

City of Fayetteville Item Review Form

2014-0168

Legistar File Number

04/15/2014

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jesse Fulcher

Submitted By

Development Services

Department

Action Required:

RZN 14-4645: Rezone (NORTH OF ALBERTA ST. AND WEST OF THE COVES/THE COVES, 555):
Submitted by KIM HESSE for property located at NORTH OF ALBERTA ST. AND WEST OF THE COVES.
The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately
10.22 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS
PER ACRE.

Does this item have a cost? No

_____	_____	_____
Cost of this request	Category or Project Budget	Program or Project Name
_____	_____	_____
Account Number	Funds Used to Date	Program or Project Category
_____	\$0.00	_____
Project Number	Remaining Balance	Fund Name
Budgeted Item? <input type="checkbox"/>	Budget Adjustment Attached? <input type="checkbox"/>	

V20130812

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Comments:

[Signature] 3-31-14

Paul a. Rubin 3-31-2014

Don Man 4-2-14

[Signature]

ENTERED
3/31/14
PK

ENTERED
3/28/14
[Signature]

CITY COUNCIL AGENDA MEMO

MEETING OF APRIL 15, 2014

TO: Mayor and City Council

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

FROM: Jesse Fulcher, Senior Planner

DATE: March 27, 2014

SUBJECT: **RZN 14-4645: Rezone (NORTH OF ALBERTA ST. AND WEST OF THE COVES/THE COVES, 555):** Submitted by KIM HESSE for property located at NORTH OF ALBERTA ST. AND WEST OF THE COVES. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.22 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of an ordinance to rezone the subject property from R-PZD, The Coves to RSF-8, Residential Single-family.

BACKGROUND:

The subject property is located north of Alberta Street and contains approximately 10.22 acres within an expired R-PZD (08-3170) The Coves. The property has some partial development improvements, including grading and gravel base for the planned Springfield Drive. The property is adjacent to the Fayetteville/Farmington City Limit on its west and south boundaries.

DISCUSSION:

On March 24, 2014 the Planning Commission forwarded this item to the City Council with a recommendation of approval with a vote of 6-0-0.

BUDGET/STAFF IMPACT:

None

Attachments:

- Draft ordinance, exhibits and staff report

ORDINANCE NO.

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 14-4645, FOR APPROXIMATELY 10.22 ACRES, LOCATED NORTH OF ALBERTA STREET AND WEST OF THE COVES FROM R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT, TO RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

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 changes the zone classification of the following described property from R-PZD Residential Planned Zoning District to RSF-8, Residential Single Family, 8 Units per Acre, as shown on Exhibits "A" and "B" attached hereto and made a part hereof.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

PASSED and APPROVED this day of , 2014

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

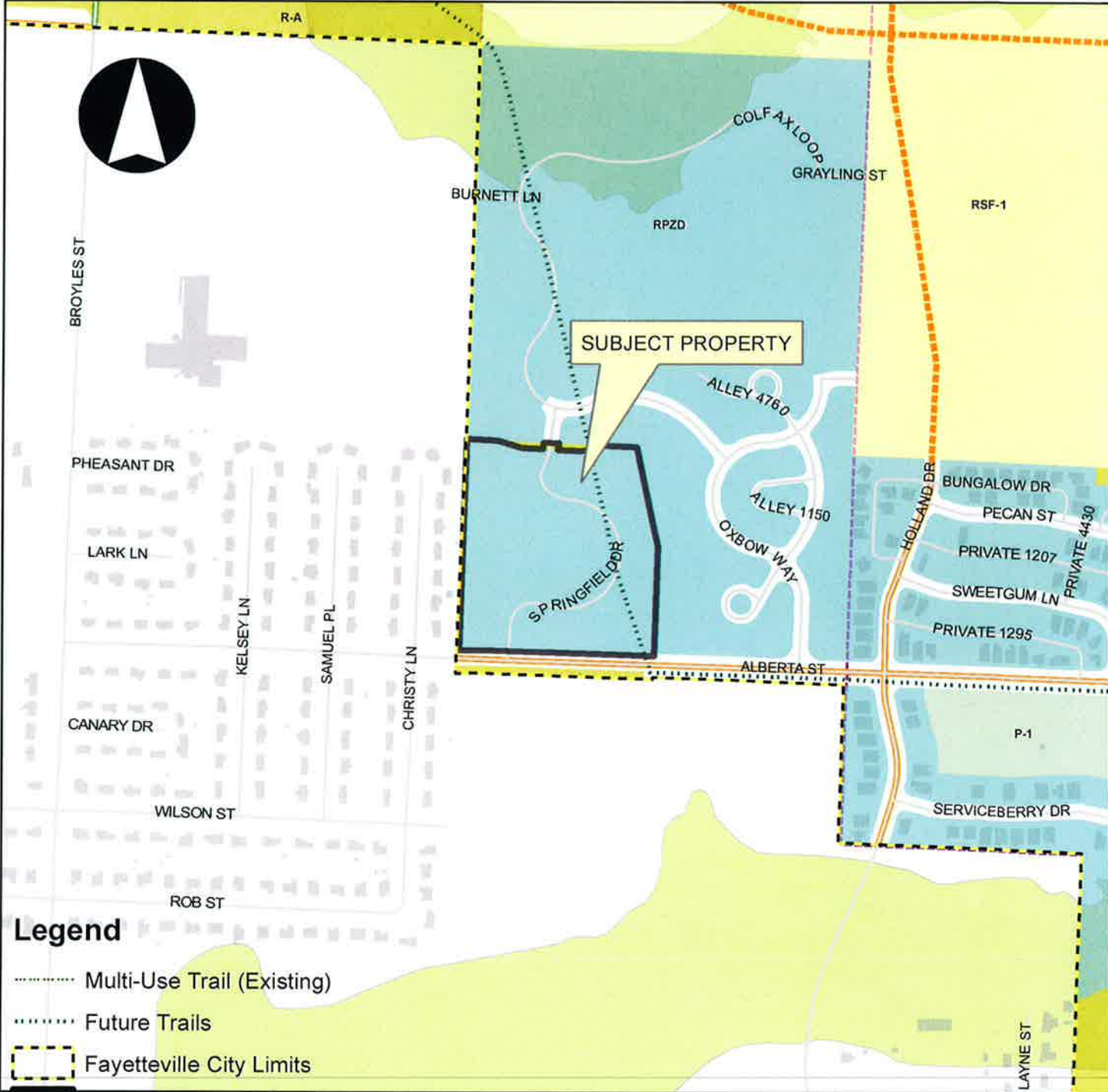
By: _____
SONDRA E. SMITH, City Clerk/Treasurer

