



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: Ryan Umberger, Senior Planner

DATE:

SUBJECT: **RZN-2023-0011: Rezoning (239 & 245 N. FLETCHER AVE/HAMBRICE, 485): Submitted by HAMBRICE HOMES for property located at 239 & 245 N. FLETCHER AVE in WARD 1. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE, and contains approximately 0.20 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 on the west slope of Mt. Sequoyah, east of downtown, and on the west side of N. Fletcher Avenue. It's on the mid-block between E. Dickson Street to the north and E. Spring Street to the south. The property contains roughly 0.20 acres and is zoned RMF-24, Residential Multi-Family, 24 Units per Acre. Two detached, single-family homes occupy the site; both were built in 2020. The entirety of the site falls within the Hillside Hilltop Overlay District.

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: Staff have received inquiries from members of the public on the item but no specific comments in opposition or in favor. One member of the public discussed concern about the unlimited density associated with RI-U zoning and suggested a bill of assurance may be appropriate to limit the number of units that could be developed.

Land Use Compatibility: Staff finds the request to be compatible with the surrounding context. Neighboring properties are residential in nature and contain a of a variety of structure types and sizes. 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 0.20 acres, a maximum of four units are permitted under current entitlements; rezoning to RI-U would remove the density limitation. Any future development would be subject to, and limited by, minimum parking requirements,

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tree preservation, drainage, and access management standards. RMF-24 zoning allows multi-family dwellings by-right where multi-family is 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 maximum three-story height limit.

Land Use Plan Analysis: Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, and goals of City Plan 2040. The property has an infill score of 8. A high infill score indicates that the area can likely support additional density if it is feasible under the proposed zoning entitlements. The request meets Goals 1 and 6 of City Plan 2040, by providing infill development, as well as by providing a potential for a variety of housing types, which could help fulfill a goal towards the provision of more attainable housing.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates eight 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 (N. Fletcher Avenue)
- Near Water Main (N. Fletcher Avenue)
- Near Grocery Store (Ozark Natural Foods, 380 N. College Ave.)
- Near City Park (Mt. Sequoyah Gardens)
- Near ORT Bus Stop (Route 10)
- Near Razorback Bus Stop (Route 13 Detour Peak; Route 17 Detour Peak)
- Sufficient Intersection Density (Greater than 140 intersections/square mile)

DISCUSSION:

At the April 24, 2023 Planning Commission meeting, a vote of 9-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Madden made the motion and Commissioner McGetrick seconded. There was limited discussion, though Commissioner Winston suggested the Commission may be unlikely to support a conditional use permit for a short-term rental in the area given the concentration of nearby rentals. 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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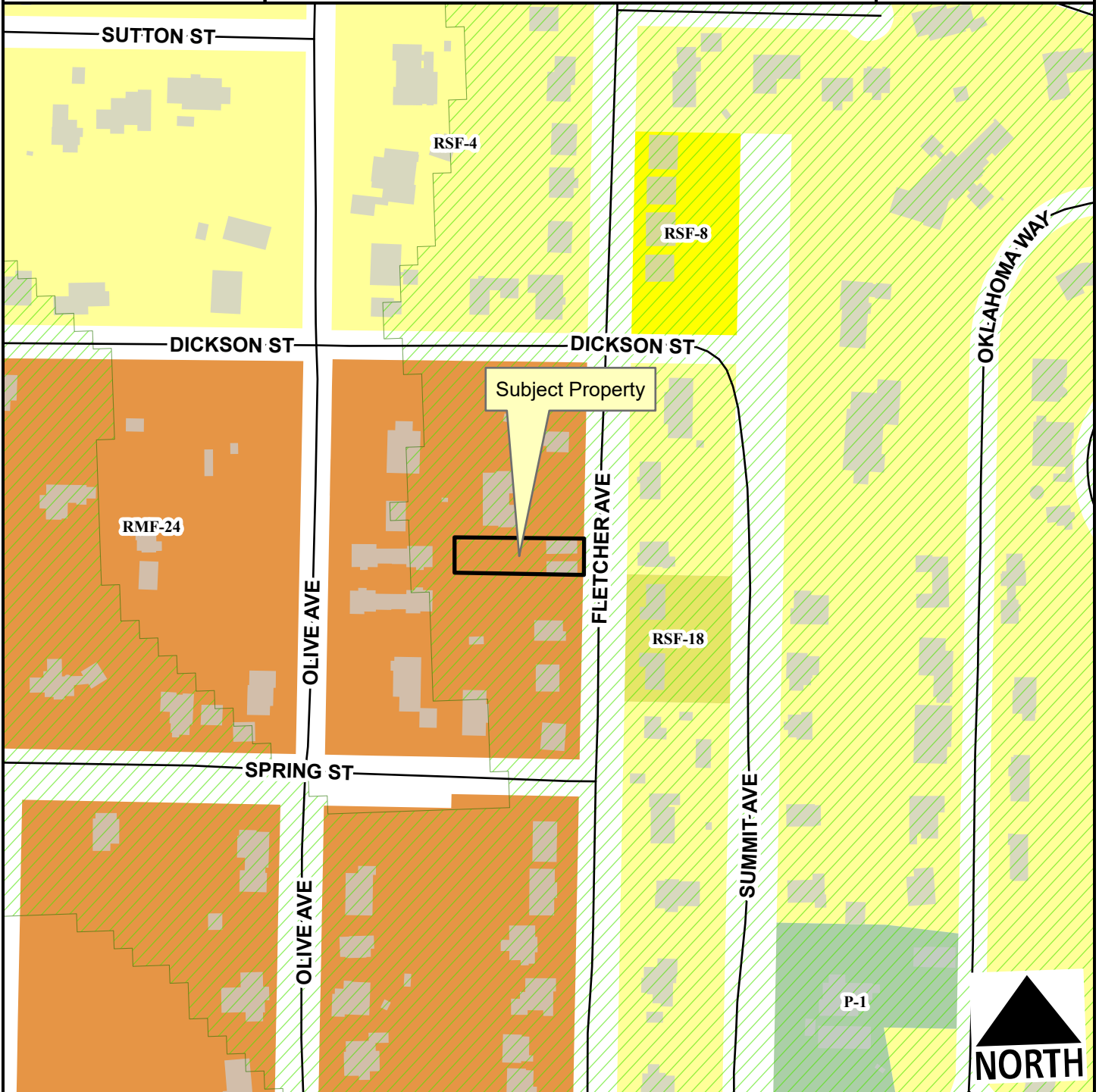
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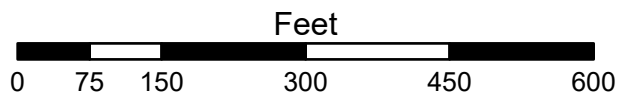
239 N. FLETCHER AVE

RZN-2023-0011
EXHIBIT 'A'

Close Up View



- Alley
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits



1:2,400

Zone	Current	Proposed
RMF-24	0.2 ac	0.0 ac
RI-U	0.0 ac	0.2 ac

Total 0.2 ac