



MEETING OF OCTOBER 17, 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, Senior Planner

DATE:

SUBJECT: **RZN-2023-0025: Rezoning (524 S. WILLOW AVE./BWB WILLOW LLC, 524): Submitted by BUILDERS LAND CAPITAL for property located at 524 S. WILLOW AVE. in WARD 1. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.22 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.**

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 located in south Fayetteville, one lot north of Martin Luther King Jr. Boulevard on the east side of Willow Avenue. The property contains approximately 0.22 acres and is currently developed with a 1,344-square-foot, single-family dwelling which Washington County records indicate was built in 1930. Prior to 2008, the subject property and most others in the immediate vicinity were zoned RMF-24, Residential Multi-Family, 24 Units per Acre. With the adoption of the Walker Park Neighborhood Master Plan that year, the property was rezoned to NC, Neighborhood Conservation.

Request: The request is to rezone the subject property from NC, Neighborhood Conservation to DG, Downtown General.

Public Comment: Staff received no public comment prior to the Planning Commission. A community member spoke at the public hearing with comments summarized within the meeting discussion below.

Land Use Compatibility: Staff finds the proposed rezoning from NC to DG to be generally compatible with existing land use and zoning patterns in the surrounding area. Downtown General would allow for residential development and lot sizes that are commonly found nearby, as well as some nonresidential uses which may be suitable at this location given the property's proximity to Martin Luther King Jr. Boulevard and other nonresidential uses. Where NC zoning allows for by-right development of single-family dwellings at a density of 10 units per acre, a rezoning to DG would allow for the development of multi-family dwellings with density informed by building height allowance and development standards. With regard to bulk and area regulations, NC currently allows for the creation of lots with a width of 40 feet and an area of 4,000 square feet, while DG

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would allow for the creation of lots with a width of 18 feet without limitation to lot area. When taking the size of the property into consideration, which totals less than a quarter of an acre, staff finds that a rezoning to DG is not likely to result in development of a scale or type that is incompatible with the surrounding area.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land use plans, including its Future Land Use Map designation as Residential Neighborhood area. While a similar rezoning mid-block could be considered incompatible, staff finds the requested rezoning to be appropriate since it has the potential to result in increased housing or services near a dense residential area and existing nonresidential uses. Staff also finds the requested rezoning to be generally aligned with Goal 1 of City Plan 2040 since it would encourage infill in an area that has a moderate infill score ranging between 8 and 9.

City Plan 2040 Infill Matrix: City Plan 2040's Infill Matrix indicates a score range between 8 and 9 for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #1, 303 W. Center St.)
- Near Sewer Main (six-inch main, Willow Avenue)
- Near Water Main (six-inch main, Willow Avenue)
- Near City Park (Jefferson Park, Walker Park)
- Near Paved Trail (Walker Park Trail, Razorback Greenway)
- Near ORT Bus Stop (Route 10, Route 20 East)
- Near Razorback Bus Stop (Route 13)
- Within Master Plan Area (Walker Park Neighborhood)
- Sufficient Intersection Density

DISCUSSION:

At the September 26, 2023 Planning Commission meeting, a vote of 5-2-1 forwarded the request to City Council with a recommendation of approval. Commissioner Sparkman made the motion and Commissioner Payne seconded it. Commissioners Madden and Garlock voted against the request and Commissioner Brink recused. Commissioners opposed to the request expressed concerns about the rezoning resulting in increased traffic and building heights. Commissioners in favor of the request found the rezoning to be appropriate given the presence of DG zoning nearby, and given its potential to result in a greater variety of residential and nonresidential uses. One member of the public spoke against the item at the meeting, expressing concerns about the proposed rezoning impacting the character of the surrounding neighborhood.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Planning Commission Staff Report (#6)

