

City of Fayetteville Staff Review Form

2022-0184

Legistar File ID

3/15/2022

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

Jonathan Curth

2/25/2022

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2022-000003: Rezone (2235 W. WEDINGTON DR./PAGLIANI, 442): Submitted by PABLO PAGLIANI for property located at 2235 W. WEDINGTON DR. in Ward 4. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.43 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

Budget Impact:

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

V20210527

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF MARCH 15, 2022

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Jessie Masters, Development Review Manager

DATE: February 25, 2022

SUBJECT: **RZN-2022-000003: Rezone (2235 W. WEDINGTON DR./PAGLIANI, 442):**
Submitted by PABLO PAGLIANI for property located at 2235 W. WEDINGTON DR in Ward 4. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.43 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is located at 2235 W. Wedington Drive, approximately ½ mile to the east of the I-49 interchange. Containing 0.43 acres, the property currently has a single-family dwelling that County records indicate was constructed in 1956.

Request: The request is to rezone the property from RSF-4, Residential Single-Family, 4 Units per Acre to RI-12, Residential Intermediate, 12 Units per Acre. The applicant has indicated an intent to develop duplexes on the property.

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

Land Use Compatibility: From a current land use standpoint, the request is not readily compatible with its immediate surroundings. The property is surrounded by single-family zoning and single-family dwellings, with a highly regular lot configuration and setback pattern that currently meets that underlying zoning district. Most homes in the surrounding area are single-story, though the current zoning district allows for structures up to three stories. RSF-4 also requires a 15-foot front setback, while RI-12 requires a 0- to 25-foot build-to-zone, which would potentially introduce a varying setback pattern from the immediate surroundings. The introduction of a build-to-zone in the area, however, begins to set a precedent toward a more walkable urban form along this stretch of N. Wedington Drive. From a use perspective, the uses permitted in the RI-12 zoning district are typically compatible with single-family dwellings, including 2-, 3- and 4- family dwellings. The neighborhood and site in question are also directly located on N. Wedington Drive, which is a

Regional Link Street, indicating that single-family uses may not be the highest and best use for the area in general.

Land Use Plan Analysis: Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, and goals of City Plan 2040. The area is designated as a Residential Neighborhood Area, which indicates an intent for a variety of housing types. The infill score also suggests that strictly single-family zoning does not necessarily make the most sense for the area overall. Increasing the available housing types would align with City Plan goal #6 of increasing additional opportunities for housing in the area, and would help align with the City's goal of making appropriate infill and revitalization the highest priority.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7 for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #7, 835 N. Ruppel Rd)
- Near Sewer Main (Southern property line)
- Near Water Main (W. Wedington Drive)
- Near Public School (Asbell Elementary School)
- Near City Park (Lewis Soccer Complex)
- Near Paved Trail (Off-street Trail section SE of I-49)
- Near Razorback Bus Stop (Route 35)

DISCUSSION:

At the February 14, 2022 Planning Commission meeting, a vote of 8-1-0 forwarded the request to City Council with a recommendation of approval. Commissioner Sharp made the motion and Commissioner Winston seconded. Commissioners contemplated the possibility of a future alley at the rear of the property to connect Lonnie Avenue and Sang Avenue, though found the request to be compatible without that alley currently. Commissioners recognized that strictly single-family zoning along this portion of Wedington Drive was not the likeliest future for the area. Commissioner Garlock, voting in opposition to the request, expressed concern with future traffic considerations and difficulties making left-hand turns from the site in question. No public comment was offered on the item.

