



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
479-575-8323 TDD -
479-521-1316

Text File

File Number: 2014-0455

Agenda Date: 11/6/2014

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Ordinance

Agenda Number: C. 1

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 14-4848, FOR APPROXIMATELY 0.29 ACRES, LOCATED AT 940 WEST MAPLE STREET FROM P-1, INSTITUTIONAL, TO RMF-40, RESIDENTIAL MULTI FAMILY, 40 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 P-1, Institutional, to RMF-40, Residential Multi Family, 40 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.

City of Fayetteville Staff Review Form

2014-0455

Legistar File ID

11/6/2014

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

Jesse Fulcher

10/14/2014

City Planning /
 Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 14-4848: Rezone (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444): Submitted by DEVELOPMENT CONSULTANTS for property located at 940 WEST MAPLE ST. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.29 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI FAMILY, 40 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	\$ -

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF NOVEMBER 6, 2014

TO: Fayetteville City Council

THRU: Andrew Garner, Planning Director

FROM: Jesse Fulcher, Senior Planner

DATE: October 14, 2014

SUBJECT: **RZN 14-4848: Rezone (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444):** Submitted by DEVELOPMENT CONSULTANTS for property located at 940 WEST MAPLE ST. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.29 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE.

RECOMMENDATION:

The Planning Commission and City Planning staff recommend approval of an ordinance to rezone the property to RMF-40, Residential Multi-family, 40 Units/Acre

BACKGROUND:

The subject property is located at the northwest corner of Maple Street and Oakland Avenue and is developed with the Chi Omega sorority house. The property is split-zoned with the south half being zoned RMF-40 and the north half zoned P-1, Institutional. A sorority house (multi-family housing) is not a permitted use in the Institutional zoning district.

Compatibility: The RMF-40 zoning district encourages an urban building format by utilizing a build-to zone requirement instead of a conventional building setback requirement provided in the P-1 zoning district. The RMF-40 zoning district encourages building entrances that address the street and provides housing within walking distance of a university and several shopping opportunities. In staff's opinion, the RMF-40 zoning district is an appropriate zoning designation for this property, consistent with the City Neighborhood Areas designation and compatible with surrounding development patterns, including the University of Arkansas campus and on and off-campus student housing.

*City Plan 2030 Future Land Use Plan designates this site as **City Neighborhood Area**. **City Neighborhood Areas** are more densely developed than residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single-family to multi-family. Non-residential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.*

City Neighborhood Areas encourage complete, compact, and connected neighborhoods and are intended to serve the residents of Fayetteville, rather than a regional population. While they encourage dense development patterns, they do recognize existing conventional strip commercial developments and their potential for future redevelopment in a more efficient urban layout.

DISCUSSION:

On October 13, 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 14-4848, FOR APPROXIMATELY 0.29 ACRES, LOCATED AT 940 WEST MAPLE STREET FROM P-1, INSTITUTIONAL, TO RMF-40, RESIDENTIAL MULTI FAMILY, 40 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 P-1, Institutional, to RMF-40, Residential Multi Family, 40 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

RZN14-4848

CHI OMEGA HOUSE

Close Up View



Legend

..... Multi-Use Trail (Existing)

..... Future Trails

□ RZN14-4848

Overview □ Fayetteville City Limits

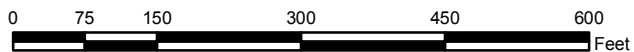
■ Footprints 2010

■ Hillside-Hilltop Overlay District

□ Design Overlay District

□ Design Overlay District

--- Planning Area



REZONE PROPERTY DESCRIPTION:

Lots Numbered Ten (10), and Eleven (11) in H.C. Evins Subdivision of Part of Blocks Three (3) and Four (4) in Oakland Place, an addition to the City of Fayetteville, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk of Washington County, Arkansas.



PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, Planning Director

FROM: Jesse Fulcher, Senior Planner

MEETING DATE: ~~October 6, 2014~~ Updated October 16, 2014

SUBJECT: **RZN 14-4848: Rezone (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444):** Submitted by DEVELOPMENT CONSULTANTS for property located at 940 WEST MAPLE ST. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.29 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN 14-4848** to the City Council with a recommendation for approval.

