

City of Fayetteville Staff Review Form

D. 5
 ADM 11-3994 (Forest
 Hills R-PZD Amendment No. 1)
 Page 1 of 10

City Council Agenda Items
 and
 Contracts, Leases or Agreements

12/6/2011

City Council Meeting Date
 Agenda Items Only

Jesse Fulcher
 Submitted By

Planning
 Division

Development Services
 Department

Action Required:

ADM 11-3994: Administrative Item (FOREST HILLS R-PZD Amendment No. 1); Submitted by MORRISON SHIPLEY for property located within the Forest Hills PZD. The request is for a major modification to the concept plan and zoning criteria for Planning Area 3, reducing the number of dwelling units from 354 to 240.

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
 Department Director 11/7/2011 Date

Ken King
 City Attorney 11-21-2011 Date

Musla Hextwood
 Finance and Internal Services Director 11/21/11 Date

Ann Maw
 Chief of Staff 11/22/11 Date

Donald Jordan
 Mayor 11/23/11 Date

Previous Ordinance or Resolution # _____
 Original Contract Date: _____
 Original Contract Number: _____

11-17-11 P05:17 RCVD
 Received in City Clerk's Office
Ken King

Received in Mayor's Office


Comments:

CITY COUNCIL AGENDA MEMO

To: Mayor Jordan, City Council

Thru: Jeremy Pate, Development Services Director &

From: Andrew Garner, Senior Planner

Date: November 16, 2011

Subject: ADM 11-3994 Forest Hills Planned Zoning District Amendment No. 1

RECOMMENDATION

Staff recommends approval of an ordinance to amend the concept plan and zoning criteria for the Forest Hills Planned Zoning District (PZD), reducing the number of multi-family dwelling units from 354 to 240 in Planning Area 3.

BACKGROUND

The Forest Hills PZD Master Development Plan contains approximately 82 acres located between Wedington Drive and Persimmon Street. The PZD approval granted by the City Council 2008 allows for a maximum of 600 dwelling units and approximately 206,000 square feet of nonresidential space within 5 separate planning areas. Each planning area outlines the allowable uses and densities, and provides the general location for access, circulation, building location, parking areas, etc. Detailed engineering plans are submitted as each planning area is developed.

The concept for Planning Area 3, The Trails at Forest Hills, was a multi-family condominium development with 22 buildings and a maximum density of 354 dwelling units on approximately 15 acres. A development group is interested in purchasing and developing the property, but with only three four-story buildings and 192 multi-family units. The modification to the design concept and reduction in density constitute major modifications and may only be approved by the City Council. The Zoning and Development Administrator may approve a reduction in density by up to 20% as a minor modification.

The current property owner is requesting to amend the approved concept plan for Planning Area 3, reducing the required number of dwelling units from 354 to 240. Reducing the density to 240 units will provide greater flexibility for the current owner if the purchase agreement does not occur, and will allow an administrative reduction to 192 units if the development group moves forward with the project.

DISCUSSION

None.

BUDGET IMPACT

None.

ORDINANCE NO.

AN ORDINANCE AMENDING A RESIDENTIAL PLANNED ZONING DISTRICT ENTITLED R-PZD 07-2793 FOREST HILLS TO REVISE THE CONCEPT PLAN AND ZONING CRITERIA FOR PLANNING AREA THREE, REDUCING THE NUMBER OF DWELLING UNITS FROM 354 UNITS TO 240 UNITS.

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

Section 1. That the zoning criteria booklet and plats for R-PZD 07-2793 Forest Hills are hereby amended to reflect the major modification to the concept plan and zoning criteria in Planning Area Three, reducing the number of dwelling units from 354 to 240, as reflected in Exhibit "A."

Section 2. That the Planned Zoning District ordinance and official zoning map of the City of Fayetteville, Arkansas, are hereby amended to reflect the zoning criteria change provided in Section 1 above.

PASSED and APPROVED this day of , 2011.

