

City of Fayetteville Staff Review Form

2014-0387

Legistar File ID

9/16/2014

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

Jesse Fulcher

8/14/2014

City Planning /
 Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 14-4803: Rezone (INTERSECTION OF CHAMPION AND WINDSWEPT DRIVES/SUMMIT PLACE S/D, 329):
 Submitted by BLEW AND ASSOCIATES for property located ALONG CHAMPION AND WINDSWEPT DRIVES. The
 property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 15.62 acres. The request is to
 rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

Budget Impact:

Account Number		Fund	
Project Number		Project Title	
Budgeted Item?	NA	Current Budget	\$ -
		Funds Obligated	\$ -
		Current Balance	\$ -
Does item have a cost?	No	Item Cost	
Budget Adjustment Attached?	NA	Budget Adjustment	
		Remaining Budget	\$ -

Previous Ordinance or Resolution # _____

ENTERED
8/28/14 JM

V20140710

Original Contract Number: _____

Approval Date: _____

Comments:

ENTERED
8/29/14 JM

[Handwritten signatures and dates]
 8-29-14
 Paul A. Butler 9-3-2014
 [Signature] 9-3-14
 [Signature]

CITY COUNCIL AGENDA MEMO

MEETING OF SEPTEMBER 16, 2014

TO: Fayetteville City Council

THRU: Andrew Garner, Planning Director

FROM: Jesse Fulcher, Senior Planner

DATE: August 26, 2014

SUBJECT: **RZN 14-4803: Rezone (INTERSECTION OF CHAMPION AND WINDSWEPT DRIVES/SUMMIT PLACE S/D, 329):** Submitted by BLEW AND ASSOCIATES for property located ALONG CHAMPION AND WINDSWEPT DRIVES. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 15.62 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

RECOMMENDATION:

The Planning Commission and City Planning Staff recommend approval of an ordinance to rezone the property to RSF-4, Residential Single-family, 4 Units/Acre

BACKGROUND:

The property is zoned NC, Neighborhood Conservation, and contains 15.62 acres within the overall 30.13 acres of the Summit Place subdivision. This subdivision is approximately 500 feet east of College Avenue on the south side of Township Street. The site is within the Hillside Hilltop Overlay District (HHOD), is heavily wooded and contains significant topography change.

The final plat for the Summit Place Subdivision was filed of record on January 22, 2008. This final plat created 50 single family lots. The property was rezoned in 2011 from RSF-4 to NC, Neighborhood Conservation and the property was re-platted into smaller lots in 2012, increasing the number of single family lots from approximately 50 to 123. Access is only currently available from Township Street.

City Plan 2030: Staff finds that the RSF-4 zoning district is consistent and compatible with surrounding land uses as well as the policies and goals of City Plan 2030. The City Plan 2030 Future Land Use Map designates this area as Residential Neighborhood Area. Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single family, multifamily and rowhouses. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features in the natural environment

Compatibility: The property is surrounded on three sides by residential development. The proposal to rezone the property back to RSF-4 will allow approximately half of the property to be continue to be developed for residential use consistent and compatible with surrounding land uses, albeit with larger lots sizes and front building setbacks instead of a build-to zone.

DISCUSSION:

On August 25, 2014 the Planning Commission forwarded this item to the City Council with a recommendation for approval with a vote of 8-0-0.

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 14-4803, FOR APPROXIMATELY 15.62 ACRES, LOCATED ALONG CHAMPION AND WINDSWEPT DRIVES FROM NC, NEIGHBORHOOD CONSERVATION, TO RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

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 NC, Neighborhood Conservation, to RSF-4, Residential Single Family, 4 Units per Acre, 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:

