



Legislation Text

File #: 2015-0410, Version: 1

RZN 15-5149 (2975 OLD FARMINGTON RD./KING SIEVERT):

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 15-5149, FOR APPROXIMATELY 1.27 ACRES, LOCATED AT 2975 OLD FARMINGTON RD. FROM RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1. That the City Council for the City of Fayetteville, Arkansas hereby changes the zone classification of the following described property from RSF-4, Residential Single Family, 4 Units Per Acre 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.

City of Fayetteville Staff Review Form

2015-0410

Legistar File ID

9/15/2015

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

Jeremy Pate 

8/28/2015

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 15-5149: Rezone (2975 OLD FARMINGTON RD./KING-SIEVERT, 558): Submitted by THE INFILL GROUP for properties located at 2975 OLD FARMINGTON RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.27 acres. The request is to rezone the properties to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? NA

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? No

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF SEPTEMBER 15, 2015

TO: Fayetteville City Council

THRU: Andrew Garner, City Planning Director

FROM: Jesse Fulcher, Senior Planner

DATE: August 28, 2015

SUBJECT: **RZN 15-5149: Rezone (2975 OLD FARMINGTON RD./KING-SIEVERT, 558):** Submitted by THE INFILL GROUP for properties located at 2975 OLD FARMINGTON RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.27 acres. The request is to rezone the properties to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 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 located on the south side of Old Farmington Road, just east of One Mile Road and contains two parcels totaling approximately 1.27 acres. The western parcel of approximately 0.29 acres is developed with a single-family home.

The request is to rezone the property from RSF-4, Residential Single-family, 4 Units per Acre to RSF-8, Residential Single-family, 8 units per acre. The applicant indicated the rezoning is needed for the development of a cottage court with 10-12 units.

Land Use Compatibility:

In staff's opinion, the zoning request is compatible with surrounding land uses, which are single-family homes on a variety of lot sizes, with the exception of a cemetery to the east. Lot sizes range from 6,000 square feet to the south and north, to 15,000-20,000 square feet to the east and west.

Land Use Plan Analysis:

City Plan 2030 Future Land Use Plan designates this site as Residential Neighborhood Area. This designation supports a wide spectrum of residential uses and encourages density in all housing types. The RSF-8 zoning district allows 5,000 square foot lots, which is compatible with surrounding properties and continues to expand on the diversity of single-family lot sizes in the neighborhood, a primary goal of City Plan 2030.

DISCUSSION:

On August 24, 2015 the Planning Commission forwarded this item to the City Council with a recommendation for approval by a vote of 8-0-0.

BUDGET/STAFF IMPACT:

N/A

Attachments:

CC Ordinance

Exhibit A

Exhibit B

Planning Commission Staff Report



PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jesse Fulcher, Senior Planner

MEETING DATE: August 24, 2015 Updated August 28, 2015

SUBJECT: **RZN 15-5149: Rezone (2975 OLD FARMINGTON RD./KING-SIEVERT, 558):** Submitted by THE INFILL GROUP for properties located at 2975 OLD FARMINGTON RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.27 acres. The request is to rezone the properties to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN 15-5149** to the City Council with a recommendation for approval.

BACKGROUND:

The subject property is located on the south side of Old Farmington Road, just east of One Mile Road and contains two parcels totaling approximately 1.27 acres. The western parcel of approximately 0.29 acres is developed with a single-family home. Surrounding land use and zoning is depicted on *Table 1*.

**Table 1
Surrounding Land Use and Zoning**

Direction from Site	Land Use	Zoning
North	Single-Family Residential	R-PZD Scottswood Place
South	Single-Family Residential	RSF-4, Residential Single-Family
East	Single-Family Residential/Cemetery	RSF-4, Residential Single-Family/R-A
West	Single-Family Residential	R-A, Residential Agricultural

Request: The request is to rezone the property from RSF-4, Residential Single-family, 4 Units per Acre to RSF-8, Residential Single-family, 8 units per acre. The applicant indicated the rezoning is needed for the development of a cottage court with 10-12 units.

