

City of Fayetteville Staff Review Form

2017-0650

Legistar File ID

11/21/2017

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

Andrew Garner

11/3/2017

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Submitted by City Staff and Planning Commission to rezone property on or near College Avenue between Maple Street and North Street.

Budget Impact:

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

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:



CITY OF
FAYETTEVILLE
ARKANSAS

CITY COUNCIL AGENDA MEMO

MEETING OF NOVEMBER 21, 2017

TO: Mayor and City Council

THRU: Garner Stoll, Development Services Director

FROM: Andrew Garner, Planning Director

DATE: November 3, 2017

SUBJECT: ADM 17-5939: Administrative Item (Various UDC Chapter Amendments): Submitted by City Staff and Planning Commission for revisions to UDC Chapters 151, 161, and 166. The proposed code changes would modify all zoning districts to change building height from feet to stories, and create a design overlay district along the College Avenue rezoning area between Maple and North Streets.

RZN 17-5713: Rezone (College Ave. from North Street to Maple Street, 445-446): Submitted by City Staff and Planning Commission to rezone properties along College Avenue from North Street to Maple Street.

RECOMMENDATION:

The City Planning staff and Planning Commission recommend approval of three ordinances to amend the Unified Development Code as depicted in the attached *Exhibits 'A' and 'B'*, and rezone the subject property as shown in the attached *Exhibit 'C'*.

Staff and Planning Commission have different recommendations for the details of the proposed College Avenue design overlay district as described below.

BACKGROUND:

In spring of 2017, the Planning Commission considered a rezoning proposed by staff along the College Avenue corridor between Maple Street and North Street. The Planning Commission forwarded the request to the City Council. After discussion at the City Council Ordinance Review Committee during June-July, 2017, the request was forwarded back to the Planning Commission for additional consideration. The Commission set up a committee to study changes to the Unified Development Code that were not initially a part of the rezoning, but were proposed as the discussion evolved. The Planning Commission committee met four times during August-September, 2017. A copy of the meeting minutes from the City Council and Planning Commission Ordinance Review Committees are attached.

STAFF REQUEST:

Staff requests that the City Council rezone the College Avenue corridor, and amend the Fayetteville Unified Development Code (UDC). The UDC amendments would: (1) change building height from feet to stories; and (2) create a design overlay district for most of the College Avenue rezoning area. The overlay district excludes five single family parcels that are being brought into compliance with a residential zoning with this project.

The overlay district would require additional architectural design standards to encourage high quality, pedestrian-friendly buildings, and mitigate neighborhood concerns that tall, single use multi-family buildings could be built along the corridor. This proposal comprises three ordinances and separate Legistar items. The specific code changes are listed below and shown in the attached strikeout-highlight version.

UDC Amendments

Exhibit 'A' (Legistar Item 2017-0646)

- UDC Chapter 151: Definitions
 - Delete current definition of story
 - Add a new definition of story to follow current International Building Code definition
 - Delete definition of building height based on number of feet
- UDC Chapter 161: Zoning Regulations
 - Change building height in all zoning districts from feet to stories
 - Change building height step-backs in all districts to refer to stories instead of feet

Exhibit 'B' (Legistar Item 2017-0648)

- UDC Chapter 166: Development
 - Clarify the applicability of the Downtown Design Overlay District (DDOD) Architecture Standards
 - Create an Overlay District for the College Avenue area following the boundaries as shown on *Exhibit 'C'*, with the following:
 - Comply with DDOD Architecture Standards
 - Minimum ground floor story height of 12 feet
 - Residential use can occupy no more than three stories in a building

College Avenue Rezoning (Exhibit 'C' – Legistar Item 2017-0650)

Along with the UDC Amendments described above, the College Avenue rezoning area is recommended to be rezoned utilizing Alternative 1 proposed with RZN 17-5713 (*Exhibit C*). This would allow council to consider both the code changes and the rezoning at the same time.

DISCUSSION AND PUBLIC COMMENT:

Committee and Planning Commission

This item was discussed at the October 19, 2017 Planning Commission Committee meeting. The five members present reached a consensus in favor of the proposal as written. However, Commissioner Hoffman was not present and at the October 23, 2017 Planning Commission

meeting he expressed concerns with restricting residential use to three stories. Commissioner Hoffman made a motion to forward the item to City Council without that restriction. The motion was approved on an 8-0 vote.

Staff continues to recommend the restriction on residential uses to ensure appropriate contextual relationship between new buildings and the existing neighborhoods. This approach mitigates neighborhood concerns that tall, single use multi-family buildings, not compatible with adjacent structures, could be built along the corridor.

