

City of Fayetteville Staff Review Form

2015-0228

Legistar File ID

5/19/2015

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

Jeremy Pate

5/1/2015

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 15-4965: Rezone (SOUTH END OF RUPPLE RD./RUPPLE ROAD EXTENSION CORRIDOR, 478): Submitted by PLANNING STAFF for property located at the SOUTH END OF RUPPLE RD. The property contains approximately 642 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION; CS, COMMUNITY SERVICES; UT, URBAN THOROUGHFARE; and R-A, RESIDENTIAL AGRICULTURAL.

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 MAY 19, 2015

TO: Fayetteville City Council

FROM: Andrew Garner, City Planning Director

DATE: May 1, 2015

SUBJECT: **RZN 15-4965: Rezone (SOUTH END OF RUPPLE RD./RUPPLE ROAD EXTENSION CORRIDOR, 478):** Submitted by PLANNING STAFF for property located at the SOUTH END OF RUPPLE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL; RSF-8, RESIDENTIAL SINGLE FAMILY EIGHT UNITS PER ACRE; RSF-4, RESIDENTIAL SINGLE FAMILY FOUR UNITS PER ACRE; RSF-1, RESIDENTIAL SINGLE FAMILY ONE UNIT PER ACRE and contains approximately 642 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION; CS, COMMUNITY SERVICES; UT, URBAN THOROUGHFARE; and R-A, RESIDENTIAL AGRICULTURAL.

RECOMMENDATION:

The Planning Commission and staff recommend approval of an ordinance to rezone the property to NC, Neighborhood Conservation; CS, Community Services; UT, Urban Thoroughfare; and R-A, Residential-Agriculture with special consideration given to the environmentally sensitive wet prairie habitat as discussed herein.

BACKGROUND:

The City will soon begin construction on a major new street connection by extending Ruppel Road approximately 1.5 miles south from the existing dead end of Ruppel Road adjacent to Owl Creek Elementary to Martin Luther King Junior Boulevard. This road project will also be accompanied by a trail connection along the new corridor. The new road will be built as a Principal Arterial with four lanes and a boulevard. Round-a-bouts will be installed approximately every half mile at the planned east-west Collector Street intersections. Construction is scheduled to begin in 2015 and be completed by the end of 2016.

The extension of Ruppel Road has been included on the Master Street Plan for at least 15 years dating back to the Master Street Plan adopted in 2000. Ruppel Road has long been planned as the major north-south transportation corridor in the city west of I-49. The completion of this major new infrastructure project will change traffic patterns and open up several hundred acres of farmland for development that currently has no or limited access. Staff has been in consultation with several developers and property owners in the vicinity that are anticipating building new development in this area after the completion of the city's project. With multiple developers discussing potential rezonings and development of various pieces along this corridor, staff is bringing forward a comprehensive zoning proposal for the entire area to better enable staff, Planning Commission, and City Council to think through the rezoning of this property as a whole,

rather than piecemeal applications from individual property owners. In addition, after the City Council approved the cross-section of Ruppel Road to be designed, several council members requested that the mayor ask staff to prepare a zoning proposal for this new corridor, prior to its completion.

Property Description: This is a large undeveloped area of approximately 642 acres within the City limits in between Wedington Drive and Martin Luther King Junior commercial corridors to the north and south, the Westside Wastewater Treatment Plant to the west, and the Mountain Ranch/I-49 corridor to the east. The existing zoning of the proposed rezoning area is indicated in *Table 1* and the surrounding land use and zoning is depicted in *Table 2*.

Table 1

Existing Zoning	Acres (approximate)
RSF-1, Residential Single Family One Unit per Acre	372
R-A, Residential Agricultural	230
RSF-8, Residential Single Family Eight Units per Acre	27
RSF-4, Residential Single Family One Unit per Acre	13
TOTAL	642

Table 2

Direction from Site	Land Use	Zoning
North	Cedar Crest Academy; Katherine’s Place (assisted living); single family residential; Owl Creek School	RSF-4; R-A; P-1
South	Ozark Mountain Smokehouse; undeveloped; Commercial and office	RSF-4; R-A
East	Undeveloped; rural residential; Magnolia Crossing Subdivision	RSF-4; R-A; RSF-1; RMF-24; C-1
West	Mixed commercial; Walnut Crossing and The Coves Subdivisions; Westside Wastewater Treatment Plant	R-O; R-A; R-PZD; R-A

Request: The City Planning Division requests to rezone the south Ruppel Road Corridor to the following zoning districts listed in *Table 3*, depicted in the attached rezoning exhibit, and generally described as follows:

Table 3

Proposed Zoning	Acres (approximate)
NC, Neighborhood Conservation	442.1
CS, Community Services	107.3
R-A, Residential Agricultural	77.3
UT, Urban Thoroughfare	15.3
TOTAL	642

Staff recommends that form-based/mixed use zoning be concentrated around the Ruppel Road corridor and Collector Street intersections, and that the periphery of the study area adjacent to

existing single family dwellings be rezoned for single family dwellings to provide adequate transition and compatibility amongst existing uses.

DISCUSSION:

April 13, 2015 Planning Commission: This request was discussed at the April 13, 2015 Planning Commission meeting. At that meeting seven members of the public spoke with their comments generally summarized as follows:

- Three people spoke primarily about the unique wet prairie habitat of the area.
- One person spoke about concerns with the Urban Thoroughfare zoning adjacent to the Magnolia Crossing neighborhood.
- One person spoke about the development potential of the area.
- One of the land owners in the rezoning area discussed that they have plowed and leveled these fields for farming for the past 50 years.
- An adjoining neighbor discussed vehicular access into the Walnut Crossing neighborhood, support for the new Ruppel Road, and preservation of the western half of the rezoning area.

Prior to the April 27th Planning Commission meeting, staff met with several members of the public to discuss their concerns related to the natural resources on the subject property. As a result of that meeting, an exhibit was provided by the public to the Planning Commission generally indicating an area of this property they felt had the highest quality habitat. This exhibit is attached to the staff report. In addition, the rezoning proposal was modified in the southern portion of the property to provide additional buffer of NC, Neighborhood Conservation zoning between the Walnut Crossing and Magnolia Crossing neighborhoods and the proposed UT, Urban Thoroughfare zoning.

April 27, 2015 Planning Commission: On April 27, 2015 the Planning Commission forwarded this item to the City Council with a recommendation for approval by a vote of 7-0-0, making a recommendation for the council to give special consideration to the environmentally sensitive areas discussed at the two Planning Commission meetings. In addition, the commission recommended that the council consider the possibility of a Future Land Use Plan Amendment to recognize sensitive habitat areas and/or a policy decision to accept parkland dedication instead of money for preservation of the sensitive wet prairie habitat as this property develops. One commissioner recommended that the council consider adopting an ordinance for conservation subdivision development patterns in this area.