EXHIBIT "A"

RZN14-4645

THE COVES

Close Up View



Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits

Overview

- RZN14-4645
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



EXHIBIT "B"
RZN 14-4645

A part of the West Half ($W \frac{1}{2}$) of the Southwest Quarter ($SW \frac{1}{4}$) of the Northwest Quarter ($NW \frac{1}{4}$) of Section 24, Township 16 North, Range 31 West (Sec 24, T-16-N, R-31-W) and more particularly described as follows: Beginning at a $\frac{1}{2}$ " rebar marking the Northwest Corner of the Southwest Quarter ($SW \frac{1}{4}$) of the Northwest Quarter ($NW \frac{1}{4}$) of Section 24, Township 16 North, Range 31 West (Sec 24, T-16-N, R-31-W), thence S $87^{\circ}17'55''$ E, 104.52 feet; thence S $72^{\circ}17'15''$ E, 86.70 feet; thence S $87^{\circ}17'55''$ E, 69.39 feet; thence N $06^{\circ}57'26''$ E, 22.52 feet; thence S $87^{\circ}17'55''$ E, 50.14 feet; thence S $06^{\circ}57'26''$ W, 22.52 feet; S $87^{\circ}17'55''$ E, 79.86 feet; thence N $76^{\circ}13'34''$ E, 79.18 feet; thence S $87^{\circ}17'55''$ E, 107.76 feet; S $11^{\circ}31'38''$ W, 64.83 feet; thence S $11^{\circ}38'18''$ W, 73.15 feet; thence S $12^{\circ}13'18''$ W, 154.96 feet; thence S $11^{\circ}56'46''$ W, 52.07 feet; thence S $01^{\circ}53'47''$ W, 371.96 feet; thence N $87^{\circ}59'22''$ W, 411.52 feet; thence N $87^{\circ}59'33''$ W, 149.74 feet; thence S $89^{\circ}51'53''$ W, 92.75 feet; thence N $01^{\circ}54'57''$ E, 717.17 feet to the point of beginning containing 445,225.46 square feet or 10.22 acres. Basis of Bearings is a Survey by Tony Anderson (PLS 1272), job number 06-12-02, dated 9/12/07.

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jesse Fulcher, Senior Planner

MEETING DATE: ~~March 24, 2014~~ Updated March 27, 2014

SUBJECT: **RZN 14-4645: Rezone (NORTH OF ALBERTA ST. AND WEST OF THE COVES/THE COVES, 555):** Submitted by KIM HESSE for property located at NORTH OF ALBERTA ST. AND WEST OF THE COVES. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.22 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN 14-4645** to the City Council with a recommendation for approval.

BACKGROUND:

The subject property is located north of Alberta Street and contains approximately 10.22 acres within an expired R-PZD (08-3170) The Coves. The property has some partial development improvements, including grading and gravel base for the planned Springfield Drive. The property is adjacent to the Fayetteville/Farmington City Limit on its west and south boundaries.

Because the property is adjacent and contiguous with the City of Farmington, the proposed rezone will not be in force until it is approved by both municipalities, under Arkansas Statute (ACA 14-56-306). Surrounding land use and zoning is depicted on Table 1.

**Table 1
 Surrounding Land Use and Zoning**

Direction from Site	Land Use	Zoning
North	Undeveloped	R-PZD
South	Undeveloped	N/A (City of Farmington)
East	Single-Family Residential	R-PZD
West	Single-Family Residential/Elementary School	N/A (City of Farmington)

DISCUSSION:

Request: The request is to rezone the property from R-PZD, the Coves to RSF-8, Residential Single-Family, 8 units per acre.

