

City of Fayetteville Staff Review Form

2015-0023

Legistar File ID

2/3/2015

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

Jeremy Pate

1/16/2015

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 14-4882: Rezone (EAST SIDE OF RUPPLE RD./WESTSIDE VILLAGE, 439): Submitted by PLANNING STAFF for property located ON THE EAST SIDE OF RUPPLE RD. NORTH OF THE BOYS AND GIRLS CLUB. The property is zoned R-PZD 06-1884, RESIDENTIAL PLANNED ZONING DISTRICT WESTSIDE VILLAGE and contains approximately 21.63 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES.

Budget Impact:

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

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF FEBRUARY 3, 2015

TO: Fayetteville City Council

THRU: Andrew Garner, Planning Director

FROM: Quin Thompson, Current Planner

DATE: January 16, 2015

SUBJECT: **RZN 14-4882: Rezone (EAST SIDE OF RUPPLE RD./WESTSIDE VILLAGE, 439):** Submitted by PLANNING STAFF for property located ON THE EAST SIDE OF RUPPLE RD. NORTH OF THE BOYS AND GIRLS CLUB. The property is zoned R-PZD 06-1884, RESIDENTIAL PLANNED ZONING DISTRICT WESTSIDE VILLAGE and contains approximately 21.63 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES.

RECOMMENDATION:

The Planning Commission and City Planning Staff recommend approval of an ordinance to rezone the property to NS, Neighborhood Services.

BACKGROUND:

The subject property is located north of the Boys and Girls club at 618 Ruppel Road, is zoned R-PZD, Residential Planned Zoning District / Westside Village (06-1884) and contains 21.63 acres. The PZD was approved on December 19, 2006, with a condition that Phase I receive all permits within one year, and that Phase II-V receive all permits within 8 years of City Council approval. This requirement has not been met, and the PZD expired on December 19, 2014.

The approved PZD proposed a mixed use development with 74,580 square feet of nonresidential space, 352 dwelling units (17.25 units/acre), and a total of 874 parking spaces.

The property is currently undeveloped with the exception of some drives and parking areas constructed as part of the PZD project that was never completed.

*City Plan 2030 Future Land Use Plan designates this site as the **Complete Neighborhood Plan/Wedington Corridor Plan Area**. Staff finds that the proposed zone is consistent with planning objectives, principles, and policies put forward in the Wedington Neighborhood Plan, which states that:*

“The utilization of the City’s form based zoning districts will be essential to ensure that the development pattern prescribed here is walkable and urban. Form based zoning districts are also much more flexible in allowing for a variety of residential and commercial densities and intensities. This encourages a diverse mixture of

building types, scales and uses that are not separated from each other but instead are co-mingled to create a unified, sustainable and cohesive whole.”

The proposed zoning is compatible and consistent with the Wedington Corridor Plan vision for this property which calls for a variety and mix of nonresidential and residential uses.

Surrounding Land Use Compatibility: In staff’s opinion, this property is compatible with surrounding land uses. The property to the south is in use by the Boys and Girls Club. Property to the east is industrial, serving as material and equipment storage for Ozarks Electric. Across Ruppel Road, the land use is entirely single-family residential, with a density built to 10 units per acre. The NS zoning district allows residential uses and densities that will be compatible with the existing neighborhood. In the proposed zone, building heights are capped at 45 feet, and residential density is limited to 10 units per acre.

DISCUSSION:

On January 12, 2015 the Planning Commission forwarded this item to the City Council with a recommendation for approval with a vote of 9-0-0.

BUDGET/STAFF IMPACT:

N/A

Attachments:

CC Ordinance

Exhibit A

Exhibit B

Planning Commission Staff Report



PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Quin Thompson, Current Planner

MEETING DATE: ~~January 12, 2015~~ **UPDATED JANUARY 13, 2015**

SUBJECT: RZN 14-4882: Rezone (EAST SIDE OF RUPPLE RD./WESTSIDE VILLAGE, 439): Submitted by PLANNING STAFF for property located ON THE EAST SIDE OF RUPPLE RD. NORTH OF THE BOYS AND GIRLS CLUB. The property is zoned R-PZD 06-1884, RESIDENTIAL PLANNED ZONING DISTRICT WESTSIDE VILLAGE and contains approximately 21.63 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES.

RECOMMENDATION:

Staff recommends forwarding of **RZN 14-4882** to the City Council with a recommendation for approval.

BACKGROUND:

The subject property is located north of the Boys and Girls club at 618 Ruppel Road, is zoned R-PZD, Residential Planned Zoning District / Westside Village (06-1884) and contains 21.63 acres. The PZD was approved on December 19, 2006, with a condition that Phase I receive all permits within one year, and that Phase II-V receive all permits within 8 years of City Council approval. This requirement has not been met, and the PZD expired on December 19, 2014.