Two members of the public spoke at the April 27th meeting. One person discussed the exhibit of habitat areas and spoke in favor of the option to accept parkland for the wet prairie habitat, and the other person asked about the proximity of the UT zoning to the Magnolia Crossing neighborhood.

BUDGET/STAFF IMPACT:

N/A

Attachments:

- CC Ordinance
- Exhibit A
- Planning Commission Staff Report

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Andrew Garner, City Planning Director

MEETING DATE: April 27, 2015 *Updated with Planning Commission results*

SUBJECT: **RZN 15-4965: Rezone (SOUTH END OF RUPPLE RD./RUPPLE ROAD EXTENSION CORRIDOR, 478):** Submitted by PLANNING STAFF for property located at the SOUTH END OF RUPPLE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL; RSF-8, RESIDENTIAL SINGLE FAMILY EIGHT UNITS PER ACRE; RSF-4, RESIDENTIAL SINGLE FAMILY FOUR UNITS PER ACRE; RSF-1, RESIDENTIAL SINGLE FAMILY ONE UNIT PER ACRE and contains approximately 642 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICES, UT, URBAN THOROUGHFARE, and R-A, RESIDENTIAL AGRICULTURAL.

RECOMMENDATION:

Staff recommends forwarding **RZN 15-4965** to the City Council.

BACKGROUND:

April 13, 2015 Planning Commission: This request was discussed at the April 13, 2015 Planning Commission meeting. At that meeting seven members of the public spoke with their comments generally summarized as follows:

- Three people spoke primarily about the unique environmental habitat of the area.
- One person spoke about concerns with the Urban Thoroughfare zoning adjacent to the Magnolia Crossing neighborhood.
- One person spoke about the development potential of the area.
- One of the land owners in the rezoning area discussed that they have plowed and leveled these fields for farming for the past 50 years.
- An adjoining neighbor discussed vehicular access into the Walnut Crossing neighborhood, support for the new Ruppel Road, and preservation of the western half of the rezoning area.

Current Proposal: As a result of comments at the April 13, 2015 Planning Commission meeting, staff has removed UT, Urban Thoroughfare, zoning adjacent to the Magnolia Crossing and Walnut Crossing neighborhoods at the southern end of the corridor. A buffer of at least 100 feet wide of NC, Neighborhood Conservation, zoning is proposed between these neighborhoods and the UT zoning. Staff recommends that the commission forward this rezoning to the City Council for their discussion, making special mention of the environmental concerns discussed and documented in the meeting minutes and the handout attached to this report from a member of the public.

Background: The City will soon begin construction on a major new street connection by extending Ruppel Road approximately 1.5 miles south from the existing dead end of Ruppel Road adjacent

to Owl Creek Elementary to Martin Luther King Junior Boulevard. This road project will also be accompanied by a trail connection along the new corridor. The new road will be built as a Principal Arterial with four lanes and a boulevard. Round-a-bouts will be installed approximately every half mile at the planned east-west Collector Street intersections. Construction is scheduled to begin in 2015 and be completed by the end of 2016.

The extension of Ruppel Road has been included on the Master Street Plan for at least 15 years dating back to the Master Street Plan adopted in 2000. Ruppel Road has long been planned as the major north-south transportation corridor in the city west of I-49. The completion of this major new infrastructure project will change traffic patterns and open up several hundred acres of farmland for development that currently has no or limited access. Staff has been in consultation with several developers and property owners in the vicinity that are anticipating building new development in this area after the completion of the city's project. With multiple developers discussing potential rezonings and development of various pieces along this corridor, staff is bringing forward a comprehensive zoning proposal for the entire area to better enable staff, Planning Commission, and City Council to think through the rezoning of this property as a whole, rather than piecemeal applications from individual property owners. In addition, after the City Council approved the cross-section of Ruppel Road to be designed, several council members requested that the mayor ask staff to prepare a zoning proposal for this new corridor, prior to its completion.

Property Description: This is a large undeveloped area of approximately 642 acres within the City limits in between Wedington Drive and Martin Luther King Junior commercial corridors to the north and south, the Westside Wastewater Treatment Plant to the west, and the Mountain Ranch/I-49 corridor to the east. The existing zoning of the proposed rezoning area is indicated in *Table 1* and the surrounding land use and zoning is depicted in *Table 2*.

Table 1

Existing Zoning	Acres (approximate)
R-A, Residential Agricultural:	230
RSF-8, Residential Single Family Eight Units per Acre:	27
RSF-4, Residential Single Family Four Units per Acre:	13
RSF-1, Residential Single Family One Unit per Acre:	372
TOTAL	642

Table 2

Direction from Site	Land Use	Zoning
North	Cedar Crest Academy; Katherine's Place (assisted living); single family residential; Owl Creek School	RSF-4; R-A; P-1
South	Ozark Mountain Smokehouse; undeveloped; Commercial and office	RSF-4; R-A
East	Undeveloped; rural residential; Magnolia Crossing Subdivision	RSF-4; R-A; RSF-1; RMF-24; C-1
West	Mixed commercial; Walnut Crossing and The Coves Subdivisions; Westside Wastewater Treatment Plant	R-O; R-A; R-PZD; R-A

DISCUSSION:

Request: The City Planning Division requests to rezone the south Ruppel Road Corridor to the following zoning district listed in *Table 3*, depicted in the attached rezoning exhibit, and generally described as follows:

Table 3

Proposed Zoning	Acres (approximate)
R-A, Residential Agricultural	77.3
NC, Neighborhood Conservation	442.1
CS, Community Services	107.3
UT, Urban Thoroughfare	15.3
TOTAL	642

Staff recommends that mixed use zoning be concentrated around the Ruppel Road corridor and Collector Street intersections, and that the periphery of the study area adjacent to existing single family dwellings be rezoned for single family dwellings to provide adequate transition and compatibility amongst existing uses.

Specifically, the immediate corridor along Ruppel Road is proposed with mixed use form-based zoning districts (CS and UT) that would allow a wide range of housing options and neighborhood-serving retail and services. This includes a variety of single family attached and detached units, multi-family dwellings, and non-residential goods and services. Outside the corridor would be zoned NC, Neighborhood Conservation. NC allows a maximum of 10 single family dwelling units per acre. The procession of zoning districts that allow and encourage a range of neighborhood services in close proximity enables residents the opportunity to walk/bike from surrounding areas. Targeted with this proposal is a maximum ½-mile, or a 10 minute walk, which is ideal. Due to the environmental sensitivity of the riparian and wet prairie in the study area, staff recommends that all of the land identified as Natural Area on the Future Land Use Plan be zoned R-A, Residential Agricultural. With a closer look at the extent of these areas in the future, the zoning could be changed in very specific areas, for low impact development patterns, if necessary.

