

City of Fayetteville Staff Review Form

2015-0060

Legistar File ID

2/17/2015

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

Jeremy Pate

1/30/2015

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 14-4938: Rezone (N.W. OF CROSS & MAINE INTERSECTION/WEST END ADDITION, 520): Submitted by BATES & ASSOCIATES for property located N.W. OF CROSS & MAINE INTERSECTION. The property is an expired R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT MARKHAM HILL COTTAGES (09-3237) and contains approximately 2.54 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

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:

MEETING OF FEBRUARY 17, 2015

TO: Fayetteville City Council

THRU: Andrew Garner, City Planning Director

FROM: Quin Thompson, Senior Planner

DATE: January 30, 2015

SUBJECT: RZN 14-4938: Rezone (N.W. OF CROSS & MAINE INTERSECTION/WEST END ADDITION, 520): Submitted by BATES & ASSOCIATES for property located N.W. OF CROSS & MAINE INTERSECTION. The property is an expired R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT MARKHAM COTTAGES (09-3237) and contains approximately 2.54 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

RECOMMENDATION:

The Planning Commission and staff recommend approval of an ordinance to rezone the property to RSF-8, Residential Single Family, 8 Units per Acre.

BACKGROUND:

The subject property is undeveloped hillside, zoned R-PZD, Residential Planned Zoning District Markham Hill Cottages (09-3237) and contains approximately 2.54 acres in the Hilltop-Hillside Overlay district. It is located north of Maine Street and west of Cross Avenue, on the south side of Markham Hill.

- On July 21, 2009 the City Council approved R-PZD 09-3237 (Markham Hill Cottage Courts) for a residential neighborhood with 44 dwelling units (18 single family, 13 two-family).
- On September 27, 2010 the Planning Commission approved an extension of the development (ADM 10-3666). The PZD expired on January 21, 2011. The property is currently without zoning or development rights.

Surrounding Land Use Compatibility:

In staff's opinion, this rezoning is compatible with surrounding uses to the north and south. The property to the north is undeveloped hillside in the RSF-4 zone, while properties to the south, east, and west are all within the RMF-24 zone and developed with a mix of single, two-family, and multi-family residential units.

Land Use Plan Analysis: City Plan 2030 Future Land Use Plan designates this site as City Neighborhood Area. This designation supports the widest spectrum of uses and encourages density in all housing types. Development patterns allowed under the proposed RMF-24 zoning

district are generally compatible with this designation. Property to the north and east is currently undeveloped hillside and the Future Land Use Map designates this area as Residential Neighborhood Area.

DISCUSSION:

On January 26, 2015 the RMF-24 zoning was denied by the Planning Commission by a vote of 7-2, with Commissioners Chesser and Noble voting 'No'. A second motion and vote forwarded the rezone request with a recommendation for approval of the RSF-8 zoning with a vote of 7-2, with Commissioners Chesser and Noble voting 'No'.

The applicant's request is for RMF-24, Residential Multi-family 24 units/acre. Planning staff recommends in favor of both RSF-8 and RMF-24 zoning, given the transitional nature of this property amongst the varied housing types in the surrounding area.

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 26, 2015~~ **UPDATED JANUARY 29, 2015**

SUBJECT: **RZN 14-4938: Rezone (N.W. OF CROSS & MAINE INTERSECTION/WEST END ADDITION, 520):** Submitted by BATES & ASSOCIATES for property located N.W. OF CROSS & MAINE INTERSECTION. The property is an expired R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 2.54 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

RECOMMENDATION:
Staff recommends approval of **RZN 14-4938**.

BACKGROUND:

The subject property is undeveloped hillside, zoned R-PZD, Residential Planned Zoning District Markham Hill Cottages (09-3237) and contains approximately 2.54 acres in the Hilltop-Hillside Overlay district It is located north of Maine Street and west of Cross Avenue, on the south side of Markham Hill.