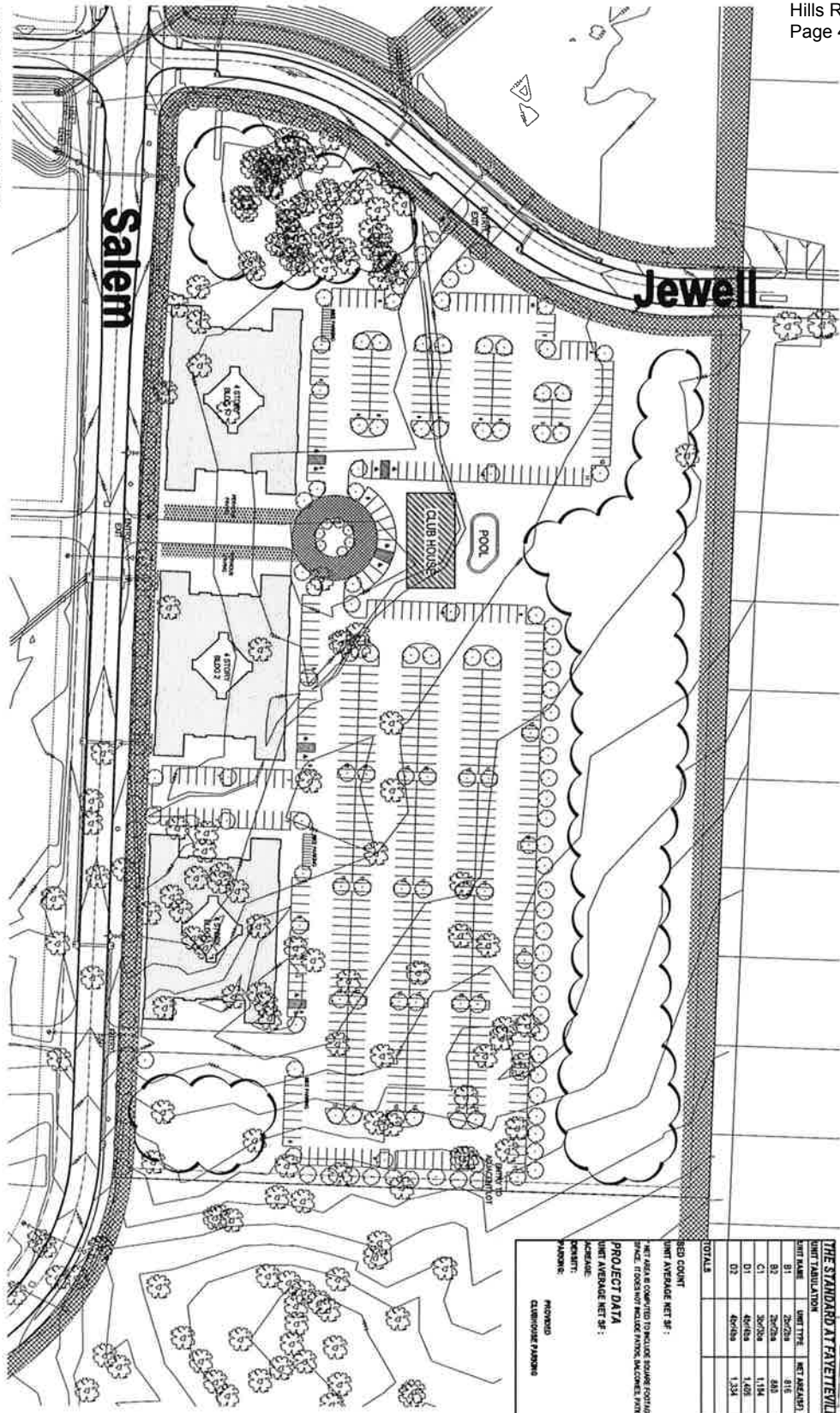
APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

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

Exhibit "A"



THE STANDARD AT FAYETTEVILLE 308 DEVELOPMENT GROUP

UNIT NAME	UNIT TYPE	NET AREA (SQ FT)	UNIT COUNT	PERCENTAGE	TOTAL AREA (SQ FT)	% DEVELOPMENT
B1	20/20A	816	48	25.00%	35,108	50.00%
B2	20/20A	880	48	25.00%	42,240	3.13%
C1	30/20A	1,184	6	3.13%	1,184	48.88%
D1	40/16A	1,405	42	21.88%	59,178	64.02%
D2	40/16A	1,354	48	25.00%	64,020	
TOTALS			182	100.00%	211,722	

NET AVERAGE NET SF: 579
1,159

PROJECT DATA
NET AVERAGE NET SF: 1,159 S.F.
ACREAGE: 14.11 ACRES
PLOT: 13.41 UNITS/ACRE
PARKING: 15 SPACES
PROPOSED CHANGEOVER PARKING: 1.8 SPACES/ACRE