Existing Non-conforming situations: All land uses present at the time of rezoning will be protected under *UDC Section 164.12 Non-conforming Structures, Uses, and Lots*. Existing agricultural and animal husbandry operations may continue subject to the rules of section 164.12. Other than areas currently zoned R-A where agricultural uses are permitted by right, the proposed zoning would expand and increase the residential intensity and density over and above those currently allowed within the existing zonings.

Notification and Public Comment: Planning staff sent letters via certified mail to each subject property owner, describing the rezoning process for the their property and noting the public hearing date, time, and location. Staff has spoken with several of the property owners that are proposed to be rezoned with no objections to the proposal. Planning staff has spoken with some surrounding property owners in the rezoning area with no objections to the proposal.

INFRASTRUCTURE:

Streets: The subject property will have access to the newly constructed Ruppel Road (Principal Arterial) extension upon project completion through the center of the study area. The area is also accessed by Broyles Avenue (Minor Arterial) to the west, Martin Luther King Boulevard (Principal Arterial) to the south, Dinsmore Trail (Collector) to the east, and several other street stub-outs from surrounding neighborhoods.

Water: Public water is not available to this area. Future development along the Ruppel Road corridor will require a 12-inch water main extension from Martin Luther King Boulevard to the south or Ruppel Road to the north. These improvements would be required to be completed by a developer.

Sewer: Sanitary sewer is not available to the site. Future development along the Ruppel Road corridor will require sewer main extensions from an offsite location. These improvements would be required to be completed by a developer.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. This property contains areas of designated 100-year floodplain. The property contains protected streams per the Streamside Protection map. Portions of the subject property are located within the Hillside/Hilltop Overlay District.

Fire: This development will be protected by Engine 7 located at 835 Ruppel Road. It is 0.50 miles from the station to the study area with an anticipated response time of 2 minutes to the beginning of the study area. The Fire Department does not feel this rezoning will affect calls for service or response times.

Police: The Police Department discussed that they could see a substantial increase in the demand for police services in the area of the Ruppel Road corridor with the proposed construction of a four lane boulevard with three roundabouts. An appreciable increase in calls for service, as well as increase traffic and traffic accidents related to growth may be expected.

PLANNING COMMISSION ACTION: Required			
Date: <u>April 13, 2015</u>	<input checked="" type="checkbox"/> Tabled	<input type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: <u>Chesser</u>			
Second: <u>Autry</u>			
Vote: <u>9-0-0</u>			
Date: <u>April 27, 2015</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: <u>Chesser</u>	<i>Motion to forward with a recommendation for approval; paying special attention to the environmentally sensitive areas discussed at the two Planning Commission meetings. In addition, a recommendation that the council consider the possibility of a Future Land Use Plan amendment and/or accepting parkland for these sensitive upland prairie areas discussed and presented to the commission by the public.</i>		
Second: <u>Selby</u>			
Vote: <u>7-0-0</u>			
CITY COUNCIL ACTION: Required			
Date: _____	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	

CITY PLAN 2030 FUTURE LAND USE PLAN:

The City Plan 2030 Future Land Use Plan map (FLUM) identifies this area primarily as a **Residential Neighborhood Area**, with **Natural Area** designations along isolated floodplains and riparian corridors and **City Neighborhood Area** at the intersection of Martin Luther King Boulevard. Almost the entire vicinity is on the Enduring Green Network map because it is largely undeveloped and contains high environmental quality including remnant prairie habitat.

This area has been indicated on the FLUM to be developed at moderate to medium density for a number of years. Staff's proposal is to rezone the area to allow an overall residential density of approximately eight dwelling units per acre. This threshold is generally the critical mass needed to support transit and other non-residential services in the immediate neighborhood. The intent is for the build-out to provide the opportunity for a self-sustaining neighborhood where residents can live, work, play and shop for a majority of their daily needs without having to drive long distances.

The study area is identified as having a high level of natural resources by the Fayetteville Natural Heritage Association (FNHA), a local non-profit group. Habitat in the study area is classified by the FNHA as prairie remnant and seasonal wetlands¹. As a result of the FNHA work and other City staff research, this study area was included on the Enduring Green Network (EGN) map. The EGN map resulted in designation of portions of this area as Natural Area on the FLUM. Staff's rezoning proposal directly responds to the EGN designation as described throughout this proposal. In staff's assessment, it appears that much of upland prairie habitat has been removed or disturbed to accommodate farming and grazing. Remnant prairie in the study area appears to be located particularly along the riparian corridors that have less disturbance. The Woolsey Wet Prairie Sanctuary is a 30-acre wetland mitigation site located on the City's wastewater treatment plant to the west of the study area. Due to the environmental sensitivity of the study area, staff recommends that all of the land identified as Natural Area be zoned R-A, Residential Agricultural. This zoning should result in conservation along these riparian corridors in exchange for higher density in other areas.

- **Residential Neighborhood Areas** are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single family, multifamily and rowhouses. **Residential Neighborhood** encourages highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features in the natural environment.
- **Natural Areas** consist of lands approximating or reverting to a wilderness condition, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, as identified in the FNHA study, many of which make up the backbone of the enduring green network. A **Natural Area** designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development for all construction.

¹ Fayetteville Natural Heritage Association Environmental Working Group Map 2008-2009

- **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.

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: The proposed zoning is compatible with the surrounding mix of primarily residential properties. While the zoning would allow a higher density and intensity than much of the surrounding low density residential use, the perimeter of the study area adjacent is proposed with zoning that only allows single family dwellings by right.

This area has been indicated on the FLUM to be developed at moderate to medium density for a number of years. Staff's proposal is to rezone the area to allow an overall residential density of approximately eight dwelling units per acre. This threshold is generally the critical mass needed to support transit and other non-residential services in the immediate neighborhood, consistent with City policy. The intent is for the build-out to provide opportunities for a self-sustaining neighborhood where residents can live, work, play and shop for a majority of their daily needs without having to drive long distances. The immediate corridor along Ruppel Road is proposed with a mixed use form-based zoning district that would allow a wide range of housing options and neighborhood-serving retail and services. This includes a variety of single family attached and detached units, multi-family dwellings, and non-residential goods and services. This would provide appropriate transition from the Owl Creek School and other institutional/community uses to the north and regional commercial to the south. Outside the corridor would be zoned NC, Neighborhood Conservation. NC allows a maximum of 10 single family dwelling units per acre consistent with the Residential Neighborhood designation.