Public Comment: Staff has not received public comment.

PLANNING COMMISSION ACTION: Required			
Date: <u>March 24, 2014</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion:	Second:	Vote:	
CITY COUNCIL ACTION: Required			
Date: April 15, 2014	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	

INFRASTRUCTURE:

Streets: The site has access to Alberta Street and Springfield Drive. Alberta Street is a two lane road with curb and gutter slated as a collector. Improvements to this road would be determined at the time of development. Springfield Drive is a public road internal to an adjacent subdivision and is fully improved.

Water: Public water is accessible to the site. An 8" water main has already been constructed through the site under the previously proposed road.

Sewer: Sanitary sewer is not available to the site. An extension from the north or east will be required for this parcel to be developed.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. This property is not affected by the 100-year floodplain or the Streamside Protection Ordinance.

Fire: This development will be protected by Engine 7 located at 835 Ruppel Rd. It is 3 miles from the station with an anticipated response time of 4 minutes to the beginning of the development. The Fayetteville Fire Department does not feel this development will affect our calls for service or our response times.

Police: The Police Department did not express any concerns with this request.

CITY PLAN 2030 FUTURE LAND USE PLAN: City Plan 2030 Future Land Use Map (FLUM) does not include the property included in this request. This property was part of a recent exchange of land between Farmington and Fayetteville, and the FLUM has not been updated to reflect the exchange. However, the surrounding areas are designated as **Residential Neighborhood Area**.

Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single-family, multi-family and row houses. Residential Neighborhood Areas encourage highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporate low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices on corners and along connecting corridors. This designation recognizes conventional setbacks and development patterns that respond to features in the natural environment.

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: The property has no designation under the 2030 Plan Future Land Use Map, but the proposed zone is entirely consistent with the designation of surrounding properties, which are designated as Residential Neighborhood Area. The RSF-8 district will allow a density similar to the PZD zoning, allowing an efficient use of the existing planned infrastructure. The zoning would be compatible with the existing medium-density single family development to the east and west.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: The proposed zoning is justified, considering that the existing R-PZD zoning district has expired, and the property currently has no zoning overlay at all.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: Overall the change in zoning should result in approximately the same density as was allowed under the PZD designation. Therefore, the zoning change should not appreciably increase traffic danger or congestion. Alberta Street can adequately handle projected traffic from this site with the proposed rezoning.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: As already noted rezoning the property from the PZD designation to RSF-8 should not result in any appreciable change in density and therefore there should not any undesirable increase on public services. Comments from utility and emergency service providers are provided herein.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:

- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
- b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

BUDGET/STAFF IMPACT:

None

Attachments:

- Proposed zoning criteria
- Applicant's letter
- Rezoning exhibit/survey
- Maps

161.09 District RSF-8, Residential Single-Family – 8 Units Per Acre

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(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 5	Government facilities
Unit 9	Two-family dwellings
Unit 12	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cottage Housing Development

(C) *Density.*

	By Right
Single-family dwelling units per acre	8 or less

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Single-family	50 ft.
Two-family	50 ft.
Townhouse, no more than two attached	25 ft.

(2) *Lot area minimum.*

Single-family	5,000 sq. ft.
Two-family	5,000 sq. ft.

(3) *Land area per dwelling unit.*

Single-family	5,000 sq. ft.
Two-family	5,000 sq. ft.

Townhouse, no more than two attached	2,500 sq. ft.
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(E) *Setback requirements.*

Front	Side	Rear
15 ft.	5 ft.	5 ft.

(F) *Height regulations.*

Building Maximum	Height	45 ft.
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(G) *Building area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area.

(Ord. 4783, 10-18-05; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11)



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

Rezone Request

Parcel: 765-16274-500

Owner: Rausch Coleman Homes, LLC
P.O. Box 10560
Fayetteville, AR 72703-0044
479-455-2025

Current Zone R-PZD 08-3170

Zone Requested RSF-8

Reason for Rezone Request:

Rausch Coleman Homes wishes to develop the property as a single family residential subdivision similar to the R-PZD 08-3170 approval that was granted for the property in 2008 and has since expired. The RSF-8 zoning designation is similar to the zoning criteria previously approved for the property.

Relationship to surrounding properties:

- Land Use: The RSF-8 zoning designation will enable Rausch Coleman Homes to develop the property in the Coving concept that was utilized during the development of the first phase of The Coves, the residential subdivision directly to the east of the subject property. RSF-8 allows for similar lot sizes and widths, as well as setback dimensions that are a vital part of the coving design concept. Property to the north is owned by RCH and is planned for future phases of The Coves. There is a residential subdivision directly to the west within Farmington and a planned mixed use subdivision across Alberta Drive to the south.
- Traffic – Alberta Street provides access to the property and is designated as a collector street connecting to Broyles Drive to the west and stubbed out to the east for future connection to Ruppel Road.
- Development Characteristics – The property is planned to be an extension of The Coves development with similar curvilinear streets and housing options. As mentioned above, further expansion of The Coves is planned directly to the north which will complete The Coves Master Plan that was proposed to the City of Fayetteville in 2008.

