

City of Fayetteville Staff Review Form

2019-0055

Legistar File ID

2/5/2019

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

Garner Stoll

1/18/2019

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 18-6490: Rezone (4847 W. WEDINGTON DR./WEDINGTON LANDING SD, 438): Submitted by CIVIL DESIGN ENGINEERS, INC. for properties located at 4847 W. WEDINGTON DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION and contain approximately 7.64 acres. The request is to rezone the properties to RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE.

Budget Impact:

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

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF FEBRUARY 5, 2019

TO: Mayor, Fayetteville City Council

THRU: Garner Stoll, Development Services Director

FROM: Jonathan Curth, Senior Planner

DATE: January 18, 2019

SUBJECT: RZN 18-6490: Rezone (4847 W. WEDINGTON DR./WEDINGTON LANDING SD, 438): Submitted by CIVIL DESIGN ENGINEERS, INC. for properties located at 4847 W. WEDINGTON DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION and contain approximately 7.79 acres. The request is to rezone the properties to RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE.

RECOMMENDATION:

The Planning Commission and staff recommend approval of an ordinance to rezone the subject property to RMF-12, Residential Multi-family, 12 Units per Acre, as shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is south of Wedington Drive, between 46th and Broyles Avenues to the east and west. The property was annexed in 1982 and has been continuously used as pastureland for decades. On October 2, 2007, the Woodstock Residential Planned Zoning District (R-PZD 07-2551) was approved, allowing for 382 dwellings and 100,390 square feet of non-residential square footage. Construction permits for the project were never obtained and the R-PZD approval expired. Following expiration, the Woodstock R-PZD was rezoned in July of 2012 to a mixture of CS, Community Services, R-O, Residential Office, NC, Neighborhood Conservation, and RSF-4, Residential Single-family, 4 Units per Acre, as part of the revocation process. In 2017, portions of the property were again rezoned, this time to RSF-18, Residential Single-family, 18 Units per Acre NC, Neighborhood Conservation. The property is largely flat and remains undeveloped with mature trees located along the fence lines.

Request: The request is to rezone portions of the larger parcel from RSF-4 and NC to RMF-12, Residential Multi-family, 12 Units per Acre. The applicant has stated that this is needed to facilitate development of the property.

Land Use Compatibility: Although many of the properties in the area are undeveloped, agricultural, or large lot residential in nature, staff finds the proposed zoning to be generally compatible with the land use patterns and development trends along the wider Wedington Corridor. Although this block of land along Wedington Drive has yet to develop similarly to other

properties in the area, the proposed zoning district is of a suitable intensity and density that compatibility can be generally assured. With the exception of R-A land to the south, adjoining properties have densities ranging from 10 units per acre in NC, 24 units per acre in R-O, and unlimited density in CS. Also, the limited area of land proposed for rezoning is unlikely to sufficiently increase densities enough over the existing zoning to adversely impact existing land uses. In fact, a greater density on the subject property located between the existing single-family subdivision to the south and the mixed-use zoning to the north can create a desirable transition.

Land Use Plan Analysis: The proposed zoning is compatible with the Future Land Use Map (FLUM) and consistent with both the Residential Neighborhood and City Neighborhood designations of the subject property. The RMF-12 zoning district, with its associated build-to-zone, facilitates walkable streets and development in a traditional town form that allows a large range of housing types. With existing streets, water, and sewer available, a neighborhood developed on this property will be able to utilize City infrastructure and services without the need for substantial new facilities, and the greater density of the proposed rezoning will allow more residents to use those facilities.

In addition to its FLUM designation, the subject property falls within the boundaries of the Wedington Corridor Neighborhood Plan. This plan calls for a redefining of Wedington Drive as a parkway with complete, compact, and connected neighborhoods. Although the plan does not provide clear guidance for future development of the subject property, the proposed rezoning will allow a greater density and therefore potential for compact neighborhoods. Additionally, the Illustrated Wedington Corridor Master Plan shows this area developed with a mixture of densities and housing types, which the RMF-12 zoning district facilitates.

DISCUSSION:

On January 14, 2019, the Planning Commission forwarded the proposal to City Council with a recommendation for approval by a vote of 8-0-0. As a part of discussion, several Commissioners cited their preference to see a portion of this property developed with parkland as depicted on the Wedington Corridor Illustrative Plan. For the City at large, some Commissioners spoke to the desire to have more resources for smaller more accessible parks, rather than the regional and legacy parks, and want the City Council's attention drawn to this matter.

BUDGET/STAFF IMPACT:

N/A

Attachments:

- Exhibit A
- Exhibit B
- Planning Commission Staff Report

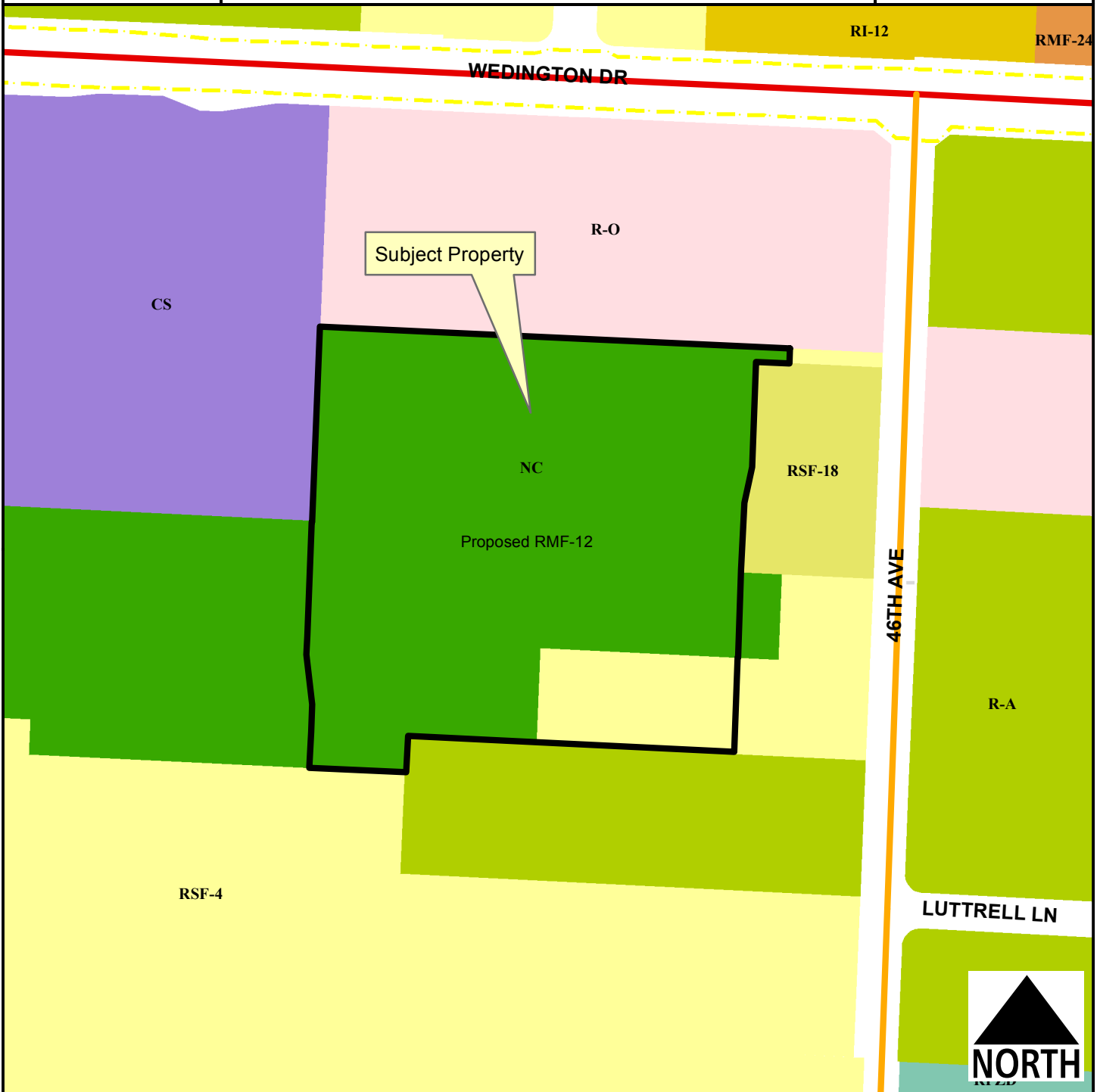
RZN18-6490

WEDINGTON LANDING SD

18-6490

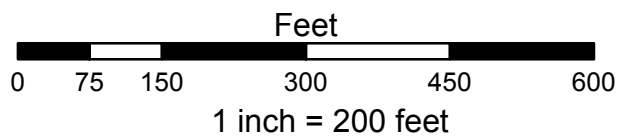
Close Up View

EXHIBIT 'A'



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Building Footprint



Zoning	Acres
RMF-12	7.8
Total	7.8



18-6490
EXHIBIT 'B'

LEGAL DESCRIPTION 1 – PORTION TO BE REZONED RESIDENTIAL MULTI-FAMILY (RMF-12)

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°21'25"E 700.37-FEET; THENCE S87°14'45"E 500.01-FEET TO THE POINT OF BEGINNING;

THENCE N02°21'25"E 267.19-FEET; THENCE S87°20'54"E 647.08-FEET; THENCE S02°08'46"W 20.82-FEET; THENCE N87°20'54"W 45.51-FEET; THENCE S02°08'46"W 144.73-FEET; S12°23'15"W 50.72-FEET; THENCE S02°44'58"W 93.30-FEET; THENCE S02°08'46"W 249.43-FEET; THENCE N87°14'15"W 449.57-FEET; THENCE N87°14'45"W 133.58-FEET; THENCE N02°47'16"E 36.95-FEET; THENCE N06°37'51"W 69.44-FEET; THENCE N02°21'25"E 184.54-FEET TO THE POINT OF BEGINNING; CONTAINING 7.64 ACRES OF 332,659 SQUARE FEET MORE OR LESS.



TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jonathan Curth, Senior Planner

MEETING DATE: January 14, 2019 (Updated with Planning Commission Results)

SUBJECT: **RZN 18-6490: Rezone (4847 W. WEDINGTON DR./WEDINGTON LANDING SD, 438):** Submitted by CIVIL DESIGN ENGINEERS, INC. for properties located at 4847 W. WEDINGTON DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION and contain approximately 7.64 acres. The request is to rezone the property to RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN 18-6490** to City Council with a recommendation of approval based on the findings contained in this report.

RECOMMENDED MOTION:

"I move to forward **RZN 18-6490** to City Council with a recommendation for approval."