- On July 21, 2009 the City Council approved R-PZD 09-3237 (Markham Hill Cottage Courts) for a residential neighborhood with 44 dwelling units (18 single family, 13 two-family).
- On September 27, 2010 the Planning Commission approved an extension of the development (ADM 10-3666). The PZD expired on January 21, 2011. The property is currently without zoning or development rights.

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	RSF-4, Residential Single-Family, 4 units per acre
South	Single-Family Residential	RMF-24, Residential Multi-Family, 24 units per acre
East	Undeveloped /Single-Family Residential	RMF-24, Residential Multi-Family, 24 units per acre
West	Undeveloped /Multi-Family Residential	RMF-24, Residential Multi-Family, 24 units per acre

Request: The request is to rezone the property from RPZD, Residential Planned Zoning District to RMF-24, Residential Multi-Family/24 units per acre. The applicant plans to develop the property with single-family homes on existing lots.

Public Comment: Staff has not received any public comment.

INFRASTRUCTURE:

Streets: The subject parcels have access to Maine Street and Cross Avenue. These are both unimproved narrow paved streets with open ditches. Any required improvements of these streets will be determined at time of development.

Water: Adequate public water is NOT accessible to the subject parcels. A 24" transmission waterline exists along the western edge of the northernmost parcels and is inaccessible for service taps. A 1" water main exists on the south side of Maine Street and likely does not have capacity to provide adequate domestic flows for any development, this must be determined by the Water Department.

Sewer: Sanitary sewer is available to the three southernmost subject parcels. A 6" sewer main exists in Maine Street. Sewer is NOT available to the northernmost parcels and would need to be extended to these parcels at time of development.

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. This parcel does not contain any protected streams per the Streamside Protection map. The subject parcels are located within the HHOD/15% slope overlay areas.

Fire: 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 4 minutes to the beginning of the development. The Fire Department anticipates 11 calls for service each year after the development is completed and maximum build-out has occurred. Typically, this type of development usually takes 12 – 18 months, after the development is started, before maximum build-out and the service impact to occur. The Fayetteville Fire Department does not feel this development will affect our calls for service or 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.

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:

FINDINGS OF THE STAFF

RECOMMENDATION: Staff recommends approval of **RZN 14-4983** 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 26, 2015</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded
		<input type="checkbox"/> Denied
MOTION #1: To deny the request for RMF-24, Residential Multi-family 24 units/acre.		
Motion by: Cook Seconded by: SELBY Vote: 7-2-0, Noble and Chesser voted "NO"		
CITY COUNCIL ACTION:	Required	<u>YES</u>
Date: <u>February 17, 2015</u>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
MOTION #2: To forward with recommendation that the property be rezoned to RSF-8, Residential Single-family, 8 units / acre.		
Motion by: Cook Seconded by: Autry Vote: 7-2-0, Noble and Chesser voted "NO"		

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 uses to the north and south. The property to the north is undeveloped hillside in the RSF-4 zone, while properties to the south, east, and west are all within the RMF-24 zone and developed with a mix of single and multi-family residential units.

Land Use Plan Analysis: City Plan 2030 Future Land Use Plan designates this site as City Neighborhood Area. This designation supports the widest spectrum of uses and encourages density in all housing types. Development patterns allowed under the proposed RMF-24 zoning district are generally compatible with this designation. Property to the north and east is currently undeveloped hillside and the Future Land Use Map designates this area as Residential Neighborhood Area.

In staff's opinion, the proposed RMF-24 zoning is the most appropriate zoning in this location due to the large area of RMF-24 zoning surrounding it as well as the proximity to the UARK campus. RMF-24 was the zoning district that was in effect on the property before the R-PZD was approved.

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 RMF-24 zoning district is justified as this time, as the property is currently within an expired Planned Zoning Development (PZD) 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 RMF-24 could increase traffic danger or congestion over existing in this location. The site is located on the corner of two unimproved streets, narrow and without curb, gutter, and only limited sidewalk. Any development on this site could cause traffic problems without adequate improvements.

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 RMF-24 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 does not feel that this zoning will negatively affect service times to area.