The proposed zoning is consistent with planning objectives, principles, and policies put forward in the City Plan 2030, the FLUM, and Master Street Plan. The extension of Ruppel Road has been included on the Master Street Plan for at least 15 years dating back to the Master Street Plan adopted in 2000. Ruppel Road has long been planned as the major north-south transportation corridor in the city west of I-49. The completion of this major new infrastructure project will change traffic patterns and open up several hundred acres of farmland for development. The proposed zoning is consistent with future growth anticipated by City Council for many years.

This rezoning may have the appearance of extending urban sprawl into undeveloped areas. However, because of surrounding development and

need to accommodate long term planned growth, the rezoning is compatible with surrounding areas, been anticipated for a number of years, and is consistent with the primary goals of City Plan 2030. These goals include encouraging planned and orderly growth that is transit oriented, development patterns in traditional form creating great streets and allowing a diversity of uses and dwelling types for complete neighborhoods.

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

Finding: Staff finds that the proposed zoning is justified and needed to accommodate planned and orderly growth areas in the city. The City will be commencing construction of the Ruppel Road project in the next few months. The rezoning is needed at this time because of the impending development pressure that will result from this project. A comprehensive proposal and review of the zoning of this entire area at one time is appropriate given the timing of this major infrastructure project.

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

Finding: A rezoning of this size will allow a large volume of development that will increase traffic on surrounding roads. However, as discussed earlier in this report, the City's planned road project will be completed in the near future facilitating this planned growth. As individual developments are reviewed, on and off-site street improvements will be reviewed and recommended. One such recommendation for this area may include an assessment for developments to contribute money to the Persimmon Street overpass. This is a planned east-west connection over I-49 which will alleviate congestion at I-49/Wedington Road interchange.

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

Finding: The proposed rezoning will substantially increase population density over the current low density zoning that allows approximately 2 units per acre, or about 1,100 residents on the 642 acres. The proposed zoning is intended to result in a net density of approximately eight units per acre yielding approximately 3,210 residents on the 642 acres. The zoning would also allow non-residential services immediately along Ruppel Road and the collector street intersections. Development patterns allowed with the proposed zoning would create a significant increase and demand for public services over the existing zoning. However, this increase has been anticipated and is being spurred by the City's development of the Ruppel Road project.

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:

- Existing and proposed zoning criteria
- Police Department comments
- Fire Department comments
- Staff's request letter
- April 13, 2015 Planning Commission handout from the public
- Rezoning exhibit/aerial photo
- Current land use map
- Close up map
- Future land use map
- One mile map

161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half
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(D) *Bulk and area regulations.*

Lot width minimum	200 ft.
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback requirements.*

Front	Side	Rear
35 ft.	20 ft.	35 ft.

(F) *Height requirements.* There shall be no maximum height limits in the A-1 District, provided, however, that any building which exceeds the height of 15 feet shall be setback from any boundary line of any residential district a distance of 1.0 foot for each foot of height in excess of 15 feet. Such setbacks shall be measured from the required setback lines.

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-15-99; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5195, 11-6-08; Ord. 5238, 5-5-09; Ord. 5479, 2-7-12)

161.05 District RSF-1, Residential Single-Family – One Unit Per Acre

(A) *Purpose.* A district having single-family detached residences on lots with a minimum size of one unit per acre. The district is designed to permit and encourage the development of very low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(C) *Permitted uses.*

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

(D) *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 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cottage Housing Development

(E) *Density.*

Units per acre	1
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(F) *Bulk and area regulations.*

Lot width minimum	150 ft.
Lot area minimum	35,720 Sq. Ft.
Land area per dwelling unit	35,720 Sq. Ft.

(G) *Setback requirements.*

Front	Side	Rear
35 ft.	20 ft.	35 ft.

(H) *Building height regulations.*

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

(I) *Building area.* None.

(Code 1965, §160.44; Ord. No. 3792, §4, 5-17-94; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. 4858, 4-18-06; Ord. 5028, 6-19-07; Ord 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5462, 12-6-11)

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

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

(B) *Uses.*

(1) *Permitted uses.*

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

(2) *Conditional uses.*

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

(C) *Density.*

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

(D) *Bulk and area regulations.*

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

(E) *Setback requirements.*

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

(F) *Building height regulations.*

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

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

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

161.09 District RSF-8, Residential Single-Family – 8 Units Per Acre

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(B) *Uses.*

(1) *Permitted uses.*

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

(2) *Conditional uses.*

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

(C) *Density.*

	By Right
Single-family dwelling units per acre	8 or less

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Single-family	50 ft.
Two-family	50 ft.
Townhouse, no more than two attached	25 ft.

(2) *Lot area minimum.*

Single-family	5,000 sq. ft.
Two-family	5,000 sq. ft.

(3) *Land area per dwelling unit.*

Single-family	5,000 sq. ft.
Two-family	5,000 sq. ft.
Townhouse, no more than two attached	2,500 sq. ft.

(E) *Setback requirements.*

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

(F) *Height regulations.*

Building Height Maximum	45 ft.
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(G) *Building area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area.

(Ord. 4783, 10-18-05; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11)

161.19 Community Services

(A) *Purpose.* The *Community Services* district is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 44	Cottage Housing Development
Unit 45	Small scale production

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 40	Sidewalk Cafes
Unit 42	Clean technologies

(C) *Density.* None

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Dwelling	18 ft.
All others	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	56 ft.
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(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. 5312, 4-20-10; Ord. 5339, 8-3-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14; Ord. 5735, 1-20-15)

161.21 Urban Thoroughfare

(A) *Purpose.* The Urban Thoroughfare District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. Automobile-oriented development is prevalent within this district and a wide range of commercial uses is permitted. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted uses*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor store
Unit 41	Accessory Dwellings
Unit 44	Cottage Housing Development
Unit 45	Small scale production

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional uses*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 40	Sidewalk cafes
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None

(D) *Bulk and area regulations.*

(1) Lot width minimum

Single-family dwelling	18 feet
All other dwellings	None
Non-residential	None

(2) Lot area minimum. None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building height regulations.*

Building Height Maximum	56/84 ft.*
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*A building or a portion of a building that is located between 10 and 15 ft. from the front property line or any master street plan right-of-way line shall have a maximum height of 56 feet. A building or portion of a building that is located greater than 15 feet from the master street plan right-of-way shall have a maximum height of 84 feet.