The approved PZD proposed a mixed use development with 74,580 square feet of nonresidential space, 352 dwelling units (17.25 units/acre), and a total of 874 parking spaces.

The property is currently undeveloped with the exception of some drives and parking areas constructed as part of the PZD project that was never completed. Surrounding land use and zoning is depicted on *Table 1*.

**Table 1
Surrounding Land Use and Zoning**

| Direction from Site | Land Use | Zoning |
|---------------------|---------------------------------------|--|
| North | Undeveloped/Single-family Residential | R-A, Residential-Agricultural |
| South | Boys and Girls Club | R-A, Residential-Agricultural/P-1, Institutional |
| East | Undeveloped/Agricultural | R-A, Residential-Agricultural/P-1, Institutional |
| West | Residential | R-PZD, Residential Planned Zoning District |

Request: The request is to rezone the property from R-PZD, Residential Planned Zoning District to NS, Neighborhood Services.

Public Comment: Staff has not received any public comment. The property owner was notified of the rezone request through certified mail on two occasions, first on November 26, 2014 and again on December 19, 2014. The owner has not contacted staff.

INFRASTRUCTURE:

Streets: The site has access to Ruppel Road, a fully improved city street. Improvements to Ruppel Road are planned as a part of a City Capital Improvement Project, and will include expansion to a four lane boulevard with on street parking and multi-use trail on the west side.

Water: Public water is accessible to the site. A 12" public water main exists along the eastern side of Ruppel Road.

Sewer: Sanitary sewer is NOT available to the site. Sewer is present in the vicinity and would be required to be extended to the subject parcel at time of development if sewer services are required for the proposed use.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. This property does not lie within any FEMA floodplain areas, does not contain any protected streams, and is not located within the HHOD.

Fire: The Fire Department had no comment for this request.

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

CITY PLAN 2030 FUTURE LAND USE PLAN: *City Plan 2030 Future Land Use Plan designates this site as the **Complete Neighborhood Plan/Wedington Corridor Plan Area**. The Wedington Corridor plan document and illustrative map provide a vision and a framework for transforming and taming an arterial roadway and interstate interchange while creating a more livable neighborhood that is complete and connected.*

WEDINGTON CORRIDOR PLAN: Wedington Corridor Illustrative Plan, approved March 19, 2013 by the City Council, identifies the area near the Ruppel Road and Wedington Drive intersection as the future 'heart' of the west Wedington neighborhood, and encourages a walkable residential and commercial destination that would serve as a central node in this expanding part of the City.

Wedington Corridor Plan, pg. 37:

At the [Wedington Corridor Design] charrette the public overwhelmingly expressed a desire to see a walkable urban center develop at the intersection of Wedington Drive and Ruppel Road. At this time, a number of sizable parcels of land are undeveloped northwest of this intersection. The illustrative plan envisions this area as a complete, compact and connected neighborhood with civic,

residential and commercial uses. The utilization of the City's form based zoning districts will be essential to ensure that the development pattern prescribed here is walkable and urban. Form based zoning districts are also much more flexible in allowing for a variety of residential and commercial densities and intensities. This encourages a diverse mixture of building types, scales and uses that are not separated from each other but instead are co-mingled to create a unified, sustainable and cohesive whole.

DISCUSSION:

FINDINGS OF THE STAFF

RECOMMENDATION: Staff recommends approval of **RZN 14-4882** based on the findings discussed herein, that the rezoning is compatible with existing and anticipated uses in the surrounding area and is consistent with the Future Land Use Plan.

| | | | |
|------------------------------------|-----------------------------------|---|---------------------------------|
| PLANNING COMMISSION ACTION: | | Required | <u>YES</u> |
| Date: <u>January 12, 2015</u> | <input type="checkbox"/> Tabled | <input checked="" type="checkbox"/> Forwarded | <input type="checkbox"/> Denied |
| Motion: <u>CHESSER</u> | Second: <u>COOK</u> | Vote: <u>9-0-0</u> | |
| CITY COUNCIL ACTION: | | Required | <u>YES</u> |
| Date: <u>February 03, 2015</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: **Surrounding Land Use Compatibility:** In staff's opinion, this property is compatible with surrounding land uses. The property to the south is in use by the Boys and Girls Club. Property to the east is industrial, serving as material and equipment storage for Ozarks Electric. Across Ruppel Road, the land use is entirely single-family residential, with a density built to 10 units per acre. The NS zoning district allows residential uses and densities that will be compatible with the existing neighborhood. In the proposed zone, building heights are capped at 45 feet, and residential density is limited to 10 units per acre.