BACKGROUND:

The subject property is located at the northwest corner of Maple Street and Oakland Avenue and is developed with the Chi Omega sorority house. The property is split-zoned with the south half being zoned RMF-40 and the north half zoned Institutional. A sorority house (multi-family housing) is not a permitted use in the Institutional zoning district. 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	Sorority House	P-1, Institutional & RMF-40
South	University of Arkansas	P-1, Institutional
East	Sorority House	P-1, Institutional
West	Collegiate Ministry	RMF-40

Request: The request is to rezone the north half of the property to RMF-40, Residential Multi-family, 40 units per acre.

Public Comment: Staff has not received any public comments.

INFRASTRUCTURE:

Streets: The site has two access points to Maple Street, Oakland Avenue and a public alley. Maple and Oakland are fully improved streets. The alley is paved without any other improvements. Any improvements to these streets will be determined at the time of development.

- Water:** There is public water accessible to the site. There is a 6-inch water main along Maple Street and a 2-inch line along Oakland Avenue.
- Sewer:** There is sanitary sewer available to the site. There is an 8-inch sewer main along the alley and along Maple Street.
- 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.
- Fire:** This development will be protected by Engine 2 located at 708 N. Garland Avenue. It is 1 mile from the station with an anticipated response time of 2 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 **City Neighborhood Area**. **City Neighborhood Areas** are more densely developed than residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single-family to multi-family. Non-residential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.*

City Neighborhood Areas encourage complete, compact, and connected neighborhoods and are intended to serve the residents of Fayetteville, rather than a regional population. While they encourage dense development patterns, they do recognize existing conventional strip commercial developments and their potential for future redevelopment in a more efficient urban layout.

Guiding Policies:

- a. Protect adjoining properties from the potential adverse impacts associated with non-residential uses adjacent to and within residential areas with proper mitigation measures that address scale, massing, traffic, noise, appearance, lighting, drainage, and effects on property values.
- b. Provide non-residential uses that are accessible for the convenience of individuals living in residential districts and where compatibility with existing desirable development patterns occurs.
- c. Reduce the length and number of vehicle trips generated by residential development by enhancing the accessibility to these areas; encourage walkability as part of the street function.

Neighborhood shopping should be within walking distance of residential use, or approximately one-quarter mile.

- d. Encourage developers to designate and plan for mixed-use corners at the time of approval to properly plan for accessibility to these areas.
- e. Encourage pedestrian-friendly, mixed-use buildings through the use of transparent glass for commercial uses at street level and building entrances that address the street.
- f. Encourage a block-and-street layout that promotes walkable, cyclist-friendly road designs with slow design speeds.
- g. Encourage mixed-use development that is sensitive to surrounding residential uses and allows for day and night utilization of available parking.
- h. Utilize principles of traditional residential urban design to create compatible, livable and accessible neighborhoods.
- i. Encourage properties to redevelop in an urban form.
- j. Protect and restore Fayetteville's outstanding residential architecture of all periods and styles.
- k. Utilize the Master Street Plan and incorporate bike lanes, parkways and landscaped medians to preserve the character of the City and enhance the utilization of alternative modes of transportation.
- l. Manage non-residential development within and adjoining residential neighborhoods to minimize nuisances.
- m. Minimize through traffic on minor residential streets, while providing connections between neighborhoods to encourage openness and neighborliness.

Finding: The RMF-40 zoning district encourages an urban building format by utilizing a build-to zone requirement instead of a conventional building setback requirement provided in the P-1 zoning district. The RMF-40 zoning district encourages building entrances that address the street and provides housing within walking distance of a university and several shopping opportunities. In staff's opinion, the RMF-40 zoning district is an appropriate zoning designation for this property and consistent with the City Neighborhood Areas designation.

DISCUSSION:

FINDINGS OF THE STAFF

RECOMMENDATION: Staff recommends forwarding **RZN 14-4848** to the City Council with a recommendation for approval.