Public Comment

To ensure that the public has ample opportunity to comment on the current proposal, staff completed re-notification of the affected and adjacent property owners before the city council meeting. At the time of publication of this report public comment on the current proposal had not been received.

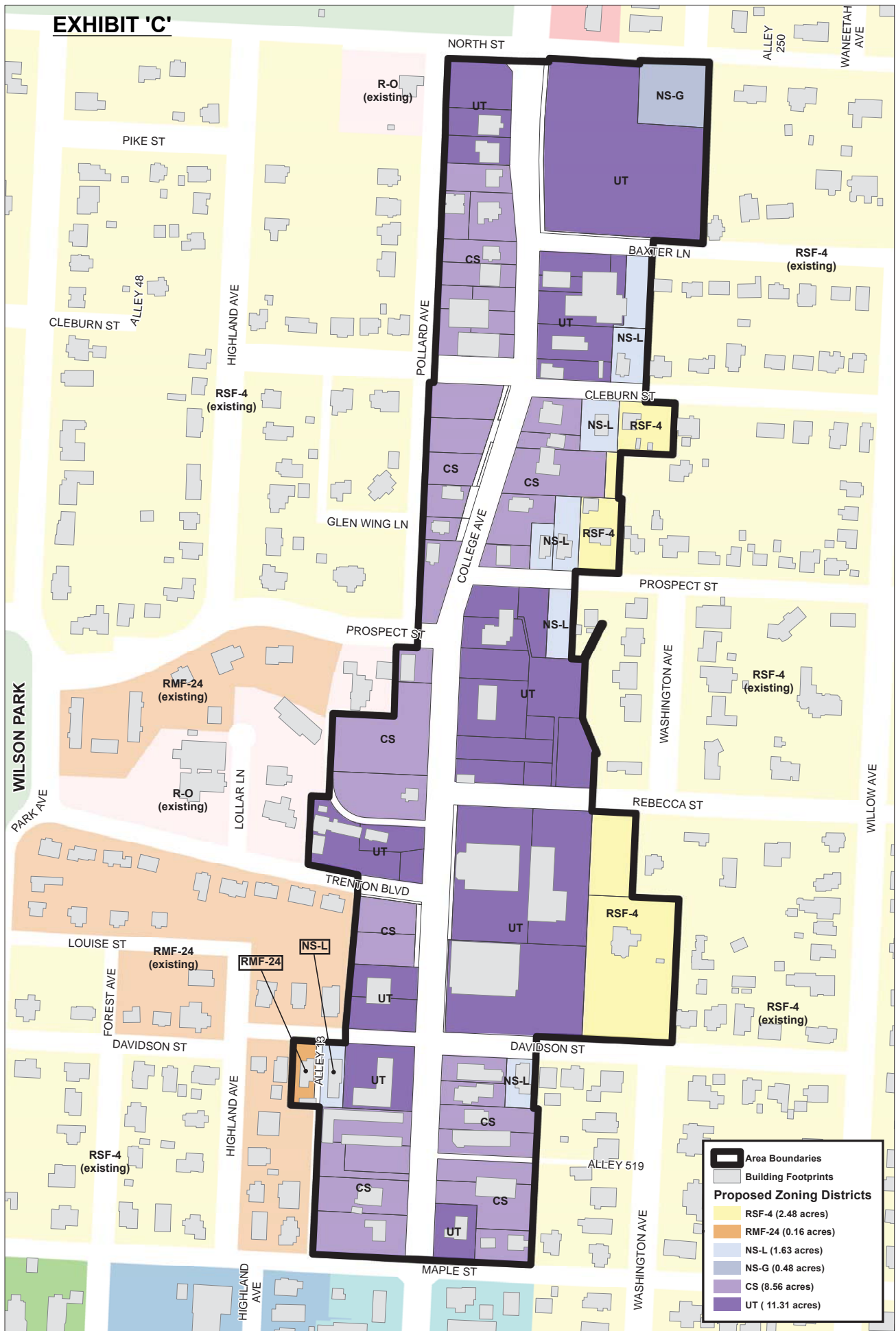
BUDGET/STAFF IMPACT:

N/A

Attachments:

- Exhibit A: code amendments for new height restrictions and definition of 'story'
- Exhibit B:
 - Code amendments for creation of College Avenue Overlay District
 - College Avenue Overlay District Boundary
- Exhibit C: rezoning map
- Draft meeting minutes: October 23, 2017 Planning Commission
- Planning Commission Staff Report (October 23, 2017)

EXHIBIT 'C'



Alternative 1
North College Avenue Rezone
Proposed Zoning Districts