Land Use Plan Analysis: Staff finds that the proposed zone is consistent with planning objectives, principles, and policies put forward in the Wedington Neighborhood Plan, which states that:

"The utilization of the City's form based zoning districts will be essential to ensure that the development pattern prescribed here is walkable and urban. Form based zoning districts are

also much more flexible in allowing for a variety of residential and commercial densities and intensities. This encourages a diverse mixture of building types, scales and uses that are not separated from each other but instead are co-mingled to create a unified, sustainable and cohesive whole.”

The proposed zoning is compatible and consistent with the Wedington Corridor Plan vision for this property which calls for a variety and mix of nonresidential and residential uses.

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

Finding: In staff’s opinion, the requested NS zoning district is justified as this time, as the property is currently within an expired Planned Zoning Development and effectively has neither zoning nor development rights attached to it.

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

Finding: Rezoning the property NS will not likely increase traffic danger or congestion. The site has access to Ruppel Road, a designated ‘Principal Arterial Parkway’. With the City improvements to Ruppel Road over the next few years, traffic counts are expected to increase, however the proposed zoning will not significantly increase traffic danger or congestion.

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

Finding: Rezoning the property from PZD to NS will increase the potential population density, but is unlikely to undesirably increase the load on public services. The Police Department expressed no objections to the proposal. The Fire Department had no comment. The Westside Village PZD was approved with a density much higher than that allowed within the proposed zoning. Existing infrastructure in the area can accommodate increased development pressure from this site.

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 section 161.16
- Westside Village R-PZD Master Plan
- Request Letter
- Notification letters to owner
- City Plan 2030 – Future Land Use Plan map
- Current Land Use Map
- Close Up Map
- One Mile Map

161.16 Neighborhood Services

(A) *Purpose.* The Neighborhood Services district is designed to serve as a mixed use area of low intensity. Neighborhood Services promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale, aesthetics, and use with surrounding land uses. For the purpose of Chapter 96: Noise Control, the Neighborhood Services district is a residential zone.

(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 12 | Limited Business |
| Unit 24 | Home occupations |
| Unit 41 | Accessory dwelling units |
| 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 |
| 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 19 | Commercial recreation, small sites |
| Unit 25 | Offices, studios and related services |
| Unit 26 | Multi-family dwellings |

| | |
|---------|------------------------------------|
| Unit 36 | Wireless communication facilities* |
| Unit 40 | Sidewalk cafes |

(C) *Density.*

| | |
|----------------|------------|
| Units per acre | 10 or less |
|----------------|------------|

(D) *Bulk and Area*

(1) *Lot width minimum*

| | |
|----------------|---------|
| Single-family | 35 feet |
| Two-family | 70 feet |
| Three or more | 90 feet |
| All other uses | None |

(2) *Lot area minimum.*

| | |
|--|---|
| Single-family | 4,000 sq. ft. |
| Two-family or more | 3,000 sq. ft. of lot area per dwelling unit |
| All other permitted and conditional uses | None |

(E) *Setback regulations*

| | |
|--------|--|
| Front: | A build-to zone that is located between 10 and 25 feet from the front property line. |
| Side | 5 feet |
| Rear | 15 feet |

(F) *Building height regulations.*

| | | |
|------------------|--------|--------|
| Building Maximum | Height | 45 ft. |
|------------------|--------|--------|

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

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



November 17, 2014

Airways South
PO Box 1888
Fayetteville, AR 72702
Attn: Dale Caudle

VIA: Certified Mail

Re: Re-zoning of the Expired Westside Village Zoning District Project

Dear Mr. Caudle,

The Assessor of Washington County, Arkansas lists Airways South as the owner for the subject property that is zoned by the City of Fayetteville as a Planned Zoning District (PZD). This letter notifies you that the subject PZD approval has expired. In accordance with Fayetteville Unified Development Code Section 166.20, the City has cause to revoke this PZD as development permits have not been obtained in accordance with the approved phased development schedule. Therefore, the City Development Services Department has initiated revocation of the expired PZD zoning on your property. As part of this action staff will recommend the City Council assign the property the zoning district of NS, Neighborhood Services.

This proposal to revoke the PZD and rezone your property will be first heard at a public meeting of the Planning Commission on January 11, 2015 at 5:30 PM in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas 72701. You are of course welcome to speak at that meeting and/or provide written or verbal comment to City staff prior to the meeting.

Please contact my office at 479-575-8267 if you wish to set up a meeting with or speak to one of our City Planners, or you may email me at qthompson@fayetteville-ar.gov

Regards,

A handwritten signature in blue ink, appearing to read "Q. Thompson", is written over a light blue horizontal line.

