



MEETING OF MAY 16, 2023

TO: Mayor Jordan and City Council

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

FROM: Donna Wonsower, Planner

DATE:

SUBJECT: **RZN-2023-0010: Rezoning (1746 N. OLD WIRE RD. / PERRY, 369): Submitted by BUFFINGTON HOMES for property located at 1746 N. OLD WIRE RD in WARD 3. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.06 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.**

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 in east Fayetteville, approximately 1/3 of a mile northeast of the intersection of N. Old Wire Rd. and N. Mission Blvd. The parcel is currently built out with a 1,703 square foot single family residence constructed in 1979 per the Washington County Assessor. FEMA floodplain/floodway covers roughly the western half of the parcel, including portions of the existing home. The estimated Niokaska Creek streamside protection zone covers a portion of the northwest corner adjacent to the existing driveway.

Request: The request is to rezone the parcel from RSF-4, Residential Single-Family, 4 Units per Acre zoning district to NC, Neighborhood Conservation.

Public Comment: No public comments were received prior to planning commission. One member of the public spoke at the meeting, a summary of which is included below.

Land Use Compatibility: Staff finds the request to be compatible with the surrounding context. Neighboring properties are of a variety of sizes but generally follow a mix of lot-and-block and cul-de-sac development patterns. The RSF-4 and NC districts have similar allowed uses. When compared to RSF-4, rezoning to NC will decrease the required lot area of single and two-family uses from 8,000 square feet and 12,000 square feet, respectively, to 4,000 square feet. In addition, NC would have a build-to zone of 25 feet rather than a front setback of 15 feet, and a rear setback of 5 feet rather than 15 feet.

The subject property contains 1.06 acres. Under current entitlements, RSF-4 would allow a maximum of four (4) units, while NC would increase the allowable density to eleven (11) units. That said, staff notes that almost

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0.5 acres are subject to FEMA regulations, substantially limiting the developable area of the parcel and that any future development would be further limited by minimum parking requirements, tree preservation, drainage, and access management standards. NC requires a 40-foot lot width minimum while RSF-4 requires a 70-foot lot width minimum for single-family dwellings and an 80-foot lot width minimum for two-family dwellings. Conversely, both NC and RSF-4 include up to 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 RSF-4 to NC serves to contribute towards the following City Plan 2040 goals:

- #1 “We will make appropriate infill and revitalization our highest priority,”
- #2 “We will discourage suburban sprawl,”
- #3 “We will make compact, complete, and connected development the standard,” and
- #6 “We will create opportunities for attainable housing.”

The Future Land Use Map designates the site as split between “Residential Neighborhood” - a designation which supports a wide variety of housing types of appropriate scale and context including single-family, duplexes, rowhouses, multifamily and accessory dwelling units, and “Natural Area” - a designation which promotes conservation of open space and areas of significant riparian benefit. Staff finds that promotion of infill and density as designated by the “Residential Neighborhood” designation is likely best facilitated by the flexible regulations in NC zoning and is justified given the property’s proximity to city services including schools, parks, and trails and the existing NC residential development. Allowing development adjacent to the existing neighborhood in an infill location minimizes the need for the construction of additional municipal infrastructure such as water, sewer, and roads, which could aid in lowering the overall development cost and improving housing affordability. Adding housing near the city center rather than the edges further reduces strain on city services and discourages sprawl development patterns.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040’s Infill Matrix indicates a score of **5-6** for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #5, 2979 N Old Wire Rd.)
- Near Sewer Main (8” sewer main, E Adelaide Ln.)
- Near Water Main (8” water main, N. Old Wire Rd.)
- Near Public School (Root Elementary School)
- Near City Park (Clarence Craft Park)
- Near Paved Trail (N. Old Wire Rd. Side Path)

DISCUSSION:

At the April 24, 2023 Planning Commission meeting, a vote of 8-0-1 forwarded the request to City Council with a recommendation of approval. Commissioner Brink made the motion and Commissioner Winston seconded. Commissioner McGetrick recused for this item. Commissioners in favor of the rezoning found the proposed district to be compatible with the surrounding neighborhoods. One member of the public spoke during the meeting, citing anticipated compatibility with the existing Buffington neighborhood and the recent POA decision by 75% of residents to expand the POA to encompass additional homes.

