



MEETING OF FEBRUARY 21, 2023

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager

FROM: Gretchen Harrison, Planner

DATE:

SUBJECT: **RZN-2022-0055: Rezone (N. BOB YOUNKIN DR. & W. BISHOP DR./LEGACY VENTURES NWA, 251): Submitted by LEGACY VENTURES NWA INC. for property located at N. BOB YOUNKIN DR. & W. BISHOP DR. in WARD 3. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 7.76 acres. The request is to rezone the property to CS, COMMUNITY SERVICES and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 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 contains approximately 7.76 acres in the Appleby Landing Subdivision located on either side of the south end of Bob Younklin Drive. The property is currently undeveloped, though it is surrounded by established single- and two-family neighborhoods to the east and west, a multi-family development to the south, and medical offices to the north. No environmentally sensitive areas are present on site, and the property is not located within any zoning overlays.

Request: The request is to rezone the property from R-O, Residential Office (7.76 acres) to CS, Community Services (4.36) and RMF-24, Residential Multi-Family, 24 Units per Acre (3.40). The applicant has not shared any specific development plans, though they have stated that the rezoning would allow for a mix of residential and commercial uses to cater to senior living.

Public Comment: Prior to Planning Commission, staff received one phone call inquiry about this request, though no support for or opposition to the proposed rezoning was offered. Six members of the public spoke at the Planning Commission meeting, expressing concerns about the scale of future development and potential traffic impacts.

Land Use Compatibility: Staff finds the requested rezoning to be generally compatible with surrounding land uses. As proposed, three lots on the east side of Bob Younklin Drive would be rezoned to RMF-24, Residential Multi-Family, 24 Units per Acre, and four lots on the west side of the street would be rezoned to CS, Community Services. The property is currently surrounded by single- and two-family residential

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neighborhoods and a multi-family residential complex. Since RMF-24 would allow for a variety of residential uses from single- to multi-family dwellings and most properties to the south and east are currently zoned RMF-24, staff finds that rezoning a portion of the property to RMF-24 would be directly compatible with adjacent properties.

The intent of the existing zoning district, R-O, Residential-Office, is to provide an area for offices without limitation to the nature or size of the office, together with community facilities, restaurants, and compatible residential uses. Staff finds that rezoning the remainder of the property to CS would be aligned with the property's current zoning designation and adjacent commercial and residential uses. The Community Services zoning district is primarily designed to provide goods and services for persons living in surrounding residential areas and is intended to provide for adaptable mixed use centers along commercial corridors. Multi-family dwellings, restaurants, retail, and cultural and recreational facilities are all conditional uses in the existing R-O zoning district which would be allowed by right in CS zoning. The R-O zoning district allows for conventional and urban form setbacks, while both RMF-24 and CS require urban form setbacks with buildings located closer to public streets and sidewalks. RMF-24 requires a build-to zone between 0 and 25 feet from the property line, and CS requires a build-to zone between 10 and 25 feet from the front property line. The applicant indicated in their request letter that they are pursuing RMF-24 for a portion of this property so that they can place buildings closer to the street.

Land Use Plan Analysis: Staff finds the proposed rezoning to be generally consistent with the City's future land use plan. The City Plan 2040 Future Land Use Map designates the subject property as Residential Neighborhood Area, and staff finds that a rezoning to RMF-24 and CS could support that designation by allowing for a greater variety of land uses, housing types, and densities near a nonresidential center. Further, Bob Younkin Drive is the most complete, uninterrupted through-street between College and Gregg Avenue, which staff believes is supportive of a wider spectrum of uses than may normally be appropriate in a Residential Neighborhood Area. Staff also finds that rezoning to RMF-24 and CS may be consistent with Goals 4 and 6 of City Plan 2040 by encouraging mixed-use development near the Razorback Greenway and public transit stops, and since it could provide more opportunities for housing beyond what would be permitted in the existing R-O zoning district.

City Plan 2040 Infill Matrix: City Plan 2040's Infill Matrix indicates a score range of **6-7** for this site. The following elements of the matrix contribute to the score:

- 4 Minute Fire Response (Station #4, 3385 N. Plainview Ave.)
- Near Sewer Main (8" mains, Bob Younkin Drive and Bishop Drive)
- Near Water Main (8" mains, Bob Younkin Drive, Bishop Drive, and Drake Street)
- Near City Park (Gordon Long Park)
- Near Paved Trail (Appleby Road, Razorback Greenway)
- Near ORT Bus Stop (Route 10)
- Near Razorback Bus Stop (Route 26)

DISCUSSION:

At the January 23, 2023 Planning Commission meeting, a vote of 8-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Brink made the motion and Commissioner Winston seconded. Commissioners found the requested rezoning to be appropriate at this location, noting that it would allow for some commercial uses in a largely residential area and allow for residential uses that are compatible with adjacent neighborhoods. Six members of the public spoke at the meeting, expressing concerns about the scale of future development and potential traffic impacts.

