sites Unit 19 Home occupations Unit 25 Professional offices Unit 26 Multi-family dwellings Unit 34 Liquor store	Unit 1 Cn-wide use by right Unit 4 Cultural and recreational facilities Unit 5 Government facilities Unit 12 Offices, Studios, etc. Unit 13 Eating Facilities Unit 14 Hotel, Motel, and Amusement Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 19 Commercial recreation, small sites Unit 24 Home Occupations Unit 25 Professional Offices Unit 26 Multi-family Dwellings Unit 34 Liquor Stores	Unit 1 Cn-wide use by right Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and Recreational Unit 5 Government Facilities Unit 10 Three-Family Dwellings Unit 12 Offices, Studios, etc. Unit 14 Hotel, Motel and amusement Unit 24 Home Occupations Unit 25 Professional Offices Unit 26 Multi-family Dwellings Accessory Dwellings	Unit 2 Cn-wide use by conditional use permit Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and Recreational Unit 5 Government Facilities Unit 9 Two-Family Dwellings Unit 24 Home Occupations Unit 25 Professional Offices Accessory Dwellings	Unit 2 Cn-wide use by conditional use permit Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and Recreational Unit 5 Government Facilities Unit 9 Two-Family Dwellings Unit 24 Home Occupations Unit 25 Professional Offices Unit 40 Sidewalk Cafes	Unit 1 Cn-wide use by right Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 12 Offices, Studios, etc. Unit 26 Multi-family Dwellings	Unit 1 Cn-wide use by conditional use permit Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and Recreational Unit 5 Government Facilities Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 24 Home Occupations Unit 25 Professional Offices
Conditional Use Allowed	By review of Washington County Planning Board	Unit 2 Cn-wide use by conditional use permit Unit 4 Cultural and recreational facilities Unit 5 Government facilities Unit 20 Commercial recreation Unit 24 Home Occupations Unit 36 Wireless Communication facilities	Unit 2 Cn-wide use by conditional use permit Unit 29 Dance Halls Unit 35 Outdoor recreation establishment Unit 40 Sidewalk Cafes	Unit 2 Cn-wide use by conditional use permit Unit 29 Dance Halls Unit 35 Outdoor Recreation Establishment Unit 40 Sidewalk Cafes	Unit 2 Cn-wide use by conditional use permit Unit 13 Eating Facilities Unit 15 Neighborhood Shopping Goods Unit 16 Shopping Goods Unit 25 Professional Offices Unit 40 Sidewalk Cafes	Unit 2 Cn-wide use by conditional use permit Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and Recreational Unit 5 Government Facilities Unit 9 Two-Family Dwellings Unit 24 Home Occupations Unit 25 Professional Offices Unit 40 Sidewalk Cafes	Unit 2 Cn-wide use by conditional use permit Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and Recreational Unit 5 Government Facilities Unit 9 Two-Family Dwellings Unit 15 Neighborhood Shopping Goods Unit 24 Home Occupations Unit 25 Professional Offices Unit 40 Sidewalk Cafes	Unit 2 Cn-wide use by conditional use permit Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and Recreational Unit 5 Government Facilities Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 24 Home Occupations Unit 25 Professional Offices	
Lot Width Minimum	Single-family 75 ft	200 ft. minimum	No Minimum	No Minimum	No Minimum	32 ft	40 ft	40 ft	
Lot Area Minimum	Single-family 1 acre	2 acres	No Maximum	No Maximum	N/A	2,800 sq ft	Minimum 1,201 sq ft for five houses office or community, 903 sq ft for row-houses, 6,000 sq ft for 2-3 typical lot minimum	40 ft Lots 1-52 shall have a minimum lot width of 40 ft Lots 53-107 shall have a minimum lot width of 51-101 shall have a 60ft by 120 width minimum	
Land Area per Dwelling Unit	Single-family 1 acre	2 acres	No Bedroom One Bedroom 670 sq ft 800 sq ft 1,000 sq ft Two or more Bedrooms minimums	No Bedroom One Bedroom 670 sq ft 800 sq ft 1,000 sq ft Two or more Bedrooms minimums	No Bedroom One Bedroom 670 sq ft 800 sq ft 1,000 sq ft Two or more Bedrooms minimums	Single-Family 2,800 sq ft	No Bedroom One Bedroom 670 sq ft 800 sq ft 1,000 sq ft Two or more Bedrooms minimums	Single-Family 5,000 sq ft	
Density	Single-family 1 unit per acre	0.5 units/acre	16 Units per acre or less 10,266 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 652 sq ft per acre or less	1 Unit per acre or less	
Setback Requirements	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 set back by buildings at the right-of-way. The setback shall apply to Cato Springs Rd and Judge Cummings Rd. Side Internal - 0 ft Side Adjacent Lot - 5 ft Side Street - 6 ft Rear - 6 ft	Front - 70% of building frontage is required to be built up to the build to line Side Internal - 0 ft Side Adjacent Lot - 5 ft Side Street - 6 ft Rear - 6 ft	Front - 50% of building frontage is required to be built up to the build to line Side Internal - 0 ft Side Adjacent Lot - 5 ft Side Street - 6 ft Rear - 6 ft	Front - Minimum - 8 ft 15 ft 6 ft from wall 4 ft from eave 0 ft on opposite P/L Rear - 0 ft Rear Change - 7.5 ft If abutting alley, from rear lot line	Front - Shall be setback on a P/L to 15 ft. Build to line measured from the ROW Side - 6 ft from wall 4 ft from eave 0 ft on opposite P/L Rear - 0 ft Rear Change - 7.5 ft If abutting alley, from rear lot line	Front - Minimum - 6 ft 15 ft 6 ft from wall 4 ft from eave 0 ft on opposite P/L Rear - 0 ft Rear Change - 7 ft	
Height Regulations	None	Max building over 15 ft shall be set back from rear and boundary line of any residential district a distance of one foot per each foot of height in excess of 15 ft	20 ft. minimum 80 ft. maximum	24 ft. minimum 80 ft. maximum	24 ft. minimum 80 ft. maximum	Primary Building - Minimum - 24 ft Maximum - 45 ft	Minimum Height - 24 ft Maximum Height - 60 ft	Maximum Height - 45 ft	
Building Area	Not to exceed 40% of total lot area	None	No Minimum	N/A	N/A	80% Maximum	70% Maximum	70% Maximum	