Public Comment: Staff has received no public comment.

INFRASTRUCTURE:

Streets: The northern portion of the property has access to Old Farmington Road. This designated Collector Street has been improved on the north side of the street, but is unimproved on the south side of the street. The south side of the street adjacent to the subject property would likely need to be fully improved similar to the north side of the street at the time of development. Depending on the scope of

development, off-site improvements at the substandard intersection of Old Farmington/One Mile Road may be required.

Water: Public water is available to the site. There is an 8" public main along Old Farmington Road.

Sewer: Sanitary sewer is available to the site. There is an 8" main on the south side of Old Farmington Road.

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 property does not contain any protected streams per the Streamside Protection map.

Fire: This development will be protected by Engine 6 located at 900 S. Hollywood. It is 2 miles from the station with an anticipated response time of 4 minutes to the beginning of the development. The Fire Department anticipates seven 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 begins before maximum build-out and service impact occurs. The Fayetteville Fire Department does not feel this development will affect our calls for service or our response times.

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

CITY PLAN 2025 FUTURE LAND USE PLAN: The property is designated as a **Residential Neighborhood Area**. Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single family, multifamily and rowhouses. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features in the natural environment.

FINDINGS OF THE STAFF

RECOMMENDATION: Staff recommends forwarding **RZN 15-5149** to City Council with a recommendation for approval.

PLANNING COMMISSION ACTION:	Required	<u>YES</u>	
Date: <u>August 24, 2015</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: Chesser	Second: Brown	Vote: 8-0-0	
CITY COUNCIL ACTION:	Required	<u>YES</u>	
Date: <u>September 15, 2015</u>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	

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

Finding: *Surrounding Land Use Compatibility:* In staff's opinion, the zoning request is compatible with surrounding land uses, which are single-family homes on a variety of lot sizes, with the exception of a cemetery to the east. Lot sizes range from 6,000 square feet to the south and north, to 15,000-20,000 square feet to the east and west.

Land Use Plan Analysis: City Plan 2030 Future Land Use Plan designates this site as Residential Neighborhood Area. This designation supports a wide spectrum of residential uses and encourages density in all housing types. The RSF-8 zoning district allows 5,000 square foot lots, which is compatible with surrounding properties and continues to expand on the diversity of single-family lot sizes in the neighborhood, a primary goal of City Plan 2030.

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

Finding: The proposed rezoning is justified at this time, as the proposed zoning will allow appropriate infill development in an area where it is encouraged. The applicant has also indicated in the application that the desire is to construct up to 12 cottage units on the property. The existing RSF-4 zoning will only allow up to 7 dwellings units in a cottage configuration.

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

Finding: Rezoning the property RSF-8 will not likely increase traffic danger or congestion in this location, although the request is for a zone that will allow a higher density of development than the low density development that is currently allowed under RSF-4 zoning. Improvements to Old Farmington Road and potentially off-site improvements at the intersection of Old Farmington/One Mile Road will likely be required depending on the scale of new development.

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 RSF-4 to RSF-8 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 sections 161.07 & 161.09
- Request Letter
- Survey
- One Mile Map, Close-Up Map, Current Land Use Map, Future Land Use Map

TITLE XV UNIFIED DEVELOPMENT CODE

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
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15 ft.	5 ft.	15 ft.
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(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.

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(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)

Rezoning Application – additional items

Submitted 7/14/2015 for parcels: 765-14655-000 and 765-14655-001.

a) Current ownership information and any proposed or pending property sales.

The current owner is the Deborah W. King and Jeanne M. Sievert Revocable Trust. There are no pending sales, though the property is listed. The owner is considering developing the property if there is no sale.

b) Reason (need) for requesting the zoning change.

The owner is considering developing a cottage court of 10-12 units organized around urban agriculture features.

c) Statement of how the proposed rezoning will relate to surrounding properties in terms of land use, traffic, appearance, and signage.