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BUDGET/STAFF IMPACT:

N/A

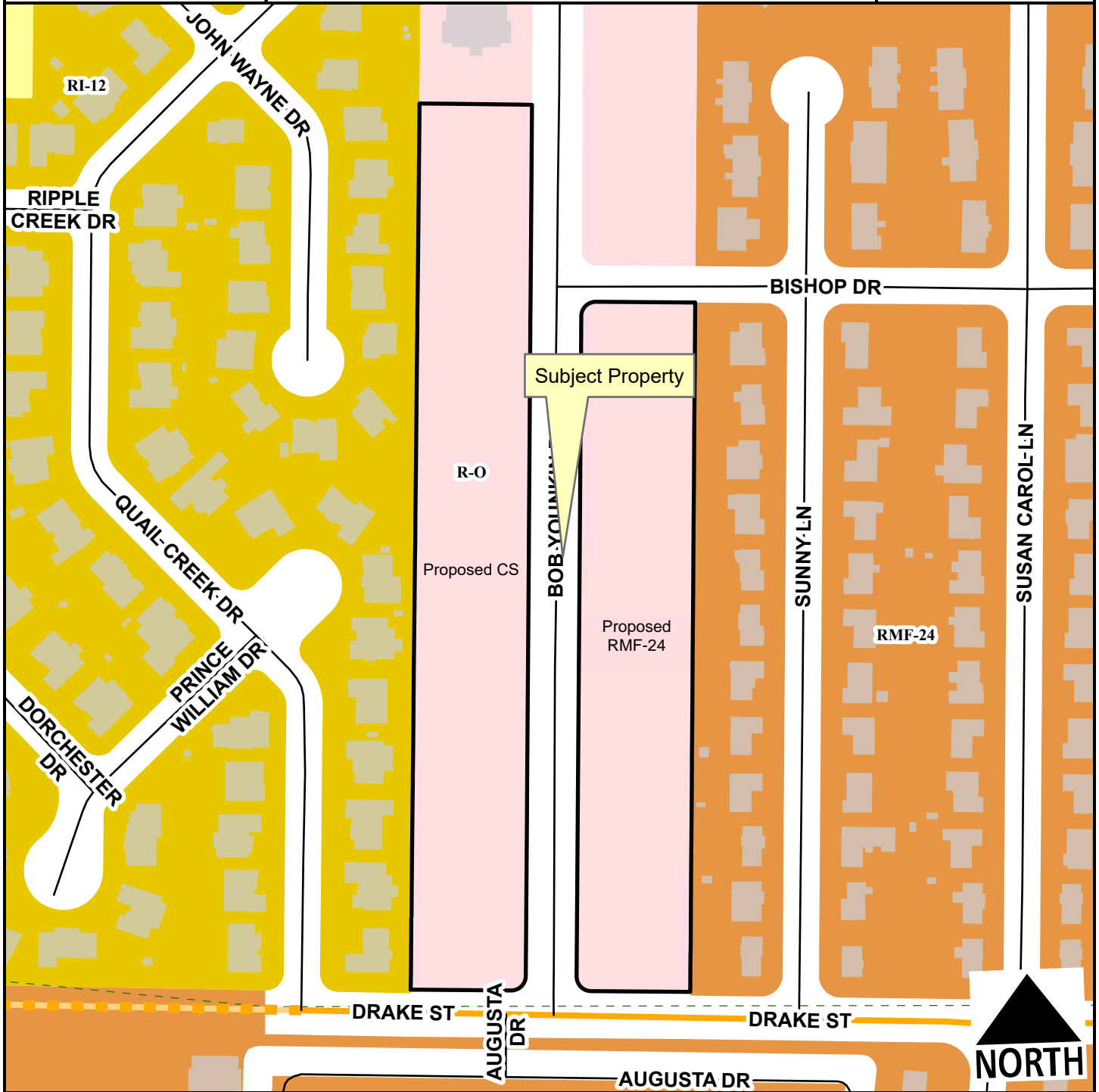
ATTACHMENTS: SRF, Exhibit A, Exhibit B, Planning Commission Staff Report

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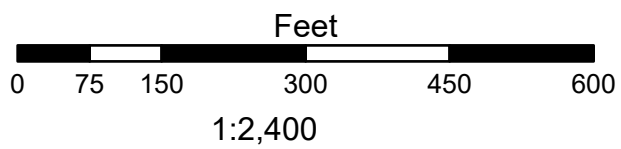
N. BOB YOUNKIN DR & W. BISHOP DR

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EXHIBIT 'A'

Close Up View



- Neighborhood Link
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



Zone	Current	Proposed
CS	0.0	4.4
RMF-24	0.0	3.4
R-O	7.8	0.0

Total 7.8 ac