

**City of Fayetteville Staff Review Form**

**2018-0369**

**Legistar File ID**

**8/7/2018**

City Council Meeting Date - Agenda Item Only  
N/A for Non-Agenda Item

Garner Stoll

7/13/2018

City Planning /  
Development Services Department

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

DESIGN OVERLAY DISTRICT (PARKSDALE AND CENTER ADDITIONS, 600): Submitted by CITY STAFF and PLANNING COMMISSION on behalf of NUMEROUS PROPERTY OWNERS in the PARKSDALE AND CENTER ADDITION NEIGHBORHOOD, SOUTH OF 15TH STREET BETWEEN BROOKS AVENUE AND DUNCAN AVENUE. The request is to ADOPT A DESIGN OVERLAY DISTRICT.

**Budget Impact:**

Account Number	Fund
Project Number	Project Title
<b>Budgeted Item?</b> <u>NA</u>	Current Budget        \$                    -
	Funds Obligated        \$                    -
	Current Balance        \$                    -
<b>Does item have a cost?</b> <u>No</u>	Item Cost
<b>Budget Adjustment Attached?</b> <u>NA</u>	Budget Adjustment
	Remaining Budget        \$                    -

V20140710

Previous Ordinance or Resolution # \_\_\_\_\_

Original Contract Number: \_\_\_\_\_

Approval Date: \_\_\_\_\_

Comments:



## CITY COUNCIL AGENDA MEMO

### MEETING OF AUGUST 7, 2018

**TO:** Mayor, Fayetteville City Council

**THRU:** Garner Stoll, Development Services Director

**FROM:** Quin Thompson, Planner

**DATE:** July 13, 2018

**SUBJECT:** **PARKSDALE DESIGN OVERLAY DISTRICT (PARKSDALE AND CENTER ADDITIONS, 600):** Submitted by CITY STAFF and PLANNING COMMISSION on behalf of NUMEROUS PROPERTY OWNERS in the PARKSDALE AND CENTER ADDITION NEIGHBORHOOD, SOUTH OF 15TH STREET BETWEEN BROOKS AVENUE AND DUNCAN AVENUE. The request is modify Unified Development Code Chapter 166 to create A DESIGN OVERLAY DISTRICT for the Parksdale Neighborhood.

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### RECOMMENDATION:

The Planning Commission and staff recommend approval of the requested Design Overlay District as described in Exhibit 'A'.

*Background:* This code change goes in tandem with the neighborhood-wide rezoning of the Parksdale Neighborhood (RZN 18-6254). The purpose of the code changes is to create a design overlay district for the Parksdale Neighborhood to ensure that development of new buildings are compatible in height and building placement with the existing development pattern of the neighborhood. The design overlay district requires the following within the portions of the neighborhood proposed to be rezoned to NC and RI-12:

- Limit the maximum height of buildings to two stories.
- The front building line for new primary structures and additions shall match the existing front building lines of the closest adjoining primary structures.
- New parking areas may not be constructed in the front yard between the building and the street.

# EXHIBIT 'A'

## 166.xx – Parksdale and Center Addition Overlay District

- (A) *Purpose.* The intent of this ordinance is to encourage new buildings that are compatible with the existing development pattern of the neighborhood in scale, height and building placement.
- (B) *Applicability.* The Parksdale and Center Addition Overlay District District applies to parcels of land located within the boundaries of the Parksdale and Center Addition Overlay District
- (C) General Requirements.
  - 1. The maximum height of all buildings shall not exceed their zoning district's limitations or two (2) stories, whichever is less.
  - 2. Within the NC and RI-12 districts, the front building line for new primary structures and additions shall match the existing front building lines or setbacks of the closest adjoining primary structures, or when adjoining structures have different front building lines, shall match the average of the front building lines on the closest adjoining structures. This baseline number may be automatically varied by 10%. For example, a 20-foot front building line may be varied by 2 feet in either direction creating an 18-22 foot build-to zone.”
  - 3. New parking areas shall not be constructed in the front setback/front yard between the building and the street. Existing parking in front yards of existing homes shall be considered non-conforming and may not be expanded.