

**City Council Agenda Items  
and  
Contracts, Leases or Agreements**

4/2/2013

City Council Meeting Date  
Agenda Items Only

Andrew Garner

Submitted By

Planning

Division

Development Services

Department

Action Required:

R-PZD12-4284: Residential Planned Zoning District (PARK HILL AT MOUNTAIN RANCH, 478): Submitted by JORGENSEN AND ASSOCIATES for property located at THE SOUTHWEST CORNER OF PERSIMMON STREET AND MOUNTAIN RANCH BOULEVARD, containing approximately 2.23 acres. The request is for zoning, land use, and preliminary plat approval for a Residential Planned Zoning District with 13 single-family dwellings.

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

[Signature] 03-15-13  
Department Director Date

Previous Ordinance or Resolution # \_\_\_\_\_

[Signature] 3-15-13  
City Attorney Date

Original Contract Date: \_\_\_\_\_

[Signature] 3/18/13  
Finance and Internal Services Director Date

Original Contract Number: \_\_\_\_\_

[Signature] 3/18/13  
Chief of Staff Date

03-15-13 A10:58 RCvd  
Received in City Clerk's Office  
[Signature]

[Signature] 3/18/13  
Mayor Date

Received in Mayor's Office  
ENTERED 3/15/13 PH

Comments:

Left on the Second Reading at the 4/16/13 CCmtg.  
Left on the First Reading at the 4/2/13 CCmtg.



www.accessfayetteville.org

**CITY COUNCIL AGENDA MEMO**

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**To:** Mayor Jordan, City Council  
**Thru:** Don Marr, Chief of Staff  
Jeremy Pate, Development Services Director *JP*  
**From:** Andrew Garner, Senior Planner  
**Date:** January 18, 2013  
**Subject:** 12-4284 R-PZD (Park Hill at Mountain Ranch)

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**RECOMMENDATION**

Staff and the Planning Commission recommend approval of an ordinance for zoning, land use, and preliminary plat approval of a residential planned zoning district for 13 single family dwellings.

**BACKGROUND**

The property contains approximately 2.23 acres and is located in the Mountain Ranch Phase I Subdivision at the southwest corner of Persimmon Street and Mountain Ranch Boulevard. Directly behind the subject lots are single-family lots; directly in front of the subject lots, across Mountain Ranch Boulevard, are four-story apartment buildings. Other developments in the area include the Ruppel Row Subdivision, Cross Keys, the Boys and Girls Club, and Owl Creek School.

In 2009 the City Council approved this same Planned Zoning District (R-PZD 09-3253). However, the approval has expired and the applicant is now proposing the same development.

In staff's opinion the requested zoning is compatible with surrounding land use and density and is consistent with the goals of City Plan 2030.

**DISCUSSION**

This item was heard at the Planning Commission meeting January 14, 2013. No public comment was presented at that meeting. The Planning Commission voted 7-0-0 in favor of this R-PZD request.

**BUDGET IMPACT**

None.

**ORDINANCE NO.**

AN ORDINANCE ESTABLISHING A RESIDENTIAL PLANNED ZONING DISTRICT TITLED R-PZD 12-4284, PARK HILL AT MOUNTAIN RANCH, LOCATED AT THE SOUTHWEST CORNER OF PERSIMMON STREET AND MOUNTAIN RANCH BOULEVARD; CONTAINING APPROXIMATELY 2.23 ACRES; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FAYETTEVILLE; AND ADOPTING THE ASSOCIATED MASTER DEVELOPMENT PLAN.

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

Section 1: That the zone classification of the following described property is hereby changed as follows:  
From R-PZD 09-3253 to R-PZD 12-4284 as shown in Exhibit "A" and depicted in Exhibit "B" attached hereto and made a part hereof.

Section 2: That the change in zoning classification is based upon the approved master development plan, development standards, statement of commitments and the conditions of approval as submitted, determined appropriate and approved by the City Council; further, that the conditions of approval shall be filed and available for viewing in the office of the City Clerk/Treasurer of the City of Fayetteville.

Section 3: That this ordinance shall take effect and be in full force at such time as all of the requirements of the master development plan have been met.

Section 4: That the official zoning map of the City of Fayetteville, Arkansas, is hereby amended to reflect the zoning change provided in Section 1 above.

**PASSED** and **APPROVED** this    day of    , 2013.

APPROVED:

ATTEST:

By: \_\_\_\_\_  
**LIONELD JORDAN**, Mayor

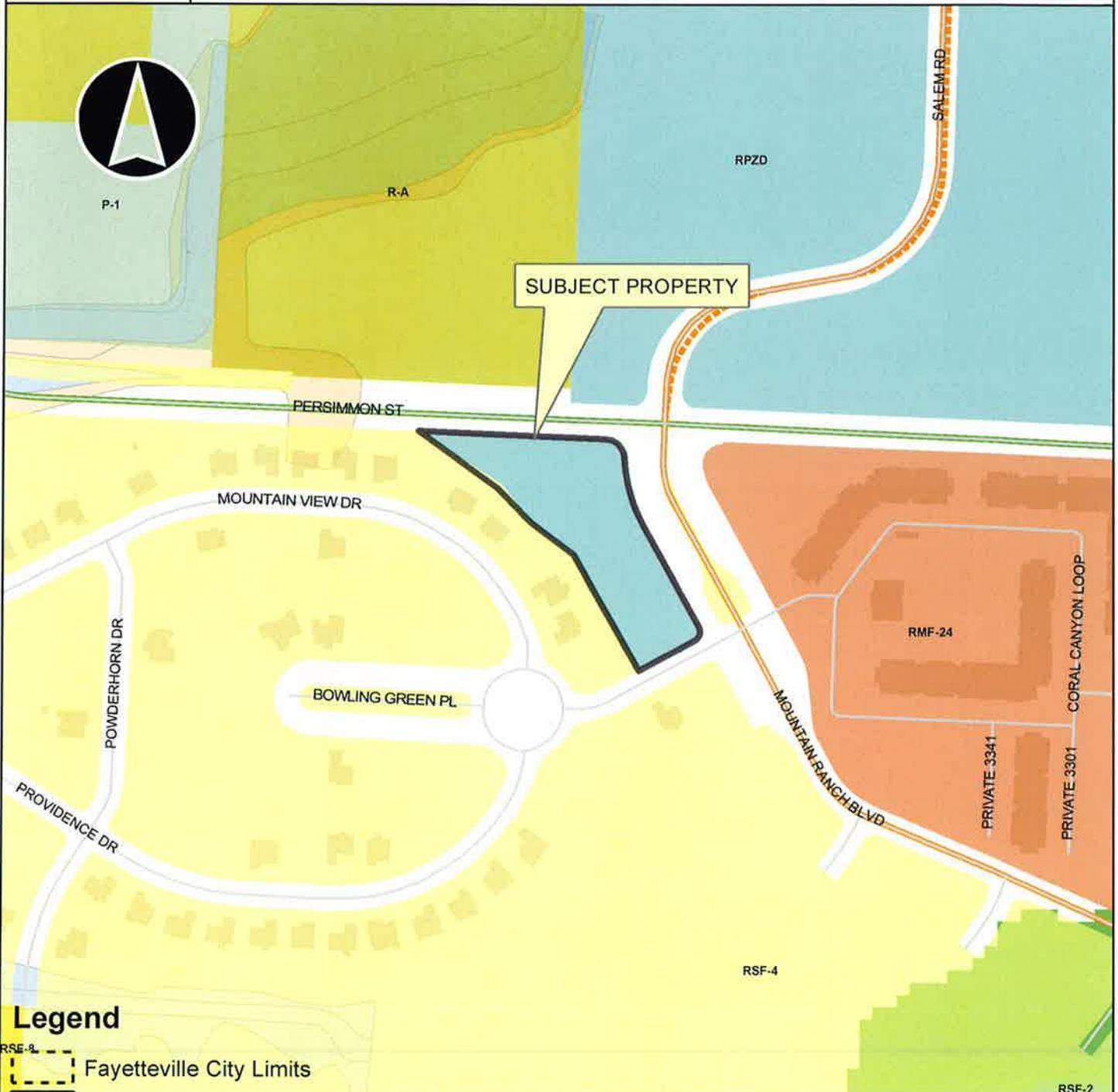
By: \_\_\_\_\_  
**SONDRA E. SMITH**, City Clerk/Treasurer