Availability to Public Utilities:

- Water – An 8” waterline was constructed through the property with the development of the first phase of The Coves. That waterline provides a loop from the first phase to an existing 8” line running along Alberta Street.
- Sewer – The development will propose a gravity sewer to connect to the sewer line flowing from The Coves Phase One toward a 12” line running along Farmington Branch.

Consistencies with future land use planning objectives, principles and policies:

Development of the property for single family residential meets the proposed land use plan for the area. Utilizing the coving design concept should reduce the linear footage of streets, utilities and drainage infrastructure needed for each home.

Justification for the Zone:

Since the land’s previous zoning of R-PZD has expired, this rezone request will allow for the future development of the property for single family residential use.

Traffic Impacts:

The property will have direct access to Alberta Drive which was designed and constructed to meet Collector street status and design to handle the additional traffic of a residential development.

Impact on public services:

The existing public roads serving this property were designed with the development of this land, as a medium density development, in consideration.

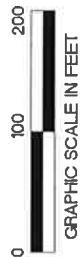
Feasibility of development under current zoning designation.

The property had recently been designed and approved as R-PZD 08-3170 and that entitlement has since expired requiring a rezoning of the property prior to development.

SURVEY DESCRIPTION:

A part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 24, Township 16 North, Range 31 West (Sec 24, T-16-N, R-31-W) and more particularly described as follows: Beginning at a 1/2" rebar marking the Northwest Corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 24, Township 16 North, Range 31 West (Sec 24, T-16-N, R-31-W), thence S 87°17'55" E, 104.52 feet; thence S 72°17'15" E, 86.70 feet; thence S 87°17'55" E, 69.39 feet; thence N 06°57'26" E, 22.52 feet; thence S 87°17'55" E, 50.14 feet; thence S 06°57'26" W, 22.52 feet; S 79.18 feet; thence S 87°17'55" E, 107.76 feet; S 11°31'58" W, 64.83 feet; thence S 11°38'18" W, 73.15 feet; thence S 12°13'34" W, 154.96 feet; thence S 11°56'46" W, 52.07 feet; thence S 01°53'47" W, 371.96 feet; thence N 87°59'22" W, 411.52 feet; thence N 87°59'33" W, 149.74 feet; thence S 89°51'53" W, 92.75 feet; thence N 01°54'57" E, 717.17 feet to the point of beginning containing 445,225.46 square feet or 10.22 acres. Basis of Bearings is a Survey by Tony Anderson (PLS 1272), Job number 06-12-02, dated 9/12/07.

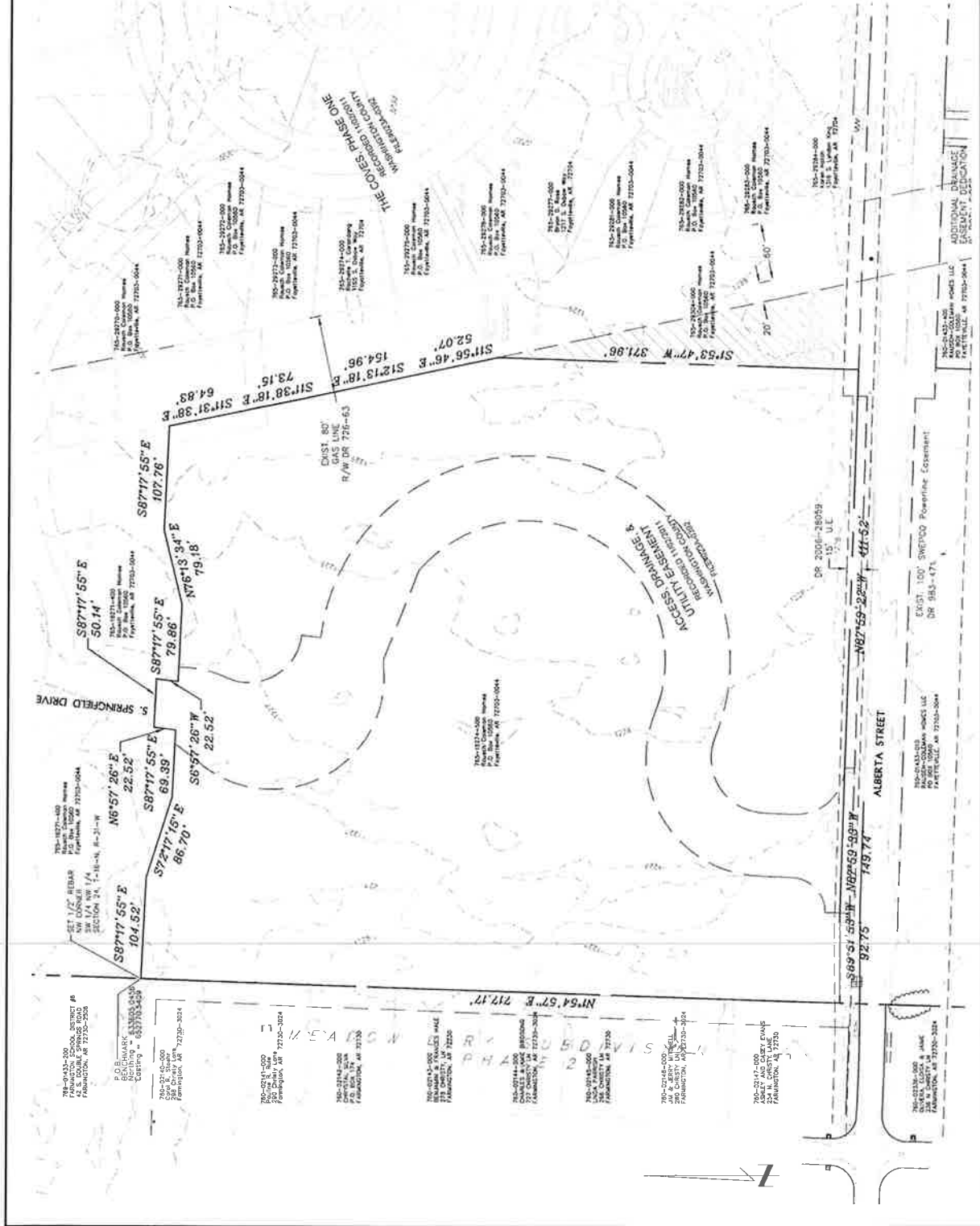
CURRENT ZONE: R-PZD-08-3170
ZONE REQUESTED: RSF-B