10 DESCRIPTION

Description	PA-3B Kessler Min. Bluff Multi-Family	PA-3C Kessler Min Bluff Single Family Cluster	PA-4A Park Knoll Single Family	PA-4B Park Knoll Multi-Family	PA-5 Civic Areas	PA-6A Regional Park	PA-6B Open Space Area
Permitted Use Units Allowed	Unit 1 Cr-wide uses by right Unit 8 Single-Family Dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 26 Multi-Family Dwellings	Unit 1 Cr-wide uses by right Unit 8 Single Family Dwellings Accession Dwellings	Unit 1 Cr-wide uses by right Unit 8 Single Family Dwellings Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Accession Dwellings	Unit 1 Cr-wide uses by right Unit 9 Two-Family Dwellings Unit 10 Three-Family Dwellings Unit 26 Multi-Family Dwellings	Unit 1 Cr-wide uses by right Unit 4 Cultural and recreational facilities Unit 3 Government facilities	Unit 1 Cr-wide uses by right Unit 4 Cultural and recreational facilities Unit 3 Government facilities	Unit 1 Cr-wide uses by right Unit 4 Cultural and recreational facilities Unit 5 Government facilities
Conditional Use Units Allowed	Unit 2 Cr-wide uses by conditional use permit Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and Recreational Facilities Unit 5 Government Facilities Unit 13 Eating Places Unit 15 Neighborhood Shopping Goods Unit 24 Home Occupation Unit 25 Professional Offices Unit 40 Sidewalk Cafe	Unit 3 Cr-wide uses by conditional use permit Unit 4 Cultural and Recreational Facilities Unit 5 Government Facilities Unit 6 Two-Family Dwellings Unit 13 Eating Places Unit 15 Neighborhood Shopping Goods Unit 24 Home Occupation Unit 25 Professional Offices Unit 26 Multi-Family Dwellings	Unit 2 Cr-wide uses by conditional use permit Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and Recreational Facilities Unit 5 Government Facilities Unit 13 Eating Places Unit 15 Neighborhood Shopping Goods Unit 24 Home Occupation	Unit 2 Cr-wide uses by conditional use permit Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and Recreational Facilities Unit 5 Government Facilities Unit 13 Eating Places Unit 15 Neighborhood Shopping Goods Unit 24 Home Occupation Unit 25 Professional Offices Unit 40 Sidewalk Cafe	Unit 2 Cr-wide uses by conditional use permit Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and Recreational Facilities Unit 5 Government Facilities	Unit 2 Cr-wide uses by conditional use permit Unit 3 Public Protection and Utility Facilities Unit 4 Cultural and Recreational Facilities Unit 5 Government Facilities Unit 20 Commercial Recreation Large Sites	Unit 2 Cr-wide uses by conditional use permit Unit 4 Cultural and Recreational Facilities Unit 20 Commercial Recreation Large Sites
Lot Width Minimum	90 ft	1-24' shall have a minimum lot width of 24 feet 25-55' shall have a minimum lot width of 50 feet 56-100' shall have a minimum lot width of 75 feet 101-168' shall have a minimum lot width of 90 feet	35 ft	90 ft	No Minimum	N/A	N/A
Lot Area Minimum	5,000 sq ft	lot 1-24' shall have a minimum lot area minimum of 55,100 sq ft lot 25-55' shall have a minimum lot area minimum of 100,400 sq ft lot 56-100' shall have a minimum lot area minimum of 2,000 sq ft lot 101-168' shall have a minimum lot area minimum of 5,000 sq ft	3,000 sq ft	Minimum 1,300sq ft for live/work, office or commercial/commercial 5,000sq ft for townhomes 10,000sq ft for special lot	No Minimum	N/A	N/A
Land Area per Dwelling Unit	No Bedroom One Bedroom 670 sq ft Two or more Bedrooms 800 sq ft 1,000 sq ft minimums	Single-Family 2,400 sq ft	Single-Family 3,000 sq ft	No Bedroom One Bedroom 670 sq ft Two or more Bedrooms 800 sq ft 1,000 sq ft minimum	N/A	N/A	N/A
Details	12 Units per acre or less 959 sq ft per acre or less	3.4 Units per acre or less	4.2 Units per acre or less	10.5 units per acre	1.408 sqft per acre or less	124.7 sqft per acre or less	N/A
Setback Requirements	Front - Minimum - 0 ft Maximum - 15 ft Side - 6 ft from wall 4 ft from eave 0 ft on opposite P/L Rear - 7.5 ft Rear Garage - 7.5 ft If abutting alley, from rear lot line	Front - Minimum - 0 ft Maximum - 15 ft Side - 6 ft from wall 4 ft from eave 0 ft on opposite P/L Rear - 7.5 ft Rear Garage - 7.5 ft If abutting alley, from rear lot line	Front - 8 ft Side - 6 ft from wall 4 ft from eave 0 ft on opposite P/L Rear - 7.5 ft Rear Garage - 7.5 ft If abutting alley, from rear lot line	Front - Shall be setback in a 10 to 25' Build to Zone measured from the ROW Side - 6 ft from wall 4 ft from eave 0 ft on opposite P/L Rear - 7.5 ft Rear Garage - 7.5 ft	Front - Minimum - 10ft Side - 8 ft Rear - 7 ft Rear Garage - N/A	Front - Minimum 20 ft Side - Minimum 15 ft Rear - Minimum 15 ft	Front - Minimum 20 ft Side - Minimum 15 ft Rear - Minimum 15 ft
Height Regulations	0 ft max	45 ft max	45 ft max	60 ft max	Minimum Height - 24 ft Maximum Height - 60 ft	40 ft	N/A
Building Area	100% Maximum	70% Maximum	70% Maximum	70% Maximum	70% Maximum	N/A	N/A

