



TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Abdul Ghous, Planner

MEETING DATE: October 14, 2019 Updated 10.15.19 PC Approved

SUBJECT: **ADM 19-6845: Administrative Item (1291 S. SPRINGFIELD DR./LOT 44-COVES MODEL HOME, 555):** Submitted by RAUSCH COLEMAN HOMES for property located at 1291 S. SPRINGFIELD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.16 acres. The request is for an amendment to CUP 16-5378 to allow more parking for model home/office.

RECOMMENDATION:

Staff recommends approval of **ADM 19-6845**, with conditions.

RECOMMENDED MOTION:

"I move to approve **ADM 19-6845**, determining:

- In favor of the proposed amendment to allow an off-site parking lot for the adjacent model home; and
- In favor of all other conditions as recommended by staff.

BACKGROUND:

Property: The subject property is a residential lot of 0.16 acres within a larger 10-acre subdivision called The Coves Phase 2, currently in the final stages of build-out. The subject property is on the northwest corner of Springfield Drive and Alberta Street, adjacent to a newly constructed model home. In June 2019 staff received a complaint about a newly constructed gravel parking lot on the subject property and issued a violation letter. Surrounding land use and zoning is depicted on *Table 1*.

Table 1
Surrounding Zoning and Land Use

Direction from Site	Land Use	Zoning
North	Residential	RSF-8, Single Family Residential
South	Undeveloped lot	RSF-8, Single Family Residential
East	Residential	RSF-8, Single Family Residential
West	Residential	Farmington

Background: On April 11, 2016, the Planning Commission approved CUP 16-5378 for development of a model home on a proposed 0.17-acre lot before the subdivision was completed. The conditional use permit was approved with a condition of approval (No.4) that states as follows:

#4. Parking for the model home shall be provided in the driveway and on-street. Off street parking on vacant or developing lots for this use shall not be permitted.

DISCUSSION:

Proposal: The applicant proposes to modify condition of approval #4 to allow the model home to have a gravel parking lot on the adjacent lot as indicated in the submitted site plan.

Recommendation: Staff recommends in favor of the applicant's request to construct a small parking area, but due to the citizen complain and active violation of the gravel parking lot, staff recommends a small, paved parking area for a maximum of four spaces. This will help customers safely access the home and remove the large gravel lot, which detracts from the neighborhood. It is also likely that stones will become loose and go into the public street. Staff is also in support of an off-site parking lot as the neighborhood association does not allow on-street parking within the neighborhood.

Public Comment: Staff has not received any public comment at this time.

RECOMMENDATION: Staff recommends approval of ADM 19-6845 subject to the following conditions:

Conditions of Approval:

- 1. All conditions of approval from CUP 16-5378 still apply, with the exception of a modification to condition of approval No.4 to allow for construction of a small, paved parking area on the subject property. The existing gravel parking lot shall be removed and converted into a small paved parking area for a maximum of four vehicles. An ADA-compliant pedestrian connection between the parking lot and model home must be provided.**
- 2. The paved parking area for the model home shall be removed and the site revegetated prior to the model home being approved for final occupancy as a residence.**

Planning Commission Action:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Meeting Date:	<u>October 14, 2019</u>		
Motion:	Brown		
Second:	Canada		
Vote:	8-0-0		

Updated 10.15.19
PC Approved with all conditions recommended by staff.

BUDGET/STAFF IMPACT:

None

Attachments:

- CUP 16-5378
- Applicant's letter
- Proposed parking lot plan
- Violation Letter
- One Mile Map
- Close-up Map
- Existing Land Use Map

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jonathan Curth, Senior Planner

DATE: ~~April 11, 2016~~ **UPDATED APRIL 12, 2016**

SUBJECT: **CUP 16-5378: Conditional Use (1291 S. SPRINGFIELD DR./RAUSCH COLEMAN HOMES, 555)** Submitted by RAUSCH COLEMAN HOMES for property located at 1291 S. SPRINGFIELD DR. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE, and contains approximately 0.18 acres. The request is for temporary real estate offices in a model home during development of the Coves Ph. II subdivision.

