

City of Fayetteville Staff Review Form

2018-0373

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:

RZN 18-6247: Rezone (4280 W. MLK BLVD./McCALLISTER, 595): Submitted by BLEW & ASSOCIATES, INC. for property located at 4280 W. MLK BLVD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.65 acres. The request is to rezone a portion of the property to UT-URBAN THOROUGHFARE.

Budget Impact:

Account Number	Fund
Project Number	Project Title
Budgeted Item? <u>NA</u>	Current Budget \$ -
	Funds Obligated \$ -
	Current Balance \$ -
Does item have a cost? <u>No</u>	Item Cost
Budget Adjustment Attached? <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: **RZN 18-6247: Rezone (4280 W. MLK BLVD./McCALLISTER, 595):** Submitted by BLEW & ASSOCIATES, INC. for property located at 4280 W. MLK BLVD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.65 acres. The request is to rezone a portion of the property to UT-URBAN THOROUGHFARE.

RECOMMENDATION:

The Planning Commission and staff recommend approval of the rezoning as depicted in Exhibit 'A'.

BACKGROUND:

The subject property is located at 4280 W. Martin Luther King (MLK) Boulevard and contains approximately 3.65 acres that is cleared pasture and is zoned R-A, Residential-Agricultural. The overall parcel contains 3.65 acres, however only 1.82 acres of the parcel is proposed for rezoning. The northern 1.80 acres of the parcel is within the 100-year floodplain of North Fork Farmington Creek and would remain in R-A zoning.

Request: The request is to rezone approximately 1.82 acres of the subject property to UT, Urban Thoroughfare. This proposal would leave approximately 1.80 acres of the overall parcel in the floodplain within the R-A zoning district.

Public Comment: Staff has not received public comment.

Land Use Compatibility: The proposed zoning is compatible with existing land uses on east and west sides, where commercial properties exist along MLK Boulevard. To the east across Hanshaw Road, a mix of commercial and residential uses will be compatible with development patterns allowed under the UT zone. To the south across MLK Boulevard, the proposed zoning is not necessarily compatible with the single-family uses. Property to the north is in single-family use, but is separated by a significant amount of floodplain that will remain R-A under this proposal, so that staff feels the request is compatible with that use.

The City discourages intense zoning within flood prone areas such as this lot. The request largely reserves those portions of the property that lie within the 100-year flood plain, proposing to leave them in the current R-A zone.

Land Use Plan Analysis: The proposed zoning is consistent with the Future Land Use Map (FLUM) of the City Plan 2030. The goals of City Plan 2030 include making the traditional town form the standard. The UT zoning district encourages patterns of development that result in realizing this goal, including a requirement that buildings will be located close to the street with parking to the side or rear, creating an environment more appealing to pedestrians than the development patterns allowed by a suburban commercial zoning district such as C-1 and C-2, and reducing the visual impact of parking areas. A mixture of residential and commercial uses is typical in a traditional urban form, with buildings addressing the street.

DISCUSSION:

At the July 09, 2018 Planning Commission meeting, this item was forwarded with a recommendation for approval by a vote of 7-2-0 with Commissioners Niederman and Winston voting 'no'.

BUDGET/STAFF IMPACT:

N/A

Attachments:

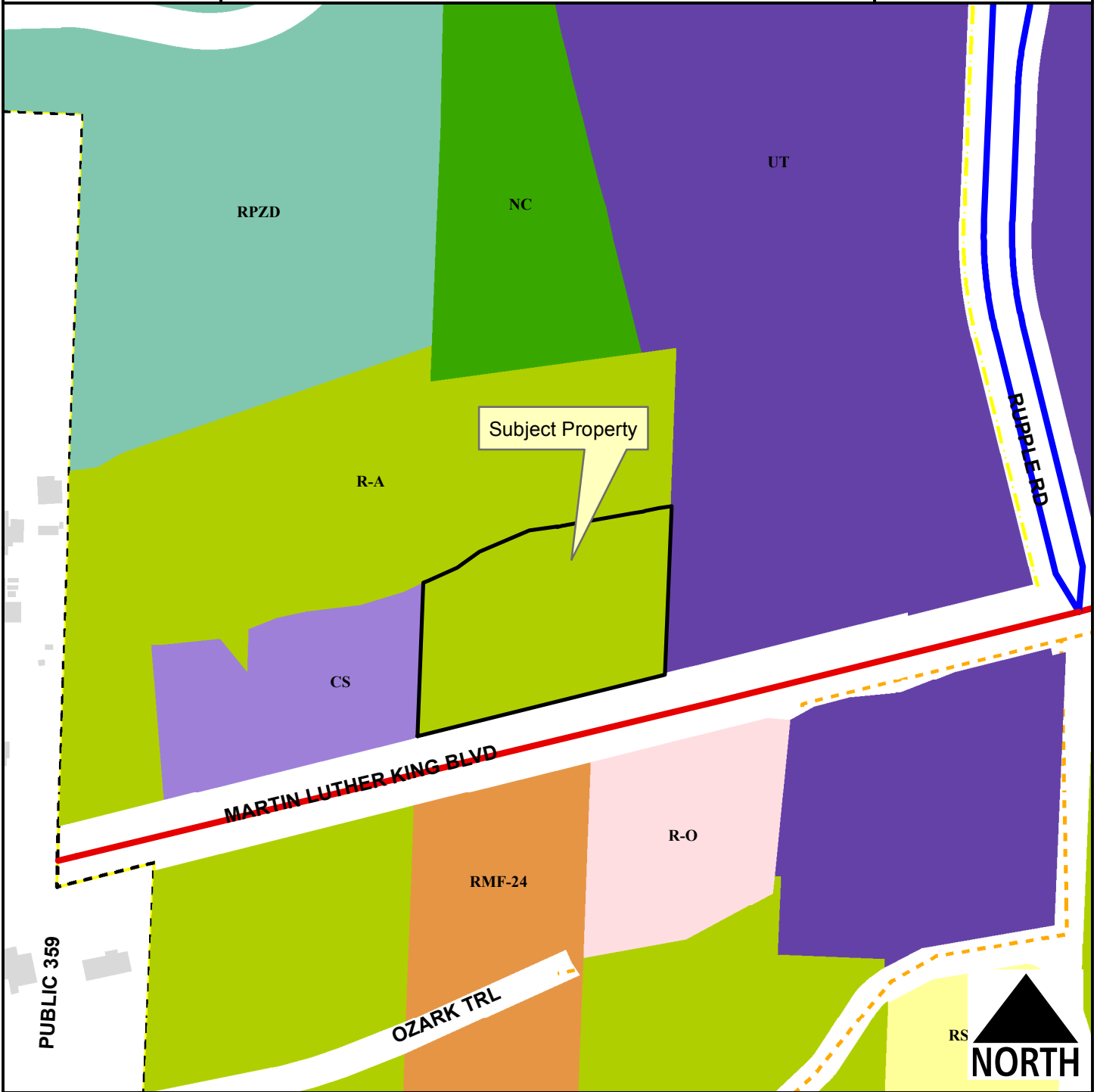
- Exhibit A
- Planning Commission Staff Report

RZN18-6247

MCALLISTER

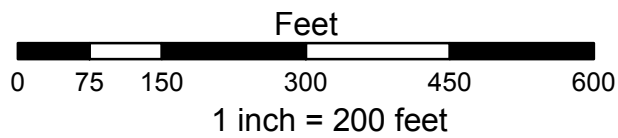
RZN 18-6247
EXHIBIT 'A'

Close Up View



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint



Zoning Acres

UT 3.7

Total 3.7