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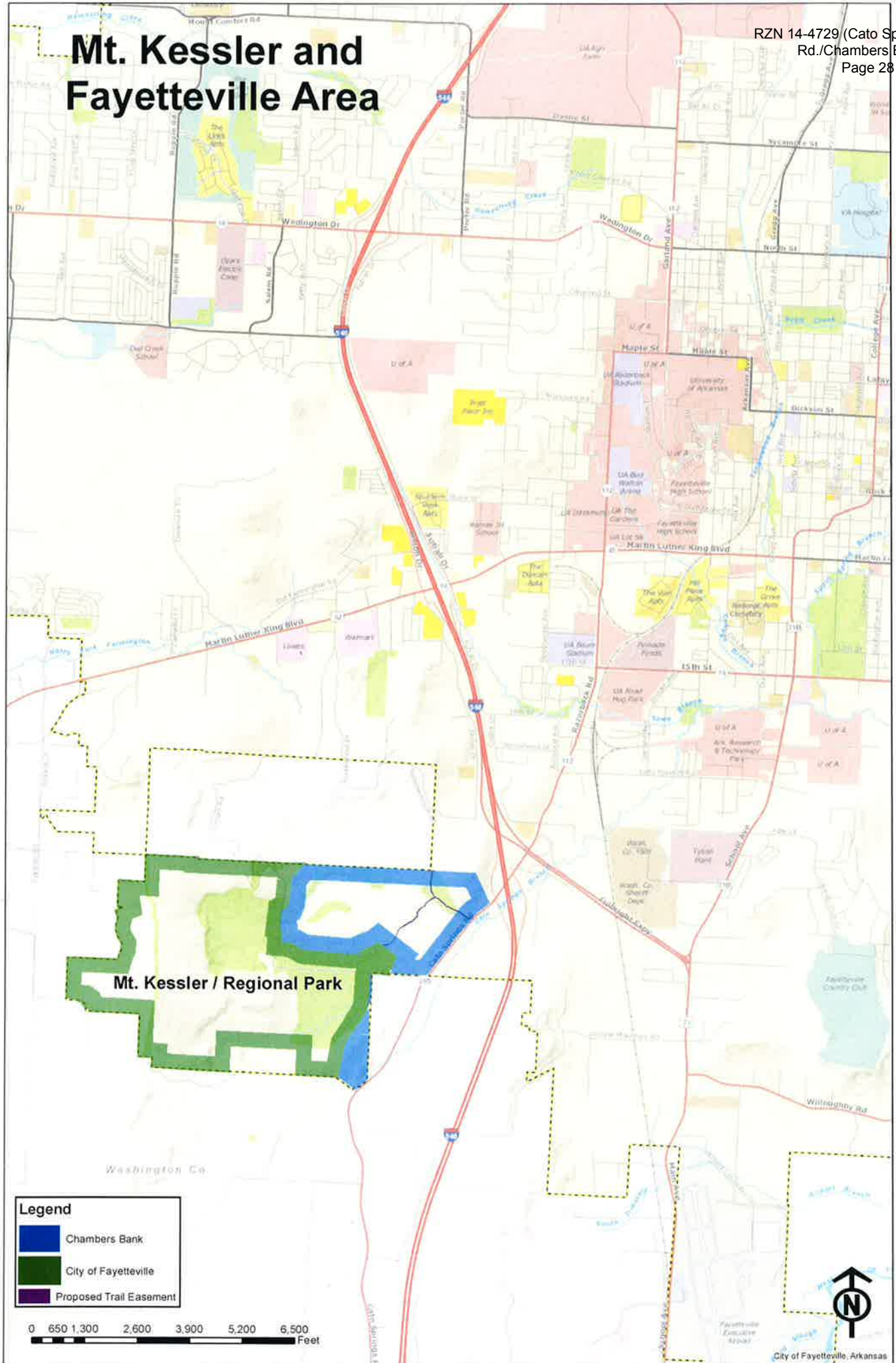
LEGEND

	PA-1A Towncenter Commercial Core 10.9 acres Average Density: 14 units/acre Minimum: 10 units/acre
	PA-1B Towncenter Mixed-Use 26.8 acres Average Density: 23 units/acre Minimum: 2 units/acre
	PA-1C Towncenter Lots 16 acres Average Density: 25 units/acre Minimum: 17 units/acre
	PA-2A Crescent Park Single-Family 60.9 acres Average Density: 6 units/acre Minimum: 5 units/acre
	PA-2B Crescent Park Apartment 42.5 acres Average Density: 20 units/acre Minimum: 10 units/acre
	PA-3A Kessler Mountain Bluff Single-Family 104.2 acres Average Density: 1.5 units/acre Minimum: 1 unit/acre
	P-3B Kessler Mountain Bluff Multi-Family 41.7 acres Average Density: 7 units/acre Minimum: 5 units/acre
	PA-3C Kessler Mountain Bluff Single-Family Cluster 50.2 acres Average Density: 3.5 units/acre Minimum: 2 units/acre
	PA-4A Park Knoll Single-Family 17.9 acres Average Density: 2.5 units/acre Minimum: 2 units/acre
	PA-4B Park Knoll Multi-Family 17.9 acres Average Density: 16 units/acre Minimum: 5 units/acre
	PA-5 Civic Facilities 21.3 acres Average Density: 1 unit/acre Minimum: 1 unit/acre
	PA-6A Regional Park 20.6 acres Average Density: 1 unit/acre Minimum: 1 unit/acre
	PA-6B Open Space Area 240.0 acres Average Density: 0 units/acre Minimum: 0 units/acre