# EXHIBIT "A"

RPZD12-4284

## PARK HILL AT MOUNTAIN RANCH

Close Up View



### Legend

--- Fayetteville City Limits

Overview RPZD12-4284

Footprints 2010

Hillside-Hilltop Overlay District

Design Overlay District

Design Overlay District

Planning Area



**EXHIBIT "B"**  
**R-PZD 12-4284**

ALL OF LOTS 94,95,96,97 AND 118 AND A PART OF THE LOTS 87,88,89 AND 90 OF MOUNTAIN RANCH SUBDIVISION PHASE 1 AS PER PLAT OF FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 87 THENCE S87°34'55"E 377.13 FEET, THENCE ALONG A CURVE TO THE RIGHT 59.18 FEET, SAID CURVE HAVING A RADIUS OF 40.00 FEET AND CHORD BEARING OF S45°11'51"E 53.93 FEET, THENCE ALONG A CURVE TO THE LEFT 148.16 FEET, SAID CURVE HAVING A RADIUS OF 327.50 FEET AND A CHORD BEARING OF S15°46'23"E 146.90 FEET, THENCE S28°43'59"E 230.79 FEET, THENCE ALONG A CURVE TO THE RIGHT 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET AND CHORD BEARING OF S16°16'01"W 28.28 FEET, THENCE S61°16'01"W 129.91 FEET, THENCE N28°43'59"W 269.34 FEET, TO THE NE CORNER OF LOT 91, THENCE N52°21'16"W 108.74 FEET, THENCE N37°34'07"W 98.00 FEET, THENCE N57°37'46"W 199.82 FEET TO THE P.O.B.; CONTAINING 2.23 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

**CONDITIONS OF APPROVAL:****R-PZD 12-4284**

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**Conditions of Approval:**

1. Planning Commission determination of project phasing. The applicant proposes the following phasing:
  - Phase I lots 11 - 13. The lots in this phase currently have access to public water and sewer. No infrastructure improvements would be constructed prior to final plat for this phase. A final plat for Phase I would be processed and recorded immediately after the R-PZD approval. The shared driveway/alley access for the lots in Phase I shall be bonded at 150% the estimated cost prior to the City signing the Final Plat. The alley/driveway shall be constructed with the residences in Phase I. The final Certificate of Occupancy for these homes shall be contingent upon the driveway/alley being completed.
  - Phase II Lots 1 - 10. This second phase would be platted in accordance with the standard timeframe required in the Unified Development Code.
2. The back yards of Lots 87-90 in Mountain Ranch I Final Plat are located within the PZD boundary. Appropriate action need to be completed to create the legal lot for the PZD; this could be either a separate property line adjustment/replat prior to the PZD final plat, or a combined PZD final plat/replat Mountain Ranch Phase I.
3. Buildings shall be constructed to be consistent with the elevations and concepts depicted in the building elevations in the booklet. Building elevations will be reviewed at the time of building permit to ensure compliance. All homes shall be designed with a “front façade” fronting onto the adjacent public street and to have varied facades to provide variety within the overall development.
4. No curb cuts or driveway access shall be allowed other than off of the private alley, as indicated on submitted plans.
5. All common property shall be unbuildable and shall be owned and maintained by the Property Owners Association.
6. Signs shall be permitted in accordance with Chapter 174 of the Fayetteville Unified Development Code for RSF-4 zoning districts, which includes the provision for an area sign as defined in Chapter 151.
7. The existing 40-foot utility easement crossing Lots 2 and 3 shall be vacated prior to the City signing the final plat for those lots. A separate Vacation application is required to be submitted and processed in the standard process. Any existing utilities located in the subject utility easement shall be relocated at the owner’s expense.
8. The Master Development Plan, Statement of Commitments and Architectural Standards submitted by the applicant shall be considered binding and tied to the zoning of the property. Conditions of approval as noted herein and other requirements placed upon the project with review of the Master Development Plan – Planned Zoning District by the City Council shall also be binding.

B. 2  
R-PZD 12-4284 (Park Hill at Mountain Ranch)  
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**CONDITIONS OF APPROVAL:**

**R-PZD 12-4284**

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9. On January 7, 2013, the Park and Recreation Advisory Board (PRAB) reviewed the project and recommended accepting money in lieu for 13 single family units to satisfy the park land dedication ordinance due to the development's proximity to Dale Clark Park and Shiloh Trail. Fees have been paid for five single family lots with the Final Plat of Mountain ranch Phase I. Fees in the amount of \$7,360 are due for the remaining lots prior to final plat.
10. Conditions of approval from Engineering, Solid Waste, Urban Forestry, and the Parks Departments are included in the official conditions of approval, attached herein.
11. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives - AR Western Gas, SWBT, Ozarks, SWEPCO, Cox Communications).
12. Impact fees for water, sewer, police and fire shall be paid in accordance with City ordinance.
13. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with City's current requirements.
14. All overhead electric lines 12kv and under shall be relocated underground. All proposed utilities shall be located underground.
15. Street lights shall be installed adjacent to all public and private streets (not alleys), with a separation of no greater than 300 feet.
16. All exterior lighting is required to comply with the City's lighting ordinance. A lighting plan and cut-sheets of the proposed exterior light fixtures shall be required to be approved by Planning Staff prior to building permit.
17. Prior to the issuance of a building permit the following is required:
  - a. Grading and drainage permits
  - b. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance.
  - c. Separate easement plat for this project that shall include the tree preservation area.
  - d. Project Disk with all final revisions
  - e. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and

**CONDITIONS OF APPROVAL:**

**R-PZD 12-4284**

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protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.



PC Meeting January 14, 2013

THE CITY OF FAYETTEVILLE, ARKANSAS

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

**PLANNING DIVISION CORRESPONDENCE**

TO: Fayetteville Planning Commission  
FROM: Andrew Garner, Senior Planner  
Glenn Newman, Staff Engineer  
THRU: Jeremy Pate, Development Services Director  
DATE: ~~January 7, 2013~~ *Updated January 18, 2013*

**R-PZD 12-4284: Planned Zoning District (PARK HILL AT MOUNTAIN RANCH, 478):**  
Submitted by JORGENSEN AND ASSOCIATES, INC. for property located at the SOUTHWEST CORNER OF PERSIMMON STREET AND MOUNTAIN RANCH BOULEVARD. The property is zoned R-PZD 09-3253 and contains approximately 2.23 acres. The request is for Zoning, Land Use, and Preliminary Plat approval for a Residential Planned Zoning District with 13 single family dwellings. Planner: Andrew Garner

**Findings:**

*Property Description:* The property contains approximately 2.23 acres and is located in the Mountain Ranch Phase I Subdivision at the southwest corner of Persimmon Street and Mountain Ranch Boulevard. Directly behind the subject lots are single-family lots; directly in front of the subject lots, across Mountain Ranch Boulevard, are four-story apartment buildings. Other developments in the area include the Ruppel Row Subdivision, Cross Keys, the Boys and Girls Club, and Owl Creek School.

