



MEETING OF MARCH 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: Ryan Umberger, Senior Planner

DATE:

SUBJECT: **RZN-2023-0003: Rezoning (1275 N. GREGG AVE/PATHWAY BAPTIST CHURCH, 405): Submitted by BLEW & ASSOCIATES for property located at 1275 N. GREGG AVE in WARD 2. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY FOUR UNITS PER ACRE and contains approximately 2.24 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI-FAMILY – 40 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 roughly 350 feet north of the intersection of W. North Avenue and N. Gregg Avenue. The site covers roughly the southern half of a single lot of record totaling approximately 2.24 acres. The property is zoned RMF-24, Residential Multi-Family, 24 Units per Acre and currently the site of Central Baptist Church, a single-family dwelling, and associated outbuildings.

Request: The request is to rezone the property from RMF-24, Residential Multi-Family, 24 Units per Acre to RMF-40, Residential Multi-Family, 40 Units per Acre.

Public Comment: Staff received public comment in support of the request. The commenter stated they were in favor of additional density along the Gregg Avenue corridor.

Land Use Compatibility: Staff finds the request to be compatible with the surrounding mix of uses. The surrounding area includes two multi-family developments, a church, and single-family dwellings across N. Gregg Avenue to the east. The permitted and conditional uses are identical between RMF-40 and RMF-24. Staff also finds that the bulk and area regulations are suitable and not out of context with surrounding properties. Single- and two-family lot widths and areas are required to be slightly larger in RMF-24 than in RMF-40 but otherwise the two districts are very similar. Setbacks and maximum building heights are identical. Given that the site adjoins other multi-family developments and zoning entitlements, staff finds the scale of what would be allowed is contextually appropriate. Single-family dwellings are prevalent in the area, but they are separated from the site by the intervening public street. Based on a simple calculation of the acreage of the

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site, and notwithstanding requirements for drainage, tree preservation, and parking, the increased density would allow for 89 total units across the site where the current zoning would allow 53 units to be developed. Staff finds the increased density is suitable due to the site's proximity to schools, work, jobs, and a multi-modal transportation network. Further the increased density is unlikely to have a noticeably different impact to the immediately surrounding multi-family developments.

Land Use Plan Analysis: Staff finds the proposal to be consistent with the goals in City Plan 2040 and the future land use designation for this location. Rezoning from RMF-24 to RMF-40 serves to contribute towards City Plan 2040 goals #1 – Appropriate Infill and 4 – Growing a Livable Transportation Network. The site scores high on the Infill Scoring Matrix indicating that the site, as its currently developed, is not meeting its highest and best use. The proposed rezoning would locate additional residential density near groceries, two city parks, and between two significant employers: the veteran's hospital to the northeast and the University of Arkansas main campus less than a half-mile to the south, as well as the nearby transit route and trail.

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 #2, 708 N. Garland Avenue)
- Near Sewer Main (8" sewer main, N. Gregg Avenue)
- Near Water Main (8" water main, N. Gregg Avenue)
- Near Grocery Store (Harps, 1189 N. Garland Avenue)
- Near City Park (Wilson Park, Gregory Park)
- Near Paved Trail (Scull Creek Trail)
- Near University of Arkansas Main Campus
- Near Ozark Regional Transit Stop (Route 10, N. College Avenue)
- Near Razorback Bus Stop (Route 26 Peak, N. Leverett Avenue)
- Appropriate Future Land Use (City Neighborhood Area)

DISCUSSION:

At the February 27, 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 Garlock seconded. Commissioners discussed whether rezoning to CS, Community Services would be a more compatible request. Members discussed differences in setbacks, building area, and density limitations between RMF-40 and CS. After the applicant confirmed that the prospective buyers of the property intended to rezone to RMF-40, the motion was made to forward the item as requested. No members of the public spoke during the meeting.