BACKGROUND:

The subject property is south of Wedington Drive, between 46th and Broyles Avenues to the east and west. The property was annexed in 1982 and has been continuously used as pastureland for decades. On October 2, 2007, the Woodstock Residential Planned Zoning District (R-PZD 07-2551) was approved, allowing for 382 dwellings and 100,390 square feet of non-residential square footage. Construction permits for the project were never obtained and the R-PZD approval expired. Following expiration, the Woodstock R-PZD was rezoned in July of 2012 to a mixture of CS, Community Services, R-O, Residential Office, NC, Neighborhood Conservation, and RSF-4, Residential Single-family, 4 Units per Acre, as part of the revocation process. In 2017, portions of the property were again rezoned, this time to RSF-18, Residential Single-family, 18 Units per Acre NC, Neighborhood Conservation. The property is largely flat and remains undeveloped with mature trees located along the fence lines. Surrounding land use and zoning is provided on *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Large Lot Single-family Residential	CS, Community Services; R-O, Residential Office
South	Undeveloped; Large Lot Single-family Residential	RSF-4, Residential Single-family, 4 Units per Acre
East	Large Lot Single-family Residential	R-O, Residential Office; R-A, Residential Agriculture
West	Agricultural	R-A, Residential Agriculture

Request: The request is to rezone portions of the larger parcel from RSF-4 and NC to RMF-12, Residential Multi-family, 12 Units per Acre. The applicant has stated that this is needed to facilitate development of the property.

Public Comment: Staff has received no public comment regarding this request.

INFRASTRUCTURE:

Streets: The overall subject property has access to both 46th and Broyles Avenues. The Master Street Plan designates 46th Avenue as a Collector Street and Broyles Avenue as a Minor Arterial. While Broyles is fully improved with curb, gutter, storm drainage, and sidewalk, 46th is unimproved with open ditches. Any street improvements required in this area will be determined at the time of development proposal.

Water: Public water is available to the site. An 8-inch water main runs along the property's 46th Avenue street frontage and a 12-inch main runs along the Broyles Avenue frontage. Both water mains are available for service.

Sewer: Public sewer is currently available to the site. There is a 6-inch sanitary sewer main crossing the property and a 6-inch main along 46th Avenue. Capacity must be checked against future development to determine adequacy.

Drainage: Any additional improvements or requirements for drainage would be determined at the time of development. No portion of the subject property lies within the FEMA designated 100-year floodplain, no protected streams are present, and no portion of the property is designated as Hillside-Hilltop Overlay District (HHOD). Hydric soils are present across this site and a wetland delineation must be required at the time of development proposal to ensure compliance with state and federal guidelines.

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

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

CITY PLAN 2025 FUTURE LAND USE PLAN: *City Plan 2030 Future Land Use Plan designates the subject property for the proposed rezone as **Residential Neighborhood Area and City 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 row-houses. 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.

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.

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: *Land Use Compatibility:* Although many of the properties in the area are undeveloped, agricultural, or large lot residential in nature, staff finds the proposed zoning to be generally compatible with the land use patterns and development trends along the wider Wedington Corridor. Although this block of land along Wedington Drive has yet to develop similarly to other properties in the area, the proposed zoning districts are of a suitable intensity and density that compatibility can be generally assured. With the exception of R-A land to the south, adjoining properties have densities ranging from 10 units per acre in NC, 24 units per acre in R-O, and unlimited density in CS. Also, the limited area of land proposed for rezoning is unlikely to sufficiently increase densities enough over the existing zoning to adversely impact existing land uses. In fact, a greater density on the subject property located between the existing single-family subdivision to the south and the mixed-use zoning to the north can create a desirable transition.

Land Use Plan Analysis: The proposed zoning is compatible with the Future Land Use Map (FLUM) and consistent with both the Residential Neighborhood and City Neighborhood designations of the subject property. The RMF-12 zoning district, with its associated build-to-zone, facilitates walkable streets and development in a traditional town form that allows a large range of housing types. With existing streets, water, and sewer available, a neighborhood developed on this property will be able to utilize City infrastructure and services without the need for substantial new facilities, and the greater density of the proposed rezoning will allow more residents to use those facilities.

In addition to its FLUM designation, the subject property falls within the boundaries of the Wedington Corridor Neighborhood Plan. This plan calls for a redefining of Wedington Drive as a parkway with complete, compact, and connected neighborhoods. Although the plan does not provide clear guidance for future development of the subject property, the proposed rezoning will allow a greater density and therefore potential for compact neighborhoods. Additionally, the Illustrated Wedington Corridor Master Plan shows this area developed with a mixture of densities, which the RMF-12 zoning district facilitates.

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

Finding: The applicant has requested the zoning change to allow for greater flexibility in layout, building type, and design than is permitted under the existing NC zoning district. Although attached dwellings are permitted as conditional

uses under NC, and thus subject to greater oversight through the conditional use permit process, the existing zoning district has associated lot area and width requirements that limit development of attached dwellings.

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

Finding: This proposal is not expected to increase traffic danger or congestion to a significant degree over the existing zoning. Future development will be subject to City street design and access management standards. With the subject property's proximity to both a Collector Street (46th Avenue) and Minor Arterial (Broyles Avenue), both of which tie in to the nearby Wedington Drive, a Principal Arterial, staff finds that traffic will be absorbed by existing street capacity without creating a hazardous condition.

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: Staff does not expect the proposed rezoning to cause an undesirable increase in the load on public services compared with the existing RSF-4 and NC zoning districts. The total land area proposed for rezoning will not appreciably increase the overall potential density of the property beyond its current limits. At the same time, the property is currently undeveloped, and any development under the current zoning or the proposed zoning will result in an increase in the load on public services. In particular, Engineering staff have noted that the existing sanitary sewer mains will need to be reviewed for capacity prior to any development. Notwithstanding these comments, the subject property has access to existing infrastructure, and is in an area where staff does not feel development will have adverse impacts on public services or facilities. Additionally, neither the Police nor Fire Departments have expressed objections to the proposal.

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

RECOMMENDATION: Planning staff recommends forwarding RZN 18-490 to the City Council with a recommendation for approval.