**Table 1  
Surrounding Land Use and Zoning**

Direction	Land Use	Zoning
North	Vacant	R-A, Residential Agricultural, C-PZD (Forest Hills)
South and West	Single family residential	RSF-4, Residential Single Family, 4 units/acre
East	Mountain Ranch Apartments	RMF-24, Residential Multi-Family, 24 units/acre

*Background:* In 2009 the City Council approved this same Planned Zoning District (R-PZD 09-3253). However, the approval has expired and the applicant is now proposing the same development.

*Proposal:* The applicant has submitted a request for a Residential Planned Zoning District (R-PZD) for the subject property, proposing 13 single-family lots and one un-developable lot for a park area.

*Adjacent Master Street Plan Streets:* Persimmon Street (Collector Street), Mountain Ranch Boulevard (Collector Street), and Providence Drive (Local Street).

*Access and connectivity:* Access to the single-family dwellings is provided by a rear alley accessed from Mountain Ranch Boulevard and Providence Drive.

*Right-of-way to be dedicated:* All adjacent streets have been improved and meet the Master Street Plan right-of-way requirements.

*Phasing:* The applicant proposes to plat and develop the subdivision in two phases.

Phase I. The first phase is lots 11 - 13 which currently have access to public water and sewer. A final plat for this first phase would be processed and recorded immediately after the R-PZD approval, with no infrastructure required. The shared driveway/alley access for the lots in Phase I are proposed to be constructed with the homes, with public improvement bonds for the shared alley in place prior to building permit. The final Certificate of Occupancy for these homes shall be contingent upon the driveway/alley being completed.

Phase II. This second phase (lots 1 – 10) would be platted in accordance with the standard timeframe required in the Unified Development Code.

*Water & Sewer:* The subject property has access to public water and sewer service.

<i>Tree Preservation:</i>	Existing Canopy:	0%
	Preserved Canopy:	0%
	Required Canopy:	25%
	Mitigation:	None

*Public Comment:* Two members of the public asked questions at the January 3, 2013 Subdivision Committee meeting.

**Recommendation:** Staff recommends forwarding **R-PZD 12-4284** to the City Council with a recommendation of approval, subject to the following conditions:

**Conditions of Approval:**

1. Planning Commission determination of project phasing. The applicant proposes the following phasing:
  - Phase I lots 11 - 13. The lots in this phase currently have access to public water and sewer. No infrastructure improvements would be constructed prior to final plat for this phase. A final plat for Phase I would be processed and recorded immediately after the R-PZD approval. The shared driveway/alley access for the lots in Phase I shall be bonded at 150% the estimated cost prior to the City signing the Final Plat. The alley/driveway shall be constructed with the residences in Phase I. The final Certificate of Occupancy for these homes shall be contingent upon the driveway/alley being completed.

- Phase II Lots 1 - 10. This second phase would be platted in accordance with the standard timeframe required in the Unified Development Code.

*Staff recommends in favor of the proposed phasing.*

**THE PLANNING COMMISSION DETERMINED IN FAVOR OF THIS CONDITION  
(01-14-2013).**

2. The back yards of Lots 87-90 in Mountain Ranch I Final Plat are located within the PZD boundary. The owners of these lots have signed the PZD application. Appropriate action need to be completed to create the legal lot for the PZD; this could be either a separate property line adjustment/replat prior to the PZD final plat, or a combined PZD final plat/replat Mountain Ranch Phase I.
3. Buildings shall be constructed to be consistent with the elevations and concepts depicted in the building elevations in the booklet. Building elevations will be reviewed at the time of building permit to ensure compliance. All homes shall be designed with a “front façade” fronting onto the adjacent public street and to have varied facades to provide variety within the overall development.
4. No curb cuts or driveway access shall be allowed other than off of the private alley, as indicated on submitted plans.
5. All common property shall be unbuildable and shall be owned and maintained by the Property Owners Association.
6. Signs shall be permitted in accordance with Chapter 174 of the Fayetteville Unified Development Code for RSF-4 zoning districts, which includes the provision for an area sign as defined in Chapter 151.
7. The existing 40-foot utility easement crossing Lots 2 and 3 shall be vacated prior to the City signing the final plat for those lots. A separate Vacation application is required to be submitted and processed in the standard process. Any existing utilities located in the subject utility easement shall be relocated at the owner’s expense.
8. The Master Development Plan, Statement of Commitments and Architectural Standards submitted by the applicant shall be considered binding and tied to the zoning of the property. Conditions of approval as noted herein and other requirements placed upon the project with review of the Master Development Plan – Planned Zoning District by the City Council shall also be binding.
9. On January 7, 2013, the Park and Recreation Advisory Board (PRAB) reviewed the project and recommended accepting money in lieu for 13 single family units to satisfy the park land dedication ordinance due to the development’s proximity to Dale Clark Park and Shiloh Trail. Fees have been paid for five single family lots with the Final Plat of Mountain ranch Phase I. Fees in the amount of \$7,360 are due for the

remaining lots prior to final plat.

10. Conditions of approval from Engineering, Solid Waste, Urban Forestry, and the Parks Departments are included in the official conditions of approval, attached herein.

**Standard Conditions of Approval:**

11. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives - AR Western Gas, SWBT, Ozarks, SWEPCO, Cox Communications).
12. Impact fees for water, sewer, police and fire shall be paid in accordance with City ordinance.
13. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with City's current requirements.
14. All overhead electric lines 12kv and under shall be relocated underground. All proposed utilities shall be located underground.
15. Street lights shall be installed adjacent to all public and private streets (not alleys), with a separation of no greater than 300 feet.
16. All exterior lighting is required to comply with the City's lighting ordinance. A lighting plan and cut-sheets of the proposed exterior light fixtures shall be required to be approved by Planning Staff prior to building permit.
17. Prior to the issuance of a building permit the following is required:
  - a. Grading and drainage permits
  - b. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance.
  - c. Separate easement plat for this project that shall include the tree preservation area.
  - d. Project Disk with all final revisions
  - e. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

Planning Commission Action:       Tabled       Forwarded       Denied

Motion: Chesser  
Second: Pennington  
Vote: 7-0-0

Meeting Date: **January 14, 2013**

Comments: \_\_\_\_\_

The "Conditions of Approval" listed in the report above are accepted in total without exception by the entity requesting approval of this development item.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## Findings associated with R-PZD 12-4284 (Park Hill at Mountain Ranch)

### Sec. 166.06. Planned Zoning Districts (PZD)

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#### *(E) Approval or Rejection Criteria for Planned Zoning Districts*

The following criteria shall be considered by the Planning Commission and City Council in the review of a planned zoning district application based on the proposed master development plan:

- (1) Whether the application is in compliance with the requirements of the UDC and the City Plan 2030;

**FINDING:** Staff finds the application to be in compliance with the Master Development Plan-Planned Zoning District criteria established by the City Council. City Plan 2030 designates this site as a Residential Neighborhood Area. The proposed zoning and development criteria encourage a layout that promotes walkability and traditional residential urban design. Rezoning this property to R-PZD 12-4284 with single-family dwelling units at an average density of 6 units per acre is consistent with the land use plan and the surrounding land uses including multi-family to the east and single-family and undeveloped land uses to the west, south, and north.