PLANNING COMMISSION ACTION:	Required	<u>YES</u>	
Date: <u>October 13, 2014</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: <u>Winston</u>	Second: <u>Honchell</u>	Vote: <u>8-0-0</u>	
CITY COUNCIL ACTION:	Required	<u>YES</u>	
Date: <u>November 6, 2014</u>	<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: Rezoning the property to RMF-40 is consistent with land use planning objectives and policies. The property is currently utilized for multi-family housing and is surrounded by a number of other multi-family buildings. The property is across the street from the University of Arkansas, so denser residential development is very appropriate in this area. In staff's opinion, the RMF-40 zoning district is consistent with the existing neighborhood character and with the historical use of the property, which was developed for the Chi Omega house in the 1930's.

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

Finding: Rezoning the property to RMF-40 is needed at this time. The Chi Omega Chapter is considering remodeling and expanding the existing building. However, a sorority house is not a permitted use in the P-1 zoning district, so the expansion is not permitted. Rezoning the property to RMF-40 is consistent with the use of the property, compatible with surrounding properties and uses and will allow the owners to update their building. In staff's opinion the rezoning is justified at this time.

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

Finding: Rezoning the property will align the land use with the underlying zoning. In staff's opinion the rezoning will have a negligible impact on traffic and congestion.

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

Finding: As noted above, rezoning the property to RMF-40 aligns the land use with the underlying zoning designation. The use of the property will not change, so there should be no undesirable increases on public services. The Police and Fire Departments have not expressed any concerns with the rezoning 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 161.15 & 161.29
- Request Letter
- Site Plan
- Fire response letter
- City Plan 2030 – City Neighborhood Areas
- One Mile Map
- Close Up Map
- Current Land Use Map
- Future Land Use Map

TITLE XV UNIFIED DEVELOPMENT CODE

161.15 District RMF-40, Residential Multi-Family – Forty Units Per Acre

(A) *Purpose.* The RMF-40 Multi-family Residential District is designated to protect existing high density multi-family development and to encourage additional development of this type where it is desirable.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-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 44	Cottage Housing Development

(2) *Conditional uses.*

Unit 2	City-wide uses by CUP
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12	Limited business
Unit 24	Home occupation
Unit 25	Professional offices
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	40 or less
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(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Manufactured home park	100 ft.
Lot within a manufactured home park	50 ft.
Single-family	60 ft.
Two-family	60 ft.
Three or more	90 ft.
Professional offices	100 ft.

(2) *Lot area minimum.*

Manufactured home park	3 acres
Lot within a manufactured home park	4,200 sq. ft.
Townhouses: Development	10,000 sq. ft.
Individual lot	2,500 sq. ft.
Single-family	6,000 sq. ft.
Two-family	6,500 sq. ft.
Three or more	8,000 sq. ft.

Fraternity or Sorority	1 acre
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(3) *Land area per dwelling unit.*

Manufactured home park	3,000 sq. ft.
Townhouses & Apartments	
No bedroom	1,000 sq. ft.
One bedroom	1,000 sq. ft.
Two or more bedrooms	1,200 sq. ft.
Fraternity or Sorority	500 sq. ft. per resident

(E) *Setback requirements.*

Front	Side	Rear
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 ft.	20 ft.

Cross reference(s)--Variance, Ch. 156.

(F) *Building height regulations.*

Building Height Maximum	30/45/60 ft.*
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*A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of 30 feet, between 10-20 feet from the master street plan right-of-way a maximum height of 45 feet and buildings or portions of the building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 60 feet.

Any building which exceeds the height of 20 feet shall be set back from any side boundary line of an adjacent single family district, an additional distance of one foot for each foot of height in excess of 20 feet.

(G) *Building area.* None.

(H) *Minimum buildable street frontage.* 50% of the lot width.

(Code 1965, App. A., Art. 5(IV); Ord. No. 2320, 4-5-77; Ord. No. 2700, 2-2-81; Ord. No. 1747, 6-29-70; Code 1991, §160.034; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 5028, 6-19-07; Ord. 5224, 3-3-09; Ord. 5262, 8-4-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14)

TITLE XV UNIFIED DEVELOPMENT CODE

161.29 District P-1, Institutional

(A) *Purpose.* The Institutional District is designed to protect and facilitate use of property owned by larger public institutions and church related organizations.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and area regulations.* None.

(E) *Setback regulations.*

Front	30 ft.
Front, if parking is allowed between the right-of-way and the building	50 ft.
Side	20 ft.
Side, when contiguous to a residential district	25 ft.
Rear	25 ft.
Rear, from center line of public alley	10 ft.