Project Boundary
 Future Route of Shiloh Rd. Extension

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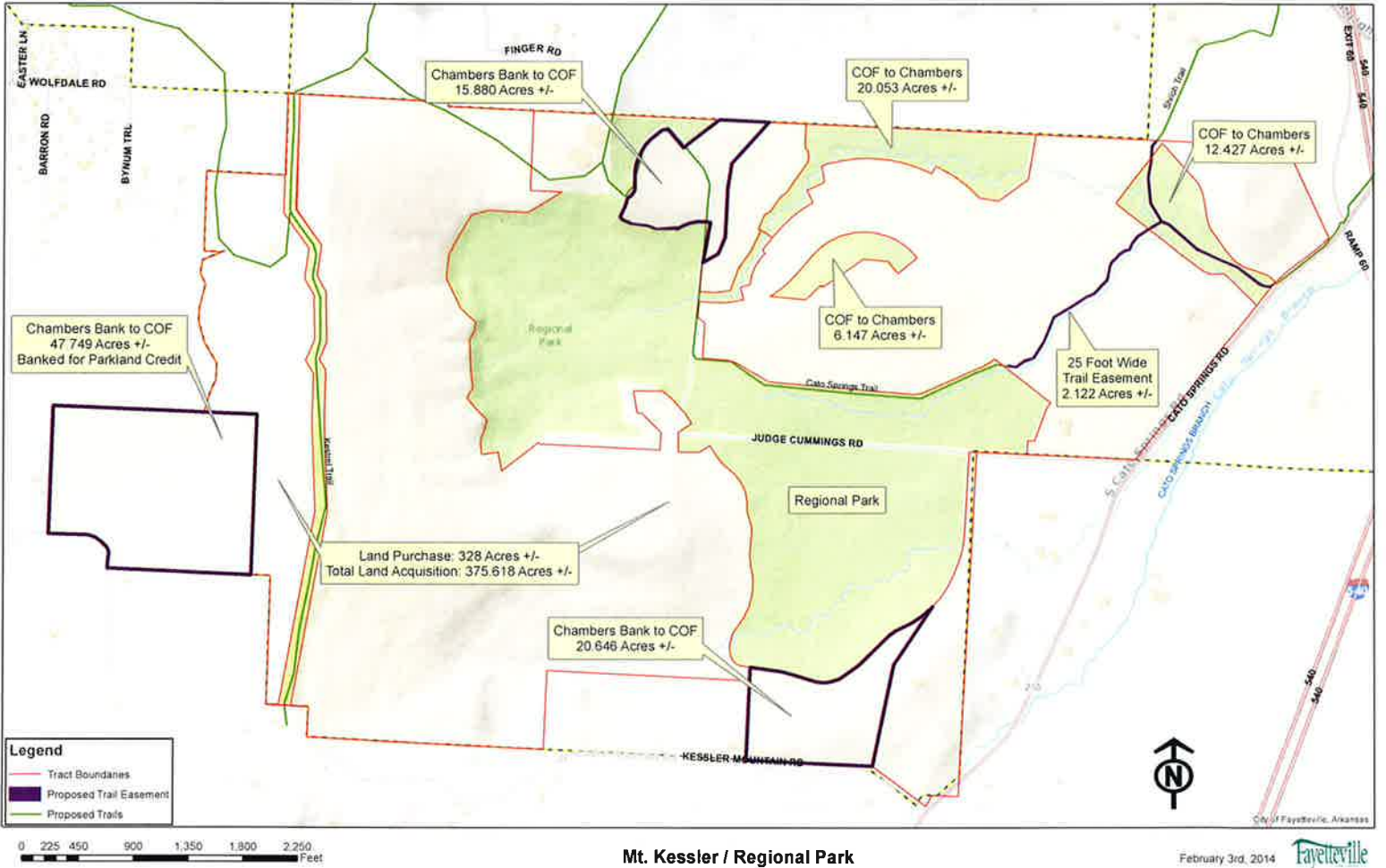
Mt. Kessler and Fayetteville Area