Quin Thompson
Current Planner
Development Services

Att: UDC Section 161.16 Neighborhood Services

CC: Jeremy Pate, Development Services Director
Andrew Garner, City Planning Director



December 05, 2014

SENT VIA: CERTIFIED MAIL

Airways South, LLC
3849 Wedington Drive
Fayetteville, AR 72704
attn Dale Caudle

Re: Rezoning former Westside Village PZD

Dear Mr. Caudle,

This letter is in reference to your property, parcel number 765-22362-000 located east of Ruppel Road within the Wedington Corridor Neighborhood Master Plan area.

This letter notifies you that the subject PZD approval has expired, effectively leaving the property without zoning and development rights. In accordance with Fayetteville Unified Development Code Section 166.20, the City has cause to revoke this PZD as development permits have not been obtained in accordance with the approved phased development schedule. Therefore, the City Development Services Department has initiated revocation of the expired PZD zoning on your property. As part of this action staff will recommend the City Council assign the property the zoning district of NS, Neighborhood Services.

As an initial step in the process of building this vision, planning staff will bring forward a rezoning proposal to the Planning Commission on **January 12, 2014**, and propose to rezone your property (the parcel referenced above) from R-PZD (Westside Village) to NS, Neighborhood Services. Please contact Quin Thompson, Current Planner, with any questions or concerns.

Project Description:

The City of Fayetteville proposes to rezone the property described above, being within the Wedington Corridor Neighborhood Master Plan area, from R-PZD, (Westside Village) to NS, Neighborhood Services.

Public Hearings:

The first scheduled public hearing on the rezoning proposal is the Planning Commission meeting at 5:30 PM on January 12, 2014; 113 West Mountain Street (City Administration Building, Rm 219) Fayetteville, AR 72701.

Review Location:

Additional project information is available for public review at the City of Fayetteville Planning Division, 125 West Mountain Street, Fayetteville, AR 72701, Monday - Friday between 8:00 AM and 5:00 PM.

Regards,



Quin Thompson
City of Fayetteville
Phone: (479) 575-8327
Email: qthompson@fayetteville-ar.gov

Att: UDC Section 166.16 Neighborhood Services



OZARKS ELECTRIC

SUBJECT PROPERTY

BOYS AND GIRLS CLUB



200 100 0 200 Feet

ALLEY 788

ALLEY 766

WORDSWORTH LN

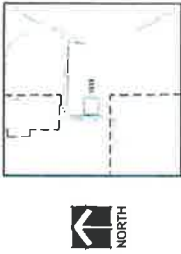
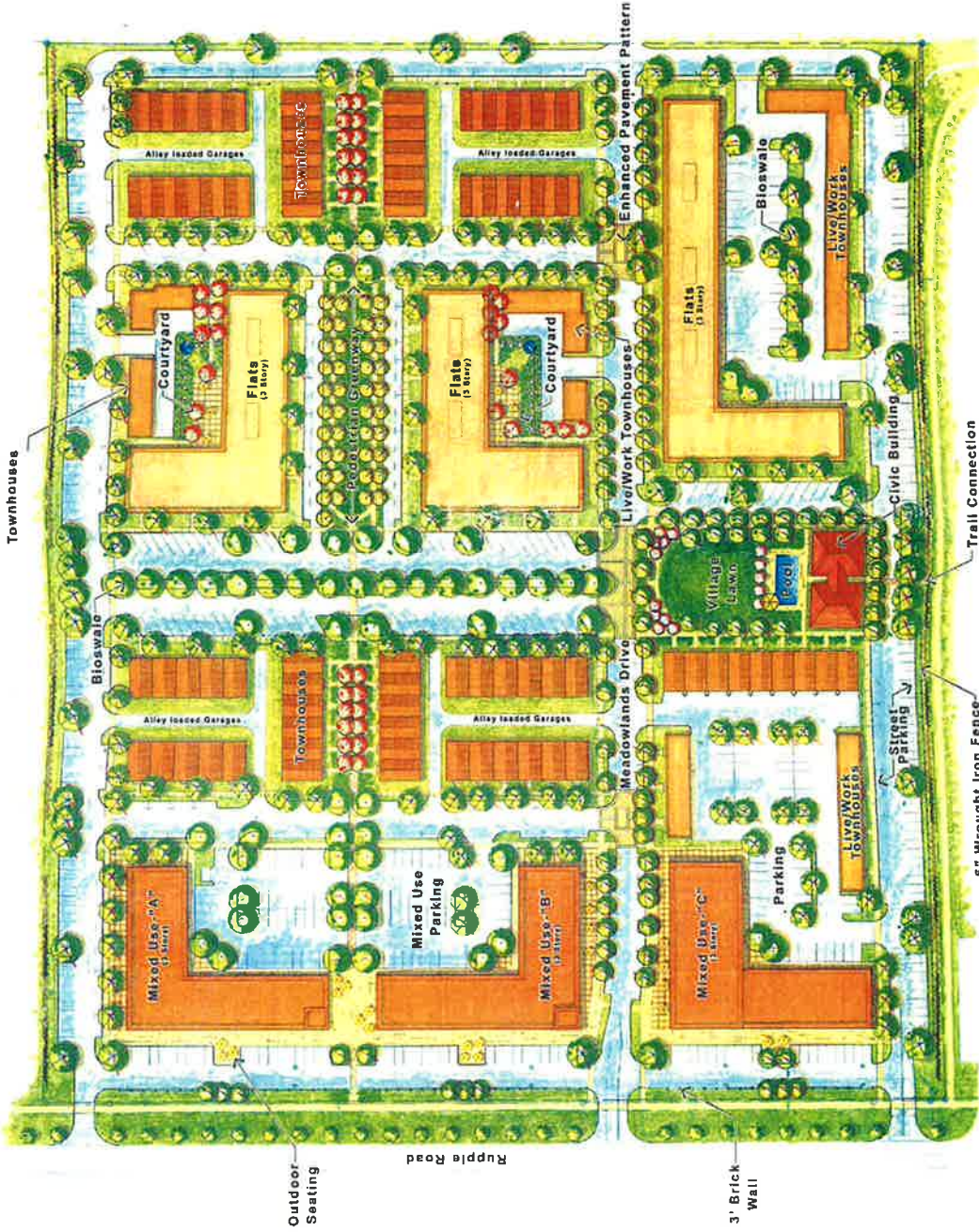
ALLEY 4040