**Goal 2: We will discourage suburban sprawl.** Staff finds that the proposed development is an infill project that promotes walkability in close proximity to a public school, a community center, and future non-residential services and will utilize existing infrastructure and city services that are nearby while protecting the integrity of the predominantly single-family residential neighborhood to the east.

**Goal 3: We will make traditional town form the standard.** Staff finds that the proposed development supports the City's goal to promote traditional town form, contributing to a variety of housing types and lot sizes in close proximity to a future commercial node in a developing neighborhood.

**Goal 6: We will create opportunities for attainable housing.** Staff finds that the proposed development, with smaller lot and home sizes than a typical RSF-4 subdivision, contributes to the City's goal to create opportunities for attainable housing by adding to the variety of housing types that are being constructed in the neighborhood.

- (2) Whether the application is in compliance with all applicable statutory provisions;

**FINDING:** The application has been reviewed and found to be in compliance with all applicable statutory provisions.

- (3) Whether the general impact of the rezoning would adversely impact the provision of public facilities and services;

**FINDING: The impact of the rezoning and subsequent development would not adversely impact public services and facilities in the surrounding areas. Sufficient infrastructure has been installed to accommodate the addition of 13 single-family dwellings.**

(4) Whether the rezoning is compatible with the surrounding land uses;

**FINDING: The rezoning for detached single family homes is compatible with the surrounding land uses including multi-family to the east and single-family and undeveloped land uses to the west, south, and north.**

(5) Whether the subject land is suitable for the intended use and is compatible with the natural environment;

**FINDING: The intended single family residential use is suitable for the subject property which is flat without tree canopy or significant natural features.**

(6) Whether the intended land use would create traffic congestion or burden the existing road network;

**FINDING: Any additional development in the area will increase the amount of traffic on the adjacent public streets; however, the overall density would not create an appreciable amount of traffic above that which can be managed with the streets in the area.**

(7) Whether the planned development provides for unified development control under a unified plan;

**FINDING: The project booklet and plans provide for a unified development under a unified development plan.**

(8) Whether any other recognized zoning consideration would be violated in this PZD.

**FINDING: No other zoning considerations are proposed to be violated.**

#### **Sec. 161.29 Planned Zoning District**

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(A) Purpose. The intent of the Planned Zoning District is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or mixed-use planned development and to permit the combination of development and zoning review into a simultaneous process. The rezoning of property to the PZD may be deemed appropriate if the development proposed for the district can accomplish one or more of the following goals:

(1) Flexibility. Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.

- (2) Compatibility. Providing for compatibility with the surrounding land uses.
- (3) Harmony. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- (4) Variety. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
- (5) No negative impact. Does not have a negative effect upon the future development of the area;
- (6) Coordination. Permit coordination and planning of the land surrounding the PZD and cooperation between the city and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
- (7) Open space. Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
- (8) Natural features. Maximum enhancement and minimal disruption of existing natural features and amenities.
- (9) General Plan. Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding policies of the General Plan.
- (10) Special Features. Better utilization of sites characterized by special features of geographic location, topography, size or shape.

**FINDING:** Staff finds that the proposed development is compatible with the surrounding and adjacent land uses and will be beneficial to the community. Staff finds this proposal meets the intent of many of the parameters of the City Plan 2030, as well as the above criteria, including flexibility in density, compatibility with surrounding land uses and integration of a varied housing type and lot size. The proposal best fits the flexibility and variety goals of the intent of the Planned Zoning District, offering detached single-family housing types with reduced setback requirements, recreational green space, a variety of lot dimensions compared with the surrounding neighborhood.

The following guiding policies within Residential Neighborhood Areas are applicable to this development, and help to achieve the nine primary goals of the City Plan 2030:

***Residential Neighborhood Areas:***

- a. *Where possible, encourage a block-and-street layout that promotes walkable, cyclist-friendly road designs with slow design speeds.*
- b. *Utilize principles of traditional residential urban design to create compatible, livable, and accessible neighborhoods.*

- c. *Discourage design elements that prohibit complete, compact, connected neighborhoods such as cul-de-sacs, gated communities, etc.*
- d. *Minimize through traffic on minor residential streets, while providing connections between neighborhoods to encourage openness and neighborliness.*
- e. *Site new residential areas accessible to roadways, alternative transportation modes, community amenities, infrastructure, and retail and commercial goods and services.*

(B) Rezoning. Property may be rezoned to the Planned Zoning District by the City Council in accordance with the requirements of this chapter and Chapter 166, Development. Each rezoning parcel shall be described as a separate district, with distinct boundaries and specific design and development standards. Each district shall be assigned a project number or label, along with the designation "PZD". The rezoning shall include the adoption of a specific master development plan and development standards.

(C) *R – PZD, Residential Planned Zoning District.*

(1) *Purpose and intent.* The R-PZD is intended to accommodate mixed-use or clustered residential developments and to accommodate single-use residential developments that are determined to be more appropriate for a PZD application than a general residential rezone. The legislative purposes, intent, and application of this district include, but are not limited to, the following:

- (a) To encourage a variety and flexibility in land development and land use for predominately residential areas, consistent with the city's City Plan 2030 and the orderly development of the city.
- (b) To provide a framework within which an effective relationship of different land uses and activities within a single development, or when considered with abutting parcels of land, can be planned on a total basis.
- (c) To provide a harmonious relationship with the surrounding development, minimizing such influences as land use incompatibilities, heavy traffic and congestion, and excessive demands on planned and existing public facilities.
- (d) To provide a means of developing areas with special physical features to enhance natural beauty and other attributes.
- (e) To encourage the efficient use of those public facilities required in connection with new residential development.

**FINDING: The proposed planned zoning district with smaller single family lots will allow variety in land use in a predominantly RSF-4-zoned residential area consistent with City Plan 2030. It will also promote an effective relationship between different, but compatible land uses including the Mountain Ranch Apartments to the east and suburban single**

**family homes to the west. The project provides suitable transition between these different land uses. The project will not result in heavy traffic or excessive demands on existing public facilities. This is a flat site with no tree canopy or natural features to be preserved.**

- (2) *Permitted Uses.* All permitted uses identified within §162 Use Units of the Unified Development Code shall be allowed as permissible uses, unless otherwise specified, subject to City Council approval of the Planned Zoning District request.
- (3) *Conditional Uses.* All conditional uses allowed within (Residential, Commercial, Industrial) zoning Districts established in the Unified Development Code shall be allowed with Planning Commission approval, unless otherwise specified, subject to the code governing Conditional Use requests.
- (4) *Condition.* In no instance shall the residential use area be less than fifty-one percent (51%) of the gross floor area within the development.