BUDGET/STAFF IMPACT:

N/A

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

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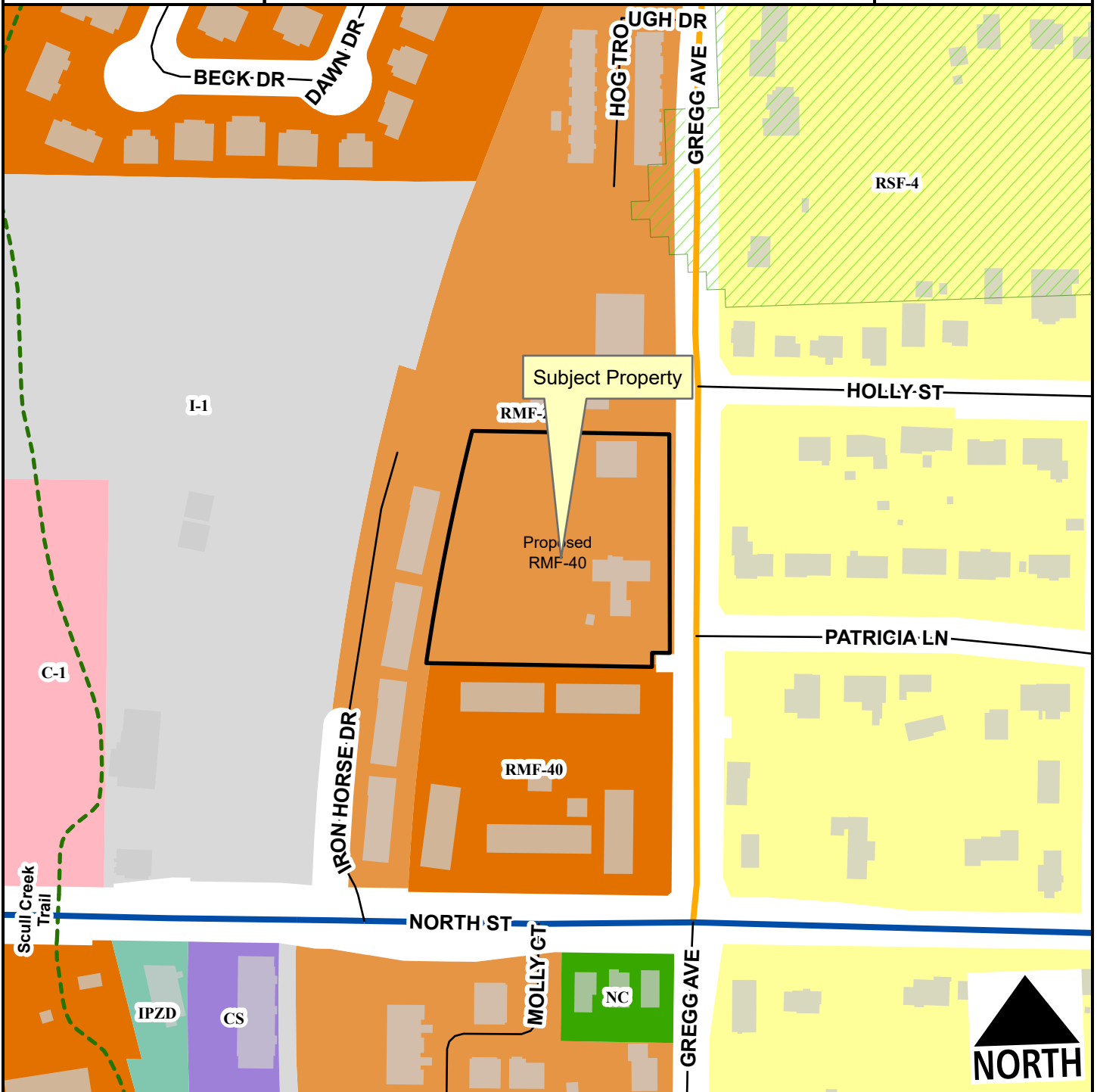
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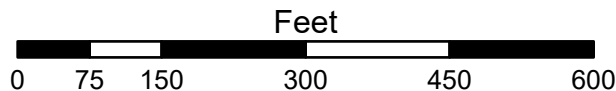
1275 N. GREGG AVE

EXHIBIT 'A'

Close Up View



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits



1:2,400

<u>Zone</u>	<u>Current</u>	<u>Proposed</u>
RMF-24	2.2	0.0
RMF-40	0.0	2.2

Total 2.2 ac