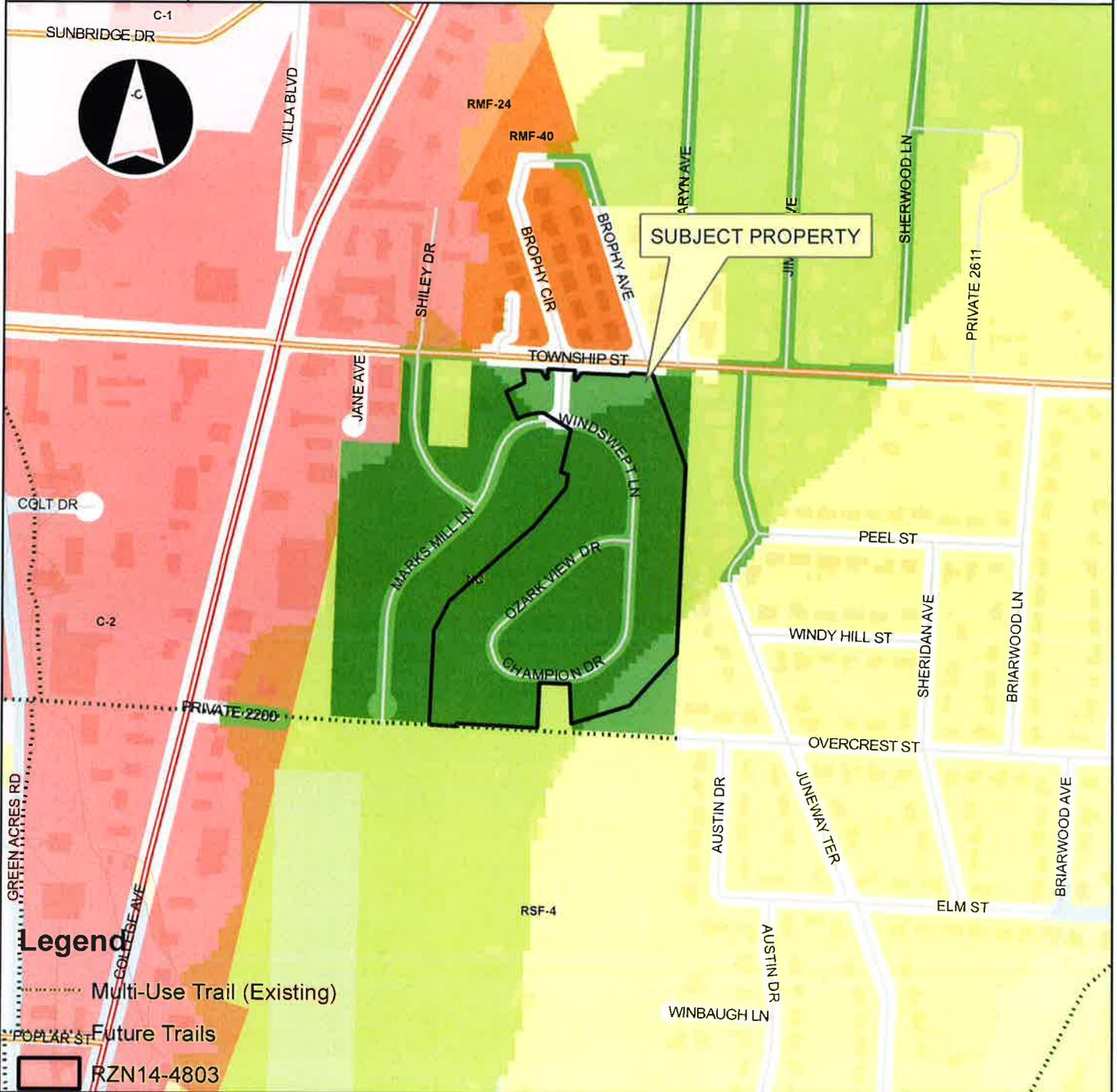
By: _____
LIONELD JORDAN, Mayor

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

RZN14-4803

SUMMIT PLACE S/D

Close Up View



Legend

- Multi-Use Trail (Existing)
- Future Trails
- RZN14-4803

- Overview Fayetteville City Limits
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area

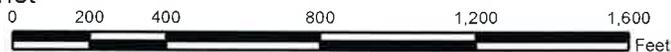


EXHIBIT "B"

SURVEY DESCRIPTION REZONED PROPERTY

A PART OF THE FRL. E1/2 OF THE NW1/4 OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 30 WEST, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHEAST CORNER OF SAID FRL. E1/2 OF THE NW1/4 AND RUNNING THENCE N02°37'38"E 15.78 FEET AND N87°02'18"W 454.49 FEET TO A 1/2" REBAR AND THE TRUE POINT OF BEGINNING;

