



MEETING OF FEBRUARY 21, 2023

TO: Mayor Jordan and City Council

THRU: Jessica Masters, Development Review Manager
Jonathan Curth, Development Services Director
Susan Norton, Chief of Staff

FROM: Ryan Umberger, Senior Planner

DATE:

SUBJECT: **RZN-2022-0053: Rezone (3017 W.OLD FARMINGTON RD./ARNOLD, 557): Submitted by JORGENSEN & ASSOCIATES. for property located at 3017 W. OLD FARMINGTON RD in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the properties to RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 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 located at the southwest corner of the intersection of S. One Mile Road and W. Old Farmington Road. To the north is Millsap Mountain, the site of Centennial Park. The subject property is zoned RSF-4, Residential Single-Family, 4 Units per Acre and it is approximately ½ acre in area. There are no apparent sensitive ecological features on site and the property is fairly flat. A duplex, built in 1977, occupies the site.

Request: The request is to rezone the property from RSF-4, Residential Single-family, Four Units per Acre to RSF-18, Residential Single-family, 18 Units per Acre.

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

Land Use Compatibility: The proposed zoning is compatible with the surrounding land use pattern of the area. Zoning regulations for the existing RSF-4 and proposed RSF-18 district are identical in terms of permitted uses and conditional uses. RSF-18, however, allows density up to eighteen units per acre, with lots that are 30 feet-wide and a minimum width of 1,250 square feet for townhomes. RSF-4, on the other hand, allows lots at a minimum width of 70 feet and 8,000 square feet in area at this location. Setbacks under RSF-18 are also less restrictive. RSF-18 prescribes a build-to zone between 0-25 feet from the front property line, allows zero lot-line development for townhomes, and has a five foot rear setback. RSF-4 setbacks are 15 feet in the front and rear and 5 feet along side property lines. In RSF-18 the area occupied by structures is limited to 60% of the lot area where in RSF-4 structures may only occupy 40%. The height of structures in both districts is limited to three stories. In the near vicinity,

properties have a patchwork of zoning designations. The property is situated among moderate to high single-family zoning designations and also districts typically associated with rural or agricultural uses. It is just over 500 feet north of the W. Martin Luther King Jr. Boulevard corridor. In the vicinity are many grocery stores, retail goods and services, and a Department of Motor Vehicles tag office. Lastly, staff finds the setbacks of the proposed RSF-18 zoning will create efficiencies in the development pattern of the site that will allow the property to be more appropriately utilized, especially considering its location. Staff finds the request to rezone to RSF-18 is appropriate given the associated zoning requirements and surrounding context.

Land Use Plan Analysis: Staff finds that the request is generally consistent with adopted land use policies, the Future Land Use Map designation, and goals of City Plan 2040. The subject area is designated as a Residential Neighborhood Area, which calls for a mix of housing types in appropriate areas. While the single-use nature of the district may not be consistent with the aims of the future land use designation, the single-family zoning district will help to ensure that development of the site is of an appropriate scale and context with the adjoining properties. The infill score of the site is moderate, but it is located between two Tier 2 Centers, as designated by City Plan 2040's Growth Concept Map; approximately a half-mile to the east at I-49 and W. Martin Luther King Jr. Boulevard and approximately one mile to the west at S. Ruppel Road and W. Martin Luther King Jr. Boulevard. The Growth Concept Map is a tool included in City Plan 2040 which depicts, in board terms, how growth should occur based on activity centers and corridors.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates 7 attributes for this site that may contribute to appropriate infill. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #6, 990 S. Hollywood Avenue)
- Near Sewer Main (6-inch main north of W. Old Farmington Road, 6-inch main center of S. One Mile Road)
- Near Water Main (8-inch main north of W. Old Farmington Road, 6-inch main center of S. One Mile Road)
- Near Grocery Store (Walmart, ALDI, W. Martin Luther King Jr. Boulevard)
- Near City Park (Centennial Park)
- Near Paved Trail (Mount Millsap Lane Marked Shared Roadway, W. Old Farmington Road Side-Path Trail)
- Razorback Transit Stop (Route 44 Peak, W. Martin Luther King Jr. Boulevard)

DISCUSSION:

At the January 23, 2023, Planning Commission meeting, a vote of 8-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Garlock made the motion and Commissioner Brink seconded. Commissioner McGetrick voiced support for the rezoning, stating that the request was warranted and compatible. Based on previous public comment regarding drainage, Commissioner Johnson asked Engineering staff for an explanation of stormwater requirements before offering support for the request. Engineering staff described the varying stormwater treatments required based on the intensity of a given development. No other members of the Commission spoke on the item. No members of the public spoke during the meeting.

