



MEETING OF MAY 2, 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-2023-0008: Rezoning (W OF W GEYSER ST/HENDERSON, 437): Submitted by CRAFTON TULL for property located W OF W. GEYSER ST in WARD 4. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 5.14 acres. The request is to rezone 4.01 acres of the site to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE 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 south of W. Wedington Drive, between N. 54th and N. Broyles Avenues. The site contains approximately 5.14 acres and is zoned R-A Residential Agricultural. The surrounding area is mostly zoned R-A except for adjacent developments to the east and west which are occupied by two-family dwellings. To the west along W. Clevenger Drive are 10 existing two-family structures which were developed in the early 1970s; the Roczen Duplex project borders to the east is currently under development and were issued building permits in July of 2022. Owl Creek runs through the property near its southern property line. Its associated floodplain encumbers roughly ¼ of the site.

Request: The request is to rezone 4.01 acres of the property from R-A, Residential Agricultural to RI-12, Residential Intermediate, 12 Units per Acre.

Public Comment: Staff have not received any public comment on this item.

Land Use Compatibility: Staff finds the request to be mostly compatible with the surrounding mix of uses. Properties in the vicinity are mostly large-lot, low-density residential dwellings however, two-family dwellings also border the subject property to the east and west. Access to the site is limited, with W. Geysler Street being the only public street extending to the site. There may be opportunity to tie into W. Clevenger Drive, a private street to the west, but that will require an access easement to be granted from the adjoining property owner and may require fill to be placed within the Owl Creek floodplain. Opportunities for cross-connectivity are limited to adjacent properties due to the presence of Owl Creek to the south and private residential properties elsewhere. Despite the limited access staff finds the increase in density could be supported otherwise. The site

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113 W. Mountain Street
Fayetteville, AR 72701

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is near W. Wedington Drive and N. Broyles Avenue which are prominent thoroughfares that will not noticeably be impacted by additional density. Rezoning to RI-12 expands the variety of housing types, ranging from single- up to four-family dwellings by-right. Cluster housing developments are also permitted by-right in RI-12 zoning where they are a conditional use in R-A. Staff also finds that the bulk and area regulations are suitable and not out of context with the surrounding properties – particularly those developed under RI-U and RMF-6 to the east and west, respectively. Single family developments are permitted the smallest lot size with 50-foot minimum widths and 5,000 square foot minimum areas. Two-family dwellings have the same minimum lot width but require an additional 2,260 square feet in area, and three-family dwellings and above require 90-foot lot widths and 10,890 square foot lots. Structures are limited to three stories in RI-12 zoning which is less than the maximum height allowed in R-A zoning. R-A zoning does not have a maximum height limitation but buildings or portions thereof exceeding one story must have an additional setback from property lines equal to the difference between the height of that portion of the building and one story.

Land Use Plan Analysis: Staff finds the proposal to be mostly consistent with the goals in City Plan 2040 and the future land use designation for this location. Staff finds that the request is consistent with the Future Land Use Map designation and goals of City Plan 2040. The area is designated as a Residential Neighborhood Area, which calls for a mix of housing types in appropriate areas. Limited access to the site suggests certain incongruencies in terms of appropriateness but the applicant is also proposing for the portion of the site designated as a Natural Area to remain R-A which aligns with conservation principles set forth in the Future Land Use Plan. Staff finds two-, three-, and four-family dwellings as a permitted use is consistent with the future land use designation. Rezoning from R-A to RI-12 serves to contribute towards City Plan 2040 goals #2 – Discourage Suburban Sprawl and 6 – Create Opportunities for Attainable Housing. The site scores low on the Infill Scoring Matrix but it could be characterized as an infill site given its access to basic infrastructure necessities such as water, sewer, and street access. The proposed rezoning would put additional residential density on a property close to high-capacity streets and trail along W. Wedington Drive. Rezoning to RI-12 also aligns with Goal #6 because it allows a range of single- to four-family dwellings which may provide opportunities for affordable options beyond what a strictly single-family development would allow.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a range of two to four attributes for this site that may contribute to appropriate infill and one, floodplain, that detracts. The following elements of the matrix contribute positively:

- Adequate Fire Response (Station #7, 835 N. Ruppel Road)
- Near Sewer Main (6" sewer main, N. of the site; 10" sewer main, S. of the site)
- Near Water Main (8" water main, W. Geyser Street)
- Near Paved Trail (W. Wedington Drive side path trail)

The following attribute contributes negatively:

- 100-year floodplain (Owl Creek)

DISCUSSION:

At the April 10, 2023 Planning Commission meeting, a vote of 8-1-0 forwarded the request to City Council with a recommendation of approval. Commissioner Holcomb made the motion and Commissioner McGetrick seconded. Commissioners discussed the potential of a possible connection to W. Clevenger Drive, a private drive, which would require adjacent owner consent and may possibly require adding fill in a portion of floodplain. Commissioner Garlock, who was opposed, acknowledged the site's low infill score and remoteness from Tier Centers identified in the Growth Concept Map as the basis for his opposition. Commissioner McGetrick expressed concerns about the lack of connectivity but suggested the issue could be worked out at