(F) *Height regulations.* There shall be no maximum height limits in P-1 Districts, provided, however, that any building which exceeds the height of 20 feet shall be set back from any boundary line of any residential district a distance of one foot for each foot of height in excess of 20 feet.

(G) *Building area.* On any lot the area occupied by all buildings shall not exceed 60 % of the total area of such lot.

(Code 1965, App. A., Art. 5(XI); Ord. No. 2603; Ord. No. 2603, 2-19-80; Ord. No. 2621, 4-1-80; Ord. No. 1747, 6-29-70; Code 1991, §160.042; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 5073, 11-06-07; Ord. 5195, 11-6-08; Ord. 5312, 4-20-10)

**Written request and narrative to accompany Rezone Application
Lots 10 & 11, H.C. Evins Subdivision of Part of Blocks 3 & 4 of Oakland Place Addition
City of Fayetteville, Arkansas.**

To: The Fayetteville City Planning Commission and
The Fayetteville City Council

On behalf of the land owner, Chi Omega Psi Chapter Corporation, I am petitioning the Fayetteville City Planning Commission and the Fayetteville City Council to Rezone Lots 10 & 11 of H.C. Evins Subdivision of Part of Blocks 3 & 4 of Oakland Place Addition in the City of Fayetteville, Arkansas from a P-1 Institutional District to a RMF-40 Multi-Family District.

Said Lots 10 & 11 are the northerly portion of the Chi Omega property located at 940 West Maple Street, at the intersection of Oakland Ave. This entire property also includes Lots 3 & 4 of H.C. Evins Subdivision of Part of Blocks 3 & 4 of Oakland Place Addition, and Lot 12 of Block 3 of Oakland Place Addition; all of which are described together as a single property filed at Deed Book 1288, Page 168. This property consists of Assessor Parcels 765-09137-000 (Lot 12) & 765-09148-000 (Lots 3, 4, 10, & 11). This land is not planned to be sold at this time.

This Rezone is being requested to make the entire property one single zone that conforms to the use of the property. The subject property is currently split zoned; with the southerly three lots zoned as RMF-40 and the northerly two lots zoned as P-1. The zoning line cuts thru the existing multi-family building on site. The adjoining property to the north is owned by the University of Arkansas and is zoned P-1, as well as the properties east across Oakland Ave and south across Maple Street. The adjoining properties to the west are owned by the Arkansas State Baptist Convention and are zoned RMF-40.

P-1 Institutional Districts are designed to protect and facilitate use of property owned by larger public institutions and church related organizations. In this area, the University of Arkansas lands are typically zoned P-1 and non-University lands typically are not. The Chi Omega property was acquired in 1925 & 1938 and has never been owned by the University of Arkansas. It has historically been used as multi-family and is intended to remain a multi-family use.

By Rezoning the property to RMF-40, this would bring the entire property into a single zone that conforms with the historical use of the property, future use of the property, and similar zoning of all other non-University properties in this area. Current land use of this property is residential, which is similar to other non-University lands in this area. Future land use of this property is shown as City Neighborhood Area on the City maps, same as other non-University lands in this area. Water and sewer are available at this site and would be unaffected by this Rezoning.

By Rezoning the property to RMF-40 no landowner would be adversely affected and the public interest and welfare would not be adversely affected. This Rezone request is justified and is needed at this time for the owner to begin the process to enhance the development of their property. This rezone request should have no effect on existing traffic and does not create a danger or congestion. This rezone request does not alter population density. Leaving the property split zoned as RMF-40 and P-1 Institutional is impractical as this is not a large public institution or church use.

Included in the Rezone Application Packet is:

- 1 Application and Payment of applicable fees for processing the application and signs: \$330.00.
- 2 Legal description of the entire property and the portion to be rezoned.
- 3 Survey map of property.
- 4 Authorized agent letter.
- 5 CD containing a copy of the legal description and submittal items.
- 6 County parcel map and parcel identifications.
- 7 This written description.

Allen Jay Young , Development Consultants, Inc.