MEADOWLANDS DR

ALLEY 597

RUPPLE RD

Master Plan



Westside Village is designed with ideas from Traditional Neighborhood Design (TND) through the use of connectivity of uses, and compact land consumption and suburban dependency by design. This design promotes pedestrian activity, decreased polluted storm runoff and creates a livable, sustainable and pleasant community.

Goals for Westside Village

1. Create a walking network that allows residents the option to work near their homes.
2. Provide a mixed use area of shops, cafes, and restaurants to meet the basic convenience needs of residents.
3. Provide a village green for gatherings, passive and active recreation.
4. Create a walkable neighborhood by designing narrow streets throughout the development.
5. Encourage a higher density population center, near enough to education facilities for children to walk to and from school.
6. Build a small-town feel - the mix of housing styles creates diversity.
7. Increase the walkability of the neighborhood by adding garages to alleys and side streets so that they are far less visible.
8. Make neighborhoods walkable by planting trees and greenways to promote casual strolling.
9. Encourage no more than a five minute walk to parks, gathering spaces and retail.
10. Establish a discernible neighborhood center to serve as a community gathering place.

DEVELOPMENT SUMMARY

| Building Type | Volume | Units | Stories | Covered Parking |
|------------------------------------|-----------------------|------------|---------|-----------------|
| Apartment A | 17,650 sq. ft. | 28 | 3 or 4 | No |
| Apartment B | 17,650 sq. ft. | 28 | 3 or 4 | No |
| Apartment C | 17,650 sq. ft. | 28 | 3 or 4 | No |
| Flats | 19,200 sq. ft. | 196 | 3 | No |
| Live/Work Townhouses | 19,200 sq. ft. | 23 | 2 or 3 | Yes |
| Civic Building | 5,000 sq. ft. | 0 | 1 or 2 | No |
| Total Sq. Ft. | 74,350 sq. ft. | 303 | | |
| Total Density | 17.25 DU/acre | | | |
| Total Acreage | 21.63 acres | | | |
| Parking | | | | 674 |
| Total On-Street/Off-Parking | | | | 180 |
| Off-Street - Live/Work | | | | 494 |
| Total Parking Provided | | | | 674 |