The proposed rezoning is consistent with surrounding properties. In terms of land use, the surrounding properties are single family detached units. In terms of traffic, Old Farmington Road has excess capacity and will be unaffected by the addition of 12 new homes. In terms of appearance and signage, the design standards of RSF-8 will ensure that any new development is contextually sensitive to the existing neighborhood character.

d) Availability of water and sewer (state size of lines).

The property is served by 8" water and sewer lines placed within the Old Farmington Road right-of-way.

e) The degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

The property is designated *Residential Neighborhood Area* in the City's Future Land Use Map. The proposed rezoning is consistent with the City's desire that portions of the city designated *Residential Neighborhood Area* remain "primarily residential in nature."

f) Whether the proposed zoning is justified and/or needed at the time of the request.

The proposed rezoning is needed to allow for a transit-ready cottage court development. It is justified by the proximity to a major transportation corridor (MLK), planned additions to the City's trail and park systems, and the previous rezoning of adjacent property to the north.

g) Whether the proposed zoning will create or appreciably increase traffic danger and congestion.

The proposed rezoning will not create a traffic danger or appreciably increase congestion. The proposed rezoning will allow for the construction of approximately 12 homes in a cottage court format, limiting curb cuts on Old Farmington Rd.

h) Whether the proposed zoning will alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

While the proposed rezoning will alter the population density, it will not undesirably increase the load on public services. The proposed rezoning allows for a transit-ready density of 8 du/acre (16 du/acre in a cottage housing format subject to a Conditional Use Permit). A moderate increase in density also increases the operating and/or maintenance efficiencies of public services: it allows more children to be bussed per mile and more residents to be served per linear foot of water or sewer line.

i) Why it would be impractical to use the land for any of the uses permitted under its existing zoning classification.

This item is not applicable to this request; the use units associated with the present zoning are the same as the proposed zoning.

CERTIFICATE OF OWNERSHIP AND DEDICATION.
 WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%)
 OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY
 DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS SHOWN ON THIS PLAN
 FOR PUBLIC BENEFIT AS DESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY
 OF FAYETTEVILLE, ARKANSAS, THE RIGHT OF EASEMENT, EGRESS AND AVAILABILITY
 OF THE EASEMENT SHOWN ON THIS PLAN FOR THE PURPOSE OF INSTALLATION OF NEW
 FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISH HEREBY IS THE
 RIGHT OF EGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT OF REPAIR THE
 RIGHT OF REPAIR OF SAID STREETS, AND THE RIGHT OF REPAIR OF SAID STREETS,
 AND THE RIGHT TO REPAIR OF SAID STREETS WITHIN THE DEDICATION.

DATE	OWNER
DATE	OWNER
DATE	OWNER
DATE	OWNER

765-14655-000
 GENEVIEVE KAY THOMP GENEVIERE
 P.O. BOX 2006-1214
 P.O.

765-14655-001
 KING, DEBORAH W
 SIEVERT, JEANNE M
 2975 W OLD FARMINGTON RD
 FAYETTEVILLE AR 72704
 ZONING: RSP-4

ADJUSTED TRACT 1 - 0.29 ACRES

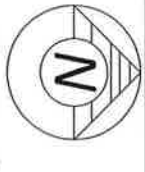
Part of the NW 1/4 of the NE 1/4 of Section 19, Township 16 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the NW corner of said NW 1/4 of the NE 1/4, said point being a stake monument, thence S 07° 20' 57" W, 99.67 feet and S 87° 39' 03" E, 191.06 feet to a found iron pin, thence N 87° 12' 14" E, 103.59 feet to the point of beginning, said point being a set iron pin, thence N 02° 16' 27" E, 184.45 feet to a set iron pin, thence N 09° 39' 52" W, 135.11 feet to a set iron pin on the southern right-of-way of Old Farmington Road, thence along said right-of-way N 45° 14' 27" E, 243.93 feet to a set iron pin, thence leaving said right-of-way S 02° 18' 17" W, 391.77 feet to a found iron pin, thence S 87° 12' 14" E, 103.59 feet to the point of beginning, containing 0.88 acres, more or less, to the City of Fayetteville, Arkansas.