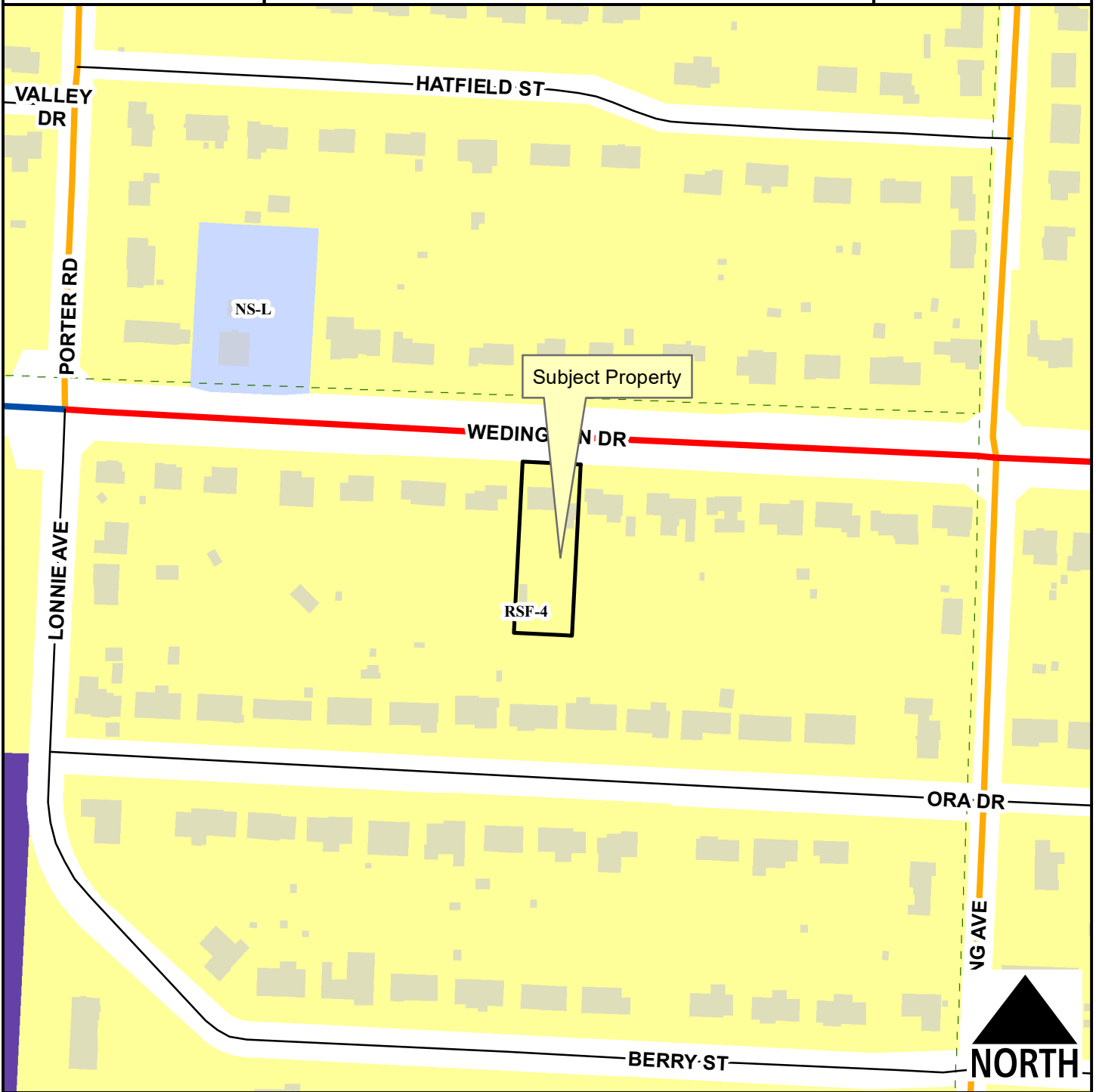
BUDGET/STAFF IMPACT:

N/A

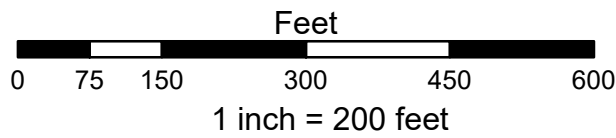
Attachments:

- Exhibit A
- Exhibit B
- Planning Commission Staff Report

Close Up View



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)



- RSF-4
- Urban Thoroughfare
- Neighborhood Services - Ltd.

RZN-2022-000003
EXHIBIT 'B'

Legal Description:

FOR 1996: PT NW SW 0.43 AC FURTHER DESCRIBED FROM 2021-39179 AS: Part of the Northwest Quarter of the Southwest Quarter of Section Eight (8), Township Sixteen (16) North, Range Thirty (30) West, being more particularly described as beginning at a point which is 7 feet South and 661 feet East of the Northwest corner of 40 acre tract, thence East 80 feet, thence South 250 feet, thence West 80 feet, thence North 250 feet to the point of beginning. LESS AND EXCEPT Starting at the Southwest corner of Section 8; thence. North, 00 degrees 14 minutes 17 seconds East along the West line of Section 8 a distance of 2,618.12 feet to a point; thence South 89 degrees 38 minutes 15 seconds East a distance of 47.76 feet to a point on the existing Southerly right of way line of State Highway 112S; thence continue South 89 degrees 38 minutes 15 seconds East along said existing right of way a distance of 248.74 feet to a point; thence South 89 degrees 40 minutes 27 seconds East along said existing right of way line a distance of 89.85 feet to a point; thence South 89 degrees 32 minutes 14 seconds East along said existing right of way line a distance of 89.89 feet to a point; thence South 89 degrees 42 minutes 04 seconds East along said existing right of way line a distance of 90.13 feet to a point; thence South 89 degrees 28 minutes 53 seconds East along said existing right of way line distance of 90.02 feet for the point: of beginning; thence South 89 degrees 38 minutes 54 seconds East along said existing right of way line, a distance of 80.00 feet to a point; thence South 00 degrees 17 minutes 47 seconds West a distance of 15.25 feet to a point on the proposed Southerly right of way line of State Highway 112S; thence North 89 degrees 37 minutes 41 seconds West along said proposed right of way line a distance of 80.01 feet to a point; thence North 00 degrees 17 minutes 57 seconds: East a distance of 15.23 feet to the point of beginning, containing 0.03 acres, more or less, in the exception.



TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING DATE: February 14, 2022 **Updated with PC hearing results from 2/14/2022**

SUBJECT: **RZN-2022-000003: Rezone (2235 W. WEDINGTON DR./PAGLIANI, 442):** Submitted by PABLO PABLIANI for property located at 2235 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.43 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN-2022-000003** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

“I move to forward **RZN-2022-000003** to City Council with a recommendation of approval.”

BACKGROUND:

The subject property is located at 2235 W. Wedington Drive, approximately ½ mile to the east of the I-49 interchange. Containing 0.43 acres, the property currently has a single-family dwelling that County records indicate was constructed in 1956. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

Request: The request is to rezone the property from RSF-4, Residential Single-Family, 4 Units per Acre to RI-12, Residential Intermediate, 12 Units per Acre. The applicant has indicated an intent to develop duplexes on the property.

Public Comment: Staff has not received any public comment on this item.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW

Streets: The subject area has frontage along W. Wedington Drive. W. Wedington Drive is a fully improved Regional Link street with asphalt paving, sidewalk, and curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. An existing 8-inch water main is present along the south side of W. Wedington Drive.

Sewer: Sanitary sewer is available to the subject area. An existing 8-inch sanitary sewer main is present along the south side of the subject property.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 7, located at 835 N. Ruppel Rd., protects this site. The property is located approximately 1.7 miles from the fire station with an anticipated drive time of approximately 5 minutes using existing streets. The anticipated response time would be approximately 7.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

Police: The Police Department expressed no concerns with this request.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. No portion of the site is located within a FEMA floodplain, nor is there a protected stream in the area. No hydric soils are present on the site, and no portion of the site lies within the Hillside Hilltop Overlay District. Any additional improvements or requirements for drainage will be determined at time of development.

Tree Preservation:

The current zoning district of RSF-4, Residential Single-Family, 4 Units per Acre requires **25% minimum canopy preservation**. The proposed zoning district of RI-12, Residential Intermediate, 12 Units per Acre requires **20% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood Area**.

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, 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 of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7 for this site, with a weighted score of 8. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #7, 835 N. Ruppel Rd)
- Near Sewer Main (southern property line)

- Near Water Main (W. Wedington Drive)
- Near Public School (Asbell Elementary School)
- Near City Park (Lewis Soccer Complex)
- Near Paved Trail (On-Street Marked Shared Roadway, Valley Drive)
- Near Razorback Bus Stop (Route 35)

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:* From a current land use standpoint, the request is not readily compatible with its immediate surroundings. The property is surrounded by single-family zoning and single-family dwellings, with a highly regular lot configuration and setback pattern that currently meets that underlying zoning district. Most homes in the surrounding area are single-story, though the current zoning district allows for structures up to three stories. RSF-4 also requires a 15-foot front setback, while RI-12 requires a 0- to 25-foot build-to-zone, which would potentially introduce a varying setback pattern from the immediate surroundings. The introduction of a build-to-zone in the area, however, begins to set a precedent toward a more walkable urban form along this stretch of N. Wedington Drive. From a use perspective, the uses permitted in the RI-12 zoning district are typically compatible with single-family dwellings, including 2-, 3- and 4- family dwellings. The neighborhood and site in question are also directly located on N. Wedington Drive, which is a Regional Link Street, indicating that single-family uses may not be the highest and best use for the area in general.

Land Use Plan Analysis: Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, and goals of City Plan 2040. The area is designated as a Residential Neighborhood Area, which indicates an intent for a variety of housing types. The infill score also suggests that strictly single-family zoning does not necessarily make the most sense for the area overall. Increasing the available housing types would align with City Plan goal #6 of increasing additional opportunities for housing in the area, and would help align with the City’s goal of making appropriate infill and revitalization the highest priority.

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

Finding: A rezone from RSF-4 to RI-12 maintains the site’s agreement with the “Residential Neighborhood” designation, which calls out for a wide variety of housing types of appropriate scale and context.

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

Finding: Rezoning the property from RSF-4 to RI-12 would increase the allowable density on the site from 4 units per acre (1 unit on the 0.43 acre site) to 12

units per acre (up to 5 units), though given the overall size of the site, and associated development requirements (parking, landscaping, access), staff does not find that the ultimate added density would appreciable increase traffic danger or congestion. However, it is worth noting that W. Wedington Drive is a Regional Link Street, which typically requires a curb separation distance of 250 feet for 2-family dwellings and above; any development above a single-family dwelling would likely be in conflict with the City's access management standards, and variances may be necessary with any future development above single-family.

- 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 RI-12 would certainly increase the potential population at the site, but staff does not find that it would be to an undesirable degree; staff finds that given the City's growth and moderately high infill score, this rezoning would be an incremental step in providing more options for housing. The Fayetteville Public School district did not comment on the request.

- 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 approval of RZN-2022-000003.