THENCE N87°02'18"W 271.65 FEET TO A FOUND IRON PIN; THENCE S03°28'21"W 9.31 FEET TO A FOUND IRON PIN; THENCE N86°31'39"W 92.43 FEET TO A FOUND IRON PIN; THENCE N02°37'38"E 318.59 FEET TO A FOUND IRON PIN; THENCE N27°56'00"E 114.18 FEET TO A FOUND IRON PIN; THENCE N48°08'59"E 381.79 FEET TO A FOUND IRON PIN; THENCE N39°33'14"E 168.77 FEET TO A FOUND IRON PIN; THENCE N09°27'09"E 46.43 FEET TO A FOUND IRON PIN; THENCE N72°47'36"W 25.86 FEET TO A FOUND IRON PIN; THENCE N13°30'46"E 147.37 FEET TO A FOUND IRON PIN; THENCE N58°00'58"W 107.25 FEET TO A FOUND IRON PIN; THENCE ALONG A CURVE TO THE LEFT 91.79 FEET, HAVING A RADIUS OF 175.00 FEET (CHORD BEARING S77°36'01"W, CHORD LENGTH 90.75 FEET); THENCE N22°50'05"W 100.43 FEET TO A FOUND IRON PIN; THENCE N64°18'56"E 70.15 FEET TO A FOUND IRON PIN; THENCE N10°39'22"W 43.27 FEET TO A FOUND IRON PIN; THENCE S87°08'18"E 62.33 FEET TO A FOUND IRON PIN; THENCE S33°52'11"E 31.19 FEET TO A FOUND IRON PIN; THENCE S87°22'22"E 4.85 FEET TO A FOUND IRON PIN; THENCE N02°33'44"E 32.98 FEET TO A FOUND IRON PIN LOCATED ON THE SOUTH TOWNSHIP AVE RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY S87°08'18"E 90.17 FEET TO A FOUND IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING S02°51'42"W 32.61 FEET TO A FOUND IRON PIN; THENCE S87°22'22"E 4.85 FEET TO A FOUND IRON PIN; THENCE N39°07'27"E 30.50 FEET TO A FOUND IRON PIN; THENCE S87°08'18"E 157.48 FEET TO A FOUND IRON PIN; THENCE N30°36'03"E 9.04 FEET TO A FOUND IRON PIN LOCATED ON THE SOUTH TOWNSHIP AVE RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY S87°08'18"E 73.32 FEET TO A FOUND IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING S19°57'37"E 329.22 FEET TO A FOUND IRON PIN LOCATED ON THE EAST LINE OF SAID FRL 80 ACRE TRACT; THENCE ALONG SAID EAST LINE S02°37'38"W 640.98 FEET TO A FOUND IRON PIN; THENCE LEAVING SAID EAST LINE AND RUNNING S42°12'08"W 235.70 FEET TO A FOUND IRON PIN; THENCE S72°32'49"W 203.45 FEET TO A FOUND IRON PIN; THENCE N01°50'43"W 134.54 FEET TO A FOUND IRON PIN; THENCE 13.27 FEET ALONG CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET (CHORD BEARING N89°36'32"W, CHORD LENGTH 13.27 FEET); THENCE N87°22'22"W 89.50 FEET TO A FOUND IRON PIN; THENCE S02°37'38"W 153.68 FEET TO THE POINT OF BEGINNING. CONTAINING 15.62 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, Planning Director

FROM: Jesse Fulcher, Senior Planner

MEETING DATE: August 25, 2014 Updated August 26, 2014

SUBJECT: **RZN 14-4803: Rezone (INTERSECTION OF CHAMPION AND WINDSWEPT DRIVES/SUMMIT PLACE S/D, 329):** Submitted by BLEW AND ASSOCIATES for property located ALONG CHAMPION AND WINDSWEPT DRIVES. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 15.62 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN 14-4803** to City Council with a recommendation for approval.

BACKGROUND:

The property is zoned NC, Neighborhood Conservation, and contains 15.62 acres within the overall 30.13 acres of the Summit Place subdivision. This subdivision is approximately 500 feet east of College Avenue on the south side of Township Street. The site is within the Hillside Hilltop Overlay District (HHOD), is heavily wooded and contains significant topography change. The site transitions from 1,310 feet above mean sea level (AMSL) in the northwest corner to a hilltop located at 1,500 feet AMSL in the southeast corner of the site, an elevation change of approximately 200 feet. Slopes vary in percent gradient from 10% to greater than 20%. The final plat for the Summit Place Subdivision was filed of record on January 22, 2008. This final plat created 50 single family lots. The property was rezoned in 2011 from RSF-4 to NC, Neighborhood Conservation and the property was re-platted into smaller lots in 2012, increasing the number of single family lots by from approximately 50 to 123. Access is only currently available from Township Street. The surrounding zoning and land uses are depicted in *Table 1*.