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THE STANDARD AT FAYETTEVILLE
908 DEVELOPMENT GROUP
FAYETTEVILLE, AR
HP#A#1292



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5509 Poplar Road, Suite 300, Dallas, TX 75249 (972) 701-1833 (972) 701-2839
DALLAS OFFICE: (972) 701-1833
NEW ORLEANS OFFICE: (504) 581-1833
SAN ANTONIO OFFICE: (214) 343-1833

ARCHITECTURAL SITE PLAN



November 14, 2011

City of Fayetteville
Fayetteville City Council
125 W. Mountain St.
Fayetteville, AR 72701

**Re: Multi-Family Development at Forest Hills
Request to Amend PZD Criteria – Density and Layout**

Dear City Council,

On behalf of the property owner, Forest Hills Partners LLC, and the developer, 908 Development Group, we are requesting consideration to amend the criteria for density and layout in Planning Area 3, the multi-family portion of the Planned Zoning District (PZD). Forest Hills is located on the south side of Wedington Drive at Salem Road. The property was rezoned to PZD in June 2008 which established a density of 354 residential units for the multi-family development in the district designated for multi-family. The layout consisted of 22 three-story apartment buildings within this planning area. A copy of the PZD Master Land Development Plan is attached to this request for reference.

908 Development Group desires to purchase the property and develop the tract with a student housing complex consisting of 192 residential units in three four-story apartment buildings. We are requesting to reduce the density from 354 units to 240 units which will allow 908 Development Group to request a minor modification for the additional 20% reduction. This will allow Forest Hills Partners LLC greater flexibility if the purchase agreement does not occur. Forest Hills then could request a minor modification to increase the density by 20% to 288 units. A site layout for 908 Development Group is attached to this request.

Thank you for your consideration.

Sincerely,
Morrison-Shipley Engineers, Inc.

Heather M. Robason, P.E.
Project Manager

PLANNING AREA 3 – CONDOMINIUMS – “THE TRAILS AT FOREST HILLS”

The multi-family portion of Forest Hills will consist of an upscale apartment complex to be developed at a later date. The condominiums will be constructed at a density of 22.72 units per acre. The condominiums will have all the amenities that go along with a development of this type, including a pool, tennis courts, athletic courts, a clubhouse, and walking trails connected to other areas of Forest Hills.