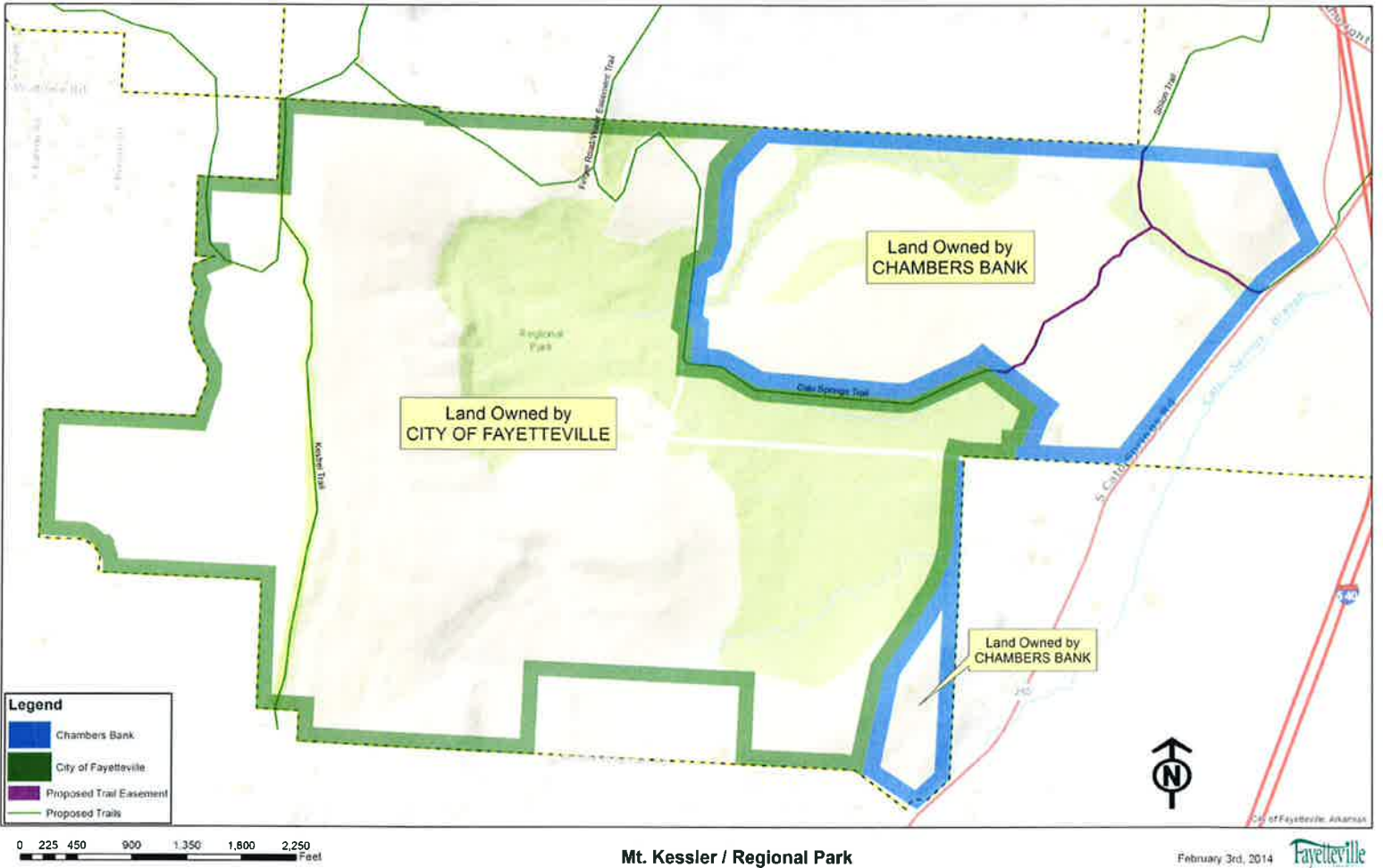
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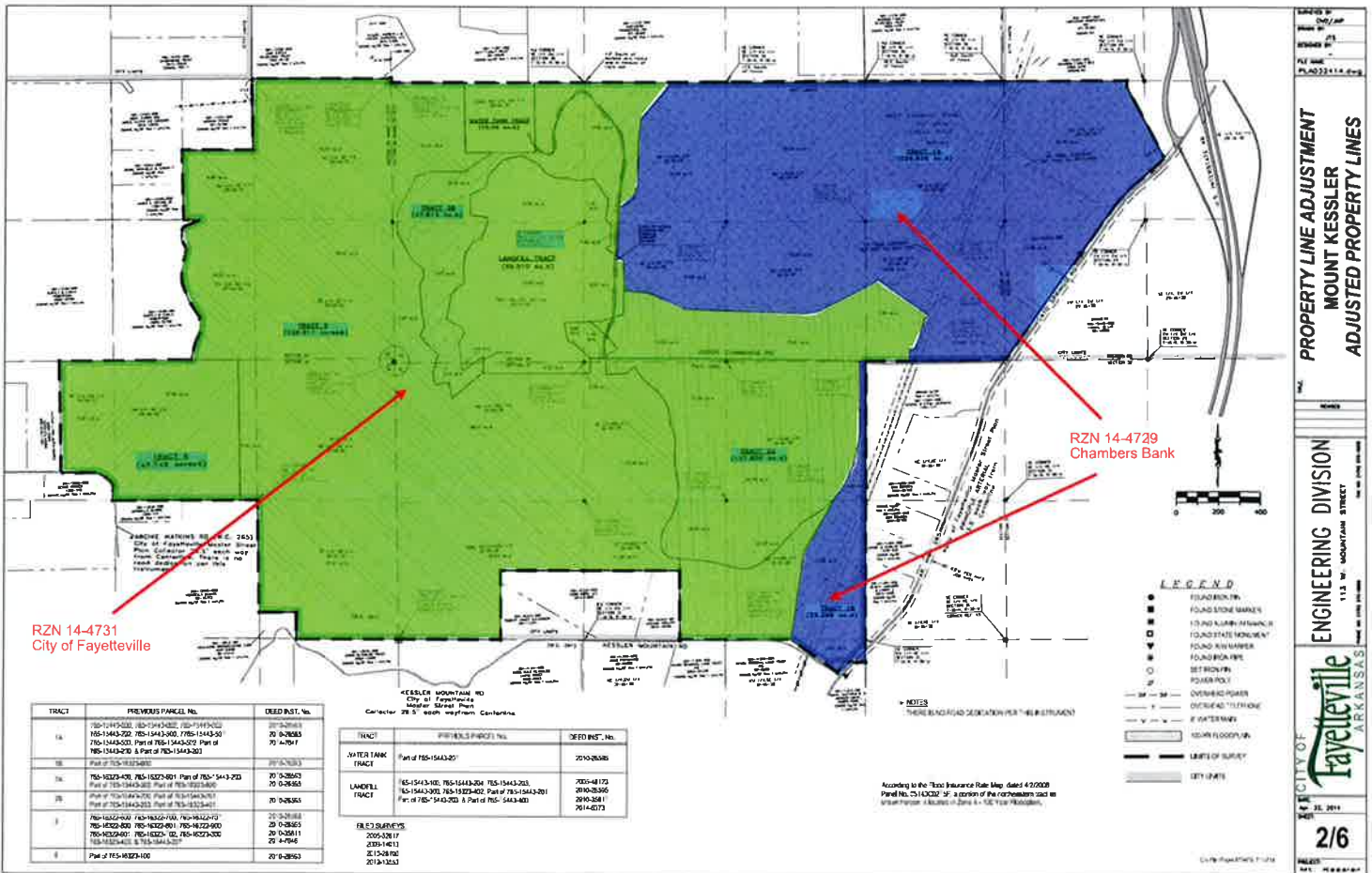
- Chambers Bank
- City of Fayetteville
- Proposed Trail Easement





Mt. Kessler / Regional Park





TRACT	PREVIOUS PARCEL No.	DEED INST. No.
1A	785-1443-002, 88-1543-002, 785-1443-002 785-1443-002, 785-1443-000, 785-1443-001 785-1443-001, Part of 785-1443-001, Part of 785-1443-001 & Part of 785-1443-001	2012-20689 2012-20688 2012-20687
1B	Part of 785-1443-001	2012-20686
1C	785-15273-001, 785-15273-001, Part of 785-1543-002 Part of 785-1543-002, Part of 785-15273-001	2012-20683 2012-20682
2A	Part of 785-1543-002, Part of 785-15273-001 Part of 785-1543-002, Part of 785-15273-001	2012-20685 2012-20684
3	785-16224-000, 785-16224-000, 785-16224-000 785-16224-000, 785-16224-000, 785-16224-000 785-16224-000, 785-16224-000, 785-16224-000	2012-20688 2012-20685 2012-20681
4	785-16224-000 & 785-16224-000	2012-20686