Table 1 - Surrounding Zoning and Land Use

Direction from Site	Land Use	Zoning
North	Multi- and single-family residential; Commercial	RMF-40, Residential Multi-Family Forty Units Per Acre/C-2, Thoroughfare Commercial
South	Undeveloped, scattered residences	RSF-4, Residential Single-Family Four Units Per Acre
East	Single family residential	RSF-4, Residential Single-Family Four Units Per Acre
West	Commercial (College Avenue commercial corridor)	C-2, Thoroughfare Commercial

Request: The request is to rezone the property from NC, Neighborhood Conservation to RSF-4, Residential Single-family/4 Units per Acre. The applicant has stated that the rezoning will allow the property to be developed with a variety of lot sizes and some homes with deeper setbacks than the NC zoning district requires.

Public Comment: Staff has not received public comment.

INFRASTRUCTURE:

Streets: The site has two access points to Township Street, an improved Collector. Any improvements to this streets would be determined at time of development. A cost share for turn lane widening is anticipated.

Water: Public water is accessible to the site. An 8-inch water main exists in the public streets throughout the subdivision. All lots are served with water.

Sewer: Sanitary sewer is available to the site. An 8-inch sewer main exists in the streets and behind some downhill lots in the subdivision. All lots are served with sewer.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. This property is not affected by the 100-year floodplain or the Streamside Protection Ordinance. However, the majority of the project is located in the Hillside/Hilltop Overlay District.

Fire: This development will be protected by Engine 4 located at 3385 Plainview. It is 2 miles from the station with an anticipated response time of 5 minutes to the beginning of the development. The Fayetteville Fire Department does not feel this development will affect our calls for service or our response times.

Police: The Police Department did not express any concerns with this request.

CITY PLAN 2030 FUTURE LAND USE PLAN: *City Plan 2030 Future Land Use Plan designates this site as **Residential Neighborhood Area**. **Residential Neighborhood Areas** are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single family, multifamily and rowhouses. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features in the natural environment*

DISCUSSION:

FINDINGS OF THE STAFF

RECOMMENDATION: Staff recommends that RZN 14-4803 be forwarded to the City Council with a recommendation for approval.

PLANNING COMMISSION ACTION:	Required	<u>YES</u>	
Date: <u>August 25, 2014</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: <u>Cook</u>	Second: <u>Winston</u>	Vote: <u>8-0-0</u>	
CITY COUNCIL ACTION:	Required	<u>YES</u>	
Date: _____	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	

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: This property has been developed with utility and street infrastructure and subdivided into single family lots, and a few homes have been built or are in the process of being built in the neighborhood. The proposal to rezone the property back to RSF-4 will allow approximately half of the property to be continue to be developed for residential use consistent and compatible with surrounding land uses, albeit with larger lots sizes and front building setbacks instead of a build-to zone. The City Plan 2030 Future Land Use Map designates this area as Residential Neighborhood Area. This designation encourages a wide range housing types and staff finds that the proposed zoning is consistent with the Residential Neighborhood designation and the surrounding residential uses.

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

Finding: The proposed rezoning is justified based on the developer's desire to introduce a potentially different single family building and lot type than permitted under the current NC zoning. The developers' request in 2011 to rezone the property to NC was intended to generate interest in smaller more affordable lots, which has occurred. The applicant has indicated that development on these smaller lots has generated interest in building larger homes on larger lots on other portions of this subdivision. The current NC zoning designation does not permit homes to be set back from the road. The NC zoning requires homes to be built close to the street and into a build-to zone in contrast to what the developer has indicated is desired on this property.

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

Finding: The NC zoning permits up to 10 dwellings units per acre and the RSF-4 zoning district permits up to four dwelling units per acre, reducing the potential traffic generation from this subdivision with this rezoning.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: Rezoning the property from NC to RSF-4 will reduce the allowable density from 10 units/acre to four units/acre. The rezoning would reduce the load on public services. The Police and Fire Departments have expressed no objections to the proposal.