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

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

(Ord. 5312, 4-20-10; Ord. 5339, 8-3-10; Ord. 5353, 9-7-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14; Ord. 5735, 1-20-15)

161.26 Neighborhood Conservation

(A) *Purpose.* The *Neighborhood Conservation* zone has the least activity and a lower density than the other zones. Although *Neighborhood Conservation* is the most purely residential zone, it can have some mix of uses, such as civic buildings. *Neighborhood Conservation* serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the *Neighborhood Conservation* district is a residential zone.

(B) *Uses.*

(1) *Permitted uses.*

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

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 12	Limited Business *
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cottage Housing Development

(C) *Density.* 10 Units Per Acre.

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Single Family	40 ft.
Two Family	80 ft. -
Three Family	90 ft.

(2) *Lot area minimum.* 4,000 Sq. Ft.

(E) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 ft. from the front property line.
Side	5 ft.
Rear	5 ft.
Rear, from center line of an alley	12 ft.

(F) *Building height regulations.*

Building Height Maximum	45 ft.
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(Ord. 5128, 4-15-08; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14)



M E M O R A N D U M

To: Andrew Garner

From: Captain Jamie Fields 

Date: April 9, 2015

Subject: RZN 15-4965

This document is in response to your request for comments on the proposed RZN 15-4965, the Ruppel Road South Rezoning Study Area.

The Fayetteville Police Department could see a substantial increase in the demand for police services in the area of the Ruppel Road corridor with the proposed construction of a four lane boulevard with three roundabouts. It is reasonable to believe the police department will encounter an appreciable increase in calls for service, as well as increased traffic and traffic accidents related to the growth.

Please contact me if you have any questions, or if you need additional information.



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

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

To: Andrew Garner
From: Jeremy Ashley, Assistant Fire Marshal
Date: March 16, 2015
Re: Rezone RZN15-4965

This development will be protected by Engine 7 located at 835 Ruppel Road. It is .5 miles 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 Jeremy Ashley
Fayetteville Fire Department

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



March 04, 2015

City of Fayetteville, City Planning Division
Fayetteville, AR 72701

Tracy Hoskins, Chair
Fayetteville Planning Commission
City of Fayetteville, Arkansas
113 W. Mountain St
Fayetteville, AR 72701

Re: Rezone Request of the South Ruppel Road Corridor

Dear Planning Commission Chair:

Please accept this letter as a request to rezone property located along the South Ruppel Road corridor generally bounded by Persimmon Street to the north and Martin Luther King Boulevard to the south.

The City will be constructing a major new street connection by extending Ruppel Road approximately 1.5 miles south from the existing dead end of Ruppel Road adjacent to Owl Creek Elementary to Martin Luther King Boulevard. The new road will be built as a Principal Arterial with four lanes and a boulevard. Round-a-bouts will be installed approximately every half mile at the planned east-west Collector Street intersections. Construction is scheduled to begin in 2015 and be completed by the end of 2016.

The extension of Ruppel Road has been included on the Master Street Plan for at least 15 years dating back to the Master Street Plan adopted in 2000. Ruppel Road has long been planned as the major north-south transportation corridor in the city west of I-49. The completion of this major new infrastructure project will change traffic patterns and open up several hundred acres of farmland for development. Staff has been in consultation with several developers and property owners in the vicinity that are anticipating building new development in this area after the completion of the city's project. With multiple developers discussing potential rezonings and development of various pieces along this corridor, staff is bringing forward a comprehensive zoning proposal for the entire area to better enable staff, Planning Commission, and City Council to think through the rezoning of this property as a whole, rather than piecemeal applications from individual property owners.

This is a large undeveloped area of approximately 600 acres within the City limits in the vicinity of the Wedington Drive and Martin Luther King commercial corridors to the north and south, the wastewater treatment plant to the west, and the Mountain Ranch/I-49 corridor to the east. This rezoning may have the appearance of extending urban sprawl into undeveloped areas. However, because of surrounding development and need to accommodate long term planned growth, the rezoning is compatible with surrounding areas, been anticipated for a number of years, and is consistent with the primary goals of City Plan 2030. These goals include encouraging planned and orderly growth that is transit oriented, development patterns in traditional form creating great streets and allowing a diversity of uses and dwelling types for complete neighborhoods. Staff recommends that mixed use zoning be concentrated around the Ruppel Road corridor and Collector Street intersections, and that the periphery of the study area adjacent to existing single family dwellings be rezoned for single family dwellings to provide adequate transition and compatibility amongst existing uses.

The City Plan 2030 Future Land Use Plan map (FLUM) identifies this area primarily as a Residential Neighborhood Area, with Natural Area designations along isolated floodplains and riparian corridors. Almost the entire vicinity is on the Enduring Green Network map because it is largely undeveloped and contains high environmental quality including remnant prairie habitat.

This area has been indicated on the FLUM to be developed at moderate to medium density for a number of years. Staff's proposal is to rezone the area to allow an overall residential density of approximately eight dwelling units per acre. This threshold is generally the critical mass needed to support transit and other non-residential services in the immediate neighborhood. The intent is for the build-out to be a self-sustaining neighborhood where residents can live, work, play and shop for a majority of their daily needs without having to drive long distances. The immediate corridor along Ruppel Road is proposed with a mixed use form-based zoning district that would allow a wide range of housing options and neighborhood-serving retail and services. This includes a variety of single family attached and detached units, multi-family dwellings, and non-residential goods and services. Outside the corridor would be zoned NC, Neighborhood Conservation. NC allows a maximum of 10 single family dwelling units per acre. It should be noted that gross density in a subdivision is typically much lower than the zoning allows because of the land required for utilities and streets.

The study area is identified as having a high level of natural resources by the Fayetteville Natural Heritage Association (FNHA), a local non-profit group. Habitat in the study area is classified by the FNHA as prairie remnant and seasonal wetlands¹. In staff's assessment, it appears that much of upland prairie habitat has been removed or disturbed to accommodate farming and grazing. Remnant prairie in the study area appears to be located particularly along the riparian corridors that have less disturbance. The Woolsey Wet Prairie Sanctuary is a 30-acre wetland mitigation site located on the City's wastewater treatment plant to the west of the study area. Due to the environmental sensitivity of the study area, staff recommends that all of the land identified as Natural Area be zoned R-A, Residential Agricultural. This zoning should result in conservation along these riparian corridors in exchange for higher density in other areas.

A rezoning of this size will allow a large volume of development that will increase traffic on surrounding roads. However, as discussed above, the City's planned road project will be completed in the near future to accommodate this planned growth. As individual developments are reviewed, on and off-site street improvements will be reviewed and recommended. One such recommendation for this area may include an assessment for developments to contribute money to the Persimmon Street overpass. This is a planned east-west connection over I-49 which will alleviate congestion at I-49/Wedington Road interchange.