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 161.14
- Markham Hill Cottages R-PZD Master Plan
- Fayetteville Fire Department comments
- Request Letter
- City Plan 2030 – Future Land Use Plan map
- Current Land Use Map
- Close Up Map
- One Mile Map

161.14 District RMF-24, Residential Multi-Family – Twenty-Four Units Per Acre

(A) *Purpose.* The RMF-24 Multi-family Residential District is designed to permit and encourage the developing of a variety of dwelling types in suitable environments in a variety of densities.

(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 conditional use permit
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 25	Professional offices
Unit 24	Home occupations
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	24 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 mobile 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	7,000 sq. ft.
Three or more	9,000 sq. ft.
Fraternity or Sorority	2 acres
Professional offices	1 acre

(3) Land area per dwelling unit.

Manufactured home	3,000 sq. ft.
Apartments:	
No bedroom	1,700 sq. ft.
One bedroom	1,700 sq. ft.
Two bedroom	2,000 sq. ft.
Fraternity or Sorority	1,000 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.	25 ft.

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

(F) Building height regulations.

Building Maximum	Height	30/45/60ft.*
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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(III); Ord. No. 2320, 4-6-77; Ord. No. 2700, 2-2-81; Code 1991, §160.033; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 5028, 6-19-07; Ord. 5079, 11-20-07; Ord. 5224, 3-3-09; Ord. 5262, 8-4-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5495, 4-17-12; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14)



subject property

RZ14-4938
West End
Addition

RZ14-4938
West End
Addition



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

91 W. Colt Square Dr. Suite 3 / Fayetteville, AR 72703
PH: 479-442-9350 * FAX: 479-521-9350

December 17, 2014

To: Fayetteville Planning Office, Planning Commission and City Council
113 West Mountain Street
Fayetteville, AR 72701

Re: Rezoning Request: Lots 14-18 & 28-39 of Block 1, West End Addition

To Whom It May Concern:

These lots have previously been rezoned to an R-PZD, but the PZD has expired, so Andrew Henson with RPH Real Estate is requesting the property be rezoned to RMF-24. Below, the items necessary on the letter required of a request for rezoning are addressed:

- a. The current owner of the properties is Homestead CB, LLC and their intention is to sell this property to RPH Real Estate, Andrew Henson. A contract showing the requirement to rezone prior to selling is included.
- b. The reason for the rezone request is the PZD has expired and the property needs to be rezoned in order for it to be developed.
- c. To the south, east and west is RMF-24, including all other properties within this Block 1 of the West End Addition. Mr. Henson's intention is, like the surrounding land uses, to build a mixture of single family and multi-family homes.
- d. There is 6" VCP sewer pipe flowing east down W. Maine. St. just to the south of the proposed rezoning A 1" galvanized water line runs along W. Maine street and is connected to a 2" line that connects across to W. Stone Street to a 24" DIPW.
- e. Future land use as set out by the City of Fayetteville shows this area as a City Neighborhood area. Rezoning this to a higher density will create additional housing in an already platted and used neighborhood with infrastructure. It is close enough to the University of Arkansas for walking to campus, games and other recreational facilities. As mentioned above, the surrounding land uses and zoning are also consistent with the requested zoning.
- f. With the PZD zoning for this property expired, nothing can be done with it until it's been rezoned.
- g. The units will be consistent with the other housing types in the area. There is little traffic in this location, since it's the furthest block in this addition with a small amount of multi-family housing to the west. The existing streets should easily be able to handle additional volume of traffic given the small amount of existing traffic.
- h. This property was already platted for 17 single family homes and was zoned RMF-24 prior to its PZD zoning, so from the original zoning it would not increase the load. This rezoning, however, from the aforementioned PZD zoning will increase the load on public services
- i. The existing PZD for this property has expired. It is unusable without a rezoning.

Please see attached pages for more information and give us a call if you need additional information.

