



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: Gretchen Harrison, Planner

DATE:

SUBJECT: **RZN-2022-0056: Rezoning (4302 W. BRONCO DR./BAUMANN CONSTRUCTION, 517): Submitted by ENGINEERING SERVICES INC. for property located at 4302 W. BRONCO DR. in WARD 1. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.38 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY - 18 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 includes three lots in Phase 2 of the Towne West Subdivision, just west of Benchmark Lane on either side of Bronco Drive. The property is zoned CS, Community Services, totals approximately 0.38 acres, and is undeveloped. No zoning overlays apply to this site though hydric soils are present. Accordingly, as a part of the Towne West Subdivision's development review, a Wetland Determination Data Form was submitted indicating that the property has no positive indicators of wetland hydrology.

Request: The request is to rezone the subject property from CS, Community Services, to RSF-18, Residential Single-Family – 18 Units per Acre. The applicant has stated that this rezoning is necessary since the setbacks required by the current zoning district have rendered each lot unbuildable.

Public Comment: Staff received no public comment on this item.

Land Use Compatibility: Staff finds the request to be compatible with surrounding land uses. The Towne West Subdivision is currently under construction with all lots in Phase 2 being developed with single-family dwellings. The three lots under consideration are located on a block that is largely zoned RSF-18, and staff finds that rezoning the property would allow Benchmark Lane to serve as a natural boundary between CS and RSF-18 zoning districts. When compared to the property's current zoning designation of CS, RSF-18 would limit by-right development to single-family dwellings with a density of 18 units per acre. Both existing and proposed zoning designations require urban form setbacks that are consistent with the subdivision's existing development pattern. Generally, RSF-18 is a more restrictive zoning designation than CS. Where CS permits a maximum building height of five stories, a rezoning to RSF-18 would reduce the maximum building height to

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three stories. A rezoning to RSF-18 would also place additional restrictions on the size of lots and the scale of future development. While there are no restrictions on lot size or buildable area associated with the CS zoning district, RSF-18 requires a minimum lot size of 2,500 square feet for single-family dwellings and a maximum buildable area of 60% of the total lot area.

Land Use Plan Analysis: Staff finds that the proposed rezoning is consistent with the City's land use and zoning plans. A rezoning to RSF-18 would be consistent with the property's Future Land Use Map designation as a Residential Neighborhood area since it would allow for residential development that would be aligned with existing zoning and development patterns. A rezoning to RSF-18 could also support Goal 6 of City Plan 2040 by allowing for development of housing on three lots that are currently rendered unbuildable due to the existing zoning.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **6** for this site. The following elements of the matrix contribute to the score:

- 4 Minute Fire Response (Station #7, 835 N. Ruppel Rd.)
- Near Sewer Main (eight-inch main, W. Bronco Dr.)
- Near Water Main (eight-inch main, W. Bronco Dr.)
- Near Public School (Colbert Middle School, Owl Creek School)
- Near City Park (Holland Park, Centennial Park)
- Near Paved Trail (S. Ruppel Rd.)

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 Canada made the motion and Commissioner Brink seconded. Commissioners offered little comment, finding the request to be appropriate. No public comment was offered at the meeting.

BUDGET/STAFF IMPACT:

N/A

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

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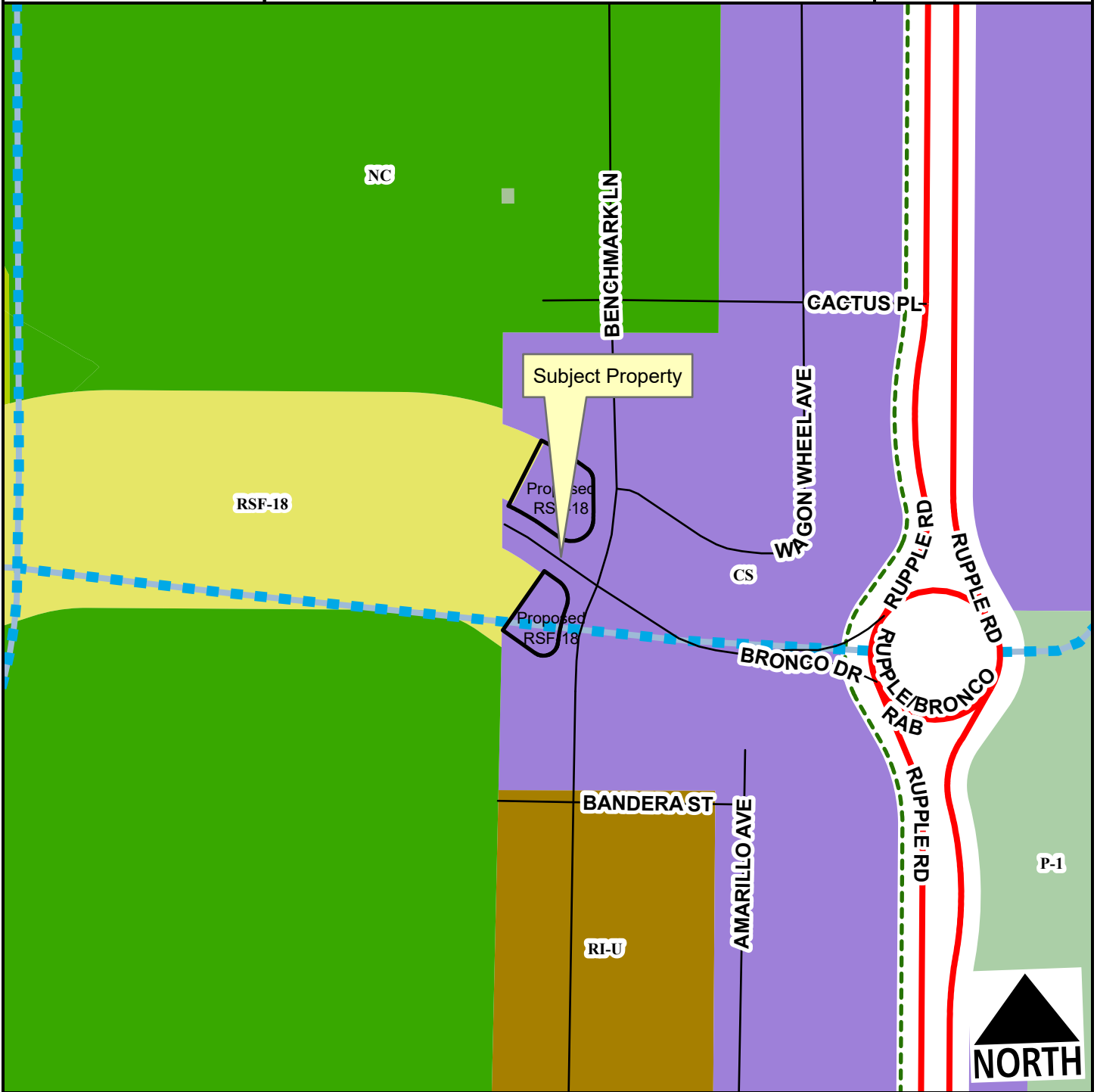
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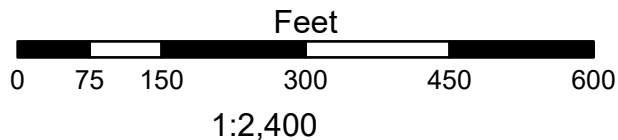
4302 W. BRONCO DR

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EXHIBIT 'A'

Close Up View



-  Regional Link
-  Residential Link
-  Planned Residential Link
-  Planning Area
-  Fayetteville City Limits



Zone	Current	Proposed
CS	0.4	0.0
RSF-18	0.0	0.4
Total		0.4 ac