PLANNING COMMISSION ACTION:	Required	<u>YES</u>	
Date: <u>February 14, 2022</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: Sharp	with a recommendation of approval.		
Second: Winston			
Vote: 8-1-0 (Garlock voted no)			

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre
 - §161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre
- Applicant Request Letter
- 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
Unit 46	Short-term rentals

(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. Accessory ground mounted solar energy systems shall not be considered buildings.

(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; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6427, § 2, adopted April 20, 2021, "determines that this ordinance and all amendments to Code sections ordained or enacted by this ordinance shall automatically sunset, be repealed, terminated, and become void twenty (20) months after the passage and approval of this ordinance, unless prior to that date, the City Council amends this ordinance to repeal this sunset, repeal and termination section."

161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre

(A) *Purpose.* The RI-12 Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a development potential between low density and medium density with less impact than medium density development, to encourage the development of areas with existing public facilities and to encourage the development of a greater variety of housing values.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(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 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities

(C) *Density.*

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

	Single-family	Two (2) family	Three (3) family
Lot width minimum	50 feet	50 feet	90 feet
Lot area minimum	5,000 square feet	7,260 square feet	10,890 square feet.

(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.

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) *Minimum Buildable Street Frontage.* 50% of the lot width.

(Code 1965, App. A., Art. 5(IIA); Ord. No. 3128, 10-1-85; Code 1991, §160.032; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; 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, 06-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Ex. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§4, 8, 9, 1-17-17; Ord. No. 6015, §1(Ex. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Ex. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6427, § 2, adopted April 20, 2021, "determines that this ordinance and all amendments to Code sections ordained or enacted by this ordinance shall automatically sunset, be repealed, terminated, and become void twenty (20) months after the passage and approval of this ordinance, unless prior to that date, the City Council amends this ordinance to repeal this sunset, repeal and termination section."

2235 W Wedington Rezoning Proposal

Hello! We are Pablo and Lisa Pagliani and applying for a rezoning request from RSF-4 to RI-12 for our property on 2235 W Wedington here in Fayetteville. As local Fayetteville residents who love and care for our city, we hope to continue to find ways to improve, give back and build our city. We hope that the information we provide below will clearly support our request for approval. Our request is for approval to build 2 duplexes (4 units) on this 0.43 acre piece of land.

Supporting Compatibility Information:

Growing population – housing need

- Washington County Population grew by +21.1% 2010 – 2020 but Housing Units only grew by +14.5%
 - Source: 2021 State of the Northwest Arkansas Region Report
- City of Fayetteville grew 27.7% 2010 – 2020 but Housing Units only grew by +21.0%
 - Source: 2021 State of the Northwest Arkansas Region Report
- University of Arkansas enrollment for Fall 2021 was a RECORD BREAKING total of 29,068
 - There has never been this amount of students enrolling in 150 years
 - New Freshmen Applications for Fall 2022 are up +22% vs a year ago
 - UA is seeing a strong increase in in-state students but double digit increase in numbers from out of state students from TX, OK, MO and LA who will all be seeking housing
 - This means that next year looks as strong if not stronger than current year
- In 25years, the Arkansas Economic Development Institute at the University of Arkansas at Little Rock expects NWA to hit almost a 1MM population. Benton County is predicted to have 545,893 and Washington County 428,382. With Fayetteville making up 140,000 of that.
 - Garner Stoll, development services director in Fayetteville talks about being strategic in thinking ahead on where high density will be needed. "We're actively trying to find locations for housing," he said. "Our zoning policies encourage in-fill and a little more dense development than is typical to better use our limited land, utilities and infrastructure."
 - Source: <https://www.arkansasonline.com/news/2020/apr/13/planners-consider-how-to-fit-1-million/>
- A traditional pattern, typical since the 1950s, has been for cities to expand laterally, and we have seen this happen here in Northwest Arkansas. Over time, many cities including Fayetteville will use up the majority of the remaining empty land, at which point our only options are to infill or start going up. Since this is going to happen, where do we want it to occur?
- It is inevitable that Fayetteville will have to continue to find ways to accommodate for population growth. In order for Fayetteville to not have to accommodate the entire population growth over the entire city, which would mean higher costs and more projects to our water and sewer and other utilities and roads, we should look at the higher-density areas.
- I believe one of these areas in Fayetteville is Wedington drive. It's a location where infrastructure is already developing to accommodate for its growth. Wedington drive is a major

four lane regional link in Fayetteville which means it will also continue to lend itself to future mixed use zoning and higher-density housing.

- This centrally located property, sitting just 1 minute from I49 on Wedington drive (4-lane highway) and minutes from the University of Arkansas will continue to be a part of a high-density area. The decision to build multifamily in its place is both addressing a current and future need. To build a brand new single family home in its place is definitely not addressing future growth and density needs.