A. Permitted Uses

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 26	Multi-family dwellings

B. 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 24	Home occupations

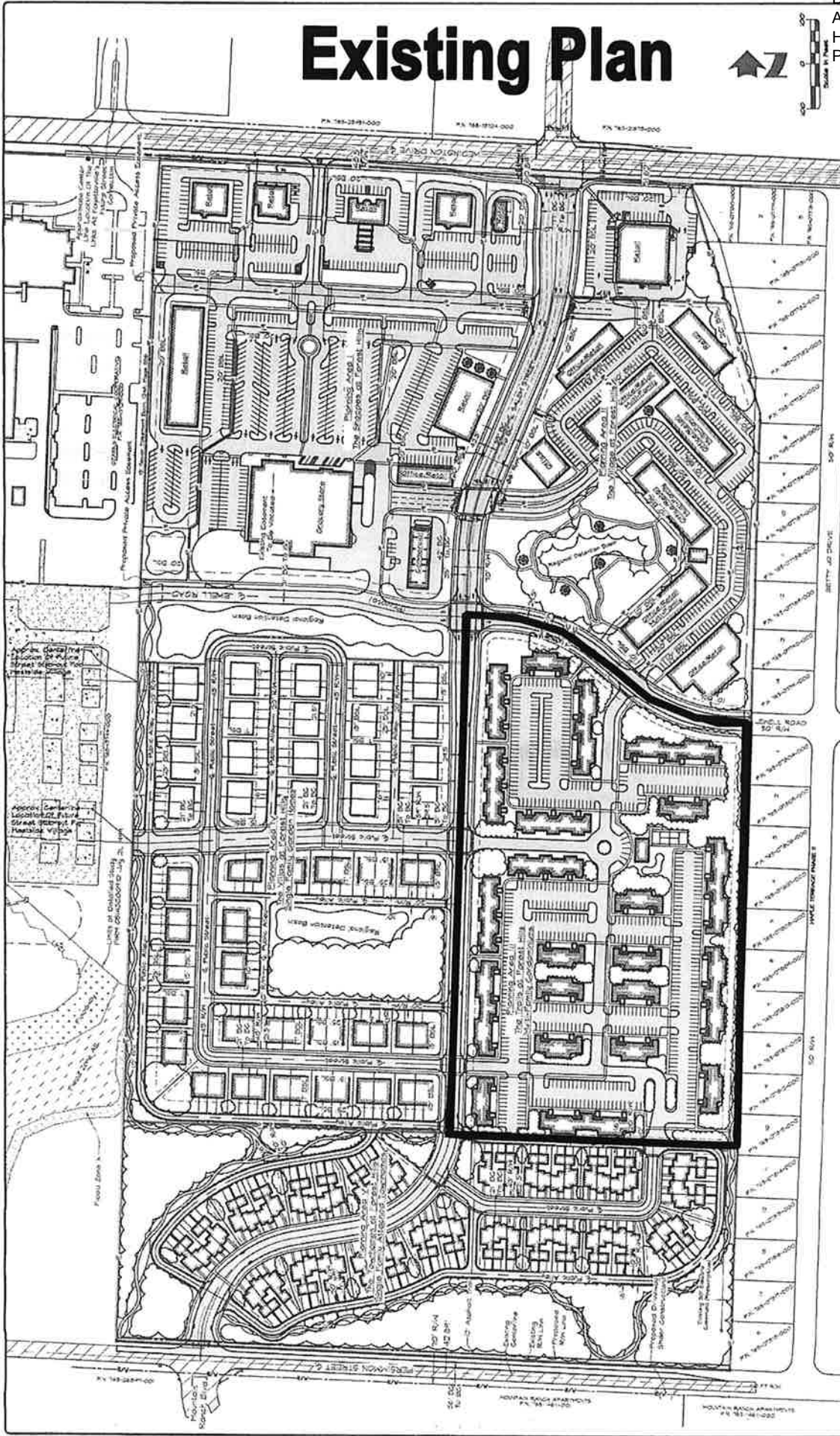
C. Residential Density and Non-Residential Intensity

Planning area acreage:	15.58 acres
Number of dwelling units:	354 units
Non-residential building square feet:	Not Applicable
Residential density:	22.72 units/acre
Non-residential intensity (square feet/acre):	Not Applicable

F O R E S T H I L L S

a mixed-use planned-zoning development

Existing Plan



MASTER LAND DEVELOPMENT PLAN
 Issued for Review

THE SHOPPES AND
 RESIDENCES AT FOREST HILLS
 Fayetteville, Washington County, Arkansas

Project No.	11-3994
Scale	AS SHOWN
Drawn By	GLD
Approved For	HWK
Project Name	4-4-08
Drawn By	HWK
Project No.	11-3994
Scale	AS SHOWN
Drawn By	HWK
Project Name	4-4-08
Drawn By	HWK
Project No.	11-3994
Scale	AS SHOWN
Drawn By	HWK
Project Name	4-4-08
Drawn By	HWK



MORRISON SHIPLEY
 ENGINEERS & SURVEYORS
 1407 E. Commercial Blvd. • Fayetteville, AR 72715 • 479.572.2228 • mshipley@msurvey.com

No.	Date
1	08/11/14
2	08/11/14
3	08/11/14
4	08/11/14
5	08/11/14
6	08/11/14
7	08/11/14
8	08/11/14
9	08/11/14
10	08/11/14



