



MEETING OF APRIL 4, 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-2023-0006: Rezoning (920 S. WOOD AVE./MAHONEY, 563): Submitted by BAJA OZARKS, LLC for property located at 920 S. WOOD AVE. in WARD 1. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.48 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.**

RECOMMENDATION:

City 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 in south Fayetteville on the east side of Wood Avenue about 300 feet north of the street's intersection with McClinton Street. The property contains one parcel totaling 0.48 acres and is currently developed with one single-family dwelling which Washington County records indicate was built in 1956. The property lies within the Walker Park Neighborhood Master Plan area and received its current zoning designation of NC, Neighborhood Conservation, as a result of that plan in 2008.

Request: The request is to rezone the subject property from NC, Neighborhood Conservation to RI-U, Residential Intermediate-Urban.

Public Comment: Staff has not received any public comment regarding this request.

Land Use Compatibility: Staff finds the proposed zoning of RI-U, Residential Intermediate-Urban, to be compatible with the surrounding area. Land uses in the immediate vicinity are primarily residential in nature, varying in both form and density. When compared to the property's current zoning designation of NC, Neighborhood Conservation, RI-U would allow for a greater variety of residential uses and densities by right. While NC allows single-family dwellings at a density of 10 units per acre, RI-U would allow single- to four-family dwellings with no stated density limitation. Since the subject property is directly adjacent to single-family dwellings, duplexes, and a multi-family dwelling, the land uses allowed by right in RI-U would be directly compatible with the surrounding area. Uses allowed conditionally in RI-U, including cultural and recreational facilities, limited businesses, and multi-family dwellings, may also be suitable on this site, though any land uses allowed conditionally would be subject to further review to determine full compatibility.

Mailing address:

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Fayetteville, AR 72701

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Land Use Plan Analysis: Staff finds that the proposed zoning is consistent with the property's Future Land Use map designation as a Residential Neighborhood area. The RI-U zoning district would allow for a mixture of residential densities in an urban form. If the property were to be redeveloped or subdivided, staff finds that RI-U could encourage an environment that is appealing to pedestrians by requiring buildings to be located close to the street and by reducing the visual impact of parking areas. The property has a relatively high weighted infill score of 7, indicating that it is likely a suitable location for infill. Since hydric soils are present on site, more information will be needed at the time of development proposal to determine whether wetlands are present. Regarding City Plan 2040, staff finds that a rezoning to RI-U could support Goals 1 and 3 by encouraging appropriate infill in an area that is highly walkable and near transit routes. With regard to the Walker Park Neighborhood Master Plan, a rezoning to RI-U could support the guiding principle of balancing uses and housing. Per the plan, ensuring a balance of uses and housing contributes to the overall sustainability of the community by reducing the number of vehicle trips needed, and smaller lot sizes exemplify a more sustainable development pattern than conventional subdivisions. Also, the variety of housing types permitted in RI-U would enable residents to remain in the Walker Park neighborhood as their housing needs change.

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:

- 4 Minute Fire Response (Station #3, 1050 S. Happy Hollow Rd.)
- Near Sewer Main (six-inch main, S. Wood Ave.)
- Near Water Main (12-inch main, S. Wood Ave.)
- Near City Park (Jefferson Park, Walker Park)
- Near Paved Trail (E. MLK Jr. Blvd., E. 15th St.)
- Near ORT Bus Stop (Route 20)
- Within Walker Park Master Plan Area

DISCUSSION:

At the March 13, 2023 Planning Commission meeting, a vote of 9-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Winston made the motion and Commissioner Canada seconded. Commissioner Madden expressed concerns about spot zoning properties from NC to RI-U in the Walker Park neighborhood and stated that the neighborhood plan may need to be updated. Commissioners otherwise found the requested rezoning to be appropriate and offered little comment on the item. No members of the public spoke at the meeting.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF, Exhibit A, Exhibit B, Planning Commission Staff Report, Legal Memo - Spot Zoning

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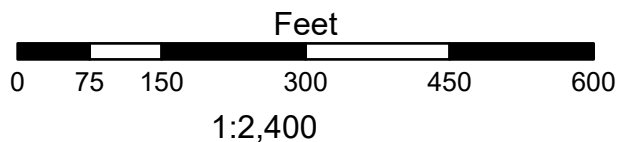
920 S. WOOD AVE

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EXHIBIT 'A'

Close Up View



- Unclassified
- Residential Link
- ⋮ Planning Area
- ⋮ Fayetteville City Limits



Zone	Current	Proposed
NC	0.48 ac	0.00 ac
RI-U	0.00 ac	0.48 ac
Total		0.48 ac