ADJUSTED TRACT 2 - 0.29 ACRES

Part of the NW 1/4 of the NE 1/4 of Section 19, Township 16 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Commencing at a stake monument at the NW corner of said NW 1/4 of the NE 1/4, said point being a stake monument, thence S 07° 20' 57" W, 99.67 feet and S 87° 39' 03" E, 191.06 feet to a found iron pin, thence N 04° 28' 32" W, 73.01 feet to a 1/2" rebar, thence N 71° 58' 27" E, 66.59 feet to a 1/2" rebar, thence N 07° 24' 03" E, 73.46 feet to a 1/2" rebar, thence N 12° 28' 11" W, 34.60 feet to a 1/2" rebar, thence N 33° 18' 47" W, 74.64 feet to the southern right-of-way of Old Farmington Road, thence N 45° 14' 27" E, 208.16 feet along said right-of-way, thence leaving said right-of-way and running S 07° 18' 17" W, 391.77 feet to a 1/2" rebar, thence S 87° 12' 14" E, 103.59 feet to the point of beginning. Containing 0.88 acres, more or less.

ADJUSTED TRACT 1 - 0.98 ACRES
 Part of the NW 1/4 of the NE 1/4 of Section 19, Township 16 North, Range 30 West, City of Fayetteville, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of said NW 1/4 of the NE 1/4, said point being a stake monument, thence S 07° 20' 57" W, 99.67 feet and S 87° 39' 03" E, 191.06 feet to a found iron pin, thence N 04° 28' 32" W, 73.01 feet to a 1/2" rebar, thence N 71° 58' 27" E, 66.59 feet to a 1/2" rebar, thence N 07° 24' 03" E, 73.46 feet to a 1/2" rebar, thence N 12° 28' 11" W, 34.60 feet to a 1/2" rebar, thence N 33° 18' 47" W, 74.64 feet to the southern right-of-way of Old Farmington Road, thence N 45° 14' 27" E, 208.16 feet along said right-of-way, thence leaving said right-of-way and running S 07° 18' 17" W, 391.77 feet to a 1/2" rebar, thence S 87° 12' 14" E, 103.59 feet to the point of beginning. Containing 0.88 acres, more or less.

ADJUSTED TRACT 2 - 0.29 ACRES
 Part of the NW 1/4 of the NE 1/4 of Section 19, Township 16 North, Range 30 West, City of Fayetteville, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of said NW 1/4 of the NE 1/4, said point being a stake monument, thence S 07° 20' 57" W, 99.67 feet and S 87° 39' 03" E, 191.06 feet to a found iron pin, thence N 04° 28' 32" W, 73.01 feet to a 1/2" rebar, thence N 71° 58' 27" E, 66.59 feet to a 1/2" rebar, thence N 07° 24' 03" E, 73.46 feet to a 1/2" rebar, thence N 12° 28' 11" W, 34.60 feet to a 1/2" rebar, thence N 33° 18' 47" W, 74.64 feet to the southern right-of-way of Old Farmington Road, thence N 45° 14' 27" E, 208.16 feet along said right-of-way, thence leaving said right-of-way and running S 07° 18' 17" W, 391.77 feet to a 1/2" rebar, thence S 87° 12' 14" E, 103.59 feet to the point of beginning. Containing 0.29 acres, more or less.



- LEGEND**
- CENTERLINE
 - BOUNDARY
 - RIGHT-OF-WAY
 - FENCE
 - POWER/SEWER
 - WATERLINE
 - SET IRON PIN
 - FOUND IRON PIN
 - FIRE HYDRANT
 - WATER VALVE/MFT
 - MANHOLE
 - GAS METER
 - MAILBOX

FLOOD CERTIFICATION
 THE HEREIN DESCRIBED TRACT IS IN ZONE "X" AND NOT WITHIN THE 100 YEAR FLOOD ZONE PER F.I.R.M. COMMUNITY NO. 0534302155, WASHINGTON COUNTY, AN EFFECTIVE DATE 5/16/2008.