Mountain
 Ranch Blvd

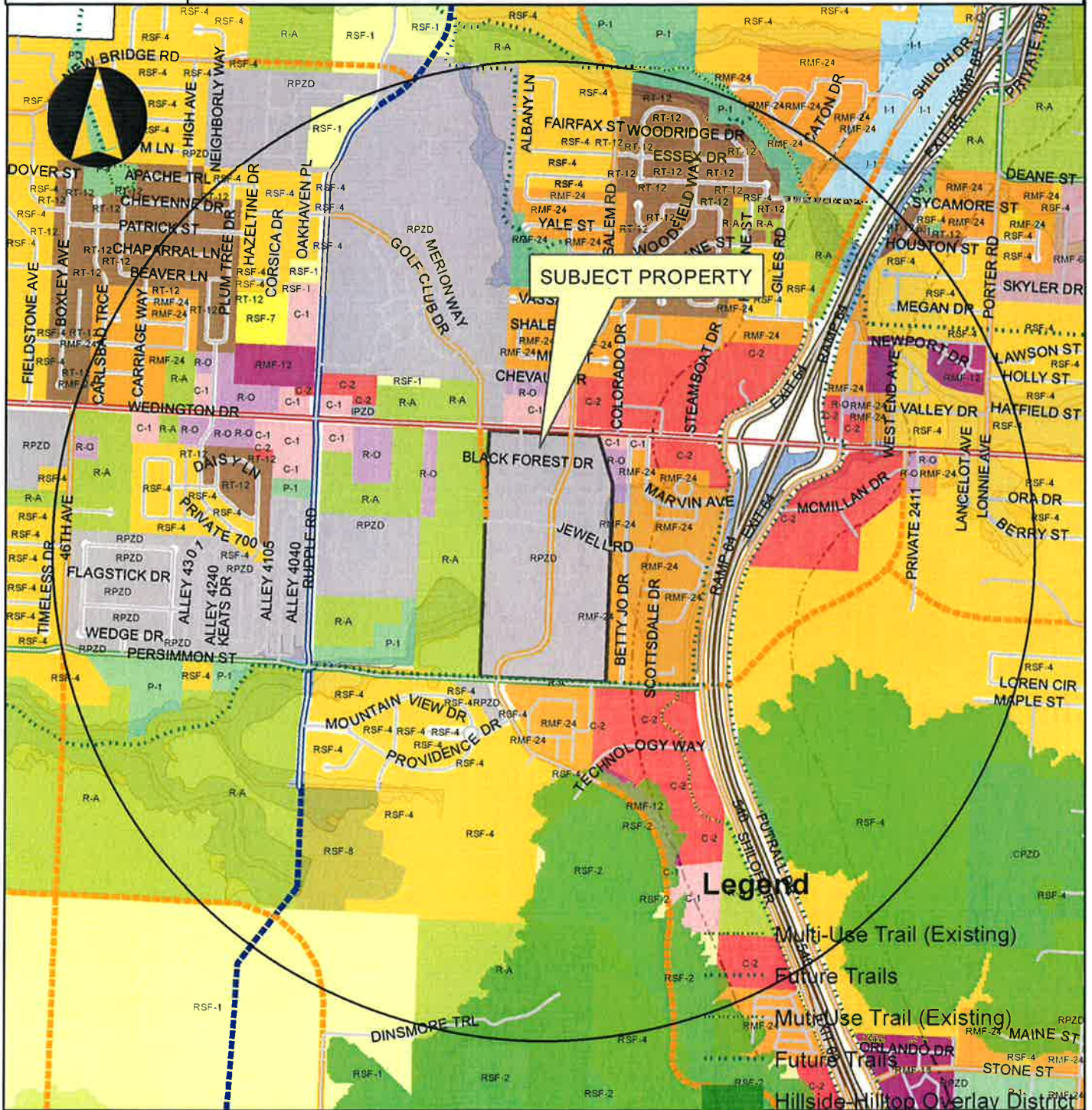
MORRISON SHIPLEY ENGINEERS & SURVEYORS <small>1000 W. Chalk Mountain Blvd. • Birmingham, AL 35218 • 205.963.1111 • www.morrisonshipleyma.com</small>		Date: 3-28-08 Drawn by: J. Williams Checked by: J. Williams Project No.: 11-3994	THE SHOPPES AND RESIDENCES AT FOREST HILLS Wedington Drive and Salem Road Fayetteville, Washington County, Arkansas	RENDERED SITE LAYOUT Issued for Review	Scale: 1" = 20' North Arrow
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Rendered Site Layout
FOREST HILLS
 a mixed-use planned zoning development

ADM11-3994

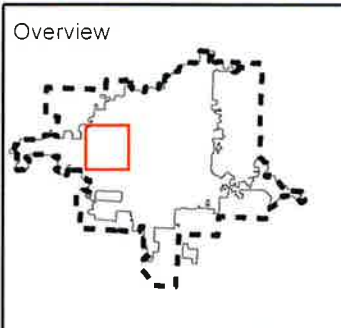
FOREST HILLS

One Mile View



Legend

- Multi-Use Trail (Existing)
- Future Trails
- Multi-Use Trail (Existing)
- Future Trails
- Hillside-Hilltop Overlay District