PLANNING COMMISSION ACTION: Required <u>YES</u>
Date: <u>January 14, 2019</u> <input type="checkbox"/> Tabled <input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied
Motion: Sharp
Second: Autry
Vote: 8-0-0

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.07 – District RSF-4, Residential Single-family, 4 Units per Acre
 - §161.14 – District RMF-12, Residential Single-family, 12 Units per Acre
 - §161.29 – District NC, Neighborhood Conservation
- Request letter
- Rezoning Exhibit
- Wedington Corridor Illustrative Master Plan
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.07 - District RSF-4, Residential Single-Family - Four (4) 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 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations .*

Building Height Maximum	3 stories
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(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. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §8, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17)

161.14 - District RMF-12, Residential Multi-Family - Twelve (12) Units Per Acre

(A) *Purpose.* The RMF-12 Multi-family Residential District is designed to permit and encourage the development of multi-family residences at a moderate density that is appropriate to the area.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 26	Multi-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12a	Limited business
Unit 24	Home occupations
Unit 25	Professional offices
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	12 or less
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(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a manufactured home park	50 feet
Single family	45 feet
Two (2) family	45 feet
Three (3) and more	80 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a manufactured home	4,200 square
Townhouse: Individual lot	2,500 square
Single-family	4,500 square
Two (2) family	6,000 square
Three (3) or more	9,000 square
Fraternity or Sorority	2 acres
Professional offices	1 acre

(3) Land Area Per Dwelling Unit.

Manufactured home	3,000 square feet
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(E) *Setback requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*
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* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) Building area. The area occupied by all buildings shall not exceed 50% of the total lot area.

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

(Ord. No. 4325, 7-3-01; Ord. No. 5028, 6-19-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. [5800](#), § 1(Exh. A), 10-6-15; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §§ 5, 8, 9, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17)

161.29 - 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 (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	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	Cluster Housing Development

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

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single Family	40 feet
Two Family	80 feet
Three Family	90 feet

(2) *Lot Area Minimum .* 4,000 square feet

(E) *Setback Regulations .*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet

Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations .*

Building Height Maximum	3 stories
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(Ord. No. 5128, 4-15-08; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. [5800](#), § 1(Exh. A), 10-6-15>; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §§ 5, 7—9, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17)



December 5, 2018

City of Fayetteville
Planning Division
Jonathan Curth
Planning Director
125 W. Mountain Street
Fayetteville, AR 72701
Phone : (479) 575-8267

RZN 18-6490
**Request
Letter**

Ferdinand Fourie, P.E.
Project Manager
4847 Kaylee Avenue-Suite A
Springdale, Arkansas 72762
479.381.1066 Telephone
479.872.7118 Facsimile

**Re: Rezone Request
The Wedington Landing Subdivision
Fayetteville, AR
CDE Project No. 1109
LSD #18-6161**

Dear Mr. Curth:

Please find enclosed submittal items and application for the proposed rezone of the property between N. Broyles Ave and 46th Street.

The majority of the property is currently zoned Neighborhood Conservation (NC) with a small portion of Residential Single-Family (RSF-4). Our request is for an area of 7.64 acres behind the RSF-18 area to be requested for Residential Multi-Family (RMF-12) zoning.

The area to be rezoned is surrounded by zoning that allow for a diverse mix of uses. The subject parcel is currently the only parcel within the "Wedington Corridor Boundary" zoned Neighborhood Conservation. Given the adjacency to Wedington, low density attached (townhouse) dwellings are a logical use of the parcel, falling in an area marked for both "City Neighborhood" and "Residential Neighborhood" on the Wedington Corridor Plan. In the future, it is likely that more retail and business services will fill in along Wedington, and attached housing is an ideal way to transition down to lower densities as one travels away from the corridor. The proposed zoning is consistent with the uses on the north side of Wedington, which are still low density but allow attached housing. Single family homes are planned for the east and west sides of the subject parcel, addressing the lower densities on adjacent parcels to the east across 46th Street and the west across N Broyles Ave. The interior of the subject parcel will be attached housing, allowing gentle density into the area.

We have already submitted a Preliminary Plat for this project and attempted to allow for 4-unit multi-family buildings in this Neighborhood Conservation area through a Conditional Use. However, based on comments received on this submittal and required additional variances, we feel it would be necessary for this area to be rezoned for multi-family use to allow for this project to proceed.

Additionally, our proposed development would prefer to include up to five or six units in a building which is not allowed under Neighborhood Conservation. However, we do not intend to increase our density beyond ten (10) units per acre which will allow for adequate green areas and open space that will promote safe outdoor space for healthy social neighborhood cohesion.

Rezone Request
Wedington Landing Subdivision
Fayetteville, AR
December 5, 2018
Page 2 of 2