Thank You,

Evan Niehues
Bates & Associates

MARKHAM HILL COTTAGE COURTS

A Homestead Homes, LLC Development



MARKHAM HILL COTTAGE COURTS --- CONCEPTUAL SITE PLAN
HOMESTEAD FINE HOMES

ROBERT SHARP ARCHITECT, INC



Project Representatives:



Robert Sharp Architect, Inc.
525 South School Avenue
Fayetteville, AR 72701

Community by Design, LLC
311 West Spring Street
Fayetteville, AR 72701

**CITY COUNCIL
APPROVED**

DATE: 07-21-01 JS

d. Proposed development phasing and time frame: The project will begin construction of streets and infrastructure within one year of PZD approval. Construction will be completed over a one to five year timeline, depending on sales of the cottages and the financial goals of the developer. Building permits for all cottages in this development will be obtained within five years from PZD approval.

e. Proposed Planning Areas: The entire project will take place in a single phase and will not necessitate separate planning areas.

f. Proposed Zoning and Development Standards:

(A) Permitted uses by Use Unit:

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 8	Single-family dwelling
Unit 9	Two-family dwelling

(B) Conditional uses by Use Unit

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 24	Home occupations

(C) Land Use Density and/or Intensity

Total Acreage: 2.98

Number of Dwelling Units: 44

Density: 14.76 units/acre

Units per acre	14.76
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(D) Bulk and area regulations

(1) Lot Width Minimum:

21 feet

(2) Lot Area Minimum:

588 sq ft

(3) Land Area per Dwelling Unit:

Cottage Houses:	800 s.f.
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(E) Setback requirements

Front	0 ft
Side	minimum building separation in accordance with applicable building and fire codes.
Perimeter Side, and Rear Property Lines	5 ft

(F) Height Regulations. –

Structures may not exceed 45 feet, as required by Fayetteville HHOD

(G) Building Area .

None

Landscaping: In accordance with City of Fayetteville Unified Development Code and City of Fayetteville Landscape Manual. Landscaping above and beyond the UDC will be provided as indicated on the Landscape Plan.

Parking: In accordance with City of Fayetteville Unified Development Code. 93 parking stalls including private garages and on-street stalls.

Architectural Design Standards: The buildings will be consistent in appearance with the concepts presented in the preliminary elevation drawings included in the PZD booklet.

Signage: All signage on the property will comply with City of Fayetteville sign ordinance.

g. Chart comparing proposed master development plan to current zoning district requirements:
No environmentally hazardous, sensitive, or natural resource areas exist on the site. No natural or manmade hazards exist on site.

**MARKHAM HILL COTTAGE COURTS
PROPOSED ZONING AND
DEVELOPMENT STANDARDS**

**RMF-24
Residential Multi-Family
24 Units Per Acre**

(A) Permitted uses by Use Unit:

Unit 1	City-wide uses by right	Unit 1	City wide uses by right
Unit 3	Public protection and utility facilities		
Unit 8	Single-family dwelling	Unit 8	Single-family dwelling
Unit 9	Two-family dwelling	Unit 9	Two-family dwelling
		Unit 10	Three-family dwelling
		Unit 26	Multi-family dwelling

(B) Conditional uses by Use Unit

Unit 2	City-wide uses by conditional use permit	Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities	Unit 3	Public protection and utility facilities
Unit 24	Home occupations	Unit 4	Cultural and recreational facilities
		Unit 11	Manufactured home park
		Unit 25	Professional Offices
		Unit 24	Home Occupations
		Unit 36	Wireless communications facilities

(D) Land Use Density and/or Intensity

Total Acreage: 2.98

Number of Dwelling Units: 44

Density: 14.76 units/acre

Units per acre	14.76	Units per acre	4 to 24
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(D) Bulk and area regulations

(1) Lot Width Minimum:

21 feet	Manufactured home park	100'
	Lot within a Manufactured home park	50'
	Single-Family	60'
	Two-family	60'
	Three or more	90'
	Professional offices	100'

(2) Lot Area Minimum:

588 sq ft	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	7,000 sq. ft.	
Three or more	9,000 sq. ft.	