BASIS OF BEARINGS
 PLAT OF SURVEY FILED 2003-00009980
 WASHINGTON COUNTY, AR
 BUILDING SETBACKS - RSP-4
 FRONT - 5'
 SIDES - 5'
 REAR - 15'

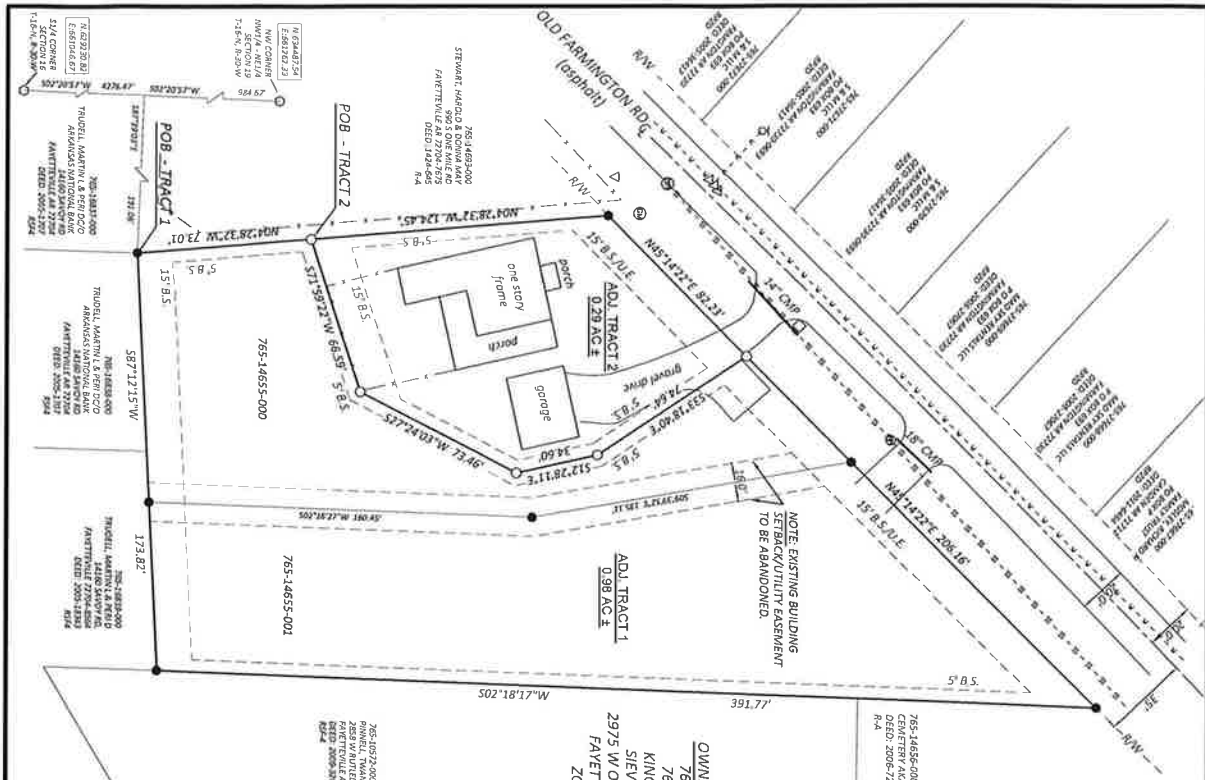


SUPERSEDES CERTIFICATE
 THEREBY CERTIFY I HAVE SUPERSEDED THE
 DESCRIBED TRACT AND THAT THE PROPERTY LINES
 AND CORNER MONUMENTS ARE TO THE BEST OF MY
 KNOWLEDGE AND ABILITY CORRECTLY ESTABLISHED
 AS SHOWN. ALSO, ANY EASEMENTS AND/OR
 SHOWING HEREBY ARE SUPERSEDED BY SAID SURVEY ARE
 SHOWN HEREBY.