Rising home prices resulting in the need for rentals - affordability

- Avg home prices in NWA rose by 16.2% to +\$306K in the first half of 2021 vs year ago while Multi-family leases have increased by +5.4% to \$768/month vs a year ago
 - Source: Talkbusiness.net, Aug 2021
- Multifamily vacancy rate has fallen to 3.4% in the first half of 2021 vs. 5% in the second half of 2020.
 - Source: Talkbusiness.net, Aug 2021
- According to CBER Director Mervin Jebaraj stated "... housing costs are rising faster than incomes." This is happening at a national rate but we are seeing it at an even more rapid pace here locally
 - CBER: Center with FDA that regulates biological products for human use. CBER protects and advances the public health by ensuring that biological products are safe and effective and available to those who need them.
 - Source: Talkbusiness.net, Aug 2021
- There is a great and growing need for affordable, multi-family housing for local Fayetteville residents whether they are native to the area, professors, students or business professionals to find centrally located rentals. Whether the increasing house market has made a down payment and house purchase out of reach, or an individual needs a shorter term option and doesn't want to be tied to a house purchase due to timing of school– this property is in the exact location to meet both of those needs

Surrounding area supports a duplex

This location is prime for a duplex due to a number of non-single family homes within walking distance to this property. This location is not a traditional, quiet, single family home neighborhood. It sits on a 4-lane highway and surrounded by growing businesses and other multi-family properties

List of non-single family home options within walking distance to 2235 Wedington

- Key lock business (C&E lock and safe) - 400 feet away
- Acupuncture(Health & Harmony Oriental Medical Clinic) – 0.2 miles away
- Grace Cumberland Presbyterian Church – 0.2 miles away
- Casey's General Store – 0.4 miles away
- Arts Live theatre – 0.3 miles away

- Fitness One – 0.4 miles away
- Cross Church Fayetteville campus – 0.5 miles away
- University of Arkansas – 0.9 miles away
- 400 feet from the UA bus stops
- 0.5 miles from I49 connected by a 4 lane highway (Wedington Drive)
- Existing example and precedent of multi-family within a residential neighborhood: 1130 N Turner Ave. (zone RMF-24) completely surrounded by RSF-4
- Other nearby examples of multi-family housing includes duplexes on W. Holly St, N. Lancelot Ave., N Sang St.
- Infill score = 7
- 2235 Wedington is not a typical residential neighborhood. It currently sits on a 4-lane highway just minutes from the University and right next to a UA bus stop. This area is already mixed use with an acupuncture office, locksmith, church, gym, and gas station all within walking distance. There are numerous multifamily homes within just blocks of this property with an entire road of duplexes only 0.2 miles away (N. Lancelot Avenue).

Improve curb appeal

- A lot of the close surrounding, single family homes sitting next to 2235 Wedington Drive have become dilapidated. Our proposal will enhance the area.
- Contiguous properties on both sides of our proposed duplex are rental properties.
- Current design will give even more space between building and neighboring homes on either side improving visual appeal
- This request appeals to the Urban design and infill that the city is already pursuing in this area
- Site plan design of two duplex buildings will have a similar scale and distance from the road as neighboring houses.
- This block of homes is older, run down and in poor condition. They are eye-sores in a highly visible part of town and road. Most of the homes will likely result in demolition due to unlivable conditions once current residents move out. We have personally seen neighboring homeowners work to improve their properties when we remodel ours. Our duplex will have an urban feel, it will blend into the single family current home profile due to orientation to the road and will hopefully inspire surrounding property owners to improve their property.

Business/Church

- #1. C&E Lock & Safe
- #2. Acupuncture
- #3. Grace Cumberland Presbyterian
- #4. General Store
- #5. Fitness One
- #6. Cross Church
- #7. Arts Live Theater

Duplex/Multi-family

- #1. Four (4) Family Dwellings (N Turner Ave)
- #2. Two (2) Family Dwellings (N Lancelot Ave)
- #3. Two (2) Family Dwellings (W Holly St)



This map shows that W. Wedington Drive is already a mixed-use development. Businesses, services, and churches are identified (in red) along W. Wedington Drive to show existing urban growth that help support higher density housing. According to Garner Stoll, development services director in Fayetteville, the city's goal is "proximity, where services and cultural opportunities and recreational opportunities and jobs are in close proximity." Our application to rezone the property on 2235 W. Wedington fits perfectly into this goal by adding higher density housing along a four (4) lane highway in an already growing mixed use area that is walking distance to schools, churches, gym, and various other services. Multiple public transportation bus stops (less than 400ft. away from the West and East sides of 2235) further supports the idea of higher density housing at this location, as it is thoroughfare for transporting the pedestrian traffic to and from this immediate area to the University of Arkansas and surrounding areas.

Within this RSF-4 area, there are several duplex and multi-family properties near 2235 Wedington which are identified by blue dots. Only 0.2 miles from 2235 Wedington is an entire neighborhood of duplexes (#2 blue dot on map) right off of W Wedington. 1130 Turner Ave is a quadplex surrounded by a single family neighborhood (#1 blue dot). Not depicted are numerous other duplexes and multi family units that are mixed within RSF-4 zoning. Approving this request to rezone 2235 W Wedington is not unprecedented based on existing structures within this RSF-4 zone.