RECOMMENDATION:
 Staff recommends approval of **CUP 16-5378** with conditions.

BACKGROUND:
 The subject property is located on the west side of South Springfield Drive, one lot north of West Alberta Street. Although the property is currently undeveloped with no structures present, the owner has submitted application for a residential building permit. The western boundary of the property abuts single-family housing and the municipal boundary of the City of Farmington. Access to the subject property is currently through the City of Farmington along North Holland Drive. Surrounding land use and zoning is depicted on *Table 1*.

Direction from Site	Land Use	Zoning
North	Undeveloped	RSF-8, Single-Family Residential
South	Undeveloped	RSF-8, Single-Family Residential
East	Undeveloped	RSF-8, Single-Family Residential
West	Single-Family (Farmington, AR)	R-1, Single-family Residential (Farmington, AR)

Table 1: Surrounding land use and zoning.

Future Land Use Designation: Residential Neighborhood Area

DISCUSSION:
Request: The current property owner is requesting approval of a conditional use permit to classify the garage of a proposed model house on the subject property as a sales center with the purpose of conducting real estate transactions. As noted in the applicant's letter, the sales center will provide office space for one or two employees. The sales office will be converted back to the garage of the home upon completion of the Coves II development.

Public Comment: Staff has not received any public comment.

Recommendation: Staff recommends approval of **CUP 16-5378** with the following conditions of approval:

Conditions of Approval:

1. Upon completion of the last home in the Coves II development, this conditional use permit shall expire and the subject property's garage shall be converted into usable garage space for the associated residential dwelling.
2. As proposed by the applicant, hours of operation shall be limited to 10AM to 6PM Monday through Saturday, and Sunday from 1 PM to 6 PM. The business shall be limited to the size and operation as proposed by the applicant in their request letter.
3. A dumpster shall not be permitted on the property. Trash collection shall be by residential cart and recycling containers.
4. Parking for the model home shall be provided in the driveway and on-street. Off street parking on vacant or developing lots for this use shall not be permitted.