Thank you for time and consideration of this request.

Sincerely,



Andrew Garner, AICP
City Planning Director
City of Fayetteville Development Services
agarner@fayetteville-ar.gov
479.575.8262

Att: Rezoning exhibit
Cc: Jeremy Pate, Development Services Director
Chris Brown, City Engineer

¹ Fayetteville Natural Heritage Association Environmental Working Group Map 2008-2009

Site History

- Prairie habitat is one of the rarest habitats found across the United States. Only ~1% of historical prairie remains intact. (1,2)
 - Virgin prairie habitat (unplowed with evidence of prairie mounds) can be restored!
 - Example: Woolsey Wet Prairie Sanctuary
- Woolsey Wet Prairie Sanctuary (WWPS)
 - Previously, unplowed agricultural fields, is now a successfully restored prairie habitat.
 - Over 450 documented plant species, including 7 rare species (3)
 - Over 200 documented bird species, including 1 state record (4)
 - 24 documented reptile and amphibian species recorded, including 2 rare species
 - Designated an Important Birding Area by the National Audubon Society
 - WWPS has become an important teaching, educational, and public resource

Reptiles and Amphibians

- Intensive surveys have revealed 24 reptile and amphibian species have colonized WWPS
 - Documented two species considered AR State Species of Greatest Conservation of Concern:
 - Graham's Crayfish Snake (*Regina grahamii*)
 - Only known population to exist within the Boston/Ozark Mountains
 - The last documented observation was from over 60 years ago
 - Over 200 captured within WWPS in 2014
 - Crawfish Frog (*Lithobates areolatus*)
 - Listed as State Endangered: Indiana and Iowa (6)
 - Species of Conservation Need: Illinois, Missouri, Kansas (6)
 - Near Threatened: International Union for Conservation of Nature (IUCN, 6)
 - Large breeding chorus documented in WWPS and individuals found crossing Broyles Ave from adjacent property

Important Considerations for Conserving Reptiles and Amphibians at WWPS and Adjacent Properties.

- Ephemeral (non-permanent) aquatic habitats (e.g. flooded fields) are important and deserve protection consideration
 - Permanent farm ponds, retention ponds, and streams are not as important
- Connectivity between suitable habitats is key!
 - Amphibians and reptiles have surprisingly large home ranges
 - e.g. Crawfish frog can migrate up to 400 meters from a breeding wetland (7)
 - Many species of reptile and amphibian are extremely secretive
 - e.g. Grahams Crayfish Snake went 60 years without being detected even with an R-1 university only 5 miles away
 - What might look like an empty grass field might provide important hibernation or post-breeding habitat to many amphibians and reptiles

Please keep these consideration in mind when determining future development and habitat protections within in Washington County. With your help we can grow as a city while maintaining our Biodiversity.

References

1. Samson, F. and F. Knopf. 1994. Prairie conservation in North America. *Bioscience*. 44: 418-421.
2. Gleason, R.A., M.K. Laubhan, N.H. Euliss Jr. (Eds.) 1998. Ecosystem services derived from wetland conservation practices in the United States Prairie Pothole Region with an emphasis on the U.S. Department of Agriculture Conservation Reserve and Wetlands Reserve Programs. U.S. Geological Professional Paper 1745.
3. EcoArkansas 2012. "Master Plant List for Woolsey Wet Prairie." Ecoarkansas.com. Environmental Consulting operations. Accessed 28 Aug 2014.
4. 2014. "Species Count for Woolsey Wet Prairie". Ebird. Available online at <http://ebird.org/ebird/hotspot/LS02940>. Accessed 13 April 2015.
5. 2013. "Important Bird Areas in Arkansas". Available online at <http://ar.audubon.org/important-bird-areas-arkansas>. Accessed 13 April 2015.
6. 2015. "Rana areolata Conservation Status". Available online at <http://explorer.natureserve.org/servlet/NatureServe?searchName=Rana+areolata>. Accessed 13 April 2015.
7. Heemeyer, J.L. and M.J. Lannoo. 2012. Breeding migrations in crawfish frogs (*Lithobates areolatus*): long-distance movements, burrow philopatry, and mortality in a near-threatened species. *Copeia*. 2012: 440-450.



Figure 1. Map of property to be rezoned (RZN 15-4965) showing evidence of prairie mounds and proximity to Woolsey Wet Prairie Sanctuary.



Pictured above: Educational use of Woolsey Wet Prairie Sanctuary. (A) University of Arkansas students learn about the differences in burning maintained and unburned wetlands. (B) University of Arkansas students collect macroinvertebrates from a wetland. (C) Students set-up an experiment as part of a population ecology class to determine the effects of population density on tadpole growth. (Photos courtesy of Auriel Fournier)

Pictured below: Rare reptile and amphibian species found within Woolsey Wet Prairie Sanctuary and crossing Broyles from adjacent properties. (A) Gramms Crayfish Snake. (B) Crawfish Frog. (Photos courtesy of JD Willison and Denise Greathouse)





Figure 1. Map of proposed area to be developed with areas of Crawfish Frog activity highlighted. A proposed green space that would maintain some connectivity with Woolsey Wet Prairie Sanctuary is drawn.



Figure 2. Zoomed in image of known Crawfish Frog activity and proposed green space.

Proposed Zoning RZN 15-4965



Ruppelle Road South Rezoning Study Area

RZN15-4965

SOUTH RUPPLE ROAD REZONING

Current Land Use

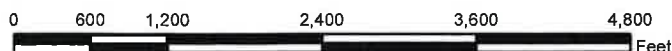


Legend

- Multi-Use Trail (Existing)
- Future Trails
- RZN15-4965
- Fayetteville City Limits
- Design Overlay District
- Planning Area

Proposed Rezoning:
 CS, Community Services
 NC, Neighborhood Conservation
 R-A, Residential Agricultural
 UT, Urban Thoroughfare
TOTAL