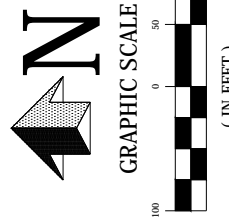
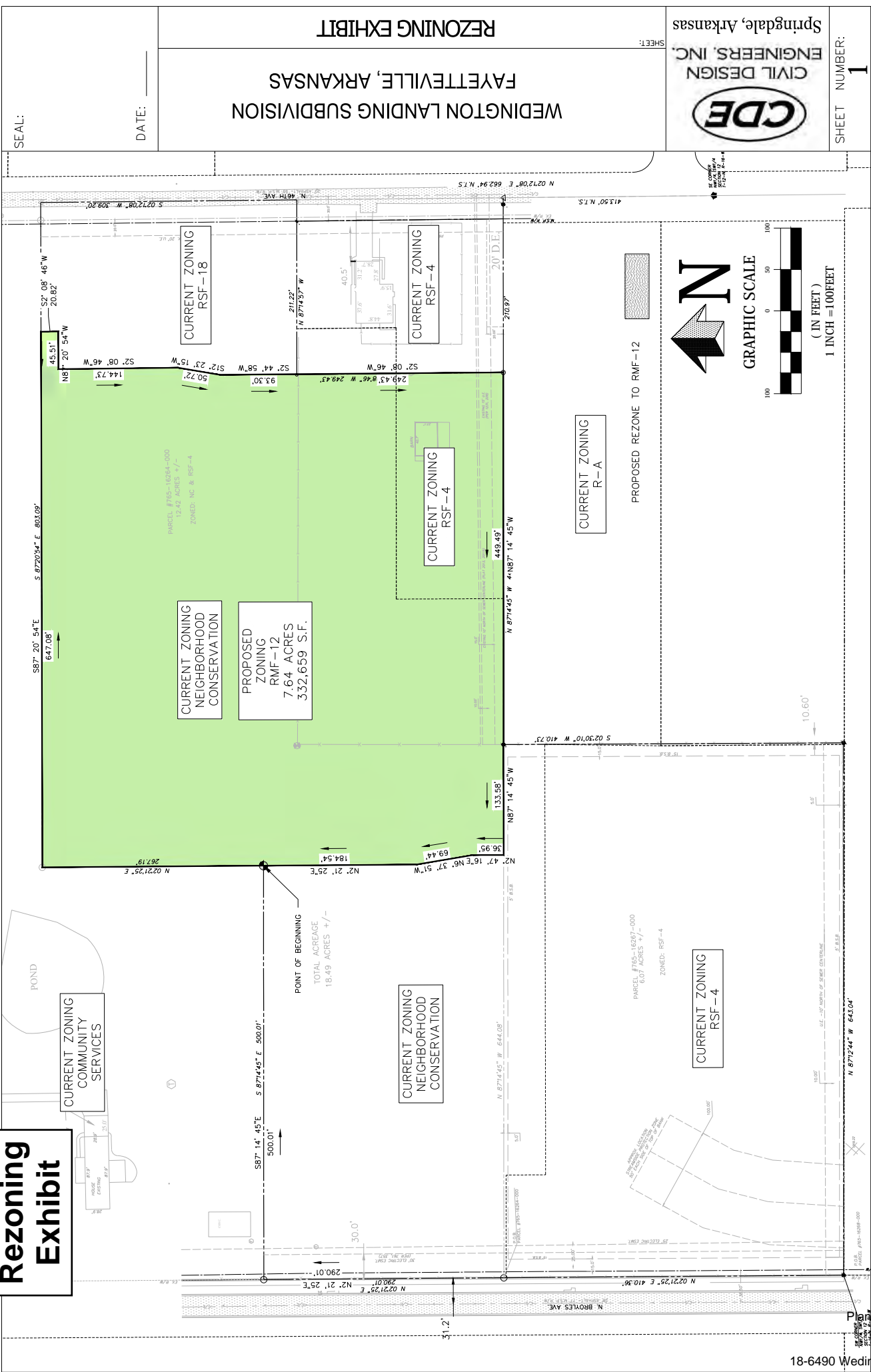
Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ferdinand Fourie". The signature is stylized and written in a cursive script.

Ferdi Fourie, P.E.
Project Manager
FF/FF

RZN 18-6490
Rezoning
Exhibit



PROPOSED REZONE TO RMF-12

CURRENT ZONING R-A

PROPOSED ZONING RMF-12
 7.64 ACRES
 332,659 S.F.