**FINDING: The residential uses on this property will be at least fifty-one percent of the gross floor area within the development.**

(F) ***Bulk and area regulations***

- (1) *Residential density.* Residential densities shall be determined on the basis of the following considerations:
  - (a) The densities of surrounding development;
  - (b) the densities allowed under the current zoning;
  - (c) the urban development goals and other policies of the city's General Plan;
  - (d) the topography and character of the natural environment; and
  - (e) the impact of a given density on the specific site and adjacent properties.
- (2) *Lot area and setback requirements.* Taking into consideration the unique aspects of each project, preliminary development plans for Planned Zoning Districts shall conform as closely as possible to the existing standards for lot area minimums and setback requirements under this chapter.
- (3) *Building height.* There shall be no maximum building height except as may be determined by the Planning Commission during the review of the preliminary development plan based on the uses within the development and the proximity of the development to existing or prospective development on adjacent properties. A lesser height may be established by the Planning Commission when it is deemed necessary to provide adequate light and air to adjacent property and to protect the visual quality of the community.
- (4) *Building area.* The Planning Commission shall review specific proposed lot coverages which generally correspond to the guidelines for lot coverage in the respective

residential, office, commercial or industrial district which most depicts said development scheme.

### **Required Findings for Rezoning Request.**

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#### **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 proposed R-PZD is consistent with the City's Residential Neighborhood Area land use designation to encourage traditional neighborhood development as these homes will be placed close to the street with a rear-access private alley. Staff finds that the proposal complies with Goal 2 to discourage sprawl with development that utilizes existing city infrastructure. Additionally, staff finds that the proposal supports Goal 3 to make traditional town form the standard by proposing narrow, alley-loaded lots. The proposed zoning district introduces a variety of housing types into the neighborhood as the surrounding Mountain Ranch neighborhood are all front-loaded, standard RSF-4 lots of about 0.25-acres. The site is within walking distance to community services (Boys and Girls Club and Owl Creek School). Finally, staff finds that the proposal complies with Goal 6 to create opportunities for attainable housing. Staff finds that attainable housing can and should be encouraged through the creation of a variety of housing types within a single neighborhood development, rather than concentrating attainable house in a separate development.

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

**FINDING:** Staff finds the proposed zoning is justified and needed. The existing PZD zoning has expired and needs to be re-approved before any development may occur. In this corner location at the intersection of two Collector Streets, a development with a higher density and intensity than the low-density RSF-4 zoning district to the west and south should be encouraged. The proposed PZD and its associated lot layout and development standards ensure the surrounding neighbors, elected and appointed officials that the development will be required to meet the standards proposed. A general rezoning to a higher density residential zoning would also be appropriate in this location, in staff's opinion.

3. 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:** Staff finds this proposal to increase the density from 4 dwelling units/acre to 6 dwelling units/acre for approximately 2.23 acres will not create or appreciably increase traffic danger and congestion. Additionally, staff finds that the proposal to provide only

**one curb cut onto Persimmon Street and one curb cut onto Providence Drive, for a total of two curb cuts, significantly decreases potential traffic danger and congestion in comparison to the five curb cuts that are currently allowed for the existing five single-family lots.**

4. 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: Not applicable; staff is recommending approval of the request.**



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THE CITY OF FAYETTEVILLE, ARKANSAS



POLICE DEPARTMENT

100-A West Rock Street

Fayetteville, AR 72701

P (479) 587-3555 F (479) 587-3522

## MEMORANDUM

To: Jeremy Pate

From: Captain Kenny Yates

Date: 1/2/13

Subject: RZN 12-4284

This document is in response to the request for comments on proposed R-PZD (Park Hill at Mountain Ranch, 478) submitted by Jorgensen and Associates, for property located at the SW corner of Persimmon Street and Mountain Ranch Boulevard.

It is the opinion of the Fayetteville Police Department that this R-PZD (12-4284)), will not substantially alter the population density. This R-PZD will not create an appreciable or undesirable increase in the load on police services and will not create an appreciable increase in traffic danger and congestion.



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TO: Planning Division  
FROM: Carole Jones, Park Planner II  
DATE: December 27, 2012  
SUBJECT: Parks & Recreation Subdivision Committee Review Comments

\*\*\*\*\*

Meeting Date: January 3, 2013  
Item: PZD 12-4284 (Park Hill at Mountain Ranch, 478)  
Park District: SW  
Zoned: R-PZD  
Billing Name & Address: Cobblestone Homes  
P.O. Box 180428  
Fort Smith, AR 72918

	<u>Current Land Dedication Requirement</u>		<u>Money in Lieu</u>
Single Family	_____ @ 0.023 acre per unit = _____ acres	8	@ \$920 per unit = \$7,360
Multi Family	_____ @ 0.014 acre per unit = _____ acres	_____	@ \$560 per unit = \$ _____

COMMENTS:

- On June 1, 2009 PRAB reviewed the project and recommended accepting money in lieu for 13 single family units to satisfy the park land dedication ordinance due to the development's proximity to Dale Clark Park and Shiloh Trail.
- The project is scheduled to be reviewed again by PRAB at the January 7, 2013 meeting.
- Fees have been paid for five single family lots with the Final Plat of Mountain Ranch Phase I.
- Fees in the amount of \$7,360 are due for the remaining eight lots.
- The actual amount of fees will be based on the type (single family or multi-family) and number of units. Fees must be paid prior to signing of final plat or issuing of building permits.



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THE CITY OF FAYETTEVILLE, ARKANSAS



PARKS AND RECREATION DIVISION  
1455 S Happy Hollow Rd  
Fayetteville, AR 72701  
P (479) 444-3471 F (479) 521-7214

TDD (Telecommunications Device for the Deaf)  
(479) 521-1316

URBAN FORESTRY DIVISION

LANDSCAPE REGULATIONS – Chapter 177

To: Jorgensen  
From: Megan Dale, Urban Forester/Landscape Administrator  
CC: Quin Thompson, Current Planner  
Date: 3 January 2013  
Subject: PZD 12-4284: Park Hill Subdivision Review Comments

Applicable Requirements:

N/A	<b>Site Development &amp; Parking Lot Standards</b>
Y	<b>Street Tree Planting Standards</b>
N/A	<b>Stormwater Facilities</b>

Plan Checklist:

Y= submitted by applicant  
N=required by City Code but not included on submitted plan  
NA= not applicable

Tech Plat	SC	PC	
			<b>All Landscape Plans</b>
N	N	NA	Irrigation notes either automatic or hose bib 100' o.c. (177.03A.7.g & 177.04.B.3.a)
N	N	NA	Species of plant material identified (177.03.A.7.d & e)
N	N	NA	Size of plant material at time of installation indicated minimum size 2" caliper for trees and 3 gal. shrubs (177.03.A.7.b & c)
N	N	NA	Soil amendments notes include that soil is amended and sod removed (177.03.C.6.b)
N	N	NA	Mulch notes indicate organic mulching around trees and within landscape beds (177.03.C.6.c & d)
N	N	NA	LSD and Subdivisions plans stamped by a licensed Landscape Architect, others by Landscape Designer (177.03.B)
NA	NA	NA	Planting bed contained by edging (177.03.C.6.f)
N	N	NA	Planting details according to Fayetteville's Landscape Manual (177.03.C.6.g)