VISUALS

Example of a Duplex on W Deane that is perpendicular to the road. Our plans will be to orient our duplexes perpendicular to Wedington so we can maximize the land space as well as be mindful of the visual appearance of the duplex along Wedington next to surrounding houses. Our goal is to blend our duplex seamlessly into its existing environment while providing a structure to meet future density needs



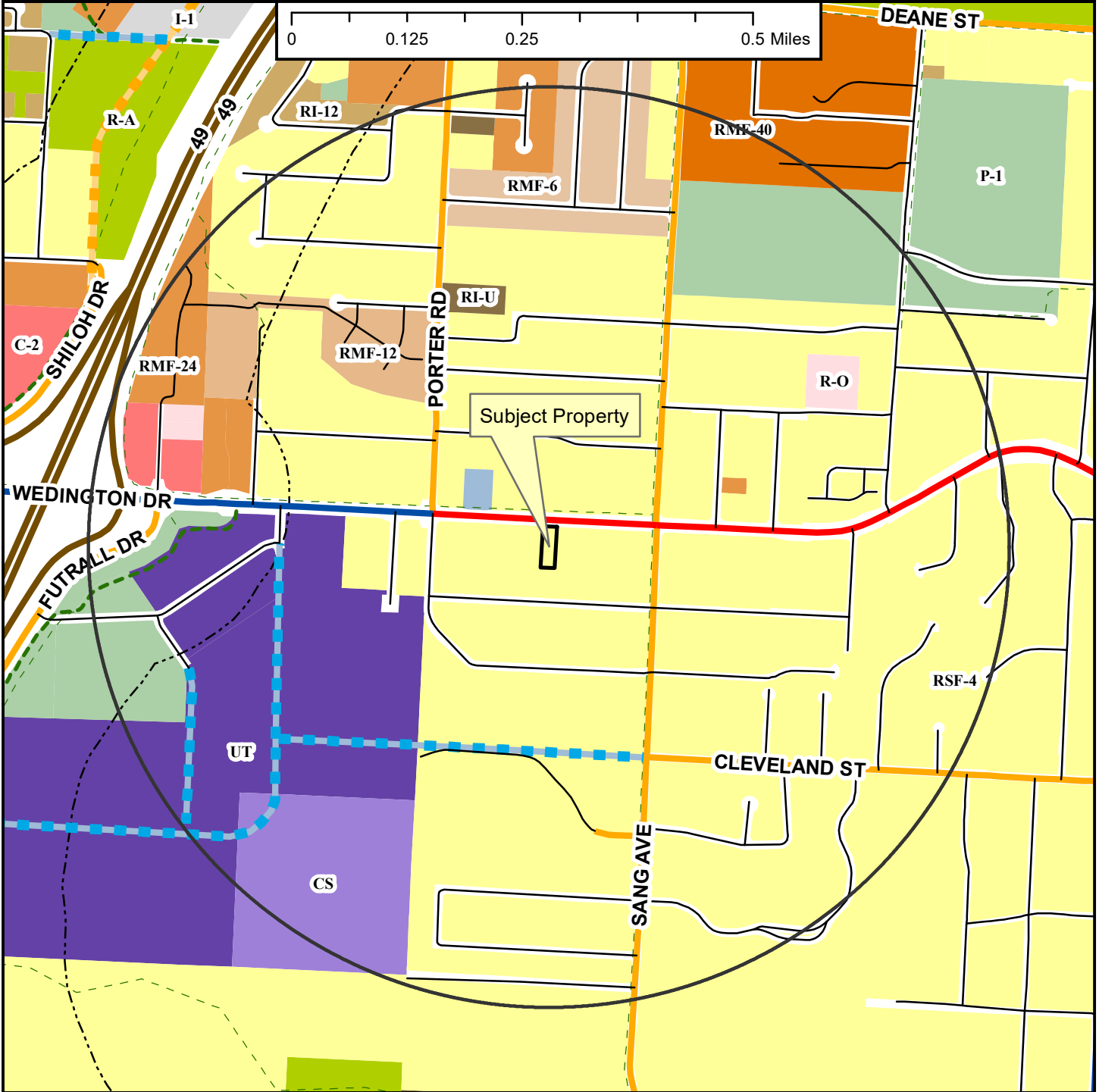
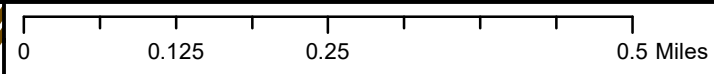
Example of one driveway off main road accessing multiple units