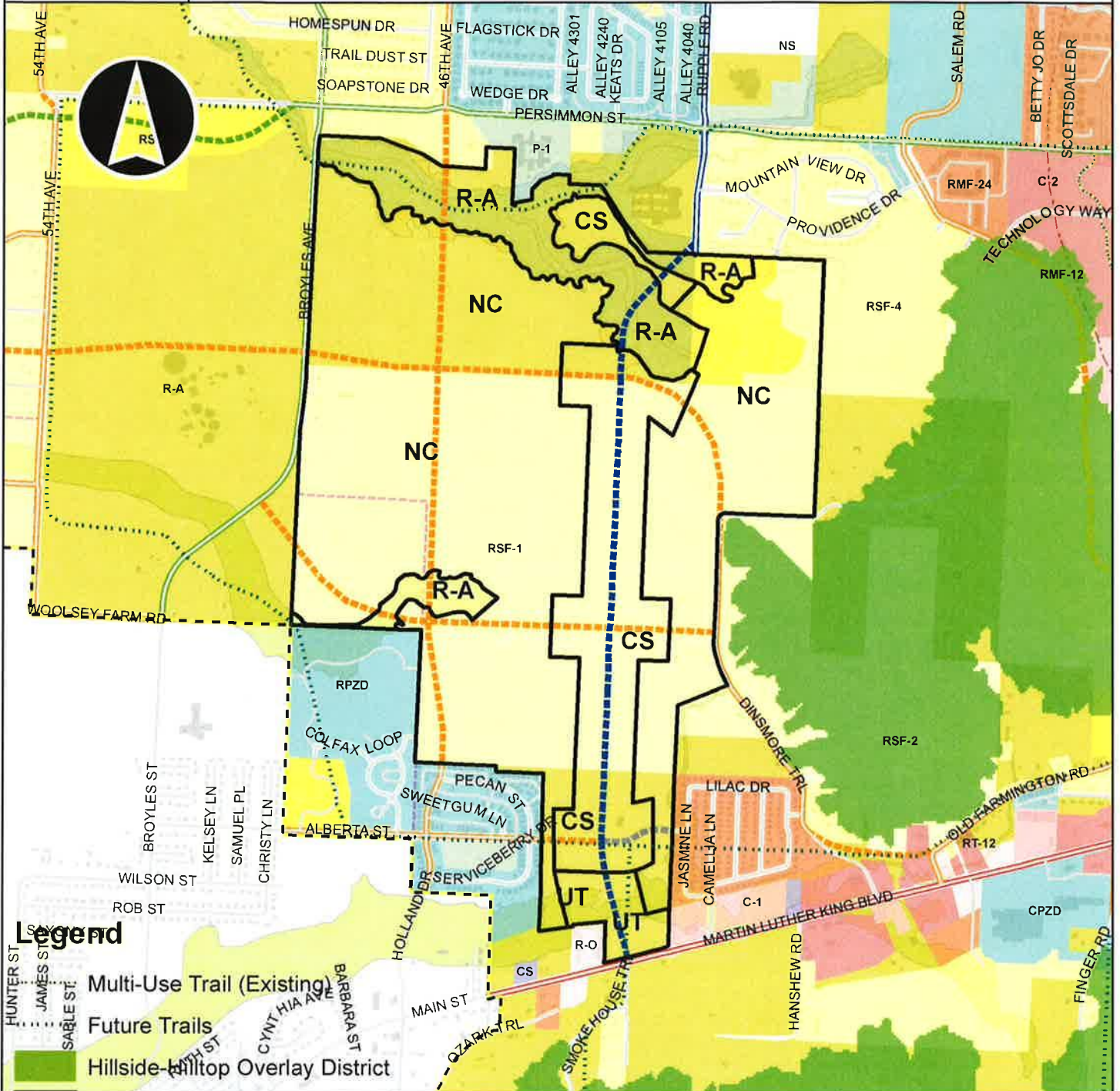
107.3 ACRES
 442.1 ACRES
 77.3 ACRES
 15.3 ACRES
642 ACRES



RZN15-4965

SOUTH RUPPLE ROAD REZONING

Close Up View



Legend

- Multi-Use Trail (Existing)
- Future Trails
- Hillside-Hilltop Overlay District
- Fayetteville City Limits
- Footprints 2010
- Design Overlay District
- Design Overlay District
- Planning Area

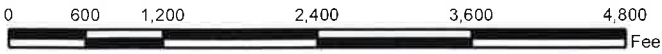
Overview

RZN15-4965

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

Proposed Rezoning:
 CS, Community Services
 NC, Neighborhood Conservation
 R-A, Residential Agricultural
 UT, Urban Thoroughfare
TOTAL

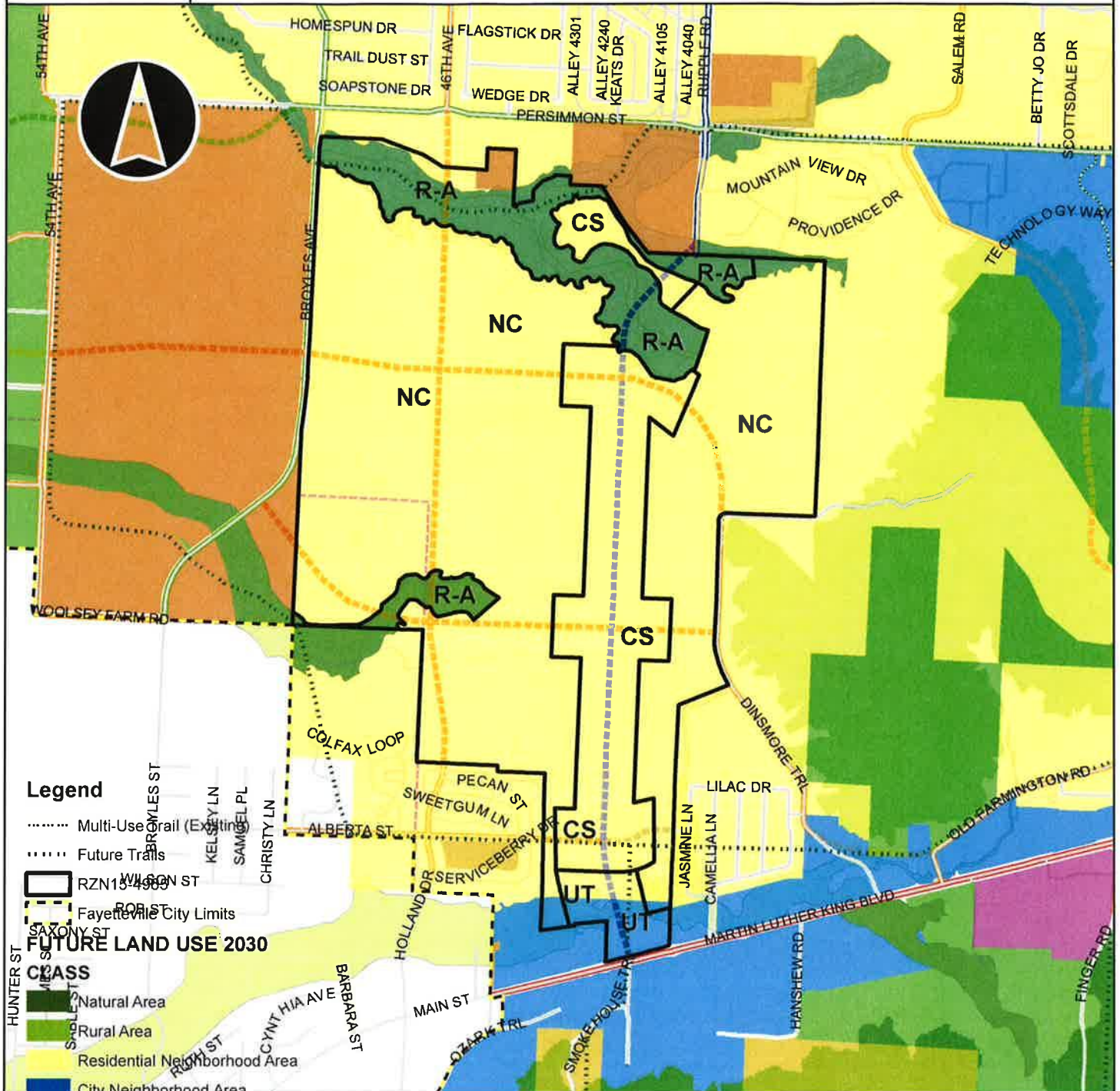
107.3 ACRES
 442.1 ACRES
 77.3 ACRES
 15.3 ACRES
642 ACRES