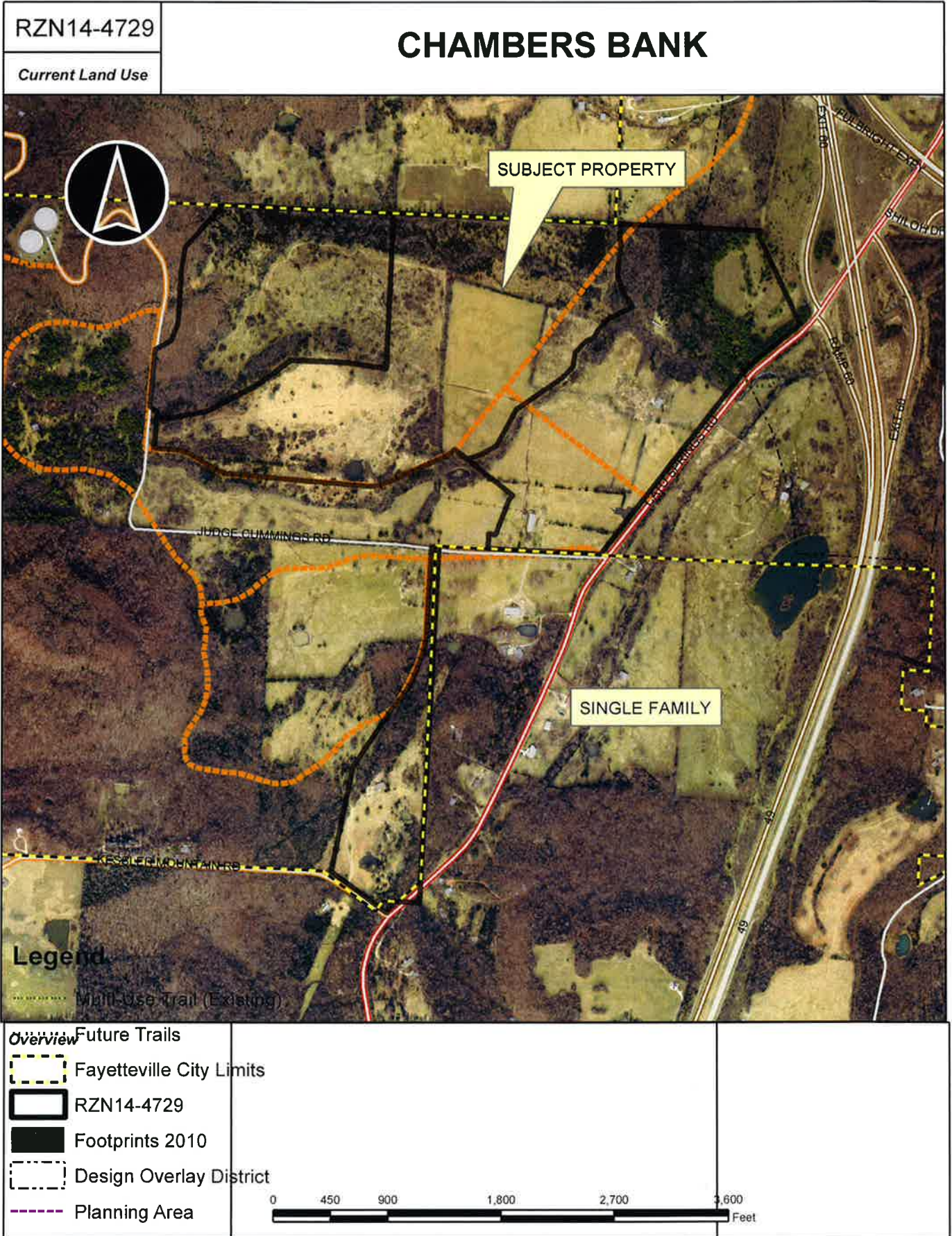
TRACT	PREVIOUS PARCEL No.	DEED INST. No.
WATER TANK TRACT	Part of 785-1543-001	2012-20686
LAMPELL TRACT	785-1543-000, 785-1543-000, 785-1543-000 785-1543-000, 785-1543-000, Part of 785-1543-001 Part of 785-1543-000 & Part of 785-1543-000	2002-04172 2002-03366 2002-03811 2012-20683
FELLS SUBDIVISION	2002-02617 2002-04172 2012-20682 2012-20683	

NOTES
 THESE BOUNDARY LINES ARE FOR INFORMATION ONLY
 According to the Flood Insurance Rate Map, dated 4/2/2009
 Parcel No. 2514322-35, a portion of the respondents' land is
 situated within a Special Flood Hazard Area (SFHA).