CURRENT ZONING NEIGHBORHOOD CONSERVATION

CURRENT ZONING NEIGHBORHOOD CONSERVATION

CURRENT ZONING RSF-4

WEDINGTON LANDING SUBDIVISION
 FAYETTEVILLE, ARKANSAS
 REZONING EXHIBIT

CIVIL DESIGN
 ENGINEERS, INC.
 Springdale, Arkansas

CDE

SHEET NUMBER: 1

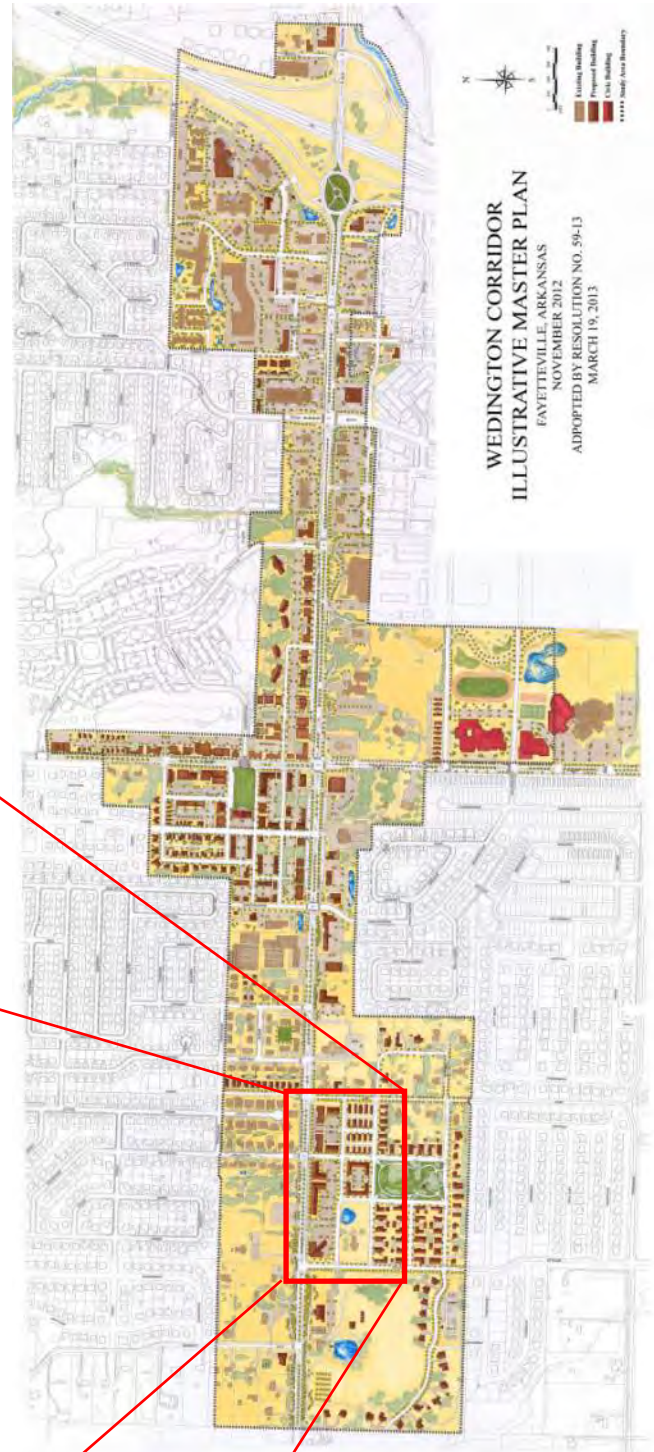
SEAL:

DATE:

RZN 18-6490

Wedington Corridor Illustrative Master Plan

Approximate area of
proposed rezoning

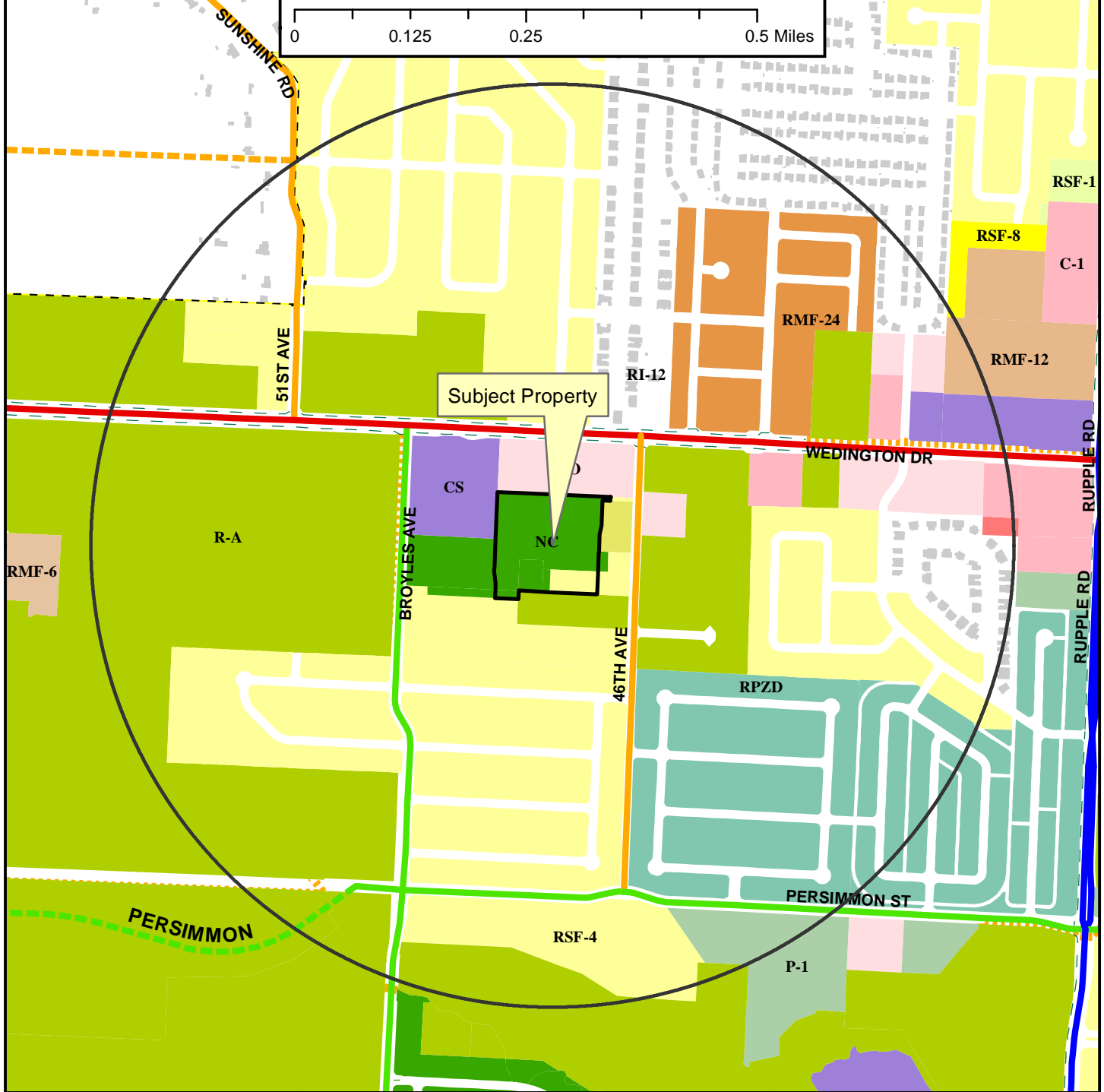
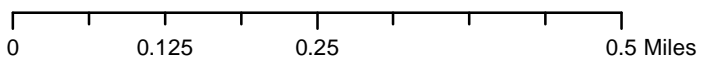