(3) Land Area per Dwelling Unit:

Cottage Houses:	800 s.f.	Manufactured home	3,000 sq. ft.
		Apartments:	
		-No bedroom	1,700 sq. ft.
		-One Bedroom	1,700 sq. ft.
		-Two bedroom	2,000 sq. ft.
		Fraternity or Sorority	1,000 sq. ft./ resident

(E) Setback requirements

Front	0 ft	Front	25 ft
Side	minimum building separation in accordance with applicable building and fire codes	Side	8 ft
Perimeter Side, and Rear Property Lines	5 ft	Rear, from center line of a public alley	25 ft

(F) Height Regulations. --

Structures may not exceed 45 feet, as required by Fayetteville HHOD	Any building which exceeds the height of 20 feet shall be set back from any side boundary line an additional distance of one foot for each foot of height in excess of 20 feet.
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(G) Building Area .

None	None
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- h. Description of Recreational Facilities:** The site design features community outdoor spaces including a garden area with raised beds and terraces, shade garden, Bocce ball court, and children’s play area all connected by footpaths and sidewalks. An alley connection with bicycle “sharerow” markings will be constructed along the Sang Avenue right-of-way on the property west boundary. This will connect to an on-street linkage along the proposed Sutherland Lane to Hotz Park as well as to Ramay Junior High School outdoor facilities. The Fayetteville Parks Board has approved a fee in lieu of land dedication.
- i. Reason for requesting zoning change:** The lot size and setback requirements of the current RMF-24 zoning do not permit the clustered placement of the cottages. The clustering strategy allows the buildings to work with existing valuable trees and topography, provides variety and encourages community interaction.
- j. Statement of how the development will relate to existing and surrounding properties:** The design of the homes in Markham Hill Cottage Courts will be consistent with the nearby homes of the University Heights Neighborhood in terms of scale of architectural detail and site treatment. The design focuses on creating useful and beautiful interstitial spaces between clusters of homes and preserving the natural character of the land. Though the homes will typically have slightly smaller footprints and more verticality, the intent is that they are based upon and compatible with high-quality traditional home detailing and articulation for the area.
- k. Statement of the project’s compliance with the Fayetteville City Plan 2025:** The project lies within a Residential Neighborhood Area as designated by the City Plan 2025 Future Land Use Plan. Its adjacency to the University of Arkansas, Ramay Junior High School, and 6th street, make it an appropriate spot for residential development in terms of the goals of the City of Fayetteville 2025 Comprehensive Plan Goal 1, to make appropriate infill and revitalization top priorities. The land lies on the “downtown” side of I-540, facilitating pedestrian and sustainable transportation options for the residents and illustrating the preferable alternative to disconnected sprawl development, thereby addressing 2025 Goal 2, to discourage suburban sprawl. Its contribution of an alley connection and on-street connection to the City’s Hotz Park will afford residents the opportunity to use the components of Fayetteville’s rapidly growing Green Network and help achieve Goals 4 and 5, to grow a livable transportation network and an enduring green network for Fayetteville. The homes will be attainably priced while still exemplifying high-quality, durable and attractive design and material characteristics, addressing 2025 Plan Goal 6, to create attainable housing.



The City of Fayetteville Fire Department
303 W. Center St. Fayetteville, AR. 72701

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

To: Quin Thompson, Bates and Associates
From: Will Beeks Assistant Fire Marshal
Date: December 31, 2014
Re: RZN 14-4938

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 4 minutes to the beginning of the development.

The Fire Department anticipates 11 calls for service each year after the development is completed and maximum build-out has occurred. Typically, this type of development usually takes 12 - 18 months, after the development is started, before maximum build-out and the service impact to occur.

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.