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:

- Unified Development Code sections 161.07 & 161.26
- Request Letter
- Site Plan
- One Mile Map
- Close Up Map
- Current Land Use Map
- Future Land Use Map

161.07 District RSF-4, Residential Single-Family – Four Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted uses.*

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

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cottage Housing Development

(C) *Density.*

	Single-family dwellings	Two-family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and area regulations.*

	Single-family dwellings	Two-family dwellings
Lot minimum width	70 ft.	80 ft.
Lot area minimum	8,000 sq. ft.	12,000 sq.-ft.
Land area per dwelling unit	8,000 sq. ft.	6,000 sq. ft.
Hillside Overlay District Lot minimum width	60 ft.	70 ft.
Hillside Overlay District Lot area minimum	8,000 sq. ft.	12,000 sq.-ft.
Land area per dwelling unit	8,000 sq. ft.	6,000 sq. ft.

(E) *Setback requirements.*

Front	Side	Rear
15 ft.	5 ft.	15 ft.

(F) *Building height regulations.*

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

(G) *Building area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 4858, 4-18-06; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11)

161.26 Neighborhood Conservation

(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.

(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.

(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)



Blew & Associates, P.A.

Civil Engineers

Professional Land Surveyors

524 W. Sycamore Street Suite #4 Fayetteville, AR 72703
PH: 479-443-4506 * FAX: 479-582-1883
<http://www.blewinc.com>

July 16, 2014

Planning Commission Members

RE: Summit Place Re-Zoning

TMS Development, Inc is proposing to re-zone the Eastern half of the existing Summit Place Subdivision, from its current zoning of NC (Neighborhood Conservation) back to its original zoning of RSF-4. The previous rezoning of the property from RSF-4 to NC was at the owners request to generate interest in smaller more affordable lots, this rezoning was accepted by the City in 2011, part of that rezoning was to allow for phased development to help the developer incur costs at a later date. That rezoning spurred an interest in the property, as they have begun building houses in Phase I of the subdivision which has been recorded and Final Platted. This interest however has also spurred interest for larger houses, that are possibly set back farther from the road than what the current NC zoning allows.

To allow for both types of housing to continue, and to have a smooth transition no changes are being requested to the property or its current NC zoning West of and not connected to Marwood Ave. This includes Lots 1-8 and 99-112 (22 Lots) of the Summit Place Preliminary Re-Plat that will be final platted at a later date (See EX1). The request for rezoning of the Property East of and connected to the Marwood Ave Entrance to RSF-4 includes lots 9-81 (72 Lots) of the Summit Place Preliminary Re-plat or Lots 1 and 22-50 of the original Summit Place Final Plat (Less Lot 32 which has never changed) or 28 Lots with water & sewer already in place (See EX2). The proposed lots will be similar to the original lots along the front, except the required right-of-way will be provided. Part of the original rezoning the owner established a conservation easement at the rear of all the Lots, this was obviously tied to the increased density but will not be included in this proposed RSF-4 zoning as the larger houses will be set farther back from the Right-of-Way. Vegetation densities will remain in tact though as the number of Lots have dropped significantly in this Zoning area.

As is shown on the attached zoning map it fits in quite well as it was originally zoned RSF-4. The proposed zoning will be a benefit relating to traffic as it is 44 less lots

than the proposed Re-Plat. We will gladly work with the City on any assurances they need to move this re-zoning forward.

