

City of Fayetteville Staff Review Form

2019-0792

Legistar File ID

12/3/2019

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

Garner Stoll

11/16/2019

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM 19-6652 Administrative Item (71B CORRIDOR PLAN) Submitted by the CITY PLANNING DIVISION. City staff presents the 71B Corridor Plan to the City Council and recommends a work program to implement the plan.

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	\$ -

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF DECEMBER 3, 2019

TO: Mayor; Fayetteville City Council

THRU: Don Marr, Chief of Staff
Garner Stoll, Development Services Director

FROM: Andrew Garner, City Planning Director

DATE: November 13, 2019

SUBJECT: **ADM 19-6652 Administrative Item (71B CORRIDOR PLAN)** Submitted by the CITY PLANNING DIVISION. City staff presents the 71B Corridor Plan to the City Council and recommends a work program to implement the plan.

RECOMMENDATION:

Staff and the Planning Commission recommend that the council adopt a resolution for a work program to implement the 71B Corridor Plan.

BACKGROUND:

On November 27, 2017, the Planning Commission reviewed and recommended in favor of the work program for the update to the comprehensive land use plan of the city. Part of the approved work program was to complete a detailed corridor study of state highway 71B. On February 6, 2018, City Council passed Resolution 50-18. This resolution approved the work program as recommended by the Planning Commission. The 71B Corridor element was further authorized by city council on June 19, 2018 with the passing of Resolution 136-18 which included the scope of work and contract for the 71B Corridor project.

A critical goal of the 71B Corridor Plan was to engage the community to develop strategies to improve the corridor's economic vitality, increase affordable housing, make it safe and convenient for all modes of travel, encourage active and healthy living, and create an attractive front door to Fayetteville's downtown and adjacent neighborhoods.

The 71B Corridor Final Master Plan Document, Illustrative Plan, Transportation Framework, and Regulating Plan represent the project's major work products. These documents and illustrations are the result of an extensive citizen participation process which involved a detailed citizen survey (online and in person), focus group discussions, five highly interactive public workshops/design studios, monthly 71B Steering Committee meetings, and input from Planning Commission and City Council at multiple work sessions and attendance at the public workshops. The consultant team completed a detailed parcel-by-parcel analysis of the entire corridor, which is summarized in the Master Plan Document and depicted on the Illustrative plan. The public engagement process began in July 2018 and concluded in fall 2019.

Recent Project Update: The preliminary draft 71B Corridor Plan was discussed and tabled at the

May 13th and May 28th Planning Commission meetings of 2019. Over the last several months the consultant has been preparing the final document incorporating comments from the Planning Commission, City Council members, staff, and numerous other stakeholders. Revisions to the plan over the last few months include many items. Primary new work products include a detailed Regulating Plan that provides the framework for the land development regulations to implement the plan. The Regulating Plan also provides a guide for future zoning, site development, and future policy decisions that correspond directly with the Illustrative plan and Transportation Framework Plan. Another new work product is the Implementation chapter outlining short-term, medium-term, and long-term goals and action steps.

Additionally, the scope of the project was expanded to include a more detailed land use and urban design concept for portions of the South School Avenue segment of the corridor. On September 17, 2019 the City Council voted to accept ownership and maintenance responsibilities for highway 71B from the Arkansas Department of Transportation between the Fulbright Expressways, subject to conditions. This transfer will allow the city approval authority for future improvements to this portion of 71B.

The final draft plan document is posted on the project website:

<http://www.fayetteville-ar.gov/3444/71B-Corridor-Plan>

Editorial comments and other minor changes will be incorporated into the final version by the consultant as part of the final review.

DISCUSSION:

The final plan was presented to the Planning Commission on October 28, 2019 where it was discussed and tabled to allow more time for review and discussion. At the November 12, 2019 Planning Commission meeting, this item was discussed and unanimously forwarded with a recommendation for approval of a work program to implement the plan including:

- Construction of improvements shown in the plan; and
- Rezoning and associated regulating plan to be initiated by the Planning Commission.

The motion to forward was accompanied by a note that the Planning Commission chair would coordinate final comments from the commission for distribution to the council. These comments are provided separately from the staff memorandum.

BUDGET/STAFF IMPACT:

N/A

Attachments:

- 71B Corridor Plan Website
<http://www.fayetteville-ar.gov/3444/71B-Corridor-Plan>