



MEETING OF MARCH 7, 2023

TO: Mayor Jordan and City Council

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

FROM: Ryan Umberger, Senior Planner

DATE:

SUBJECT: **RZN-2023-0001: Rezoning (W. OF N. WASHINGTON AVE/SPRING STREET COTTAGES, 485): Submitted by COMMUNITY BY DESIGN for property located W. OF N. WASHINGTON AVE in WARD 1. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.12 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.**

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 in central Fayetteville, roughly 80 feet south of the intersection of E. Spring Street and N. Washington Avenue. The property is zoned RMF-24, Residential Multi-family, 24 Units per Acre, totals approximately 0.12 acres, and is undeveloped. No zoning overlays or special regulations apply to the site however it is characterized by dense vegetation and a roughly 8% grade, sloping from a high point in the northeast corner of the site, down to the southwest.

Request: The request is to rezone the property from RMF-24, Residential Multi-Family, 24 Units per Acre to RI-U, Residential Intermediate-Urban.

Public Comment: One member of the public offered comment in opposition of the item. Among their concerns was the potential increase in traffic, noise, and burden on existing infrastructure that rezoning the property will create.

Land Use Compatibility: Staff finds the request to be compatible with the surrounding context. Residential uses and densities located near the subject property vary substantially. Neighboring properties are of a variety of sizes but generally follow a typical lot and block development pattern. Both the existing and proposed zoning designations are high-density residential districts with urban form setbacks that are congruent with the existing pattern in the neighborhood. When compared to RMF-24, RI-U would increase the permitted buildable area from 50% to 60% of the lot's overall area. Since the subject property contains roughly 0.12 acres, a maximum of two units are permitted under current entitlements, where rezoning to RI-U would remove the density

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limitation. That said, any future development would be subject to, and limited by, minimum parking requirements, tree preservation, drainage, and access management standards. RMF-24 zoning allows multi-family dwellings by-right where they are only allowed as a conditional use in RI-U. Rezoning to RI-U would reduce side and rear setbacks for three- and four-family dwellings, increasing the buildable area on site. RMF-24 also prescribes bulk and area regulations for lot width and area based on the specific use of the property where RI-U merely requires an 18-foot lot width minimum and no lot area minimum for residential uses. Conversely, RMF-24 includes a five-story height limit, compared with the smaller single-, 2-, 3-, and 4-family buildings allowed under RI-U with a three-story height limit.

Land Use Plan Analysis: Staff finds the proposal is consistent with the goals in City Plan 2040 and the future land use designation for this location. Rezoning from RMF-24 to RI-U serves to contribute towards City Plan 2040 Goals #1 – Appropriate Infill, Growing a Livable Transportation Network, and #6 – Create Opportunities for Attainable Housing. The site scores high on the Infill Scoring Matrix due to water/sewer access, public schools, the university campus, parks and trails, transit, and groceries nearby. Because of the flexible zoning regulations associated with the RI-U district, rezoning may allow for redevelopment or added density near these services. Additionally, where large multi-family buildings are currently permitted under RMF-24, RI-U encourages more appropriately scaled buildings in relation to the existing neighborhood. The Future Land Use Map designates the site as a Residential Neighborhood Area – a designation which supports support a wide variety of housing types of appropriate scale and context including single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Increasing density is likely best facilitated on a site of this size due to the generous regulations in RI-U zoning and it is justified given the property’s proximity to commercial and non-residential uses in downtown Fayetteville.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040’s Infill Matrix indicates 10 attributes for this site that may contribute to appropriate infill. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #1, 303 W. Center St.)
- Near Sewer Main (8” sewer main, N. Washington Ave.)
- Near Water Main (6” water main, N. Washington Ave.)
- Near Grocery Store (Ozark Natural Foods, 380 N. College Ave.)
- Near Public School (Washington Elementary School)
- Near University of Arkansas Campus
- Near City Park (Mt. Sequoyah Gardens, Yvonne Richardson Community Center)
- Near ORT Bus Stop (Route 20)
- Near Razorback Transit Stop (Route 13, 17 Detour Peak)
- Sufficient Intersection Density

DISCUSSION:

At the February 13, 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 Madden seconded. Commissioners in favor of the rezoning found the property’s proximity to non-residential services near downtown Fayetteville provided sufficient justification for the property to be rezoned. No members of the public spoke during the meeting.