THE CITY OF FAYETTEVILLE, ARKANSAS

Tech Plat	SC	PC	
			<b>Site Development &amp; Parking Lot Standards</b>
NA	NA	NA	<b>Wheel stops/ curbs</b> (177.04.B.1)
NA	NA	NA	<b>Interior landscaping</b> (177.04.C) <i>Narrow tree lawn (8' min width, 37.5' min length/ 1 tree per 12 spaces) OR  Tree island (8' min. width, 18.7' min. length/1 tree per 12 spaces)  All parking lot trees must be deciduous (177.04.C.3)</i>
NA	NA	NA	<b>Placement of Trees</b> (177.04.C.2) <i>Either side at points of access (entrance/exit)</i>
NA	NA	NA	<b>Perimeter landscaping</b> (177.04.D) <i>Side and rear property lines (5' wide landscaped)  Front property line (15' wide landscape) (177.04.D.2.a)  Shade trees planted on south and west sides of parking lots (177.04.D.2.e)  Parking lot adjacent to R.O.W.- continuous row planting of shrubs - 50% evergreen.  Remaining landscaping to be ground cover and / or turf.) (177.04.D.4a)  NOTE: Shade trees are described in street tree planting standards</i>
			<b>Street Tree Planting Standards (time of F.P. or permit) (177.05)</b>
Y	Y	NA	<b>Residential Subdivisions- 1 large species shade tree/ lot tree planted within R.O.W. if possible</b>
Y	Y	NA	<b>Nonresidential Subdivision- 1 large species shade tree/30 L.F. tree planted within 15-25' greenspace</b>
NA	NA	NA	<b>Urban Tree Wells-urban streetscape only- 8' sidewalk , trees every 30 L.F. (177.05.B.3.a-f)</b>
NA	NA	NA	<b>Structural Soil-if urban wells are used, a note or detail of structural soil must be indicated on the landscape plan</b>
NA	NA	NA	<b>Timing of planting indicated on plans (subdivisions only) (177.05.A.4)</b>
NA	NA	NA	<b>Written description of the method for tracking plantings (177.05.A.4.e)</b>
N	N	NA	<b>Plan contains 3-year Maintenance and Monitoring Agreement. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. (177.05.A.2.e)</b>
Tech Plat	SC	PC	
			<b>Stormwater Facilities (time of F.P. or permit) (177.06.A – C)</b>
NA	NA	NA	<b>1 deciduous or evergreen tree/ 3000 square feet</b>
NA	NA	NA	<b>4 large shrubs or small trees (3 gal) / 3000 square feet</b>
NA	NA	NA	<b>6 shrubs or grasses (1 gal) / 3000 square feet</b>
NA	NA	NA	<b>Ground cover unless seed or sod is specified</b>
NA	NA	NA	<b>50% of facility planted with grass or grass like plants</b>

**Conditions of Approval:**

1. Address items above marked with "N." Add these notes to the plan.
2. Tree Preservation Waiver applies to this site.
3. There are existing trees in ROW along Persimmon. Provide tree preservation fencing on Landscape Plan.
4. Prior to Building Permit approval, all required landscaping will require a performance bond and a completed Landscape Surety Form. Submit a landscape estimate for review at time of construction plan review.

**THE CITY OF FAYETTEVILLE, ARKANSAS**

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5. Prior to Certificate of Occupancy, a 3-year Maintenance Plan must be submitted with a 3-year surety (letter of credit, bond or cash) and completed Landscape Surety Form.
6. Landscape Architect of record shall inspect site and direct Contractor to make changes to meet Approved plans and details prior to Urban Forester Certificate of Occupancy inspection. No changes to the approved landscape plan may be made without Urban Forester approval.



# JORGENSEN & ASSOCIATES

## CIVIL ENGINEERS • SURVEYORS

124 WEST SUNBRIDGE, SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 582-4807

DAVID L. JORGENSEN, P.E., P.L.S.

JUSTIN L. JORGENSEN, P.E.

BLAKE E. JORGENSEN, P.E.

City of Fayetteville  
113 W. Mountain Street  
Fayetteville, AR 72701

Attn: Development Services  
Re: Parkhill @ Mountain Ranch PZD

Dear City;

Included herewith please find a Master Development Plan PZD submittal for Parkhill @ Mountain Ranch. This was a previously approved PZD, including Construction Plans, that never materialized due to a poor economy. A request for an extension was filed in the past but since then no construction was ever started therefore the property has no zoning and this is why the PZD is being submitted again. At this time once the PZD zoning is voted on and construction plans are approved the developer would like to start construction immediately.

Thanks for your time.

Sincerely;



Justin L. Jorgensen, P.E.