FAYETTEVILLE, AR
REZONE EXHIBIT
CITY, USA



DATE: 07/25/2014
DRAWN BY: GJK
CHECKED BY: [blank]
DATE: 2/11/2014
SCALE: 1" = 100'
JOB NUMBER: 1703
FILE NAME: REZONE MAP.DWG



ADDITIONAL DRAINAGE EASEMENT DESIGNATION
KIND: COLUMBIAN WOODS LLC
FAYETTEVILLE, AR 72703-0044

EXIST 100' SWP/CO Pumping Easement
DR 983'-47.1'

280-2324-000
JAN & ERIC M. EVANS
224 N. CROFT LANE
FAYETTEVILLE, AR 72703

280-2324-000
JAN & ERIC M. EVANS
224 N. CROFT LANE
FAYETTEVILLE, AR 72703



www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS



FIRE DEPARTMENT
303 West Center Street
Fayetteville, AR 72701
P (479) 575-8365 F (479) 575-0471

Zoning Review

To: Jesse Fulcher
From: Harley Hunt
Date: February 26, 2014
Re: RZN 14-4645

This development will be protected by Engine 7 located at 835 Ruppel Rd.
It is 3 miles from the station with an anticipated response time of 4 minutes to the beginning of the development.
The Fayetteville Fire Department does not feel this development will affect our calls for service or our response times.