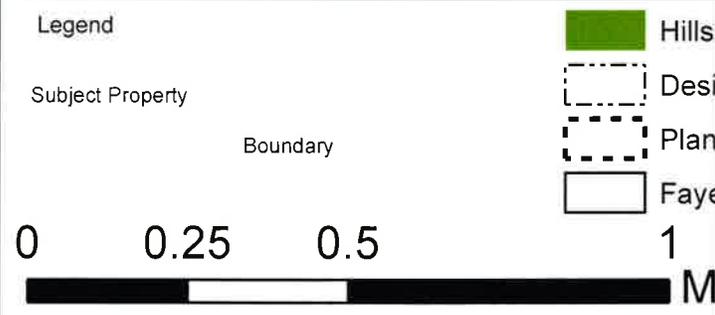
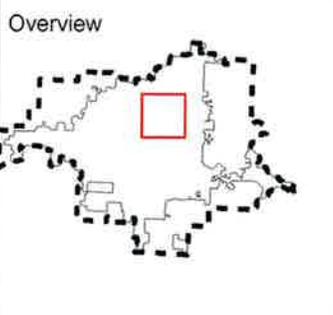
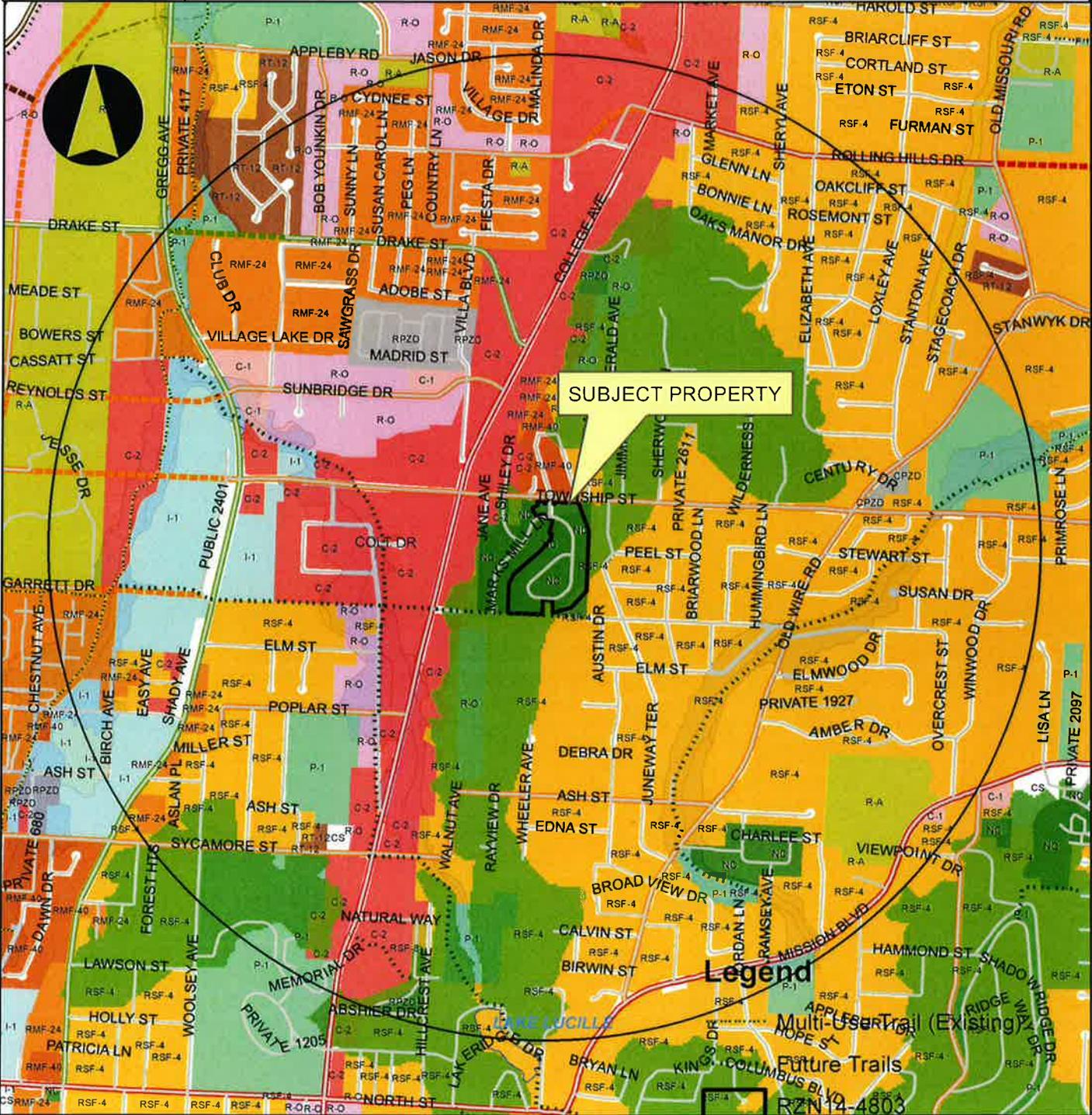
Regards,

Eric Heller
Blew & Associates, PA
479-443-4506
eric@blewinc.com

RZN14-4803

SUMMIT PLACE S/D

One Mile View



Legend

- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area
- Fayetteville

Multi-Use Trail (Existing)