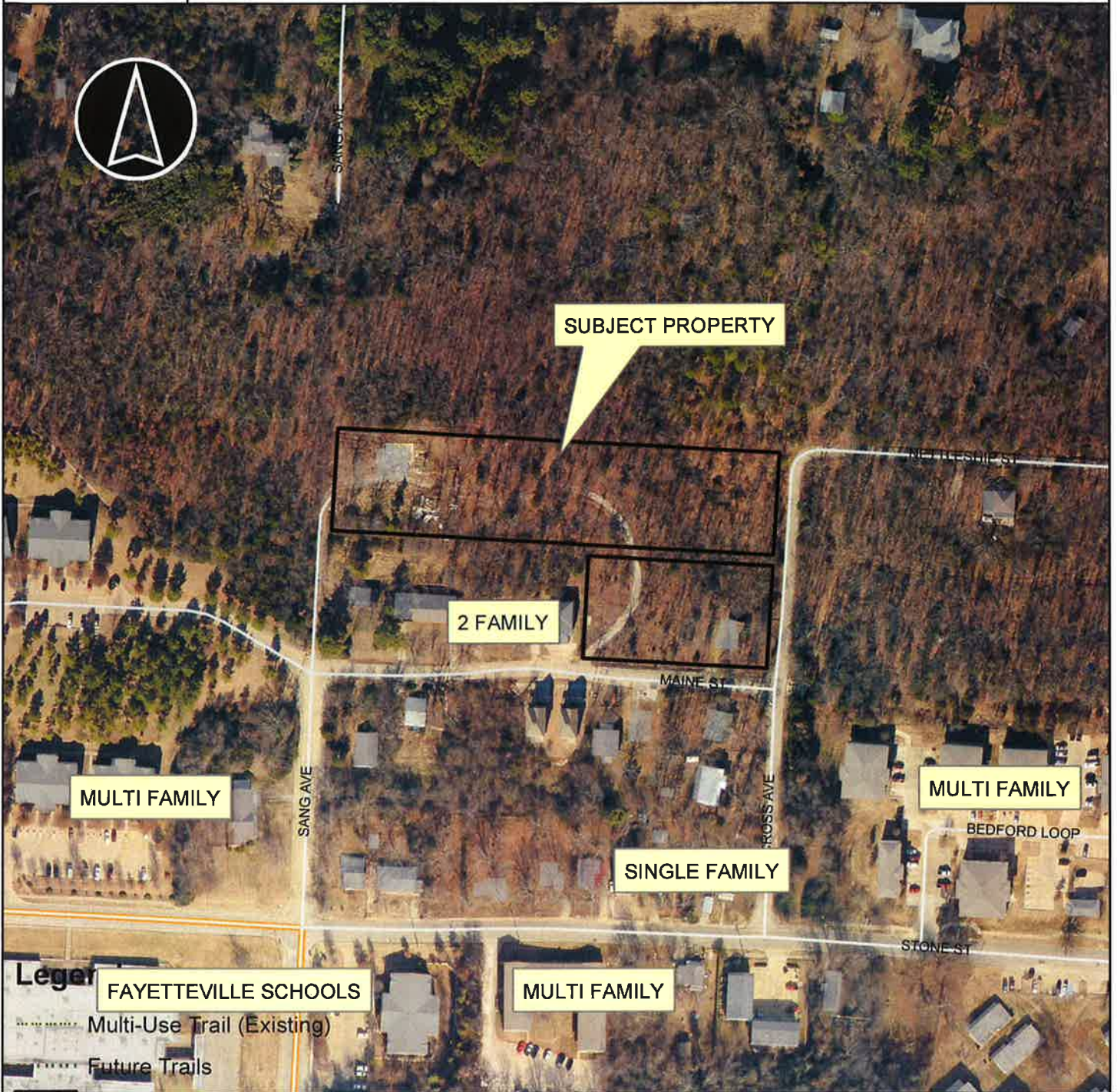
Captain William Beeks
Fayetteville Fire Department