PROPERTY LINE ADJUSTMENT
 FOR
KING, DEBORAH W
SIEVERT, JEANNE M

JENKINS SURVEYING	DATE:	7/30/13
1552 CEDAR ST.	DRAWN BY:	DWJ
FAYETTEVILLE, AR 72703	SCALE:	1" = 50'
P/F 479-521-5331	JOB NO.:	13-056

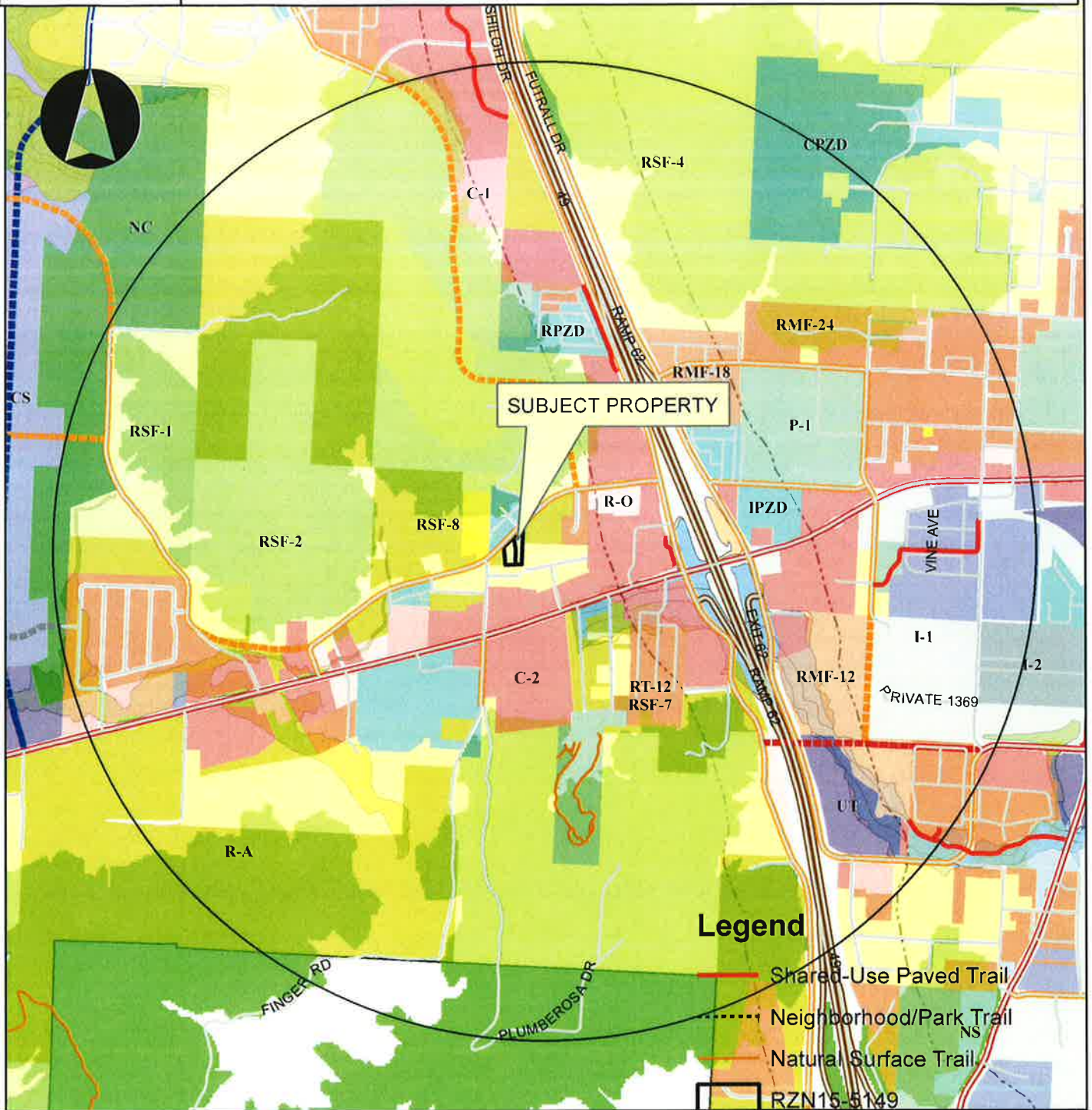
PLAT CODE: 500-16M-30W-0-19-140-72-0688



RZN15-5149

KING-SIEVERT

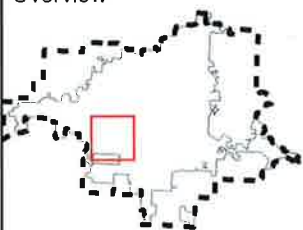
One Mile View



Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail
- RZN15-5149

Overview



Legend

Subject Property

Boundary

0 0.25 0.5



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

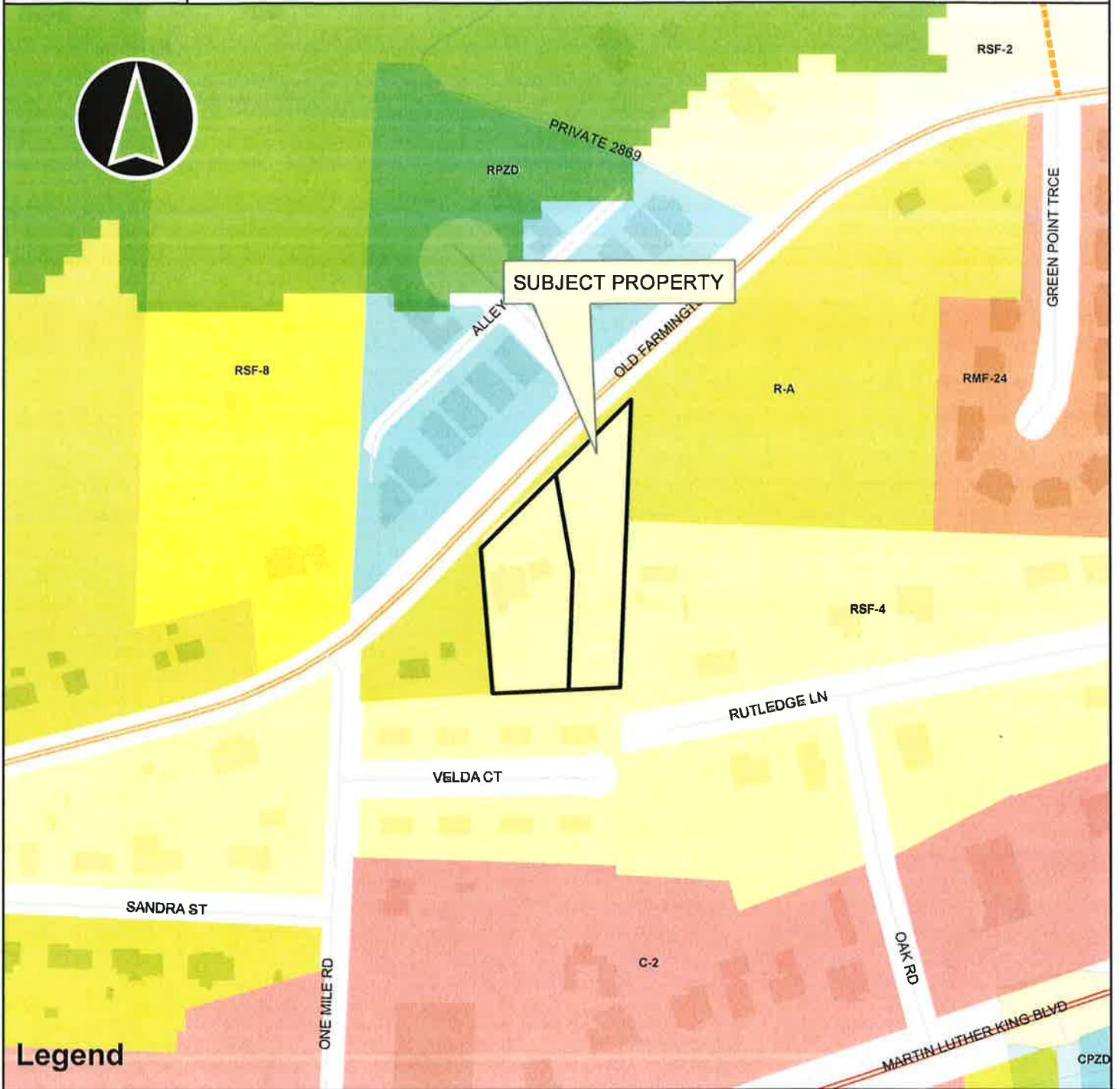
1

Miles

RZN15-5149

KING-SIEVERT

Close Up View



Legend

Shared-Use Paved Trail

Neighborhood/Park Trail

Natural Surface Trail

RZN15-5149

Hillside-Hilltop Overlay District

Footprints 2010



EXHIBIT "B"

Legal Description of Property

For rezoning request filed 7/14/2015 for parcels 765-14655-000 and 765-14655-001.

TRACT 1 - 0.98 ACRES