Legend

- Subject Property
- ADM11-3994
- Boundary
- ADM 11-3994
- Design Overlay District
- Planning Area
- Fayetteville

0 0.25 0.5 1

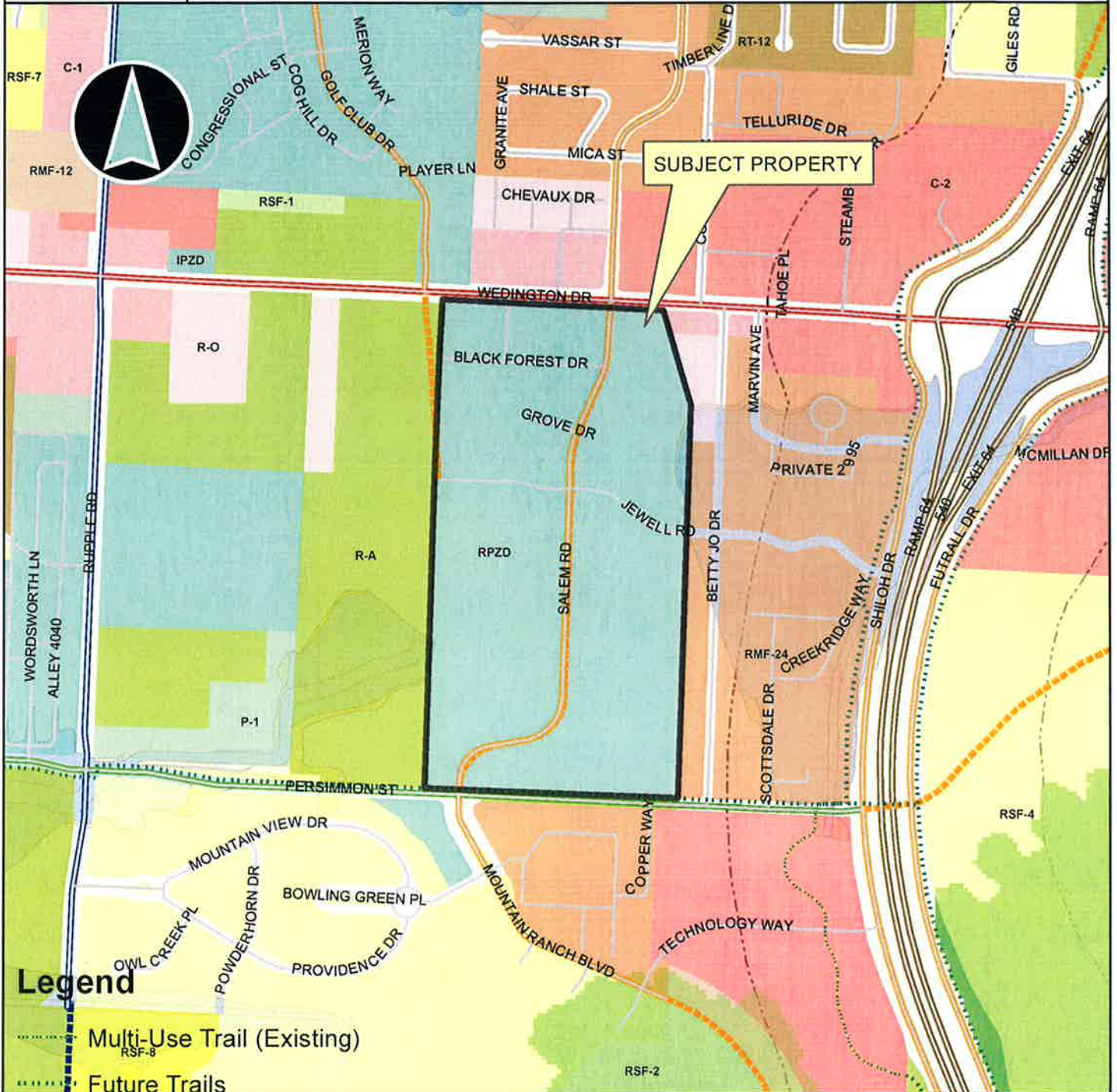
Miles

- ADM 11-3994
- Design Overlay District
- Planning Area
- Fayetteville

ADM11-3994

FOREST HILLS

Close Up View



Legend

- Multi-Use Trail (Existing)
- Future Trails

- Fayetteville City Limits
- ADM11-3994
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area