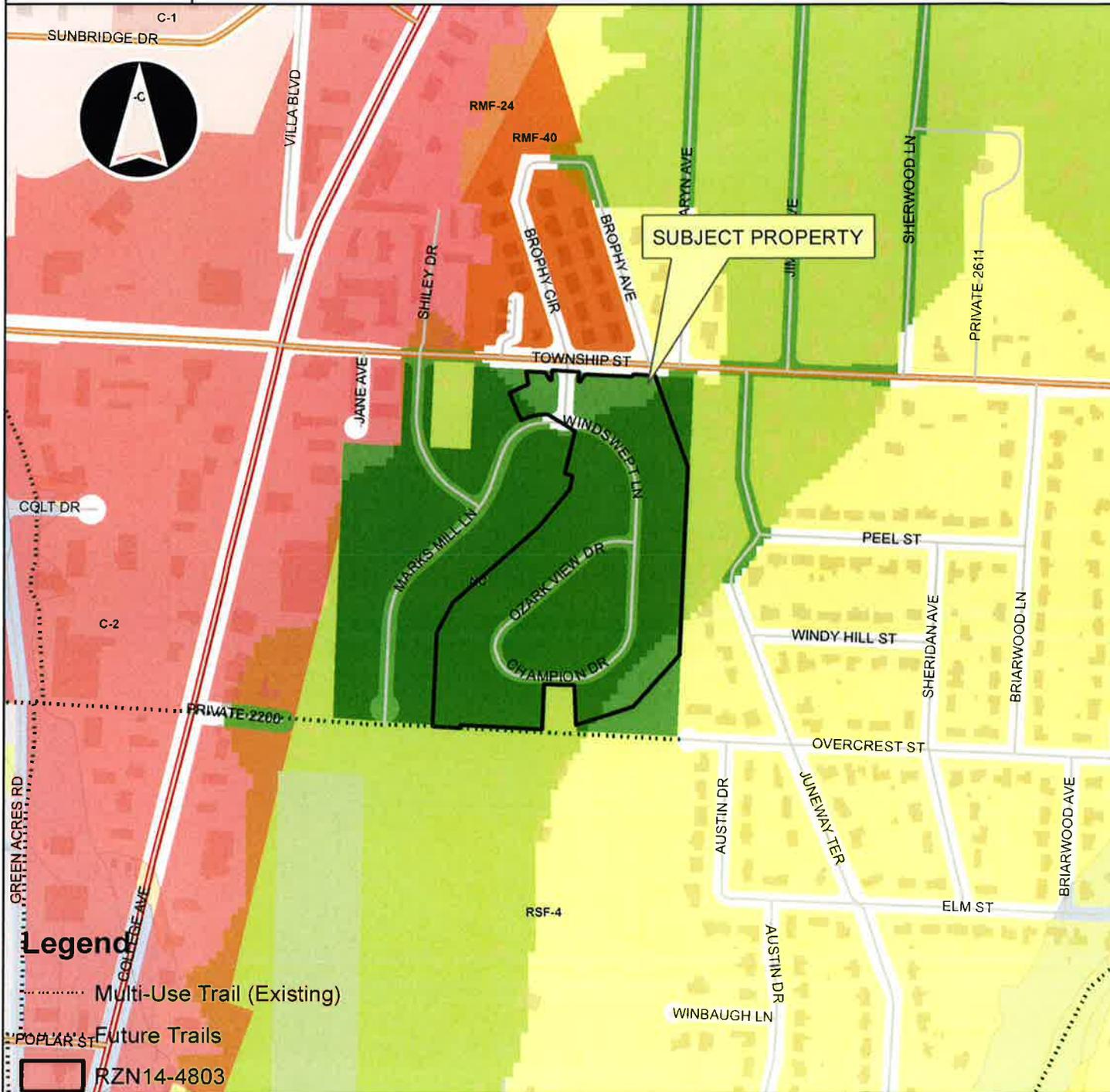
Future Trails

RZN14-4803

RZN14-4803

SUMMIT PLACE S/D

Close Up View



Legend

- Multi-Use Trail (Existing)
- Future Trails
- RZN14-4803

- Fayetteville City Limits
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
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- Planning Area