WEDINGTON CORRIDOR
ILLUSTRATIVE MASTER PLAN
FAYETTEVILLE, ARKANSAS
NOVEMBER 2012
ADOPTED BY RESOLUTION NO. 59-13
MARCH 19, 2013

RZN18-6490

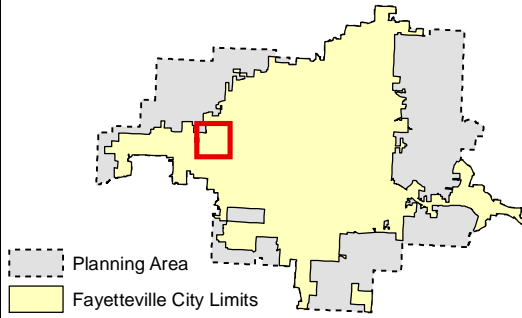
WEDINGTON LANDING SD

One Mile View



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint

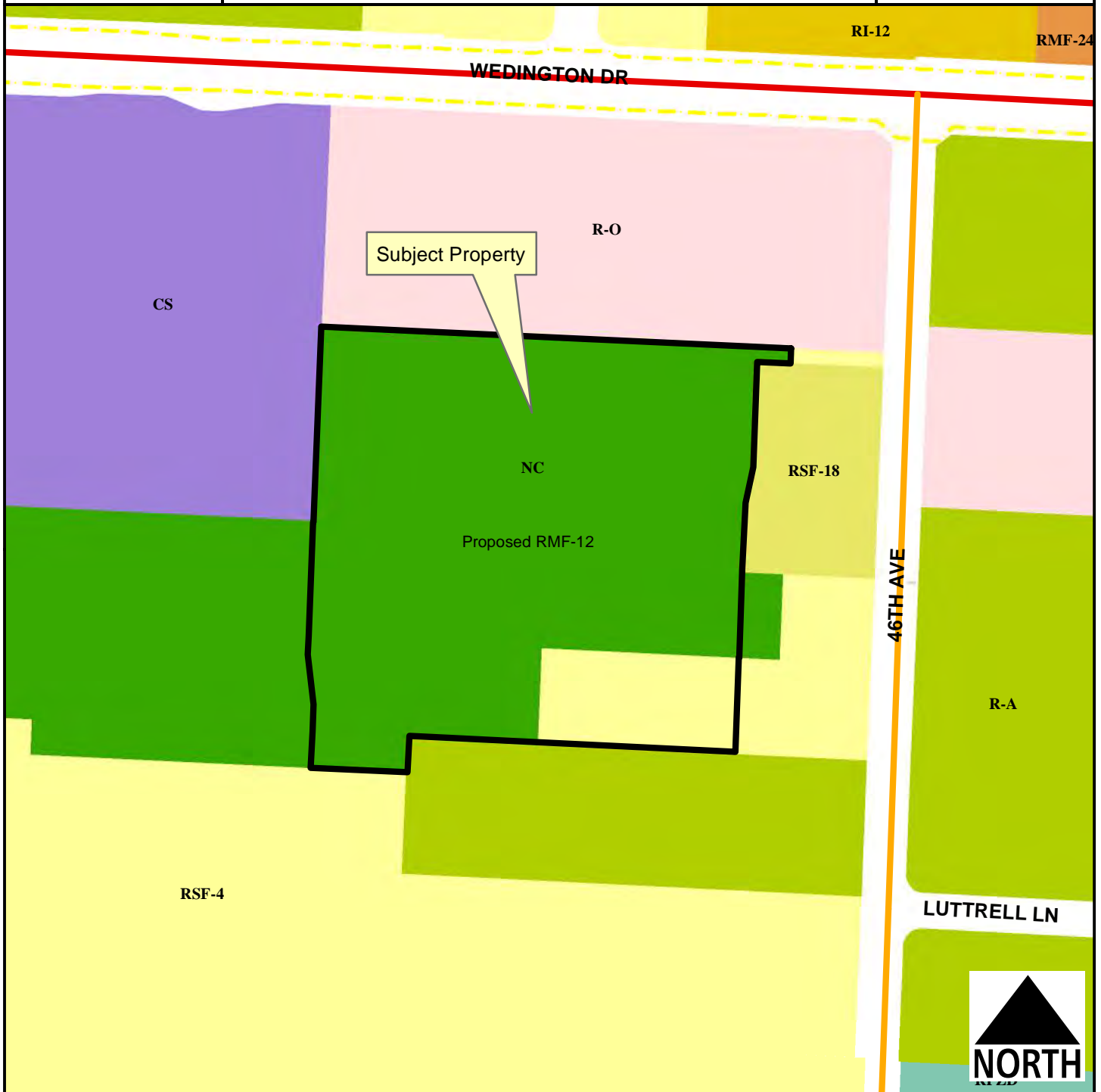


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - Residential-Agricultural
 - RSF-.5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
 - RT-12 Residential Two and Three-family
 - RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
- INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
 - I-2 General Industrial
- EXTRACTION**
 - E-1
- COMMERCIAL**
 - Residential-Office
 - C-1
 - C-2
 - C-3
- FORM BASED DISTRICTS**
 - Downtown Core
 - Urban Thoroughfare
 - Main Street Center
 - Downtown General
 - Community Services
 - Neighborhood Services
 - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
 - Commercial, Industrial, Residential
- INSTITUTIONAL**
 - P-1