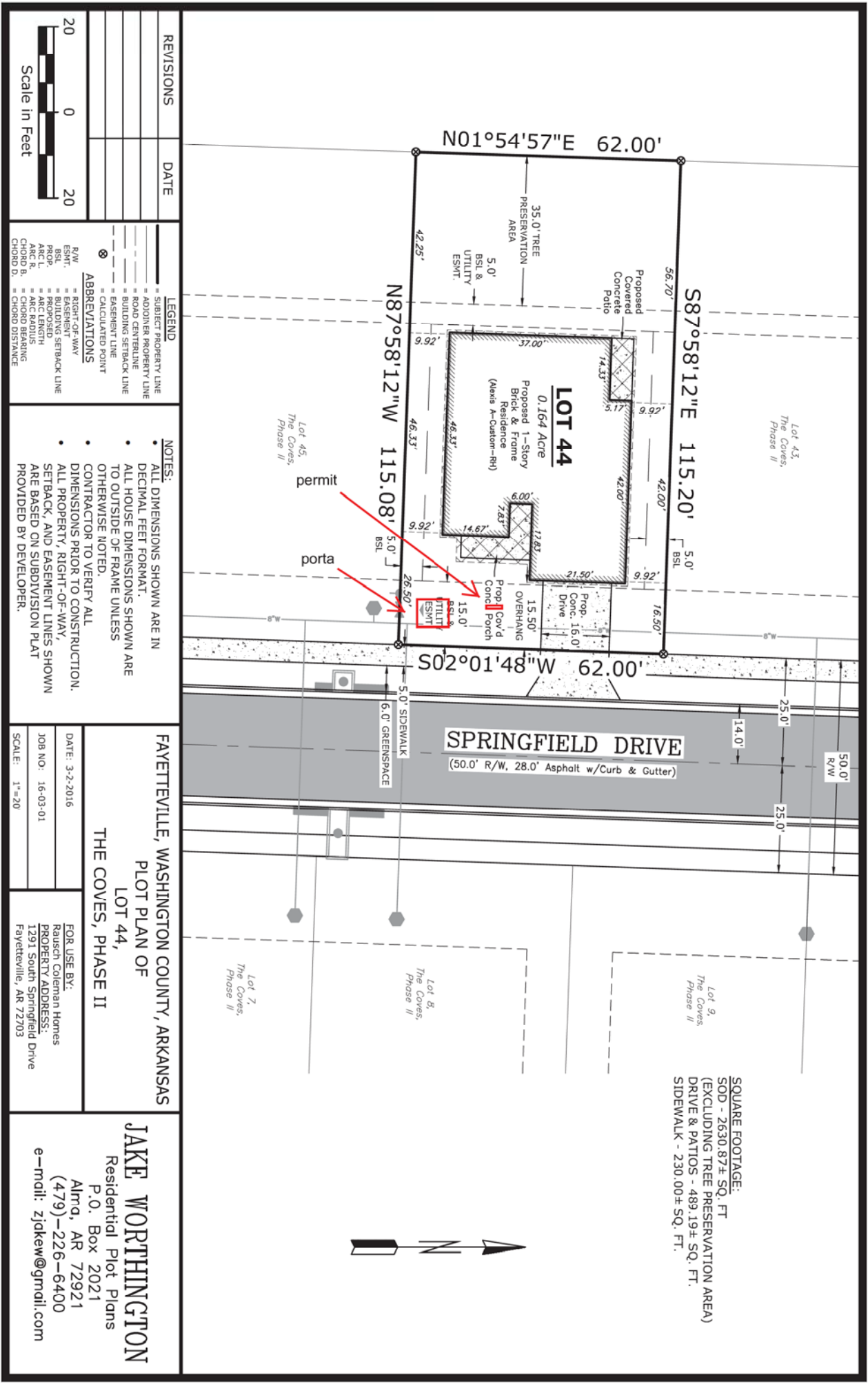
PLANNING COMMISSION ACTION:	Required	<u>YES</u>	
Date: <u>April 11, 2016</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded Approved	<input type="checkbox"/> Denied
Motion:	Hoffman; Motion to approve with all staff-recommended conditions.		
Second:	Hoskins		
Vote:	9-0-0		

FINDINGS OF THE STAFF

Section 163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.
2. Decide such questions as are involved in determining whether a conditional use should be granted; and,
3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or



SQUARE FOOTAGE:
 SOD - 2630.87± SQ. FT.
 (EXCLUDING TREE PRESERVATION AREA)
 DRIVE & PATIOS - 489.19± SQ. FT.
 SIDEWALK - 230.00± SQ. FT.



REVISIONS	DATE

LEGEND
— SUBJECT PROPERTY LINE
— ADJACENT PROPERTY LINE
— ROAD CENTERLINE
— BUILDING SETBACK LINE
— EASEMENT LINE
— CALCULATED POINT

NOTES:

- ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET FORMAT.
- ALL HOUSE DIMENSIONS SHOWN ARE TO OUTSIDE OF FRAME UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL PROPERTY, RIGHT-OF-WAY, SETBACK, AND EASEMENT LINES SHOWN ARE BASED ON SUBDIVISION PLAT PROVIDED BY DEVELOPER.

FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS
 PLOT PLAN OF
 LOT 44,
 THE COVES, PHASE II

DATE: 3-2-2016
 JOB NO.: 16-03-01
 SCALE: 1"=20'

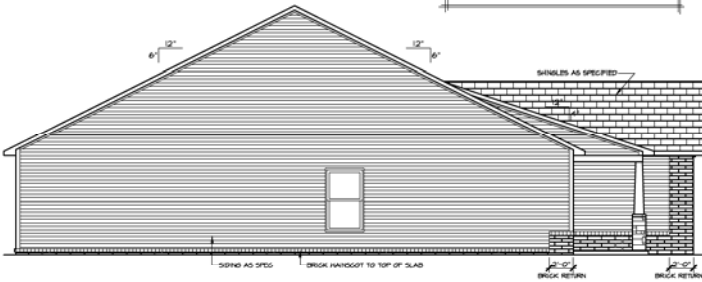
JAKE WORTHINGTON
 Residential Plot Plans
 P.O. Box 2021
 Alton, AR 72921
 (479) - 226-6400
 e-mail: zickew@gmail.com