RZN14-4803

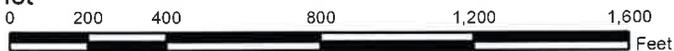
SUMMIT PLACE S/D

Current Land Use



Overview RZN14-4803

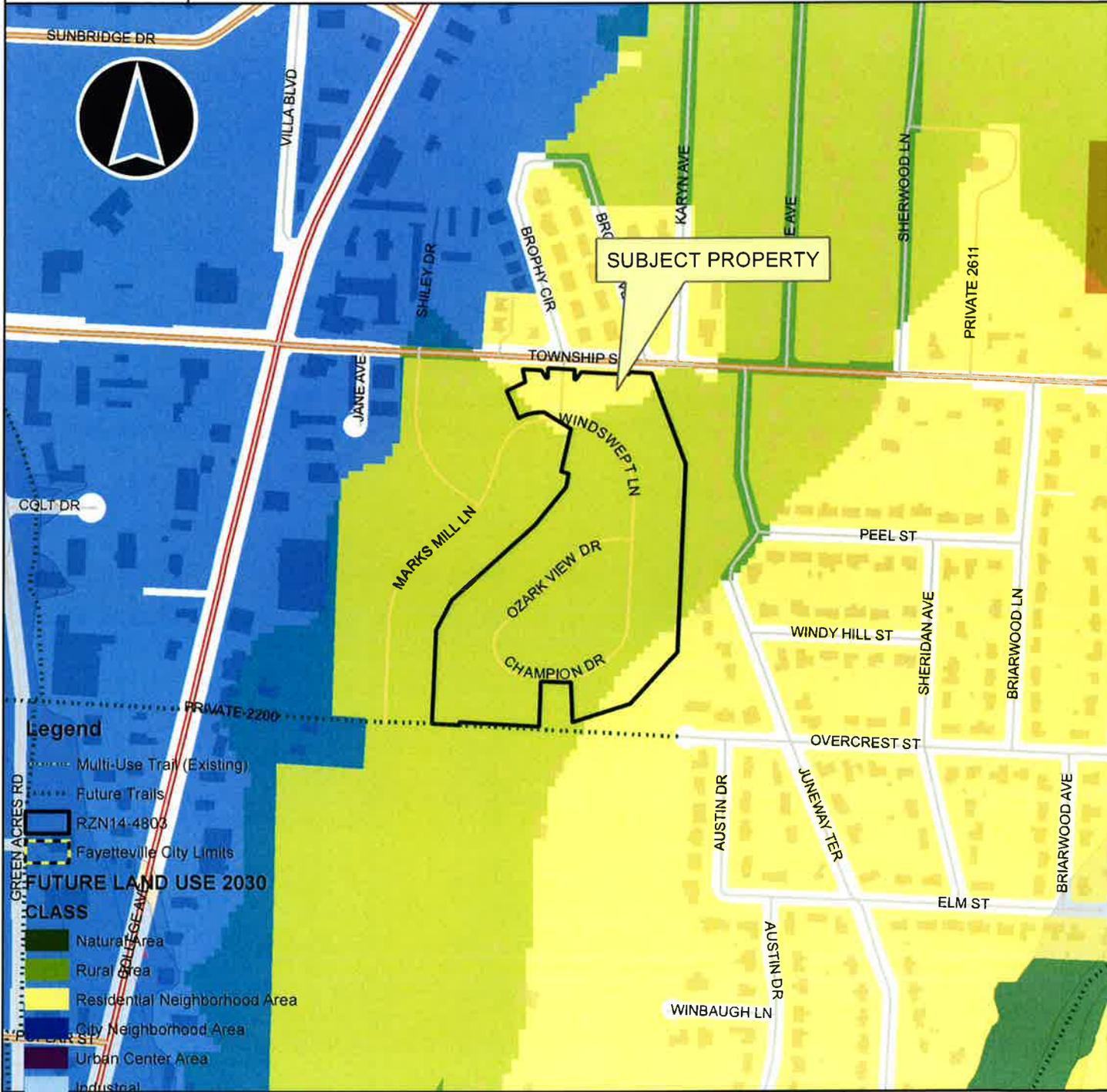
- Fayetteville City Limits
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- Planning Area



RZN14-4803

SUMMIT PLACE S/D

Future Land Use



Legend

- Multi-Use Trail (Existing)
- Future Trails
- RZN14-4803
- 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
- Design Overlay District
- Design Overlay District
- Planning Area