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

RZN14-4938

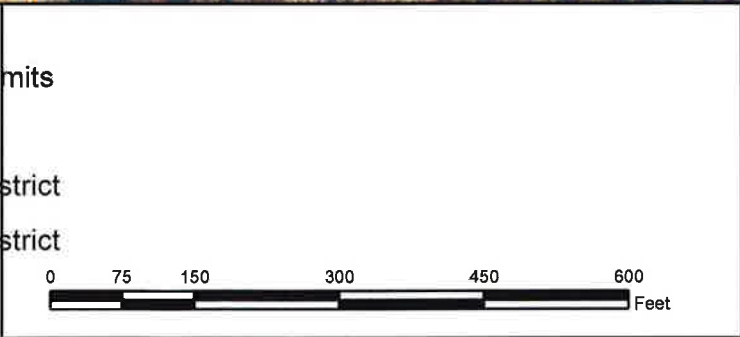
WEST END ADDITION

Current Land Use



Overview RZN14-4938

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



Planning Commission
 January 26, 2015
 Agenda Item 9
 14-4938 West End Addition
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RZN14-4938

WEST END ADDITION

Close Up View



RSF-4

SANG AVE

SUBJECT PROPERTY

RPZD

NETTLESHIP ST

RMF-24

MAINE ST

SANG AVE

CROSS AVE

BEDFORD LOOP

STONE ST

Legend

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

..... Future Trails^{P-1}

□ RZN14-4938

Overview Fayetteville City Limits

■ Footprints 2010

■ Hillside-Hilltop Overlay District

□ Design Overlay District

■ Design Overlay District

--- Planning Area



Planning Commission
January 26, 2015

RZN14-4938

WEST END ADDITION

Future Land Use



SANG AVE

SUBJECT PROPERTY

NETTLESHIP ST

MAINE ST

BEDFORD LOOP

STONE ST

SANG AVE

CROSS AVE

Legend

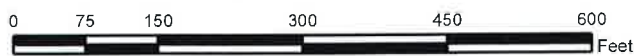
- Multi-Use Trail (Existing)
- Future Trails
- RZN14-4938
- Fayetteville City Limits