PROPERTY LINE ADJUSTMENT
 MOUNT KESSLER
 ADJUSTED PROPERTY LINES

ENGINEERING DIVISION
 113 W. MOUNTAIN STREET
 Fayetteville
 ARKANSAS

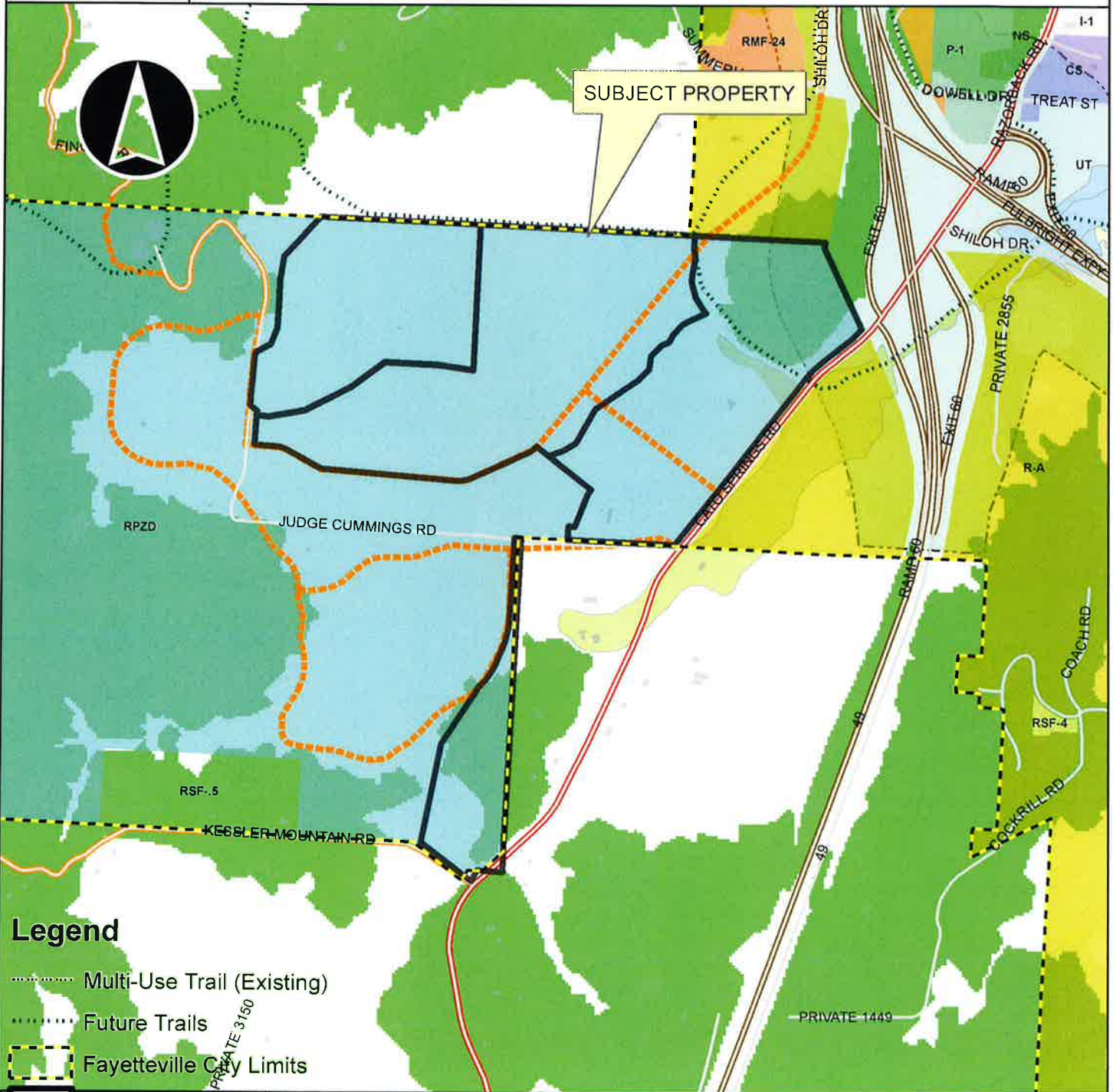
2/6



RZN14-4729

CHAMBERS BANK

Close Up View



Legend

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

Overview

RZN14-4729

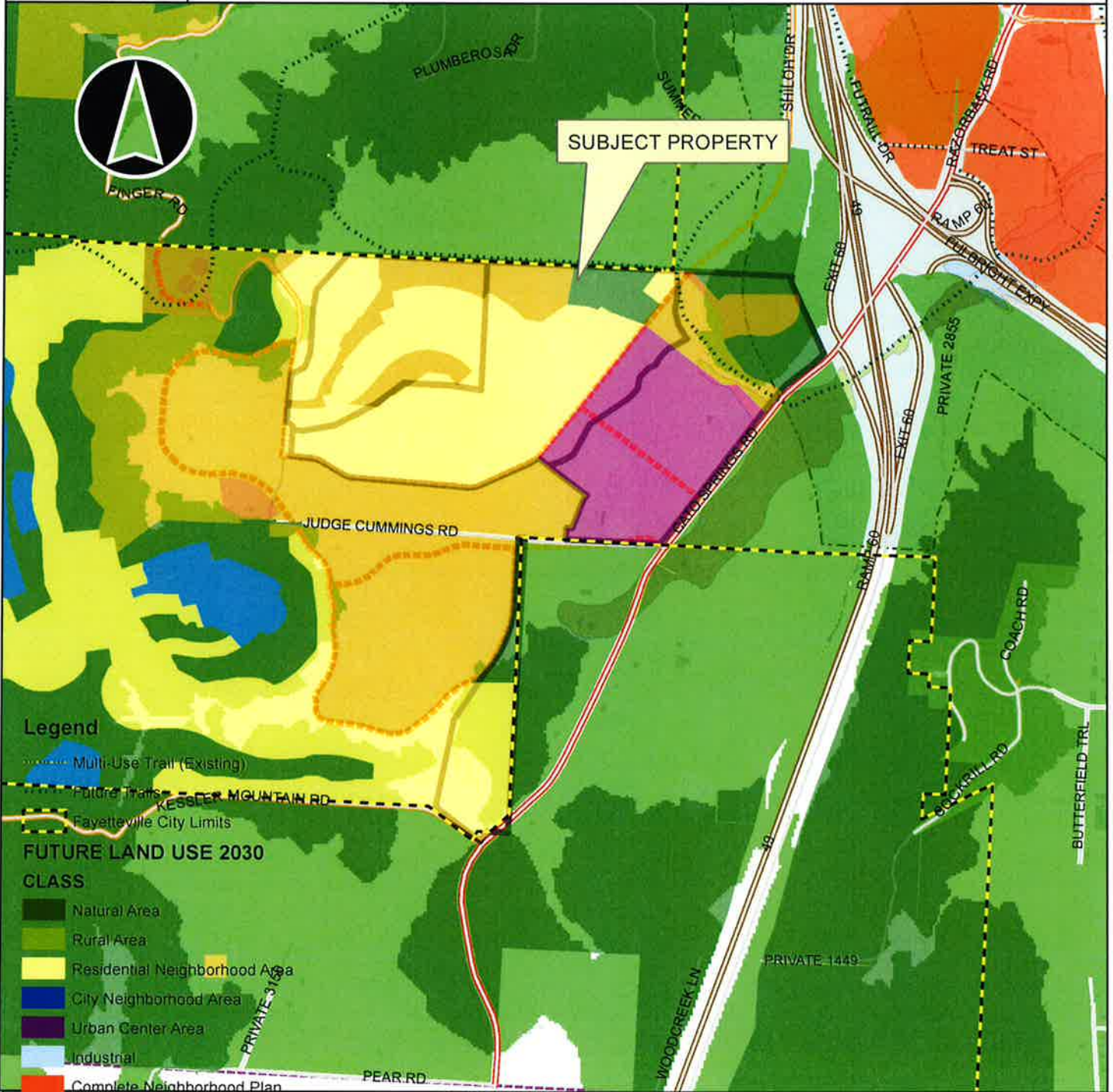
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