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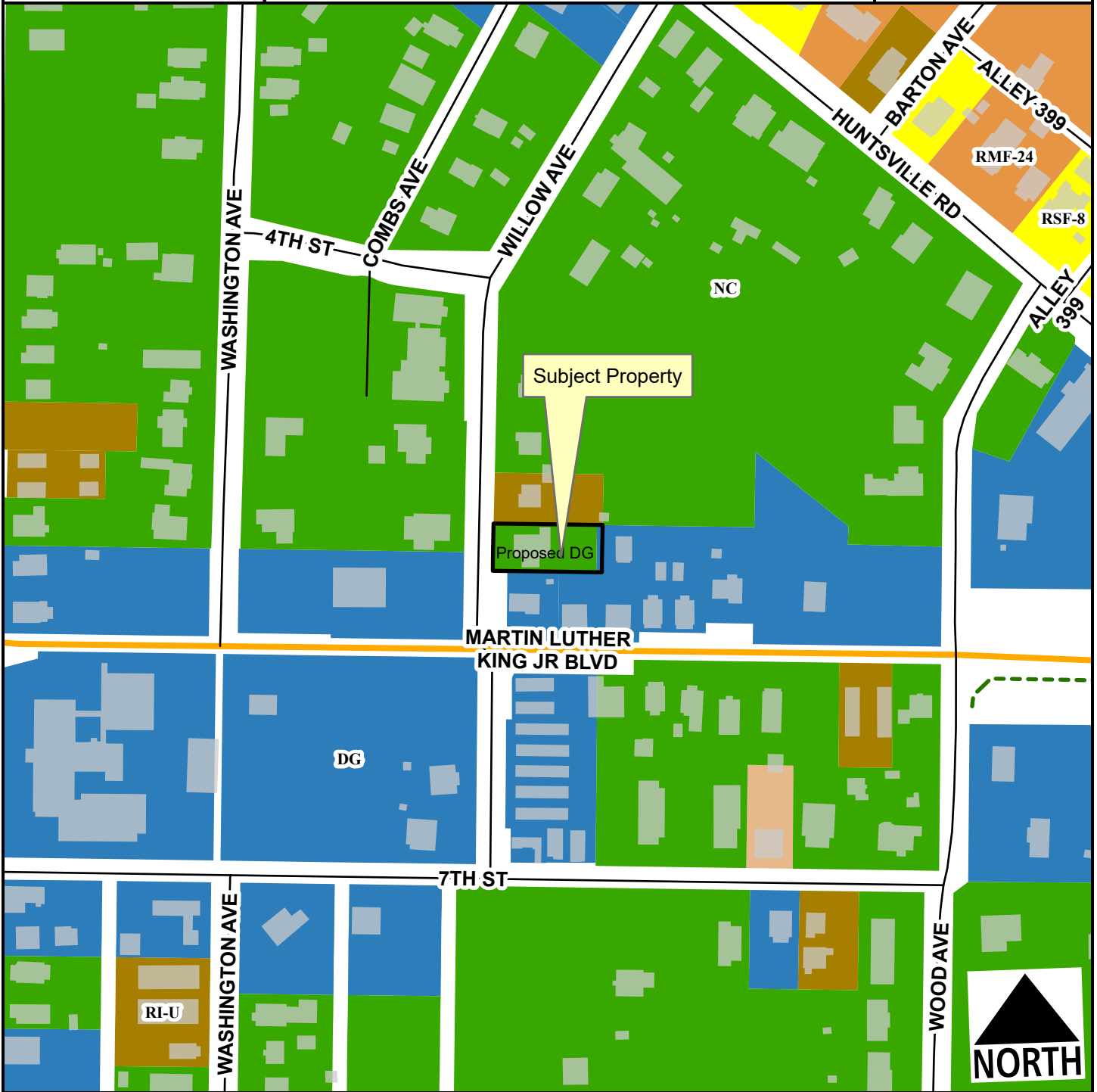
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RZN-2023-0025

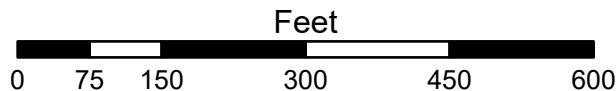
524 S. WILLOW AVE

RZN-2023-0025
EXHIBIT 'A'

Close Up View



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



1:2,400

<u>Zone</u>	<u>Current</u>	<u>Proposed</u>
DG	0.0	0.2
NC	0.2	0.0
		Total 0.2 ac