FOR USE BY:
 Rausch Coleman Homes
 PROPERTY ADDRESS:
 1291 South Springfield Drive
 Fayetteville, AR 72703

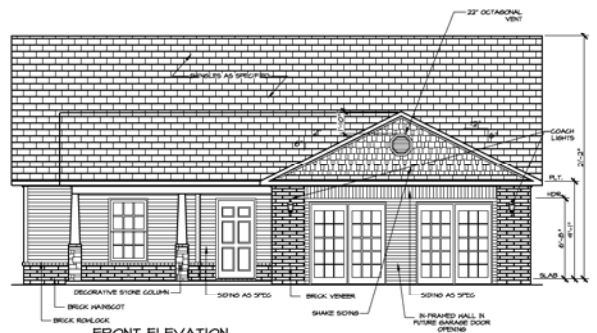
Scale in Feet

NOTE:

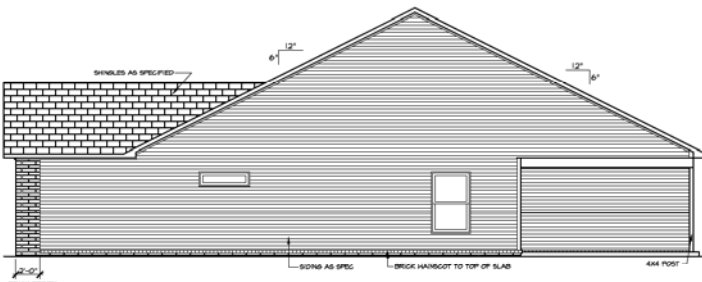
1. BRICK GRIDS ARE PICTORIAL REPRESENTATION AND MUST VARY PER DIVISION
2. SILLERS ARE PICTORIAL REPRESENTATION
3. STANDARD REAR, LEFT AND RIGHT ELEVATION MATERIALS ARE VINYL SIDING WITH EXPOSED FOUNDATIONS
4. OPTIONAL REAR, LEFT AND RIGHT ELEVATION MATERIALS ARE HANGGOT TO THE BOTTOM OF A SID HINGH IN AN 8" PLATE OR FULL BRICK



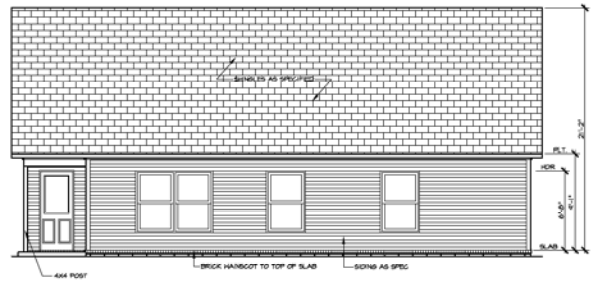
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

LOT:	C2-44
BLOCK:	
RAUSCH COLEMAN HOMES	
<i>Elevation A 6-12</i>	
<i>The Alexis - RH</i>	
SHEET NAME:	PLAN NAME:
DR. BY:	
DATE:	3/3/2016
SCALE:	1/8" = 1'-0"
REVISIONS:	
NEW HIGHNERS:	
SHEET NO.:	<i>A1</i>



January 22, 2018

Fayetteville Planning Commission
113 W. Mountain Street
Fayetteville, AR 72701

RE: The Coves Subdivision – **Model Home Parking Lot**

Commissioners:

Please accept this letter as a request to amend our approval for the model home located in Phase 2 of The Coves. The conditional use permit specifies that parking should occur in the driveway or on street. For all our model homes, the garage area is the entrance into the showroom for potential buyers, so a sidewalk is installed rather than a driveway. On street parking was allowed, as Springfield Drive is 28-foot wide. However, since the model home was built, "No Parking" signs have been installed on every street in Phase 2. It's our understanding that the home owners in Phase 2 do not want people parking on the streets.