BUDGET/STAFF IMPACT:

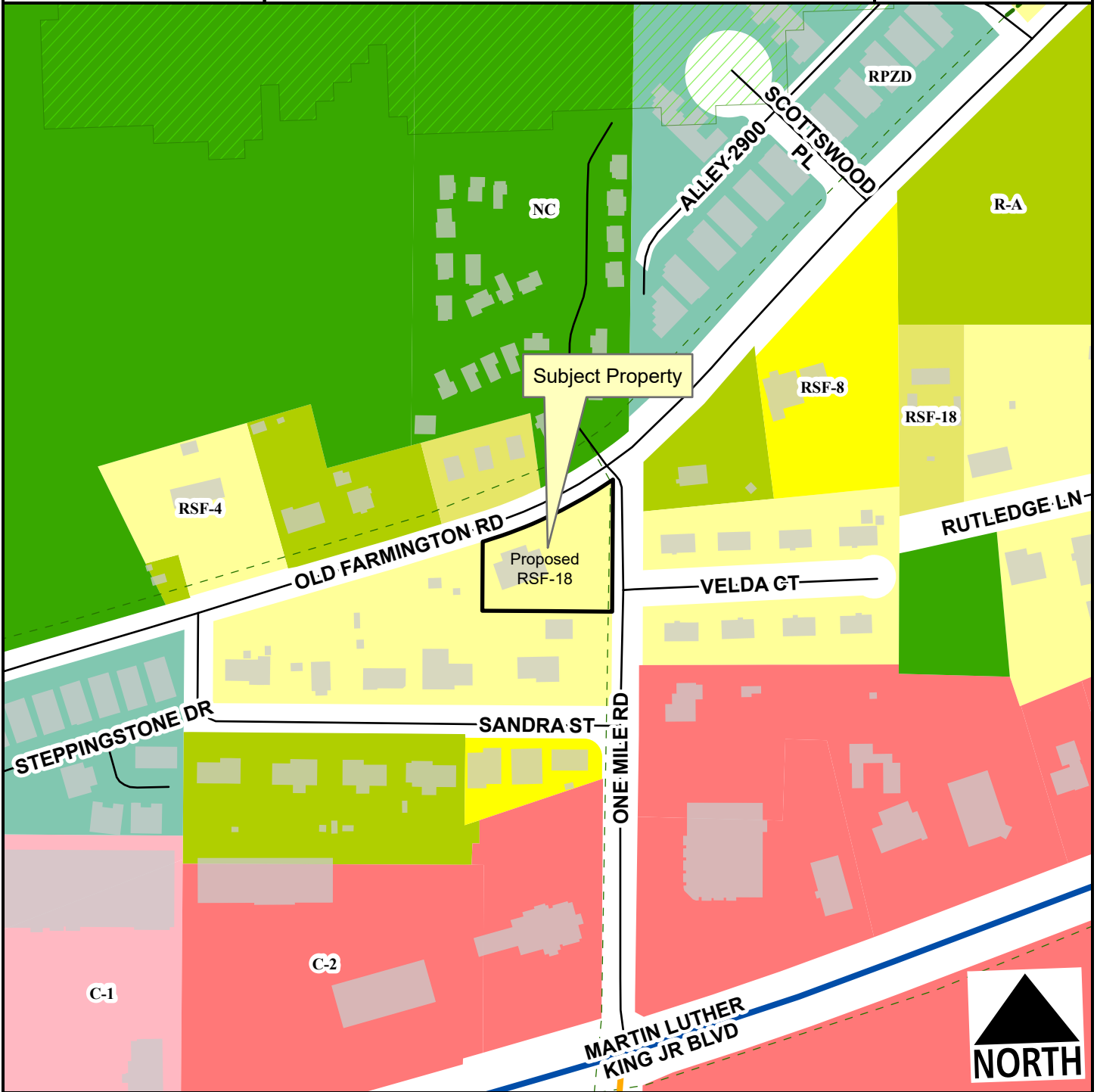
N/A

ATTACHMENTS: SRF, Exhibit A, Exhibit B, Planning Commission Staff Report

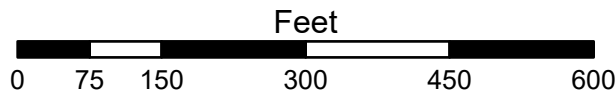
RZN-2022-0053

3017 W. OLD FARMINGTON RD

Close Up View



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



1:2,400

| Zone | Current | Proposed |
|--------|---------|----------|
| RSF-18 | 0.0 | 0.5 |
| RSF-4 | 0.5 | 0.0 |

Total 0.5 ac