FUTURE LAND USE 2030

CLASS

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

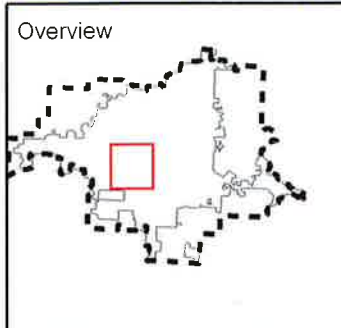
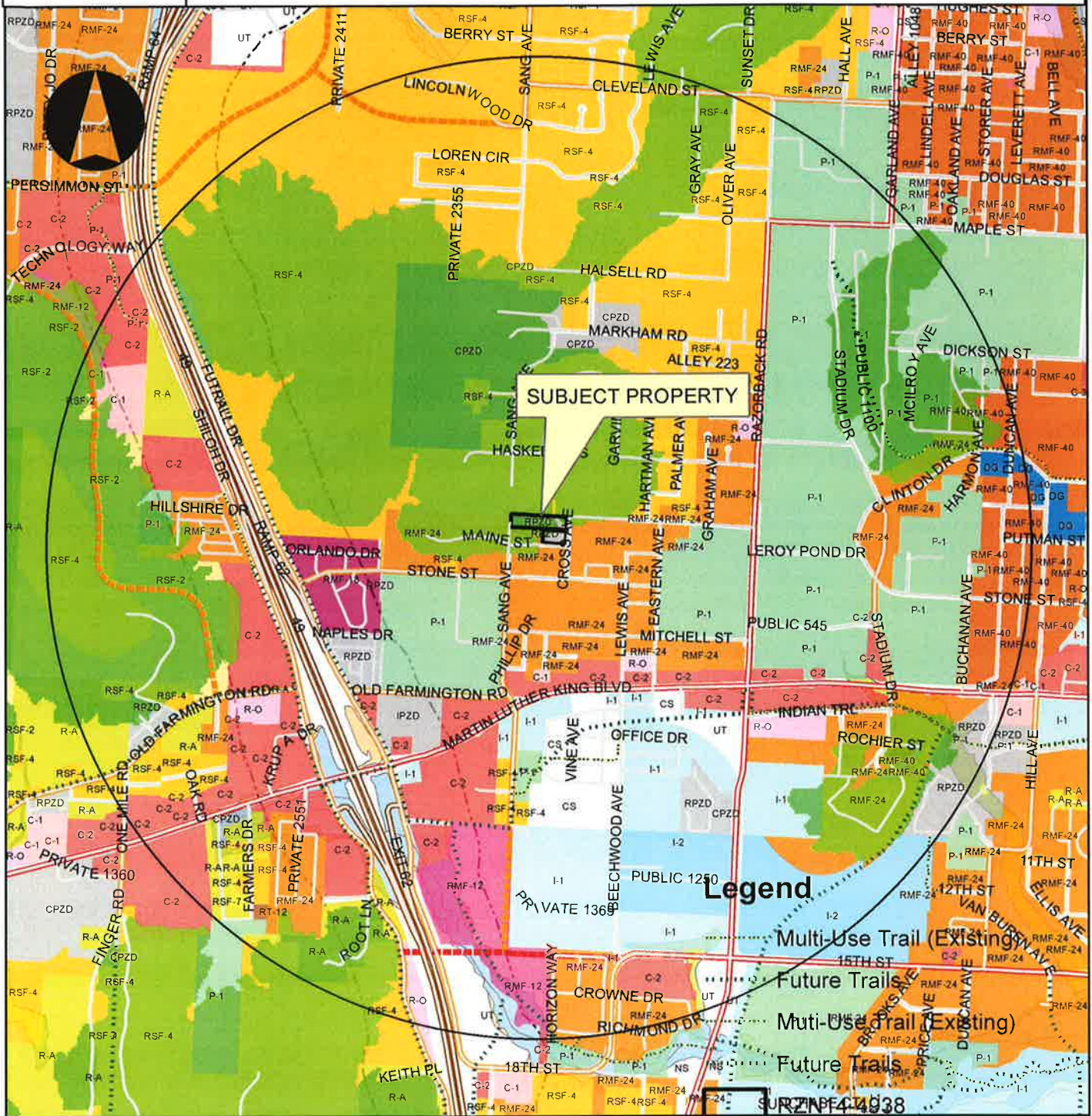
- Complete Neighborhood Plan
- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW
- Design Overlay District
- Design Overlay District
- Planning Area



RZN14-4938

WEST END ADDITION

One Mile View



Legend

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

Subject Property

Boundary

0 0.25 0.5 1 Miles

EXHIBIT 'A'
14-4938

RZN14-4938

WEST END ADDITION

Close Up View



RSF-4

SANG AVE

SUBJECT PROPERTY

RPZD

NETTLESHIP ST

RMF-24

MAINE ST

CROSS AVE

BEDFORD LOOP

STONE ST

Legend

Multi-Use Trail (Existing)

P-1
Future Trails

RZN14-4938

Overview Fayetteville City Limits

Footprints 2010

Hillside-Hilltop Overlay District

Design Overlay District

Design Overlay District

Planning Area

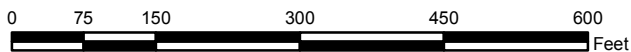


EXHIBIT 'B'
14-4938

Lots 14, 15, 16, 17, 18, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, Block 1, West End Addition, to the City of Fayetteville, Arkansas, as shown on plat of record in plat book 5, at page 75, plat records of Washington County, Arkansas.

ORDINANCE NO.

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 14-4938, FOR APPROXIMATELY 2.5 ACRES, LOCATED AT NORTHWEST CORNER OF CROSS & MAINE STREETS FROM AN EXPIRED R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT MARKHAM HILL COTTAGES (R-PZD 09-3237), TO RSF-8, RESIDENTIAL SINGLE FAMILY, 8 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 an expired R-PZD, Residential Planned Zoning District Markham Hill Cottages (R-PZD 09-3237), to RSF-8, Residential Single Family, 8 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 , 2015.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

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