This leaves only two options to operate the model home. The first, which is in use, is to allow parking on the lot next to the model home. This is the program we are using in newer subdivisions, including Park Meadows on 15th Street. This provides a safe location for home buyers to park and enter the model home. The only other option available is to have customers park on Alberta Street. This is not a safe or convenient option. It's also unlikely to be used by someone visiting the model home for the first time. Without a designated parking area next to the model home, it's very likely that the customer will simply park in front of the house, rather than several hundred feet away on a busy, collector street.

These parking areas are temporary and will be replaced within a new home as soon as we sell the remaining lots in Phase 4, which should be final platted next month. At that point, the model home will be converted into a home with a garage and the remaining two lots in Phase 2 will be built on.

We greatly appreciate the Commission's review of the request, and request approval to allow this temporary parking lot to remain.

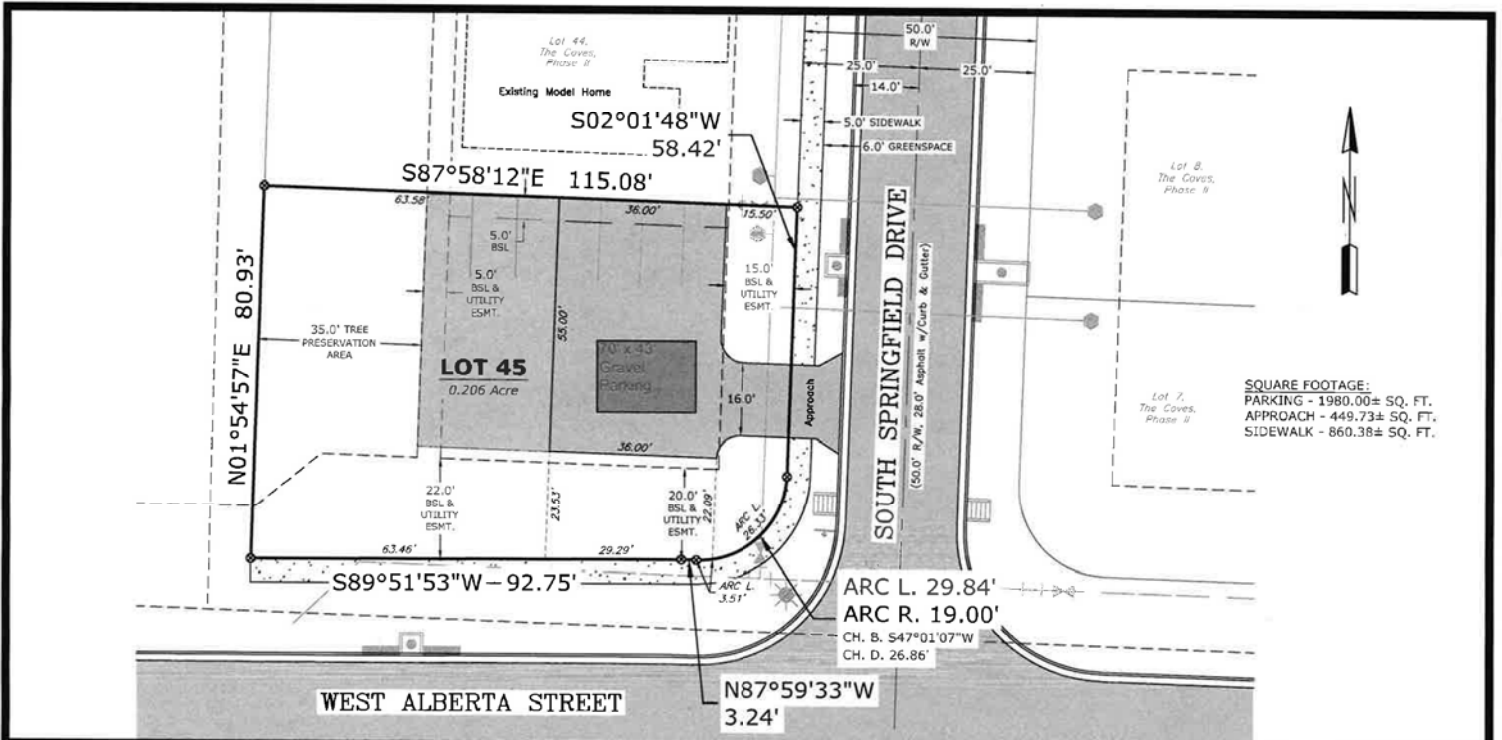
Please don't hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jesse Fulcher", is written over a light blue circular stamp.