RZN14-4729

CHAMBERS BANK

Future Land Use



Legend

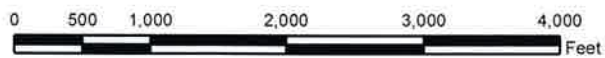
- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits

FUTURE LAND USE 2030

CLASS

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

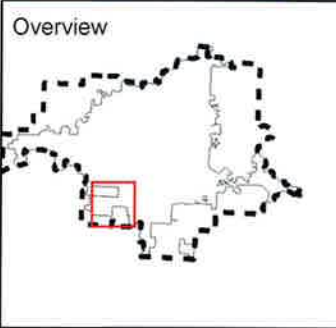
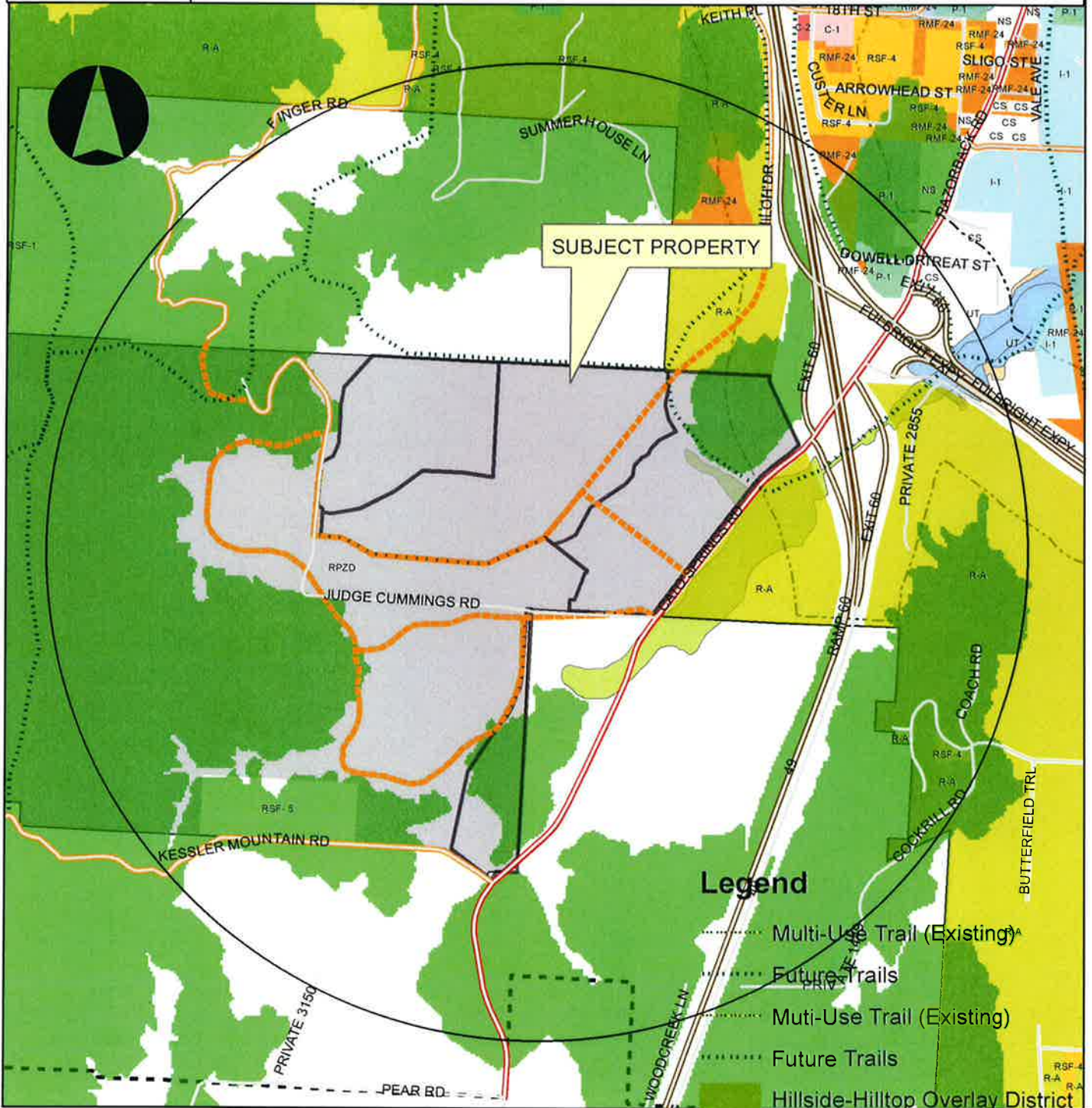
- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW
- RZN14-4729
- Design Overlay District
- Design Overlay District
- Planning Area



RZN14-4729

CHAMBERS BANK

One Mile View



<p>Legend</p> <p>Subject Property</p> <p>RZN14-4729</p> <p>Boundary</p>	<p>0 0.25 0.5</p> <p>1</p> <p>Miles</p>	<p>RZN14-4729</p> <p>Design Overlay District</p> <p>Planning Area</p> <p>Fayetteville</p>
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