The City of Fayetteville Fire Department

303 W. Center St. Fayetteville, AR. 72701

Phone (479) 575-8365 Fax (479) 575-0471

To: Development Consultants, and Jesse Fulcher

From:

Date: October 7, 2014

Re:

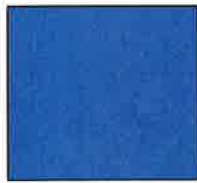
This development will be protected by Engine 2 located at 708 N Garland. It is 1 mile from the station with an anticipated response time of 2 minutes to the beginning of the development.

The Fayetteville Fire Department does not feel this development will affect our calls for service or our response times.

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

Captain Will Beeks
Fayetteville Fire Department

Honor, Commitment, Courage;
Our people make the difference!



City Neighborhood Areas:

City Neighborhood Areas are more densely developed than residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single family to multifamily. Non residential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

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Guiding Policies:

- a. Protect adjoining properties from the potential adverse impacts associated with non-residential uses adjacent to and within residential areas with proper mitigation measures that address scale, massing, traffic, noise, appearance, lighting, drainage, and effects on property values.
- b. Provide non-residential uses that are accessible for the convenience of individuals living in residential districts and where compatibility with existing desirable development patterns occurs.
- c. Reduce the length and number of vehicle trips generated by residential development by enhancing the accessibility to these areas; encourage walkability as part of the street function.



Three Sisters Building



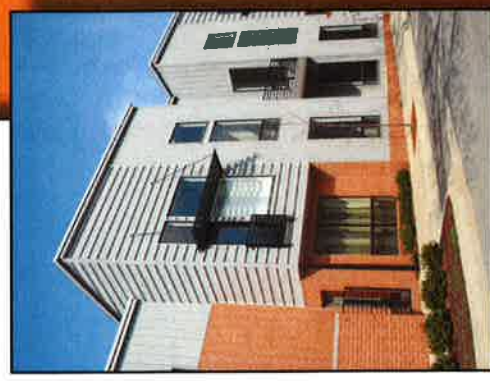
Chestnut Lofts



- Neighborhood shopping should be within walking distance of residential use, or approximately one-quarter mile.
- d. Encourage developers to designate and plan for mixed-use corners at the time of approval to properly plan for accessibility to these areas.
 - e. Encourage pedestrian-friendly, mixed-use buildings through the use of transparent glass for commercial uses at street level and building entrances that address the street.
 - f. Encourage a block-and-street layout that promotes walkable, cyclist-friendly road designs with slow design speeds.
 - g. Encourage mixed-use development that is sensitive to surrounding residential uses and allows for day and night utilization of available parking.
 - h. Utilize principles of traditional residential urban design to create compatible, livable and accessible neighborhoods.
 - i. Encourage properties to redevelop in an urban form.
 - j. Protect and restore Fayetteville's outstanding residential architecture of all periods and styles.
 - k. Utilize the Master Street Plan and incorporate bike lanes, parkways and landscaped medians to preserve the character of the City and enhance the utilization of alternative modes of transportation.
 - l. Manage non-residential development within and adjoining residential neighborhoods to minimize nuisances.
 - m. Minimize through traffic on minor residential streets, while providing connections between neighborhoods to encourage openness and neighborliness.