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the development stage. She discussed a lack of housing available in northwest Arkansas and felt the request would contribute towards addressing the issue. Commissioner Sparkman supported the rezoning, finding the request was similar to entitlements on adjacent properties. She seconded Commissioner McGetrick comments about lack of attainable housing. Commissioner Madden echoed concerns about connectivity and voiced concerns about the ambiguity of what may come with a future development under RI-12 zoning. She ultimately said increasing housing supply superseded those concerns. Commissioner Winston was ambivalent about the request and questioned if limited street frontage would result in future variances. 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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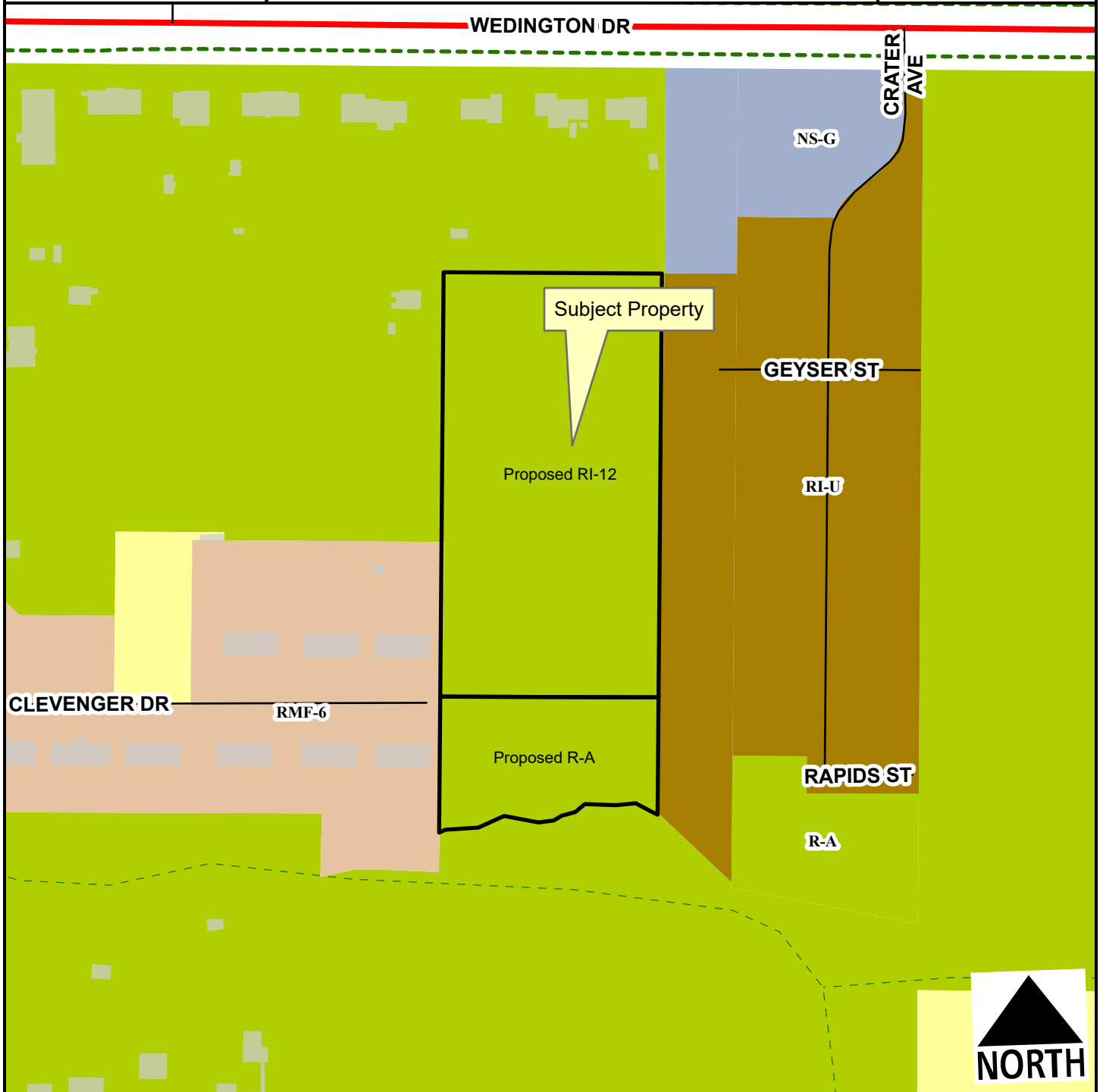
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RZN-2023-0008

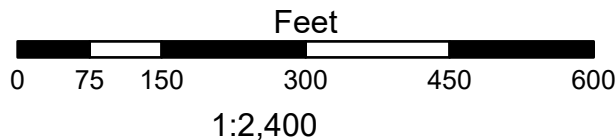
W. WEDINGTON DR & W. GEYSER ST

EXHIBIT 'A'
RZN-2023-0008

Close Up View



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



Zone	Current	Proposed
R-A	5.1	1.1
RI-12	0.0	4.0
RMF-6	0.0	0.0

Total 5.1 ac