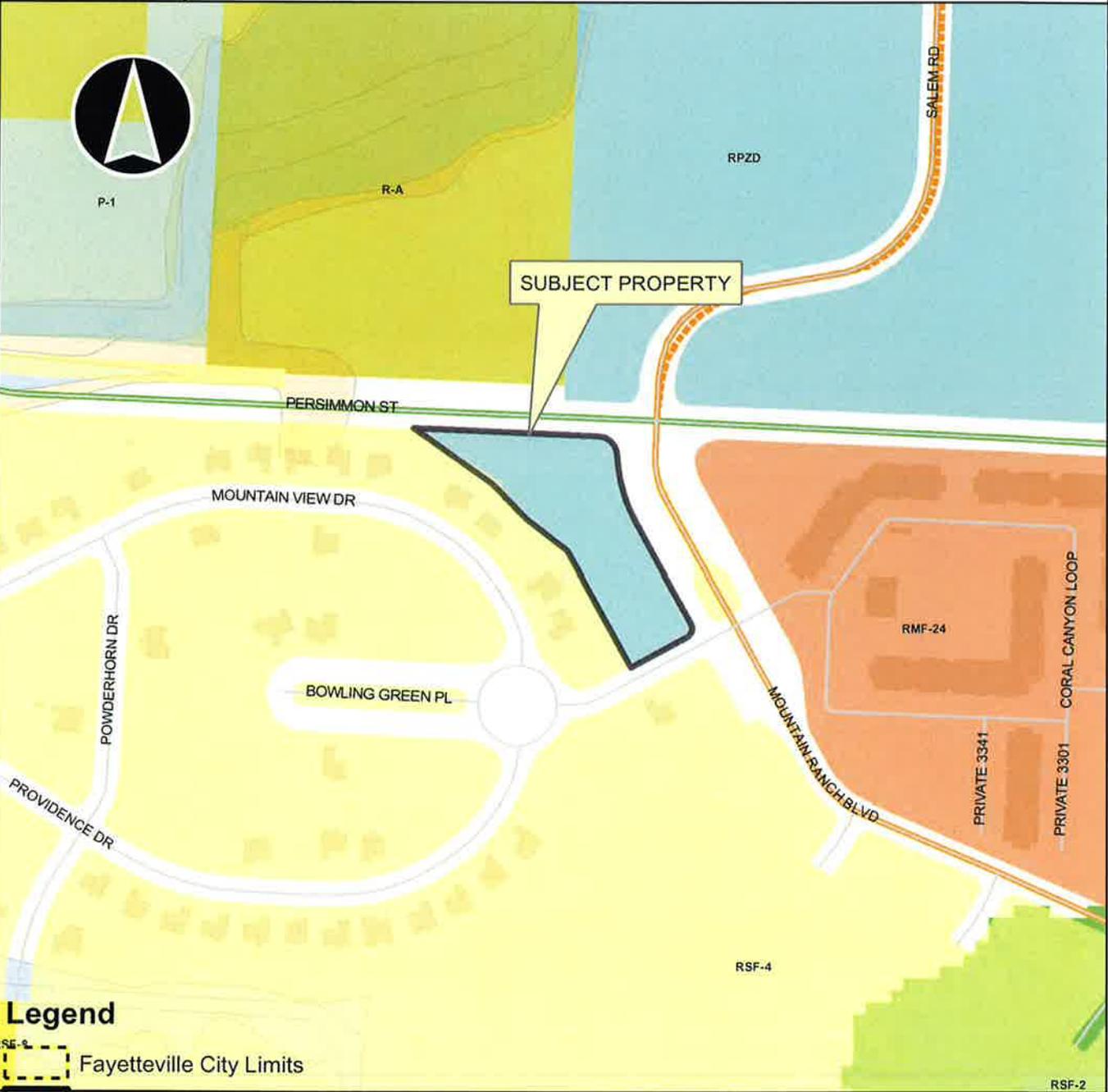
1 inch = 100 feet  
0 25 50 75 100 Feet

--- PZD Boundary

RPZD12-4284

# PARK HILL AT MOUNTAIN RANCH

Close Up View



**Legend**

--- Fayetteville City Limits

Overview RPZD12-4284

Footprints 2010

Hillside-Hilltop Overlay District

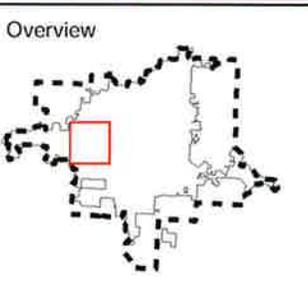
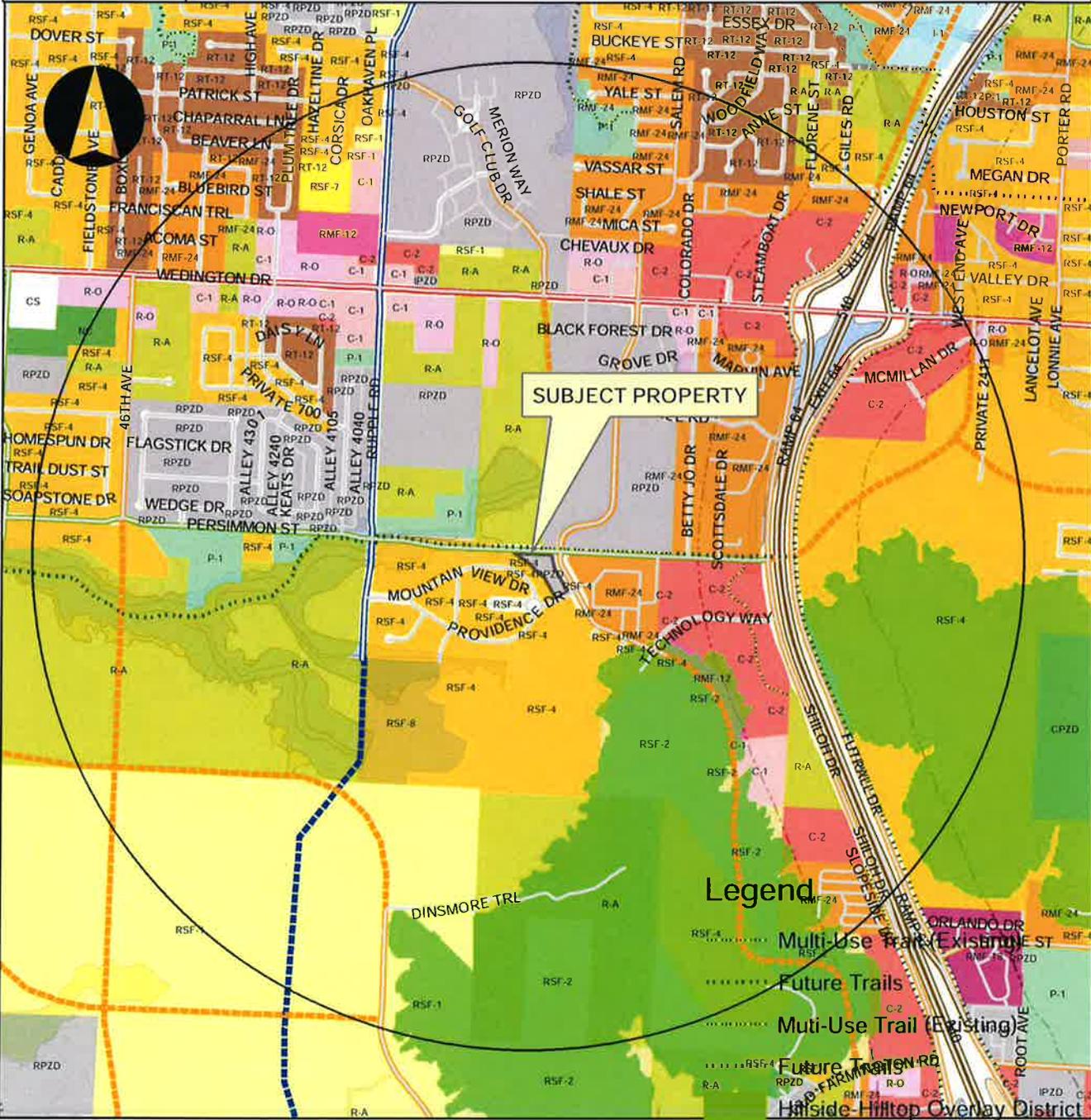
Design Overlay District