Jesse Fulcher
479-301-6639

jesse.fulcher@rauschcoleman.com



SQUARE FOOTAGE:
 PARKING - 1980.00± SQ. FT.
 APPROACH - 449.73± SQ. FT.
 SIDEWALK - 860.38± SQ. FT.

REVISIONS	DATE

20 0 20
 Scale in Feet

LEGEND	
	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	ROAD CENTERLINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	CALCULATED POINT
ABBREVIATIONS	
R/W	RIGHT-OF-WAY
ESMT.	EASEMENT
BSL	BUILDING SETBACK LINE
PROP.	PROPOSED
ARC L.	ARC LENGTH
ARC R.	ARC RADIUS
CHORD B.	CHORD BEARING
CHORD D.	CHORD DISTANCE

NOTES:

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- ALL PROPERTY, RIGHT-OF-WAY, SETBACK, AND EASEMENT LINES SHOWN ARE BASED ON SUBDIVISION PLAT PROVIDED BY DEVELOPER.

FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS
 PARKING LAYOUT OF
 LOT 45,
 THE COVES, PHASE II

DATE: 4-20-2018
 JOB NO: 16-03-01
 SCALE: 1"=20'

FOR USE BY:
 Rausch Coleman Homes
 PROPERTY ADDRESS:
 1313 South Springfield Drive
 Fayetteville, AR 72703

JAKE WORTHINGTON
 Residential Plot Plans
 P.O. Box 2021
 Alma, AR 72921
 (479)-226-6400
 e-mail: zjakew@gmail.com





NO PARKING
ANY TIME
ANY DAY

RAUSCH COLEMAN HOME W...

