

City Council Agenda Items
and
Contracts, Leases or Agreements

11/5/2013

City Council Meeting Date
Agenda Items Only

Jesse Fulcher
Submitted By

Planning
Division

Development Services
Department

Action Required:

ADM 13-4511: (CHAPTER 151.01 DEFINITIONS – TANDEM LOT): Submitted by CITY PLANNING STAFF. The request is to amend the definition for tandem lot in Chapter 151.

Cost of this request	\$ -	Category / Project Budget	Program Category / Project Name
Account Number	\$ -	Funds Used to Date	Program / Project Category Name
Project Number	\$ -	Remaining Balance	Fund Name

Budgeted Item

Budget Adjustment Attached

Jesse Fulcher 10.17.2013
Department Director Date

Previous Ordinance or Resolution # _____

K. Kiffin (slight modification & erecting ordinance - NO change in definition) 10-18-13
City Attorney Date

Original Contract Date: _____

Original Contract Number: _____

Paul A. Becher 10.21.2013
Finance and Internal Services Director Date

Received in City Clerk's Office 10-13-13 11:01 RCVD
DM

Paul A. Becher for Don Mann 10-21-2013
Chief of Staff Date

Received in Mayor's Office
ENTERED 10/18/13
JK

Donald Jordan 10/21/13
Mayor Date

Comments:

CITY COUNCIL AGENDA MEMO

To: Mayor Jordan, City Council

Thru: Don Marr, Chief of Staff
Jeremy Pate, Development Services Director

From: Jesse Fulcher, Current Planner

Date: October 17, 2013

Subject: ADM 13-4511 (CHAPTER 151.01 DEFINITIONS – TANDEM LOT)

RECOMMENDATION

The Planning Commission and staff recommend approval of an ordinance amend the definition for a tandem lot in Chapter 151.

BACKGROUND

A tandem lot, by definition, is a lot with little or no frontage, sometimes referred to as a “flag lot” due to a narrow strip of land that connects the tandem lot to the public street. A tandem lot is usually requested when a property owner has a large piece of property, but only minimal frontage on a public street. Planning Commission approval is required in all cases.

The current definition of a tandem lot is:

Tandem lot. A lot which has less than 50% of the required frontage on a public street and which is located behind a lot or a portion of a lot which does have the required frontage.

Staff has recognized that the use of the language “required frontage” can be overly restrictive in some cases. “Required frontage” is the frontage required by the underlying zoning district. An example is 70 feet of public street frontage in the RSF-4 zoning district. However, there are instances where a lot has less than the “required frontage,” but is still considered a conforming lot; either because it was created legally with less frontage than required by current zoning standards, or the Board of Adjustment has approved a reduction in lot frontage. In either case, the resulting lot is a conforming lot, but does not technically have the “required frontage” of the underlying zoning district.

Staff’s proposal is to amend the definition of tandem lot to read as follows:

Tandem lot. A lot which has less than 50% of the required frontage on a public street and which is located behind a conforming lot or a portion of a conforming lot.

DISCUSSION

On October 14, 2013, the Planning Commission forwarded this item to the City Council with a recommendation of approval with a vote of 9-0-0.

BUDGET IMPACT

None.

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE DEFINITION OF “TANDEM LOT” IN §
151.01 DEFINITIONS OF THE UNIFIED DEVELOPMENT CODE**

WHEREAS, the current definition of “tandem lot” may unreasonably deny a property owner an approval of a tandem lot situated behind a conforming lot; and

WHEREAS, Planning Staff and the Planning Commission have determined that a tandem lot is an appropriate use behind a lot recognized as conforming by the Board of Adjustment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby replaces the definition of *Tandem Lot* of § 151.01 as follows:

“*Tandem Lot.* A lot which has less than 50% of the required frontage on a public street and which is located behind a conforming lot or a portion of a conforming lot.”

PASSED and **APPROVED** this 5th day of November, 2013.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer



PC Meeting of October 14, 2013

THE CITY OF FAYETTEVILLE, ARKANSAS
PLANNING DIVISION CORRESPONDENCE

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

TO: Fayetteville Planning Commission
FROM: Jesse Fulcher, Current Planner
THRU: Jeremy Pate, Development Services Director
DATE: ~~October 8, 2013~~ Updated October 17, 2013

ADM 13-4511: (CHAPTER 151.01 DEFINITIONS – TANDEM LOT): Submitted by CITY PLANNING STAFF. The request is to amend the definition for tandem lot in Chapter 151. Planning Staff: Jesse Fulcher

BACKGROUND

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PROPOSAL

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RECOMMENDATION

Staff recommends that the Planning Commission forward **ADM 13-4511** to the City Council with a recommendation for approval.

Planning Commission Action: **Forwarded** **Denied** **Tabled**

Motion: Chesser

Second: Winston

Vote: 9-0-0

Meeting Date: October 14, 2013