BUDGET/STAFF IMPACT:

N/A

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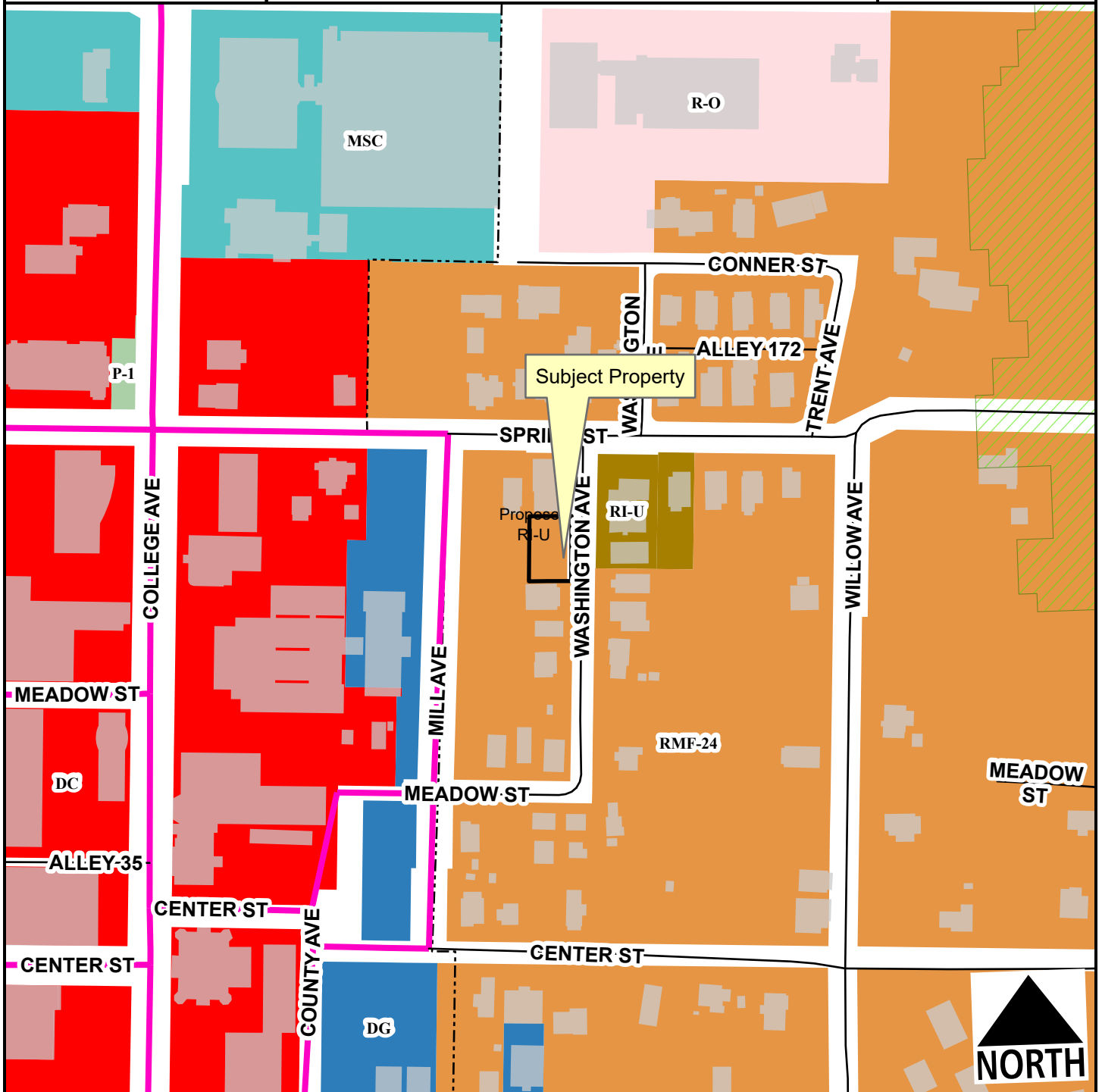
ATTACHMENTS: SRF, Exhibit A, Exhibit B, Planning Commission Staff Report

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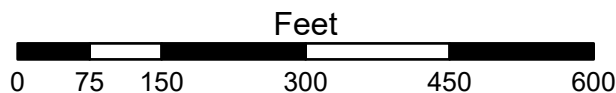
N. WASHINGTON AVE

RZN-2023-0001
EXHIBIT "A"

Close Up View



- Urban Center
- Unclassified
- Alley
- Residential Link
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area
- Fayetteville City Limits



1:2,400

Zone	Current	Proposed
RI-U	0.0	0.1
RMF-24	0.1	0.0

Total 0.1 ac