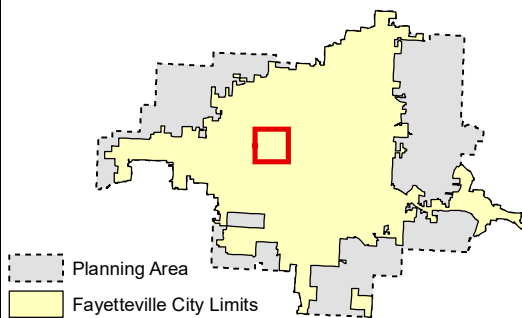
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One Mile View



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Freeway/Expressway
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area

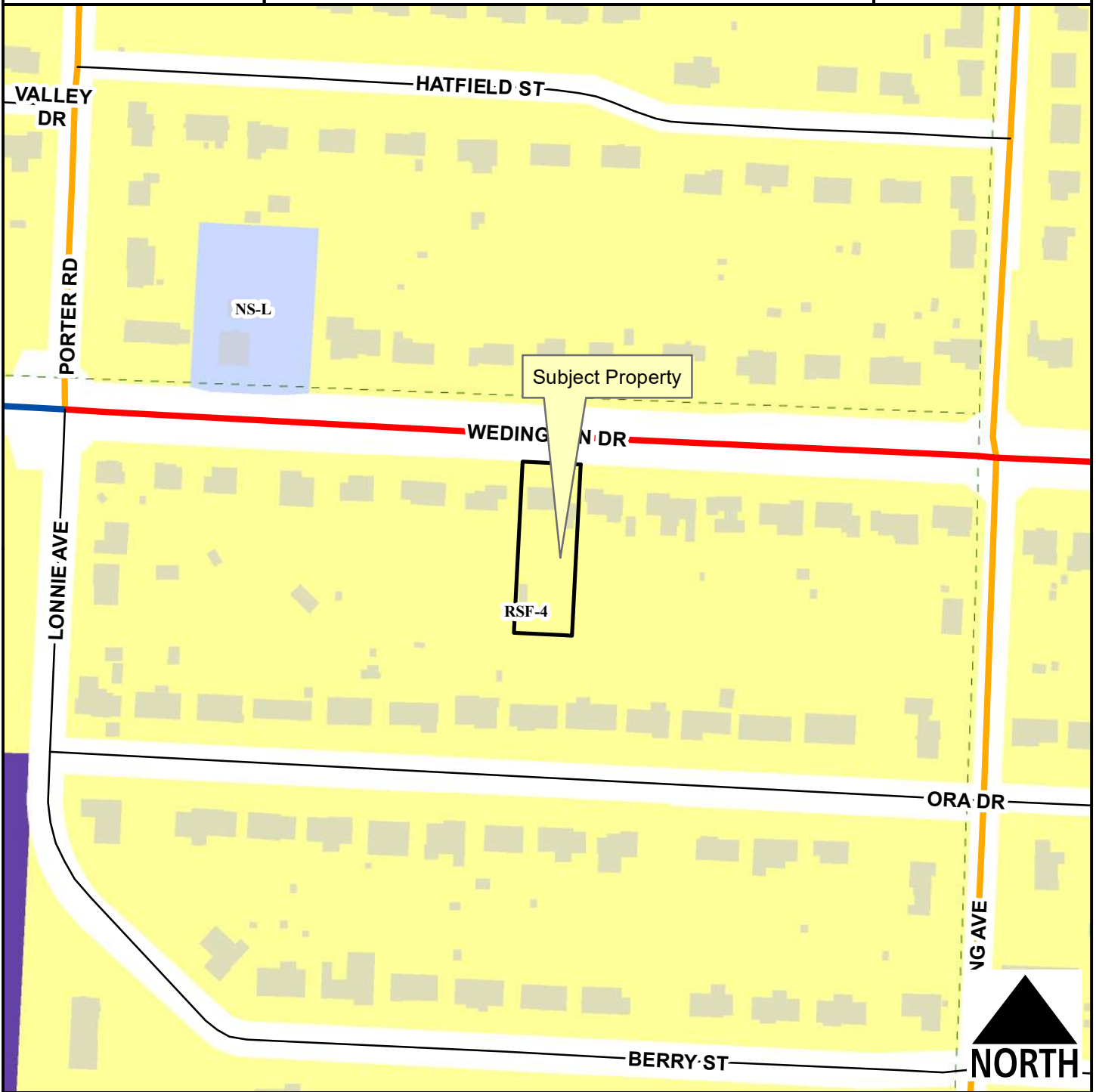


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
- NS-G
 - RI-U
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
- RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
- INDUSTRIAL**
- I-1 Heavy Commercial and Light Industrial
 - 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

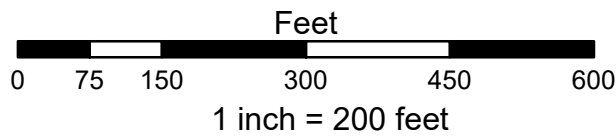
RZN-2022-000003

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Close Up View



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Planning Area
- Fayetteville City Limits
- - - Trail (Proposed)



- RSF-4
- Urban Thoroughfare
- Neighborhood Services - Ltd.