Girl Scouts Building



Sycamore Lofts



Summerhill Townhouses



Hill Place Apartments

RZN14-4848

CHI OMEGA HOUSE

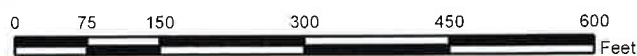
Close Up View



Legend

- Multi-Use Trail (Existing)
- Future Trails

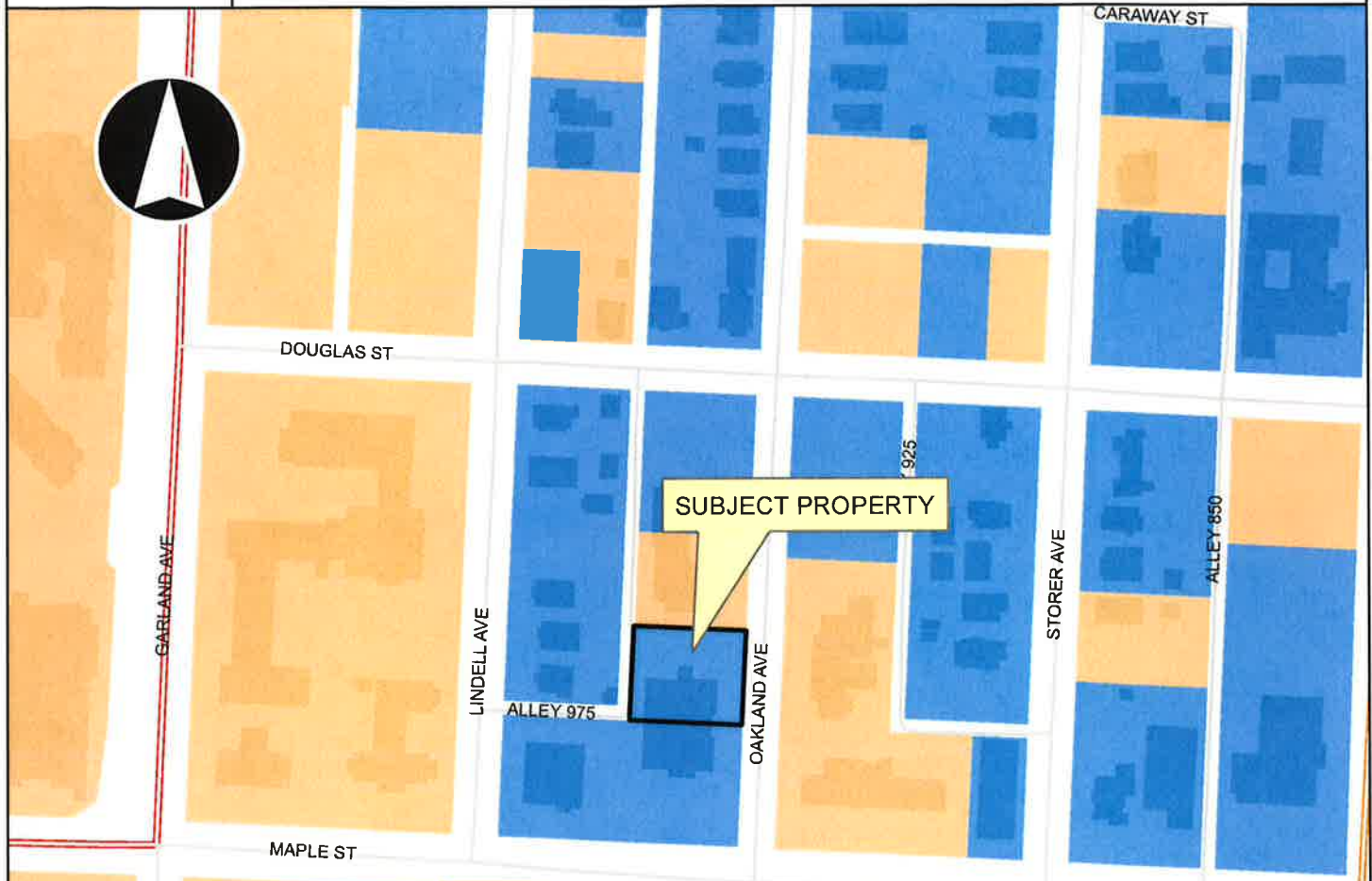
- Overview RZN14-4848
- Fayetteville City Limits
- Footprints 2010
- Design Overlay District
- Design Overlay District
- Planning Area



RZN14-4848

CHI OMEGA HOUSE

Future Land Use



Legend

..... Multi-Use Trail (Existing)

..... Future Trails

RZN14-4848

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

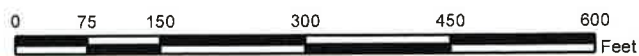
Non-Municipal Government

ROW

Design Overlay District

Design Overlay District

Planning Area



RZN14-4848

CHI OMEGA HOUSE

Close Up View



Legend

..... Multi-Use Trail (Existing)