RZN18-6490

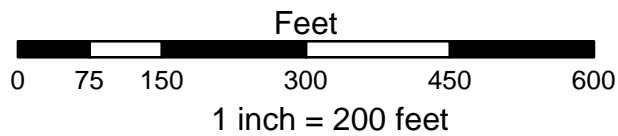
WEDINGTON LANDING SD

Close Up View



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Building Footprint



Zoning	Acres
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RMF-12	7.8
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Total	7.8
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RZN18-6490

WEDINGTON LANDING SD



Current Land Use



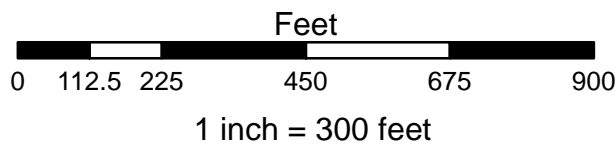
Streets Existing

MSP Class

- COLLECTOR
- MINOR ARTERIAL
- PRINCIPAL ARTERIAL
- - - Trail (Proposed)
- Planning Area
- Fayetteville City Limits

FEMA Flood Hazard Data

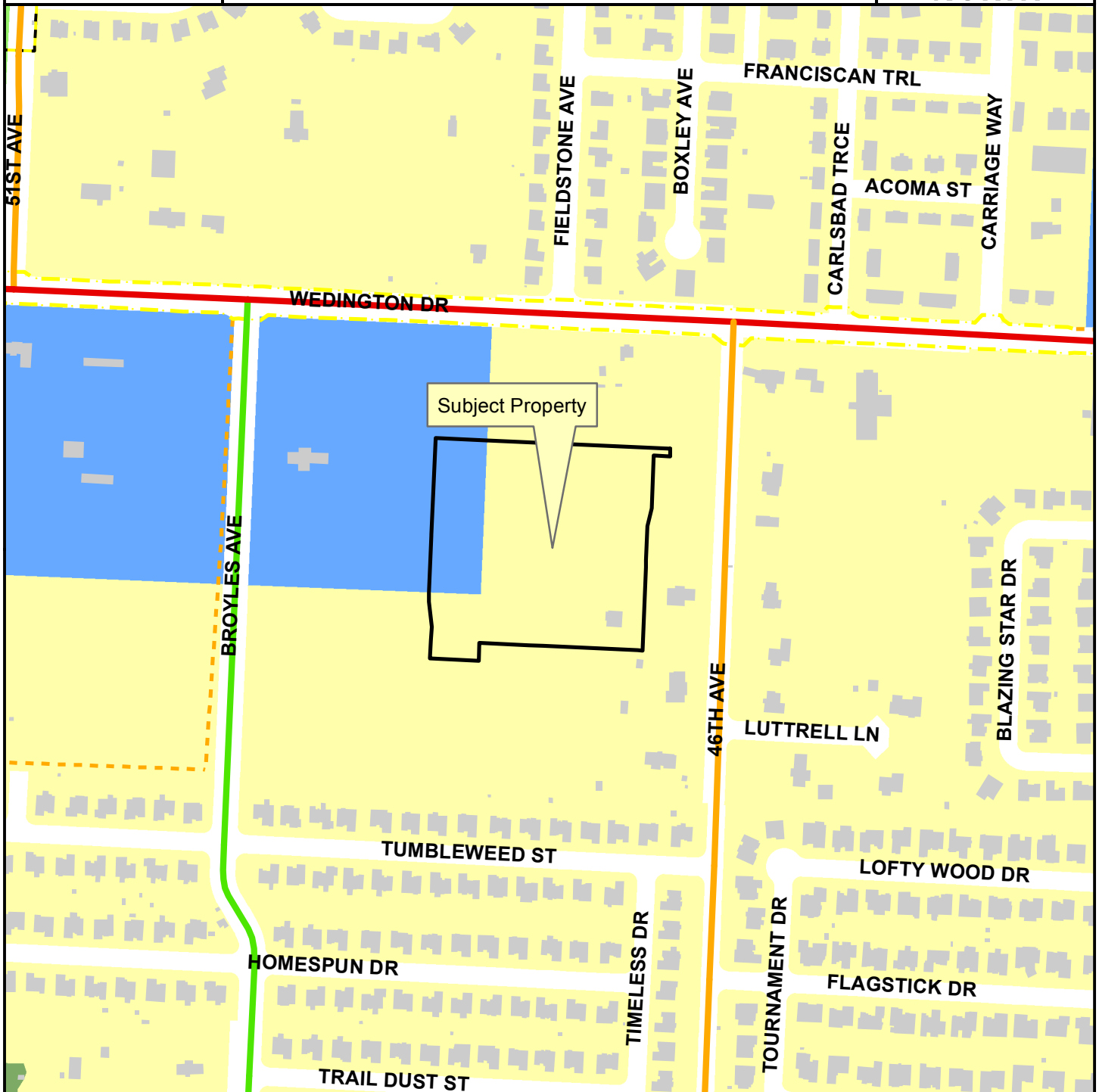
- 100-Year Floodplain
- ▨ Floodway



RZN18-6490

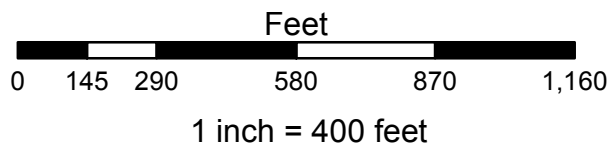
WEDINGTON LANDING SD

Future Land Use



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint



FUTURE LAND USE 2030

- Natural Area
- Rural Area
- Residential Neighborhood Area
- City Neighborhood Area