Westside Village

Fayetteville, Arkansas



Critical Path Design
 Architectural Planning, Landscape Architecture, Interiors






RZN14-4882

WESTSIDE VILLAGE

Current Land Use



Overview Fayetteville City Limits

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

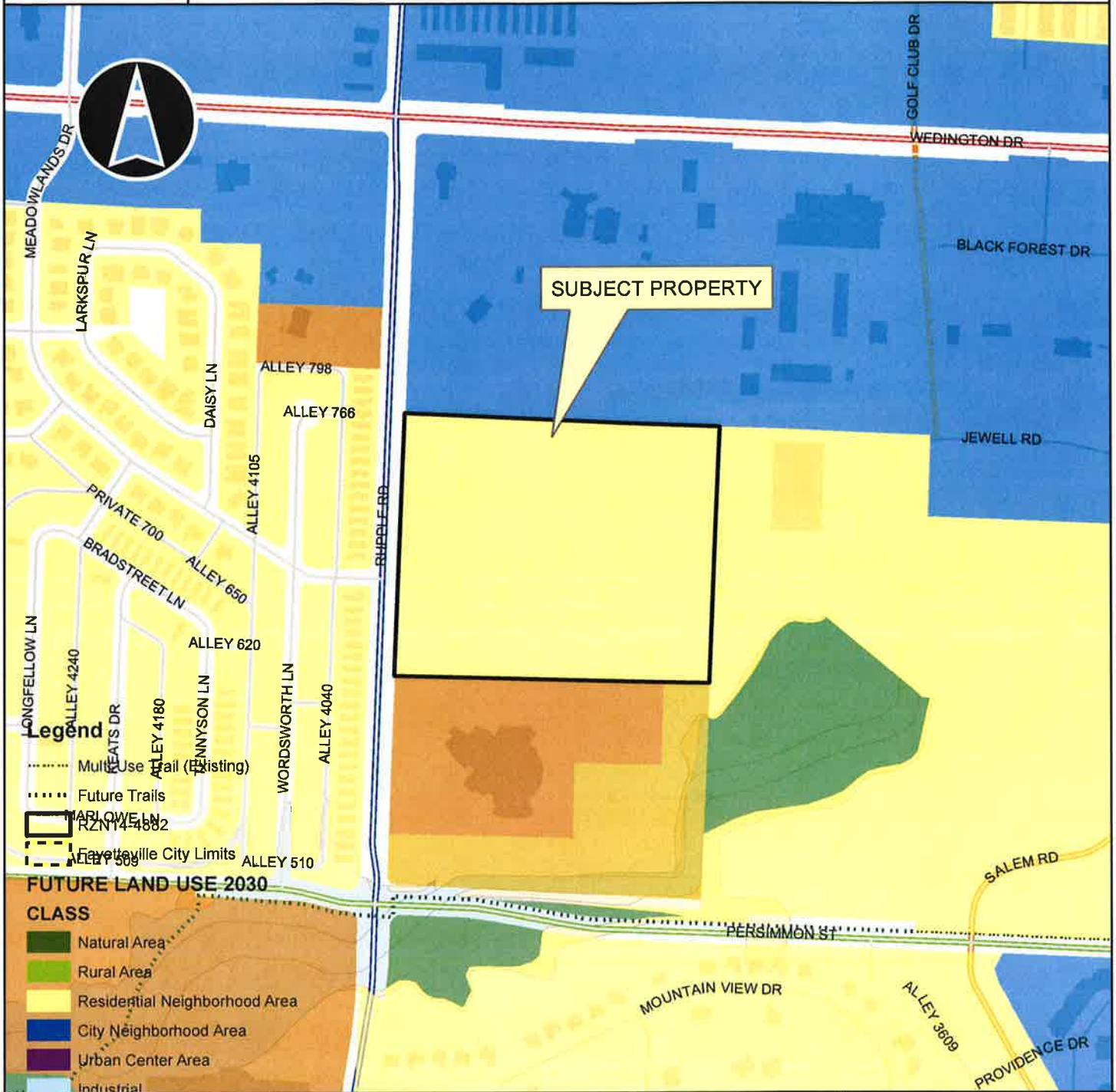