1391

478.888.1000






ADM19-6845


LOT 44-COVES PH. 2


Current Land Use



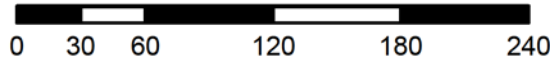
Streets Existing MSP Class

 COLLECTOR

 Planning Area


 Fayetteville City Limits

Feet



1 inch = 90 feet

FEMA Flood Hazard Data

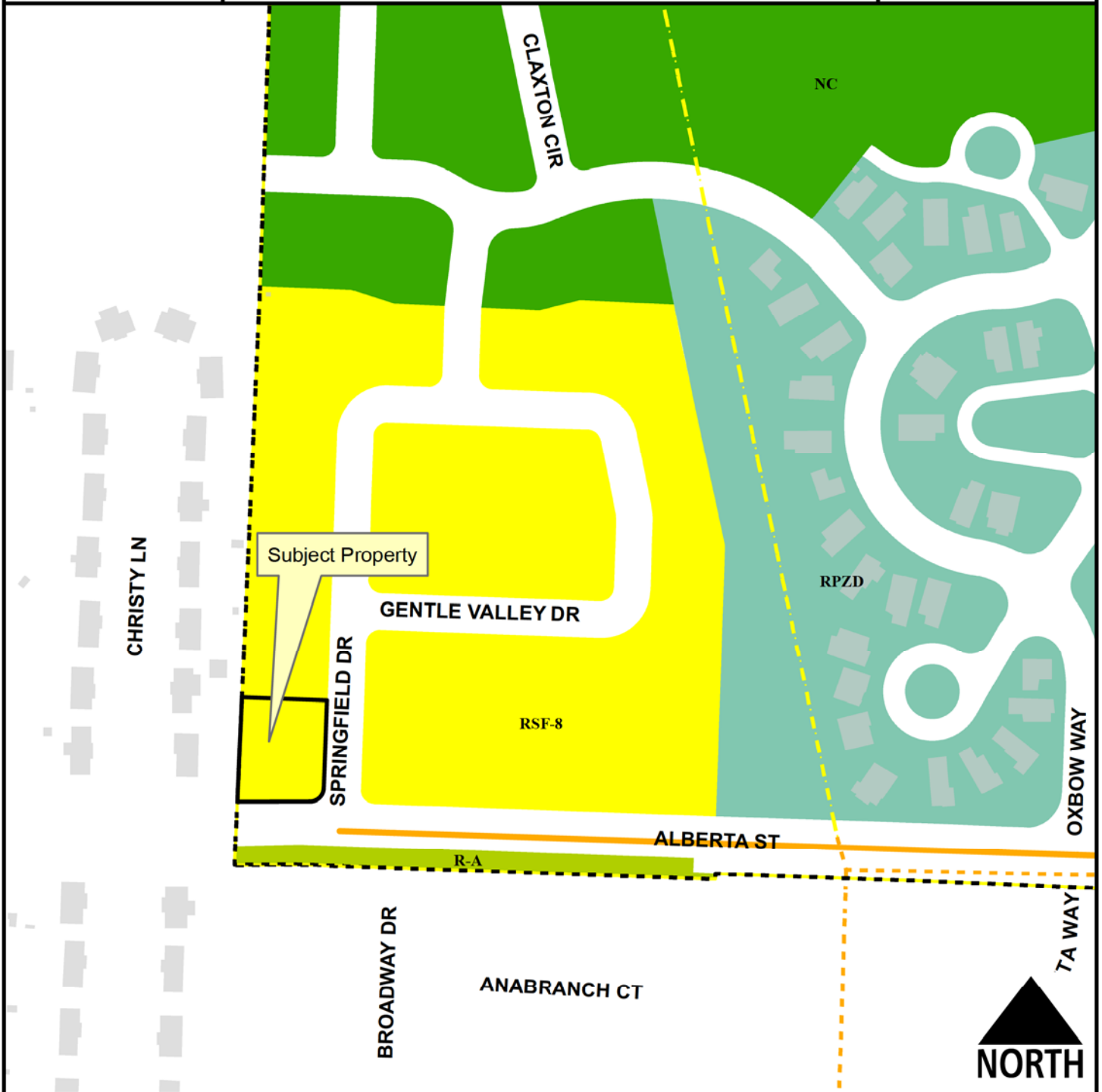
 100-Year Floodplain

 Floodway

ADM19-6845

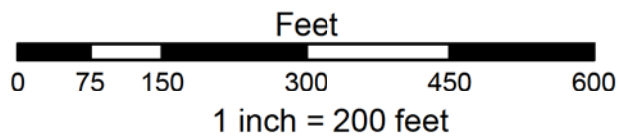
LOT 44-COVES PH. 2

Close Up View



Legend

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

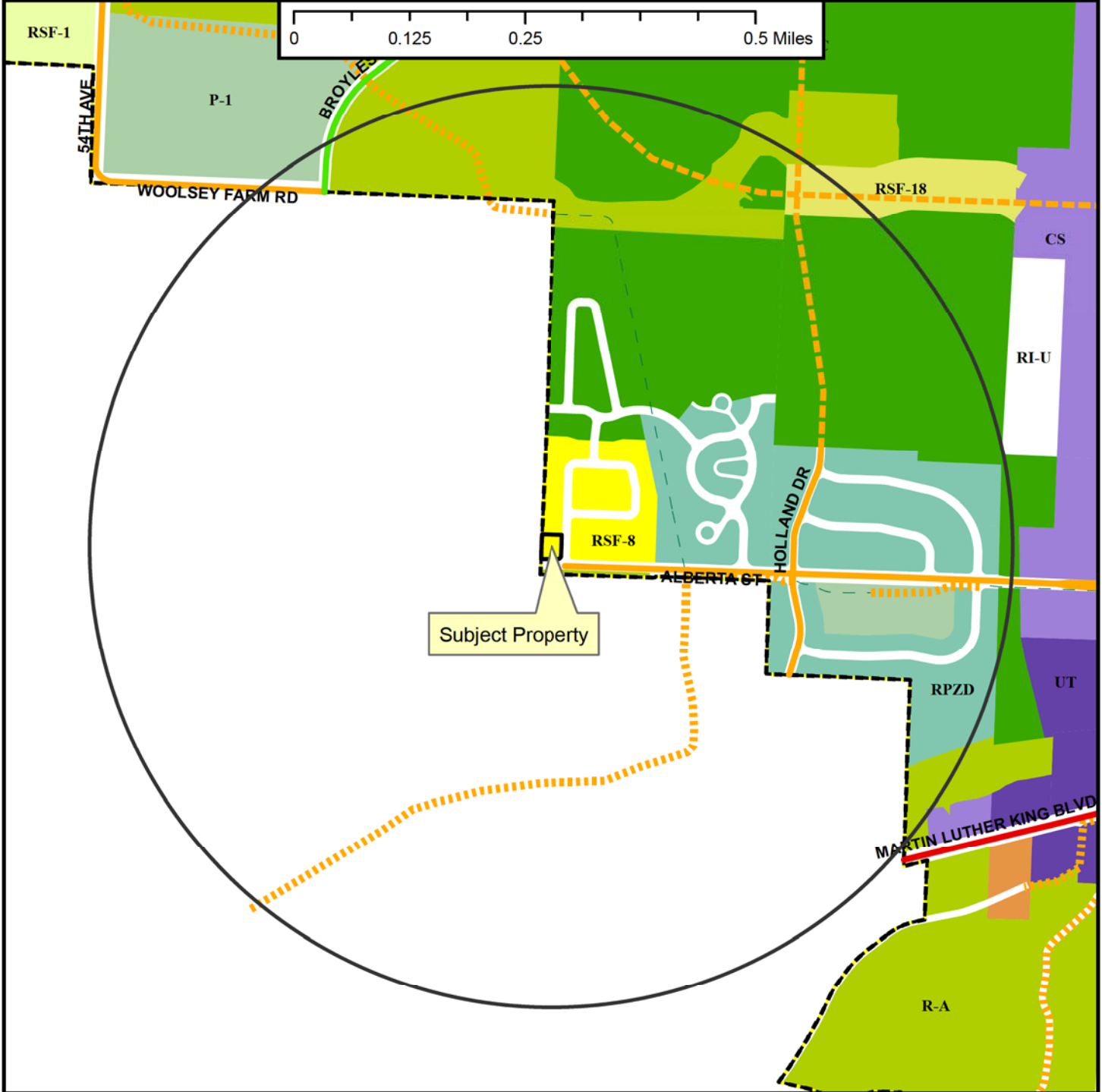
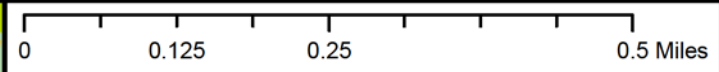


- Residential-Agricultural
- RSF-8
- Neighborhood Conservation
- Commercial, Industrial, Residential

ADM19-6845

LOT 44-COVES PH. 2

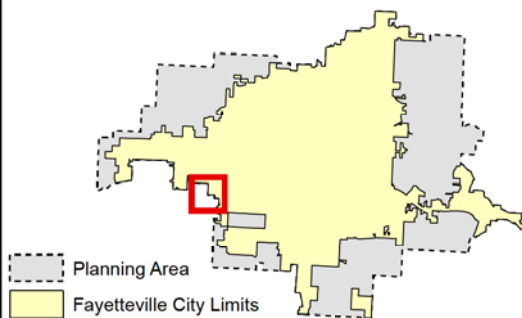
One Mile View



Subject Property

Legend

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



- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
 - RT-12 Residential Two and Three-family
 - RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
- INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
 - I-2 General Industrial
- EXTRACTION**
 - E-1
- COMMERCIAL**
 - Residential Office
 - C-1
 - C-2
 - C-3
- FORM BASED DISTRICTS**
 - Downtown Core
 - Urban Thoroughfare
 - Main Street Center
 - Downtown General
 - Community Services
 - Neighborhood Services
 - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
 - Commercial, Industrial, Residential
- INSTITUTIONAL**
 - P-1