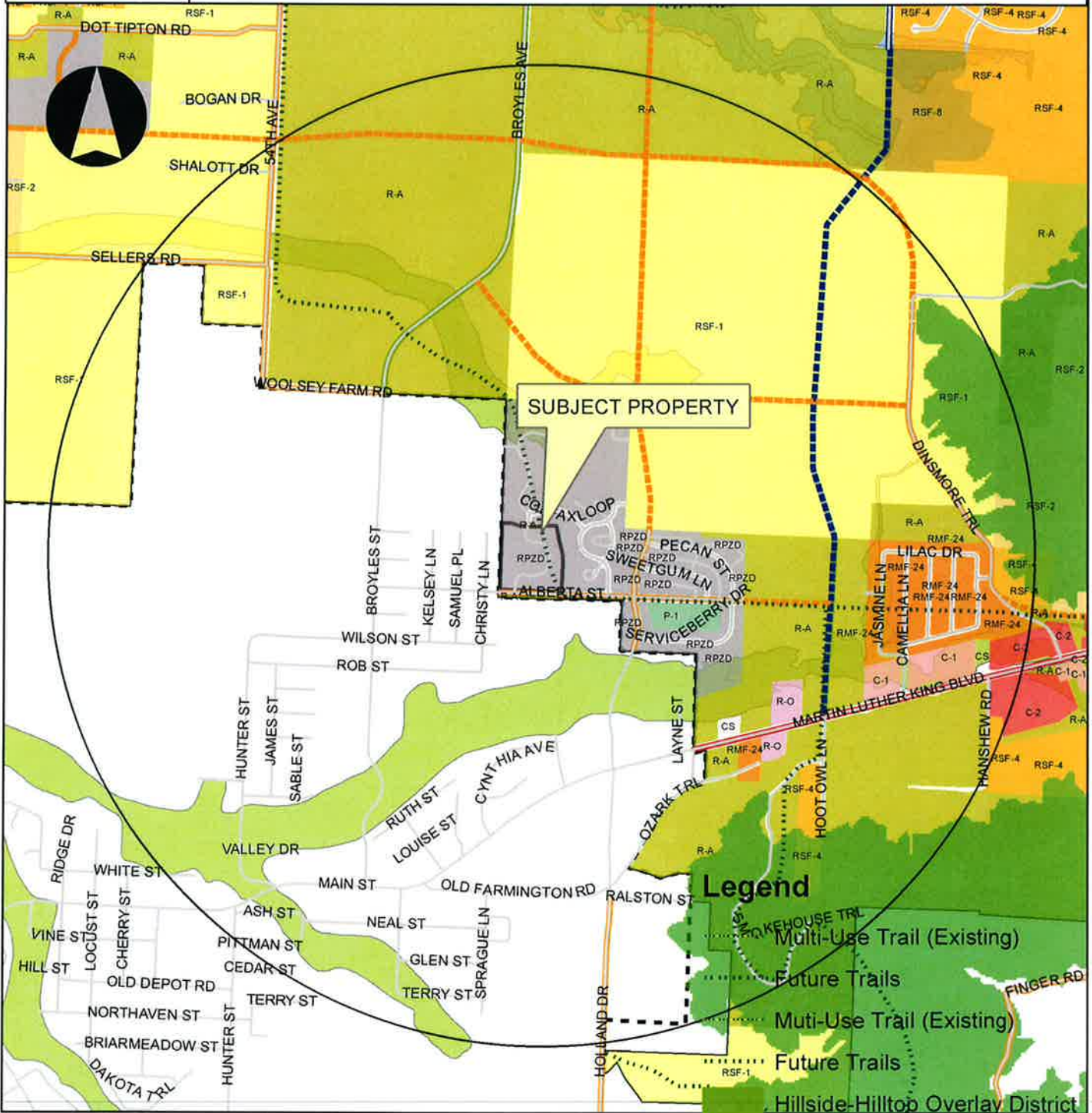
If you have any questions please feel free to contact me.