Planning Commission
January 12, 2015

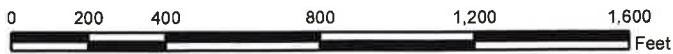
RZN14-4882

WESTSIDE VILLAGE

Future Land Use



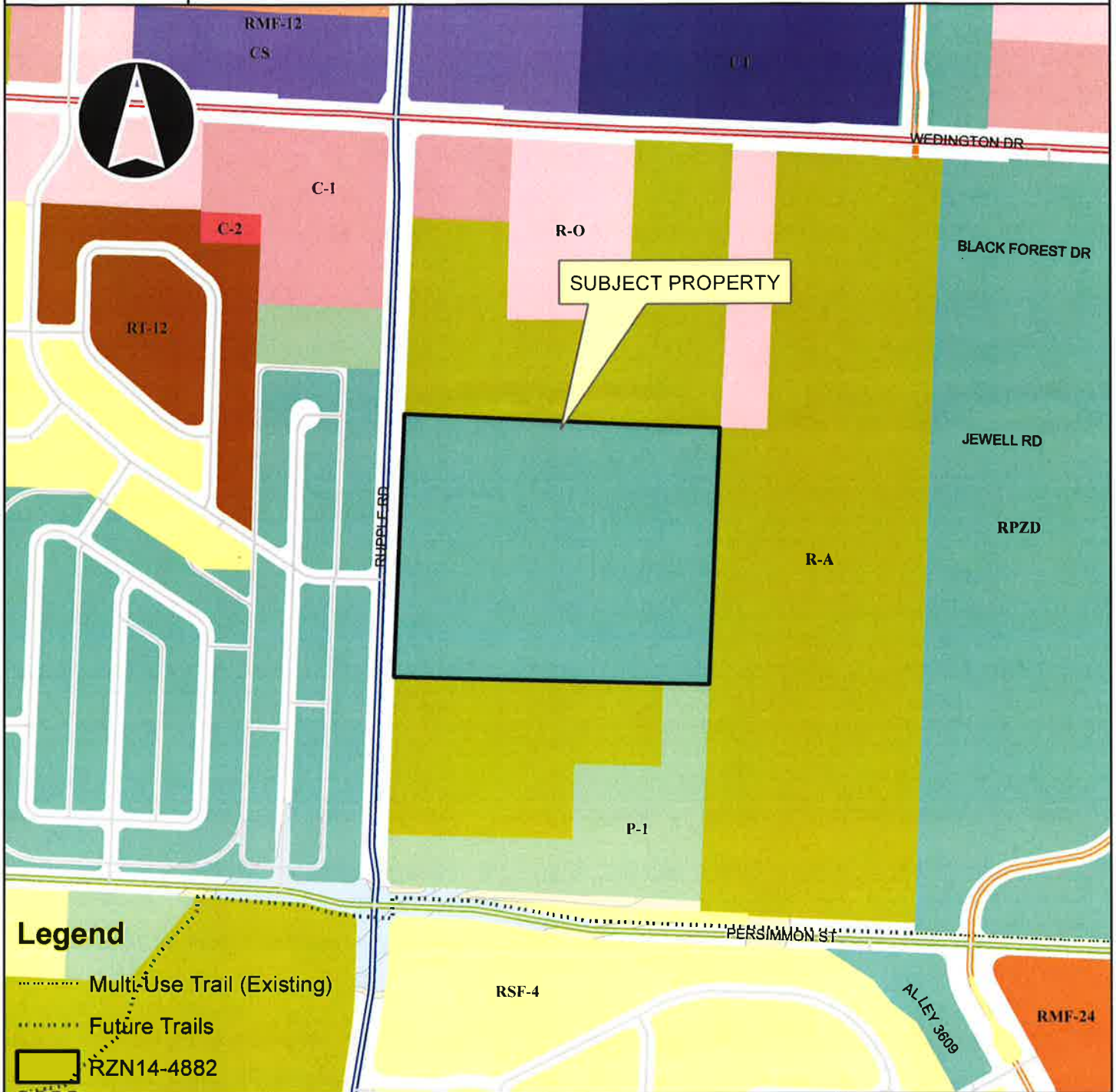
- Complete Neighborhood Plan
- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW
- Design Overlay District
- Design Overlay District
- Planning Area