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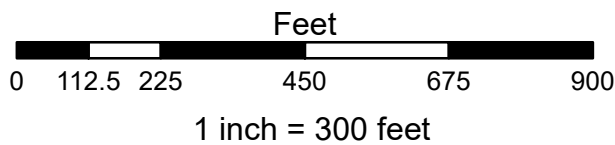
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Current Land Use



-  Regional Link
-  Neighborhood Link
-  Regional Link - High Activity
-  Planned Residential Link
-  Trail (Proposed)
-  Planning Area
-  Fayetteville City Limits



FEMA Flood Hazard Data

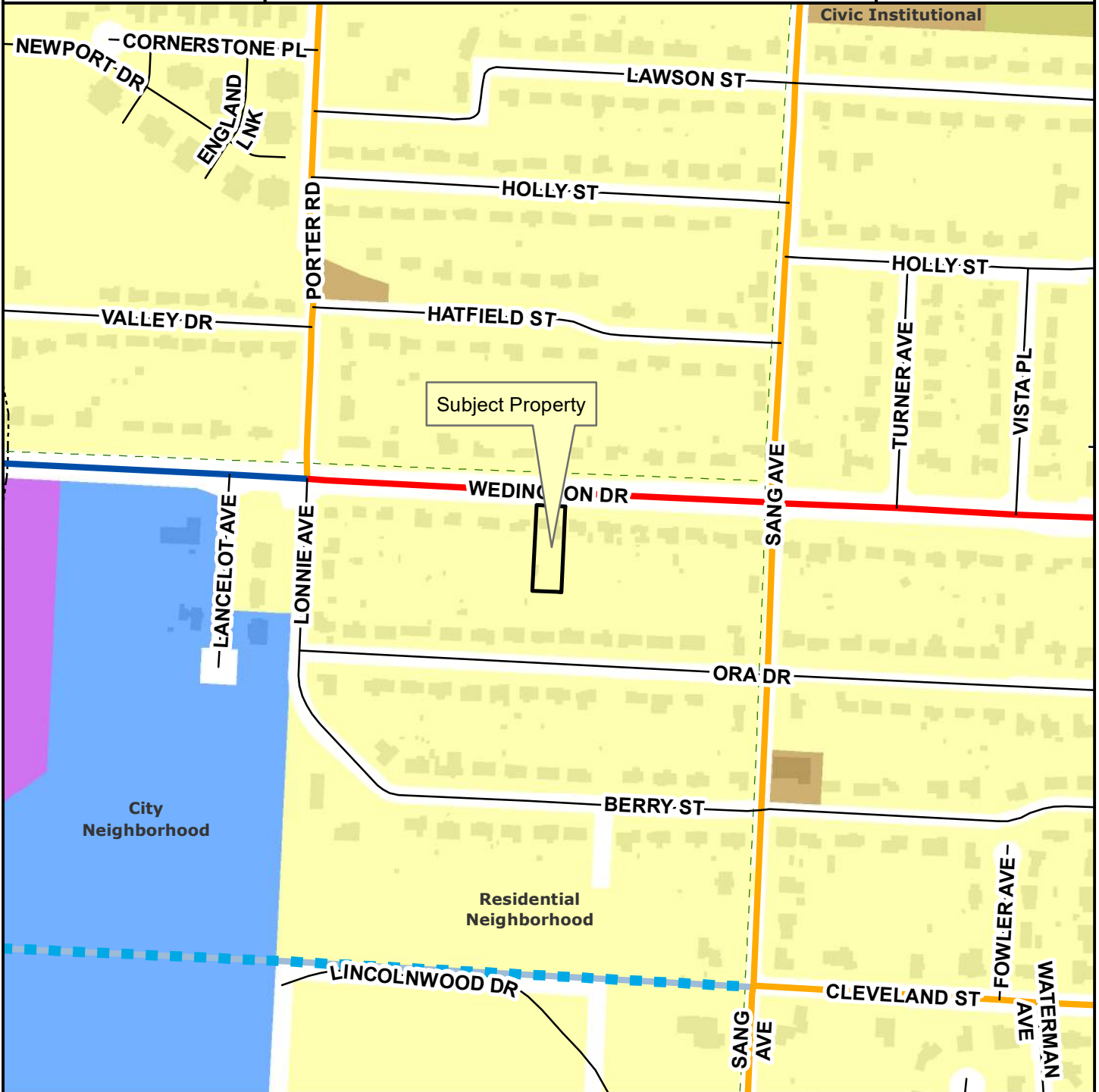
-  100-Year Floodplain
-  Floodway

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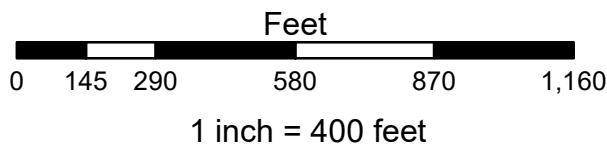
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Future Land Use



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Planned Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District



- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center