Battalion Chief H. Hunt
Fire Marshal
Fayetteville Fire Department

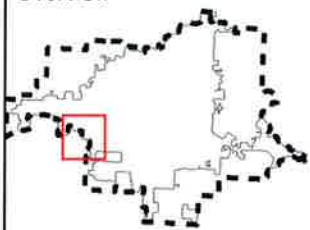
RZN14-4645

THE COVES

One Mile View



Overview



Legend

Subject Property

RZN14-4645

Boundary

0 0.25 0.5

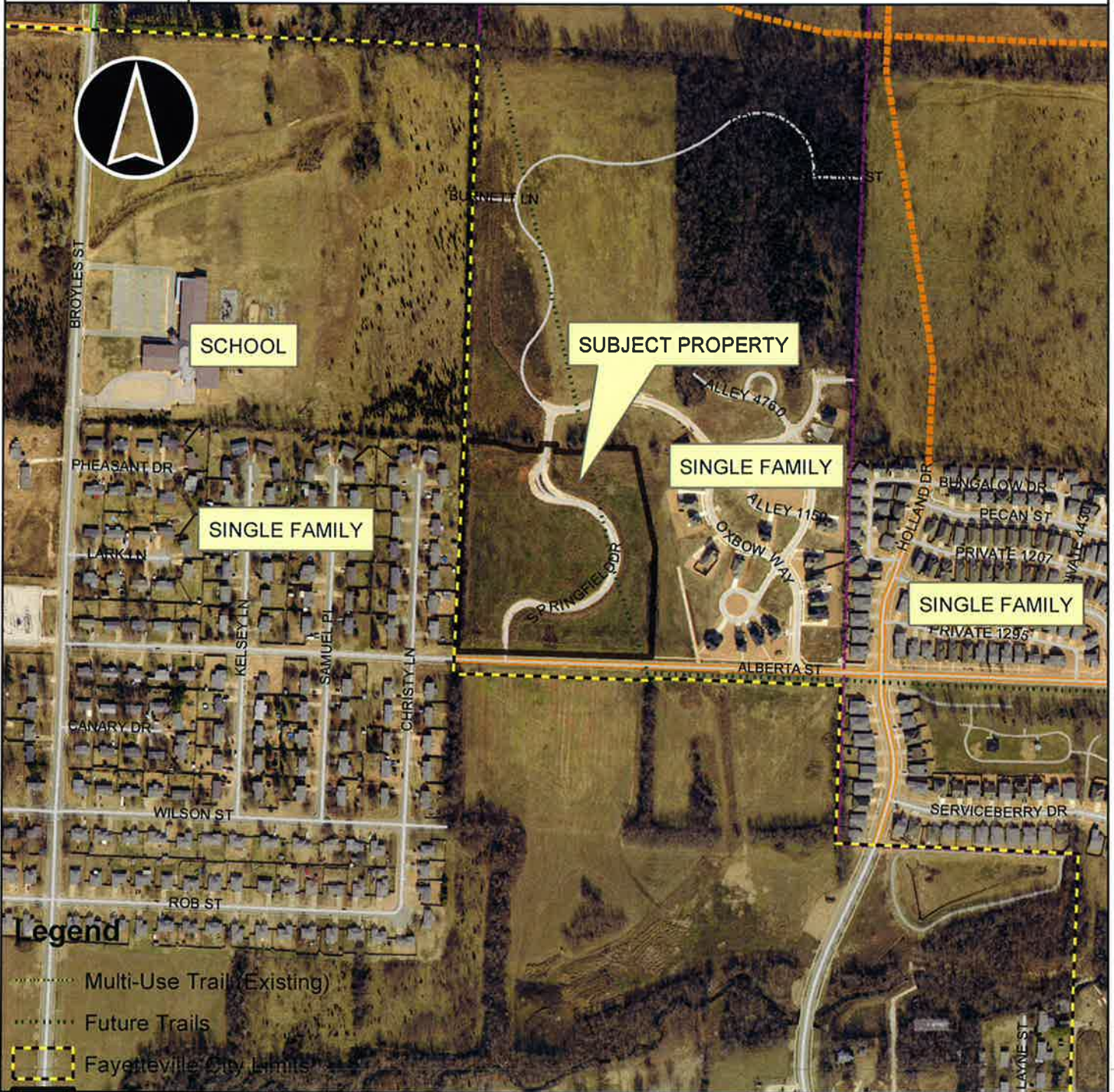
Miles

- RZN14-4645
- Design Overlay District
- Planning Area
- Fayetteville

RZN14-4645

THE COVES

Close Up View



Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits

Overview RZN14-4645

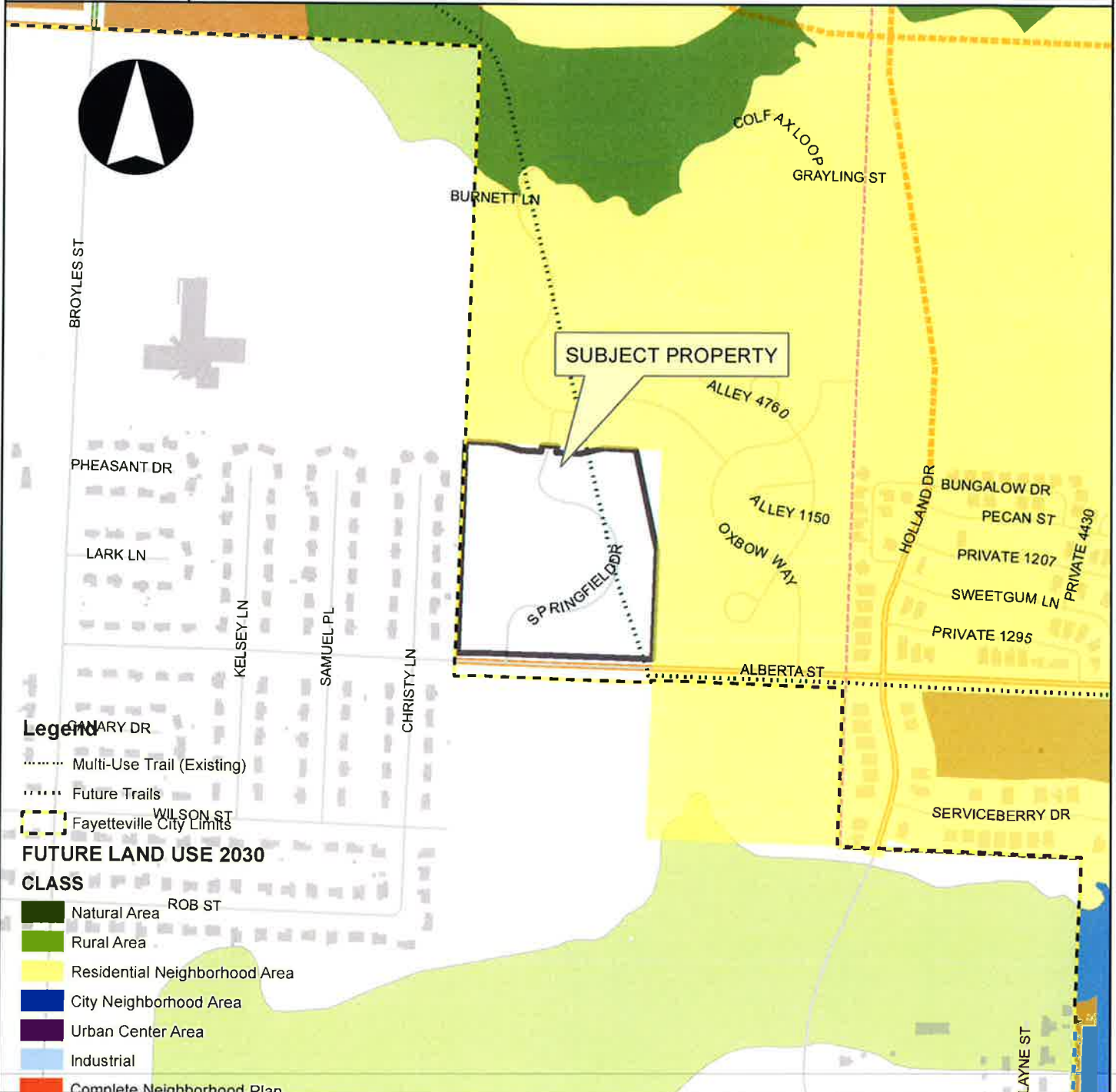
- Footprints 2010
- Hillside-Hilltop Overlay District
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- Design Overlay District
- Planning Area