RZN15-4965

SOUTH RUPPLE ROAD REZONING

Future Land Use



Legend

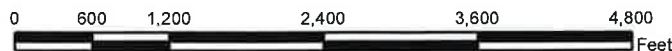
- Multi-Use Trail (Existing)
- Future Trails
- RZN15-4965
- Fayetteville City Limits

FUTURE LAND USE 2030

- 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
- Planning Area

Proposed Rezoning:
 CS, Community Services
 NC, Neighborhood Conservation
 R-A, Residential Agricultural
 UT, Urban Thoroughfare
TOTAL

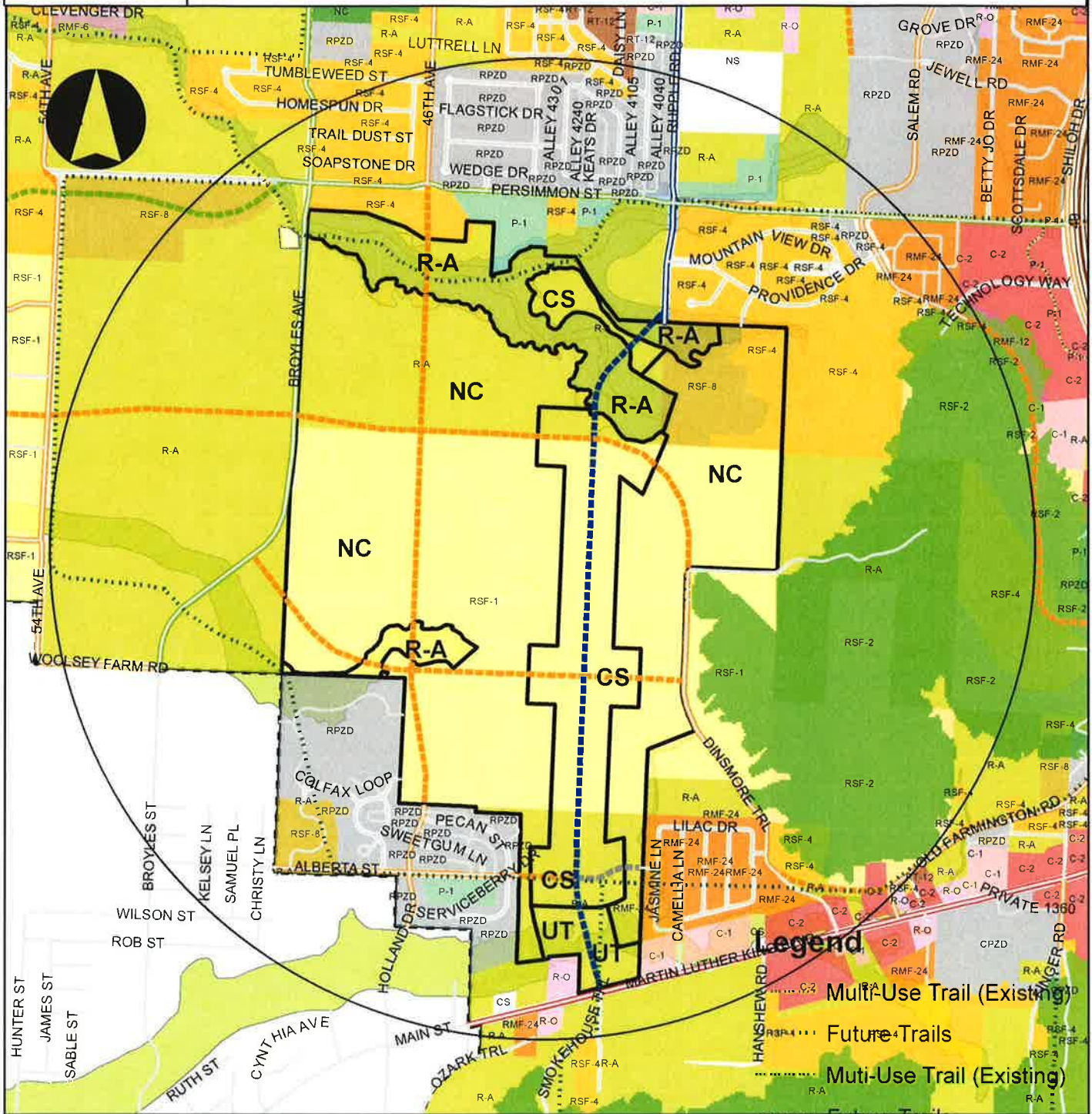
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 442.1 ACRES
 77.3 ACRES
 15.3 ACRES
642 ACRES



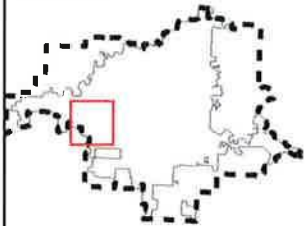
RZN15-4965

SOUTH RUPPLE ROAD REZONING

One Mile View



Overview



Proposed Rezoning:

CS, Community Services	107.3 ACRES
NC, Neighborhood Conservation	442.1 ACRES
R-A, Residential Agricultural	77.3 ACRES
UT, Urban Thoroughfare	15.3 ACRES
TOTAL	642 ACRES

0 0.25 0.5

Miles

- RZN15-4965
- HHOD
- Planning Area
- Fayetteville

Planning Commission
April 27, 2015