Part of the NW1/4 of the NE1/4 of Section 19, Township 16 North, Range 30 West, City of Fayetteville, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest Corner of said NW1/4 of the NE1/4, said point being a state monument; thence S02°20'57"W 984.67 feet and S87°39'03"E 191.06 feet to a found iron pin for the Point of Beginning; thence N04°28'32"W 73.01 feet to a 1/2" rebar; thence N71°59'22"E 66.59 feet to a 1/2" rebar; thence N27°24'03"E 73.46 feet to a 1/2" rebar; thence N12°28'11"W 34.60 feet to a 1/2" rebar; thence N33°18'40"W 74.64 feet to the Southerly right-of-way of Old Farmington Road; thence N45°14'22"E 206.16 feet along said right-of-way; thence leaving said right-of-way and running S02°18'17"W 391.77 feet to a 1/2" rebar; thence S87°12'15"W 173.82 feet to the Point of Beginning. Containing 0.98 acres, more or less.

TRACT 2 - 0.29 ACRES

Part of the NW1/4 of the NE1/4 of Section 19, Township 16 North, Range 30 West, City of Fayetteville, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest Corner of said NW1/4 of the NE1/4, said point being a state monument; thence S02°20'57"W 984.67 feet and S87°39'03"E 191.06 feet to a found iron pin; thence N04°28'32"W 73.01 feet to a 1/2" rebar for the Point of Beginning; thence N04°28'32"W 124.45 feet to a 1/2" rebar on the Southerly right-of-way of Old Farmington Road; thence N45°14'22"E 82.23 feet along said right-of-way to a 1/2" rebar; thence leaving said right-of-way and running S33°18'40"E 74.64 feet to a 1/2" rebar; thence S12°28'11"E 34.60 feet to a 1/2" rebar; thence S27°24'03"W 73.46 feet to a 1/2" rebar; thence S71°59'22"W 66.59 feet to the Point of Beginning. Containing 0.29 acres, more or less.

RZN15-5149

Current Land Use

KING-SIEVERT



Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail
- RZN15-5149
- Footprints 2010



RZN15-5149

KING-SIEVERT

Future Land Use



SUBJECT PROPERTY

Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail
- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail

- RZN15-5149
- Fayetteville City Limits
- Planning Area
- Design Overlay District

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