BUDGET/STAFF IMPACT:

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NA

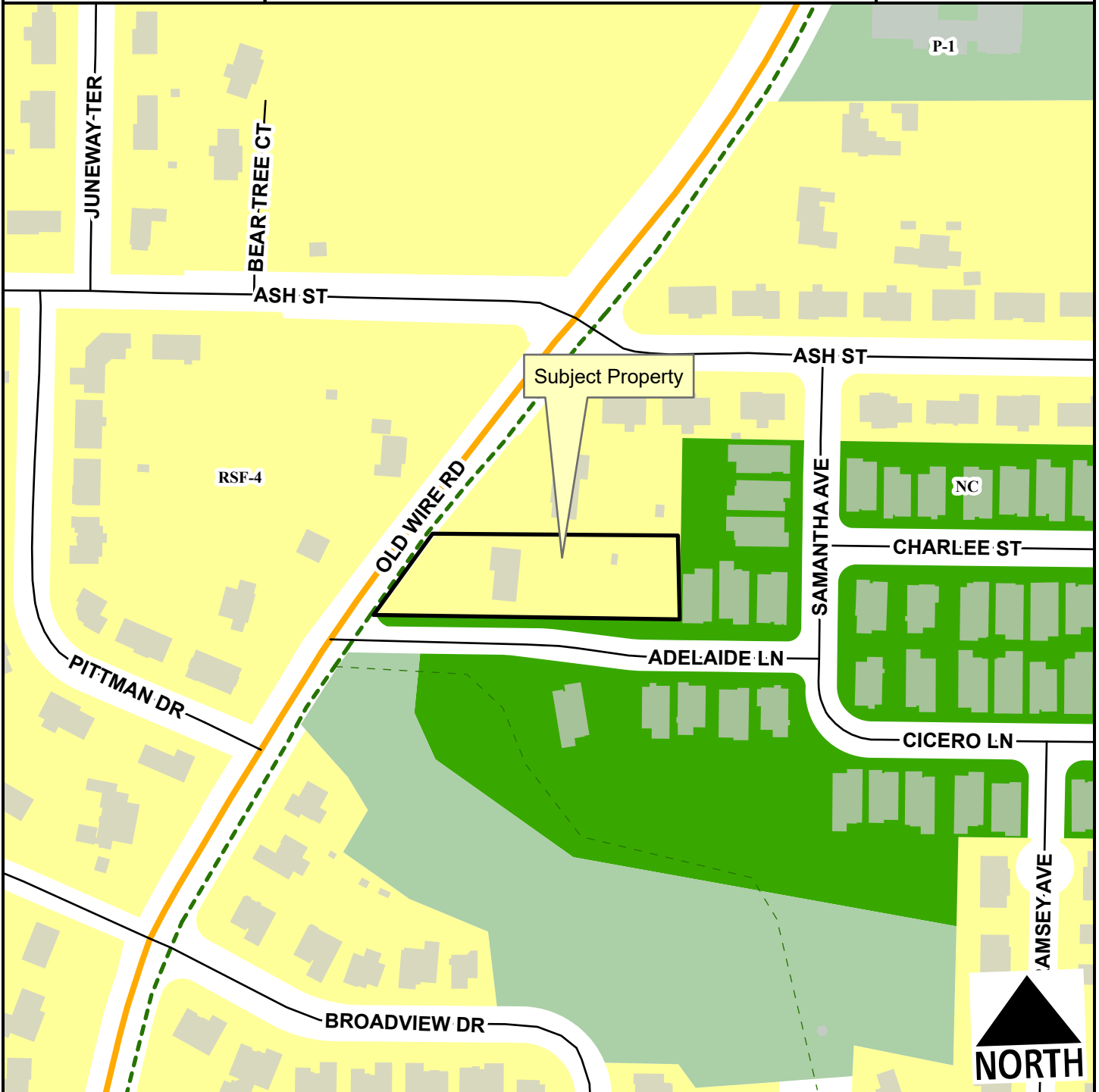
ATTACHMENTS: SRF, Exhibit A, Exhibit B, Planning Commission Staff Report

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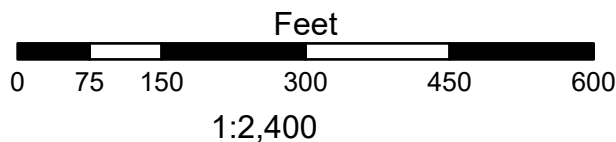
1746 N. OLD WIRE RD

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EXHIBIT "A"

Close Up View



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



<u>Zone</u>	<u>Current</u>	<u>Proposed</u>
RSF-4	1.0 ac	0.0 ac
NC	0.0 ac	1.0 ac
Total		1.0 ac