..... Future Trails

RZN14-4848

Overview Fayetteville City Limits

Footprints 2010

Hillside-Hilltop Overlay District

Design Overlay District

Design Overlay District

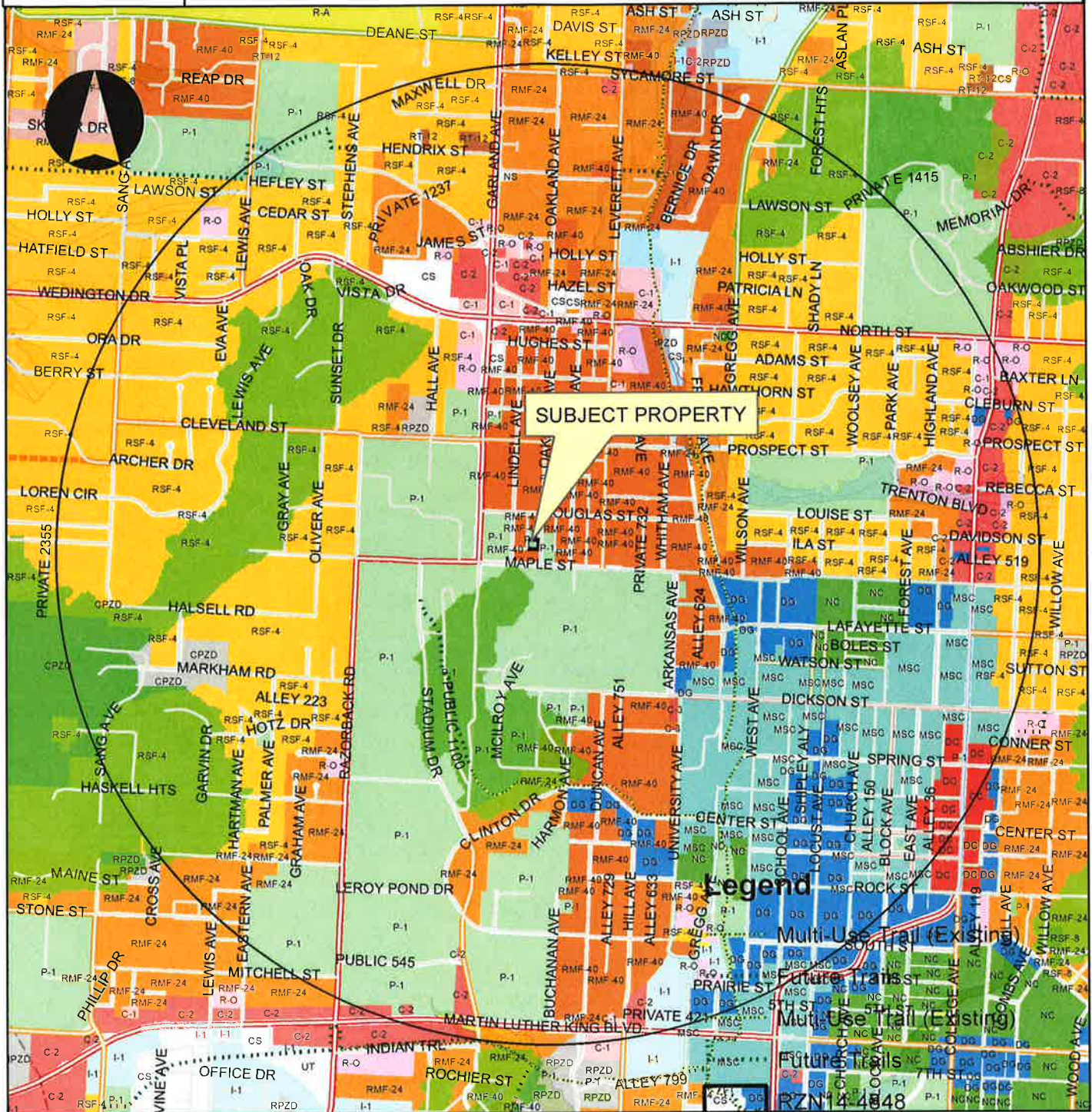
Planning Area



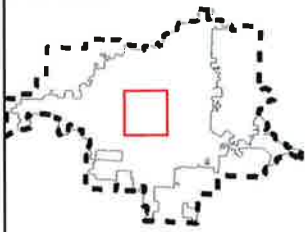
RZN14-4848

CHI OMEGA HOUSE

One Mile View



Overview



Legend

Subject Property

Boundary

Hillside-Hilltop Overlay District

Design Overlay District

Planning Area

Fayetteville

0 0.25 0.5

1 Miles