RZN14-4882

WESTSIDE VILLAGE

Close Up View

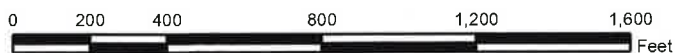


Legend

- Multi-Use Trail (Existing)
- Future Trails
- RZN14-4882

Overview

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

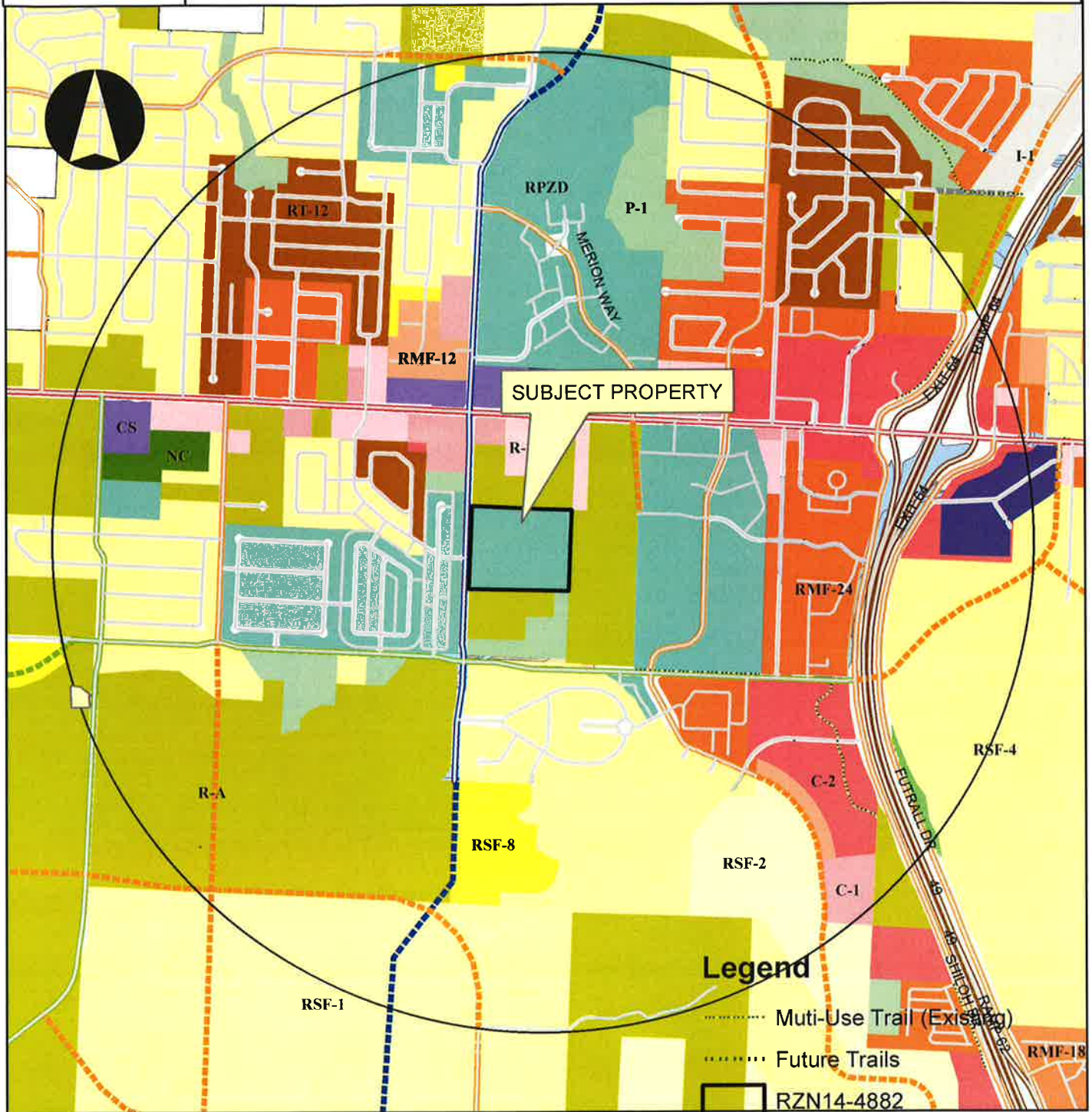


Planning Commission
January 12, 2015

RZN14-4882

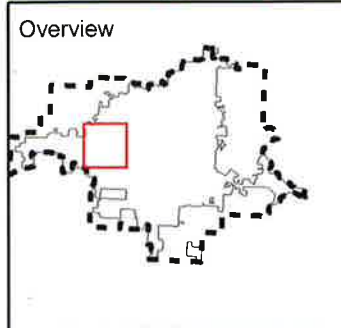
WESTSIDE VILLAGE

One Mile View



Legend

- Multi-Use Trail (Existing)
- Future Trails
- RZN14-4882



Legend

Subject Property

Boundary

0 0.25 0.5 1 Miles

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

EXHIBIT 'B'

14-4882

A part of the SE 1/4 of the SE 1/4 and a part of the NE 1/4 of the SE 1/4, all in Section 12, T-16-N, R-31-W, Washington County, Arkansas, and being more particularly described as follows: Commencing at the NE corner of the NE 1/4 of the SE 1/4, thence N 88°34'51" W, 483.46 feet; thence S 01°07' 6" W, 35.95 feet; thence N 88°50'55" W, 416.00; thence S 01° 07' 06" W, 969.20 feet to the point of beginning; thence S 88° 48' 23" E, 416 feet; thence S 88° 56' 59" E, 330.00 feet; thence S 01° 05' 12' W, 870.38 feet; thence West 1081.18 feet; thence N 00° 47' 02" E, 892.59 feet; thence S 88°43'24" E, 339.71 feet to the point of beginning, containing 21.91 acres, more or less.

The above described tract also known as Tract 3, on a lot split survey shown on plat of record in plat book 17 at page 102, plat records of Washington County, Arkansas.

Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.

ORDINANCE NO.

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 14-4882, FOR APPROXIMATELY 21.63 ACRES, LOCATED ON THE EAST SIDE OF RUPPLE ROAD NORTH OF THE BOYS AND GIRLS CLUB, FROM R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT R-PZD 06-1884 WESTSIDE VILLAGE, TO NS, NEIGHBORHOOD SERVICES.

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 R-PZD 06-1884 Westside Village, to NS, Neighborhood Services, 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 , 2015.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

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