

City of Fayetteville Staff Review Form

2019-0415

Legistar File ID

7/16/2019

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

Garner Stoll

6/28/2019

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM 19-6725 Administrative Item (Amend UDC chapter 161.29: NC, Neighborhood Conservation): Submitted by the City Planning Division for revisions to UDC Chapter 161.29. The proposed code changes would modify the lot width of the NC, Neighborhood Conservation zoning district.

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 \$ -

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF JULY 16, 2019

TO: Mayor; Fayetteville City Council

THRU: Don Marr, Chief of Staff
Garner Stoll, Development Services Director

FROM: Andrew Garner, City Planning Director

DATE: June 28, 2019

SUBJECT: ADM 19-6725 Administrative Item (Amend UDC chapter 161.29: NC, Neighborhood Conservation): Submitted by the City Planning Division for revisions to UDC Chapter 161.29. The proposed code changes would modify the lot width of the NC, Neighborhood Conservation zoning district.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the proposed code change.

BACKGROUND:

The NC, Neighborhood Conservation zoning district has much larger lot width for attached dwellings than single family detached. This criteria can lead to attached dwellings being wider, taller, and having obviously more parking than single family. The larger lot width encourages developers of smaller, attached dwellings to rezone NC property to a higher tier district with a narrower lot width. However, these higher tier re-zonings in the midst of NC districts allow development that may be out of scale and context with surrounding dwellings. Districts with the same lot width across dwelling types allow attached dwelling to be built on a similar scale as a single family dwelling. The disparity of NC lot width discourages development of *missing middle housing*¹.

The City Planning Division has drafted code changes to modify the lot width for all dwellings types in the NC district to be the same as single family. The changes are intended to mitigate negative impacts of varying lot widths, and encourage attached and single family dwellings to be similar scale in neighborhoods, consistent with Goal 1 of City Plan 2030 to prioritize appropriate infill development. This is potentially the first of multiple code changes implementing Goal 1. Future code amendments may address design standards and permitted/conditional uses to further the goal of scalable residential buildings in a variety of unit types.

¹ *Missing Middle Housing* is a range of multi-unit or clustered housing types – compatible in scale with detached single family homes – that help meet the growing demand for walkable urban living.

Source: <https://missingmiddlehousing.com>

Request: Staff requests that the City Council amend Fayetteville Unified Development Code Chapter 161.29, Neighborhood Conservation. The code changes are described above and shown in the attached strikeout-highlight and clean versions of the code.

DISCUSSION:

At the June 24, 2019 Planning Commission meeting, this item was unanimously forwarded with a recommendation for approval.

BUDGET/STAFF IMPACT:

N/A

Attachments:

- Proposed code changes shown in strikeout and clean version
- Planning Commission staff report

161.29 - Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials

Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single Family All dwelling types	40 feet
Two Family	80 feet
Three Family	90 feet

(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(B) *Uses.*

(1) *Permitted Uses.*

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Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

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All dwelling types	40 feet
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TO: City of Fayetteville Planning Commission

FROM: Andrew Garner, City Planning Director

MEETING DATE: June 24, 2019 (Updated with Planning Commission results)

SUBJECT: **19-6725 Administrative Item (Amend UDC chapter 161.29: NC, Neighborhood Conservation):** Submitted by the City Planning Division for revisions to UDC Chapter 161.29. The proposed code changes would modify the lot width of the NC, Neighborhood Conservation zoning district.

RECOMMENDATION:

Staff recommends forwarding the proposed code change to the City Council with a recommendation for approval.

RECOMMENDED MOTION:

"I move to forward ADM 19-6725 to the City Council with a recommendation for approval."

BACKGROUND:

The NC, Neighborhood Conservation zoning district has much larger lot width for attached dwellings than single family detached. This criteria can lead to attached dwellings being wider, taller, and having obviously more parking than single family. The larger lot width encourages developers of smaller, attached dwellings to rezone NC property to a higher tier district with a narrower lot width. However, these higher tier re-zonings in the midst of NC districts allow development that may be out of scale and context with surrounding dwellings. Districts with the same lot width across dwelling types allow attached dwelling to be built on a similar scale as a single family dwelling. The disparity of NC lot width discourages development of *missing middle housing*¹.

DISCUSSION:

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Source: <https://missingmiddlehousing.com>

code amendments may address design standards and permitted/conditional uses to further the goal of scalable residential buildings in a variety of unit types.

Request: Staff requests that the City Council amend Fayetteville Unified Development Code Chapter 161.29, Neighborhood Conservation. The code changes are described above and shown in the attached strikeout-highlight and clean versions of the code.

RECOMMENDATION:

Staff recommends that the Planning Commission forward the proposed code changes to the City Council with a recommendation for approval.

Planning Commission Action:	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Meeting Date:	<u>June 24, 2019</u>		
Motion:	<u>Belden</u>		
Second:	<u>Johnson</u>		
Vote:	<u>8-0-0</u>		

BUDGET/STAFF IMPACT:

N/A

Attachments:

- Proposed code changes shown in strikeout and clean version