RZN14-4645

THE COVES

Future Land Use



Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits

FUTURE LAND USE 2030

CLASS

- Natural Area
- Rural Area
- Residential Neighborhood Area
- City Neighborhood Area
- Urban Center Area
- Industrial
- Complete Neighborhood Plan

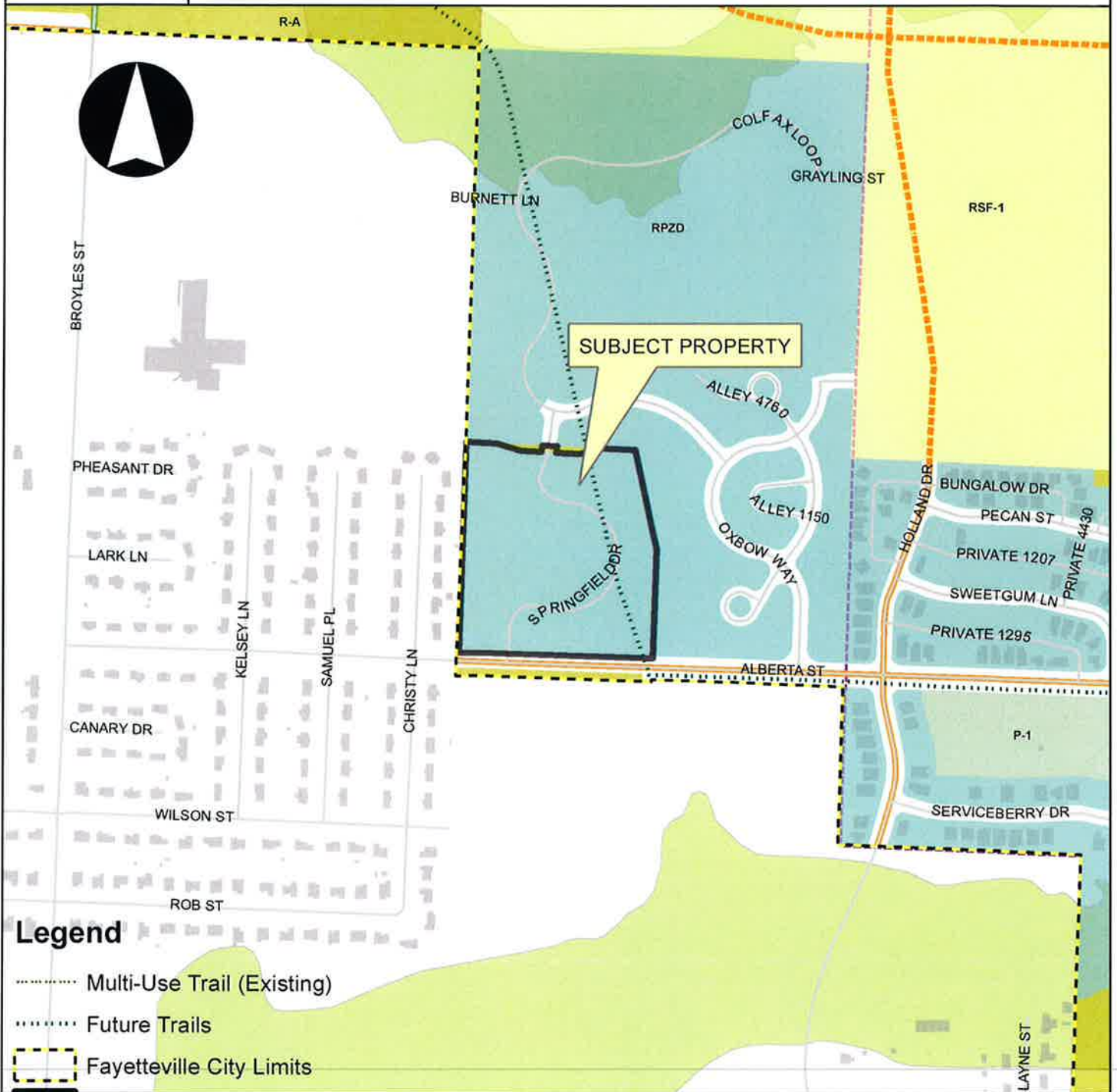
- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government ROW
- RZN14-4645
- Design Overlay District
- Design Overlay District
- Planning Area



RZN14-4645

THE COVES

Close Up View



Legend

- Multi-Use Trail (Existing)
- Future Trails
- - - - - Fayetteville City Limits

Overview RZN14-4645

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