Design Overlay District

Planning Area



RPZD12-4284  
**PARK HILL AT MOUNTAIN RANCH**  
One Mile View



**Legend**

- RPZD12-4284
- Design Overlay District
- Planning Area
- Fayetteville

Boundary

0    0.25    0.5    1  
 Miles

RPZD12-4284

# PARK HILL AT MOUNTAIN RANCH

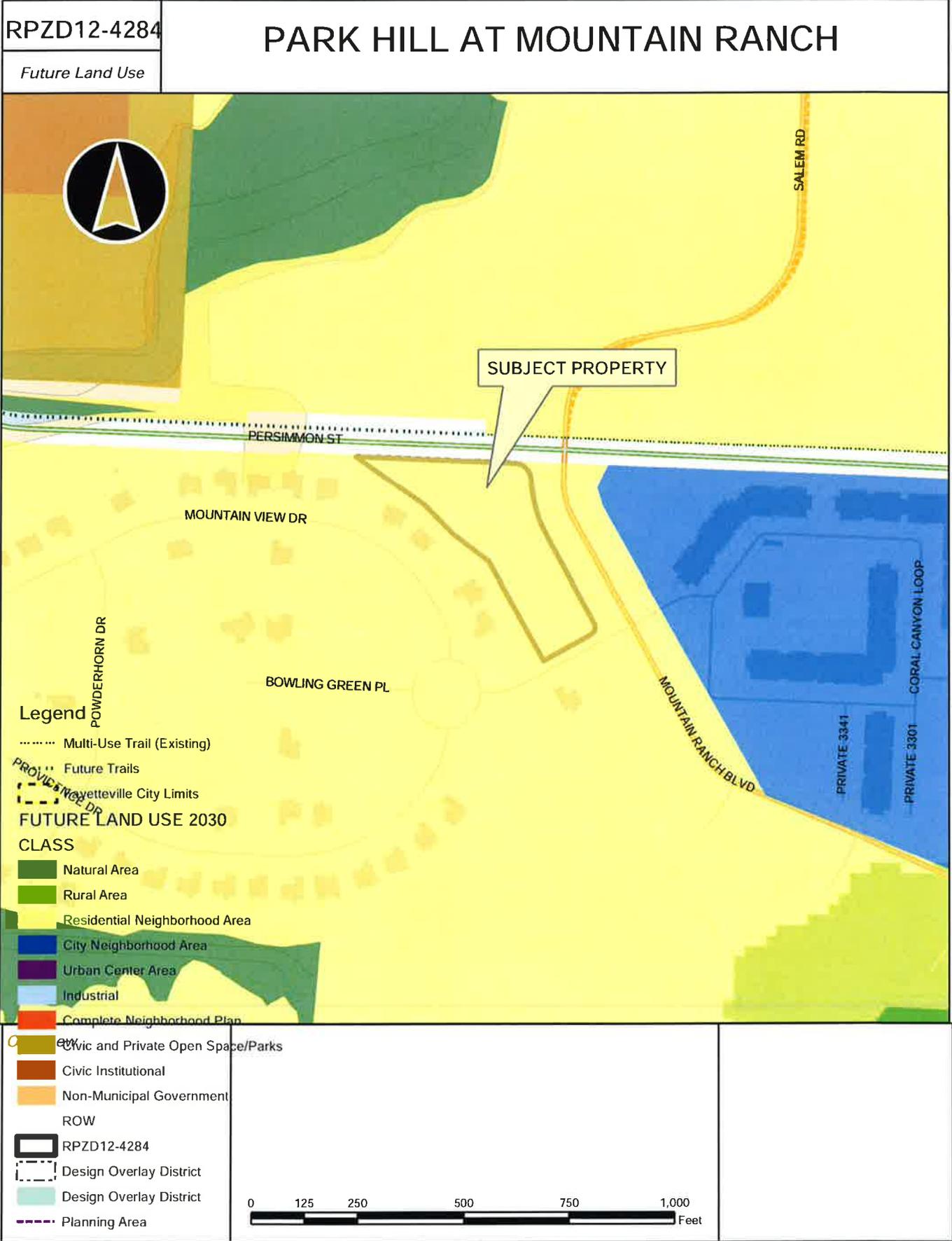
Current Land Use



### Legend

-  Fayetteville City Limits
-  RPZD12-4284
-  Footprints 2010
-  Design Overlay District
-  Design Overlay District
-  Planning Area





# **Park Hill at Mountain Ranch**

## **R-PZD 12-4284**

- **PZD Booklet and Plats**

**PARK HILL  
AT  
MOUNTAIN RANCH**

**LAND USE & ZONING PZD  
FAYETTEVILLE, AR.**

**December 5<sup>th</sup>, 2012**  
**December 26<sup>th</sup>, 2012 (Revision Submittal)**  
**January 3<sup>rd</sup>, 2013 (Revision Submittal)**

**Owner:**  
**Centennial Bank**  
**8201 Cantrell Road, Suite 140**  
**Little Rock, AR. 72227**

**Developer:**  
**Cobblestone Homes**  
**PO Box 180428**  
**Fort Smith, AR. 72918**

**A. CURRENT OWNERSHIP OF PROPERTY AND REPRESENTATIVE**

The owner of the majority of the property which is adjacent to Persimmon Street and Mountain Ranch Blvd is Centennial Bank. However there is a small portion of the property along the west side (lot 1 and part of the Park) that is being taken from lots 87-90 of Mountain Ranch Subdivision as shown on the Final Plat. Some of these lots have been sold and built on and the owners are as follows:

- Lot 87: Troy & Angela Walls
- Lot 88: Michael & Jennifer Mallard
- Lot 89: Dick & Holly Johnson
- Lot 90: Cobblestone Homes (The developer of this proposed PZD)

All adjacent property owners are aware of this proposed PZD and have signed a consent form to allow Cobblestone Homes to represent them for this proposal.

The representative for this project is Justin Jorgensen of Jorgensen and Associates.

**B. SUMMARY (SCOPE, NATURE, AND INTENT)**

Park Hill at Mountain Ranch is being presented as a Master Development Plan PZD. This project is located at the southwest corner of Mountain Ranch Blvd and Persimmon Street, which serves as access for Mountain Ranch Subdivision and Mountain Ranch Apartments. The Park Hill at Mountain Ranch Residential Planned Zoning District will consist of 13 single family houses on 2.27 acres, for an overall density of 5.72 units/acre. The houses will front onto Persimmon and Mountain Ranch Blvd. with rear alley (private) access to the houses. In addition, we have planned for a park area/greenspace for use by these 13 houses.

The lot widths range from 40'-50' wide and the proposed houses will have a zero side setback on one side and a courtyard on the other side as shown in the . The style and exterior appearance will be similar to the houses being built in Mountain Ranch Subdivision-combination brick and rock. Please refer to the appendix in this submittal for details.

The reason for this PZD request is to provide a variety of houses for sale in a neighborhood that is predominantly low-density single family and in a market that indicates an increased demand for smaller dwellings on smaller lots than those platted in the Mountain Ranch neighborhood. The houses will be 1200 SF to 1400 SF and on smaller lots. In addition, these houses will act as a buffer to the apartment complex to the east.

Another reason for this submittal as a PZD is that Forrest Hills is being developed to the north and the new street will connect to Mountain Ranch Blvd. This will make the Persimmon/Mtn. Ranch intersection even busier and the developer, Cobblestone Homes, is finding out that prospective buyers are reluctant to buy/build houses on these lots.

We feel that these 13 single family houses with rear access will provide for a slightly different market than what is currently offered. Please refer to the appendix for pictures.

**C. GENERAL PROJECT CONCEPT**

- 1) Street and Lot Layout. Park Hill will have rear access alleys and individual drives. Connectivity is provided by Mountain Ranch Blvd. and also Providence Street.
- 2) Site Plan. Please refer to the attached plans.
- 3) Buffer Areas. Park Hill will have a green belt surrounding to the west that will function as a park. There will be a driveway and fence behind the park area.
- 4) Tree Preservation. There are currently no trees on the property. Trees will be planted per the Mt. Ranch Phase 1 Tree Mitigation Plan.
- 5) Storm Water Detention Areas. Park Hill at Mt. Ranch will use the existing storm water drain at Mt. Ranch Phase 1.
- 6) Undisturbed Natural Areas. This entire site has already been developed and no natural area will be disturbed.
- 7) Existing and Proposed Utility Connection and Extension. This project will connect to an existing waterline and sewer that is already in the development.
- 8) Development and Architectural Design Standards. Park Hill single family residents will have rear access alleys and individual drives. All houses will have curb appeal similar in nature to Mt. Ranch Phase 1.
- 9) Building Elevations. Exterior Elevations and site-layout have been included for your review.

**D. PROPOSED DEVELOPMENT PHASING AND TIMEFRAME**

- 1) PZD Zoning & Preliminary Plat Approval.....May 2013  
  
Once PZD Zoning and Preliminary Plat are approved the Construction Plans will be submitted for review and construction will commence shortly after approval.  
Phase I (lots 11-13):

It is the developers desire to then immediately submit and record a Final Plat, including the necessary alley easement, for lots 11-13 in order to pull a building permit on these lots and commence construction on the houses concurrent with construction of the infrastructure for the subdivision. It is our understanding this is an acceptable procedure due to the way the property is currently platted and the fact that these proposed lots (11-13) are served by existing water and sewer lines negating the need for any new water & sewer installation for service. Final CO for any of the houses in Phase I (lots 11-13) will not be granted until final completion and acceptance by the City of the Private Alley and necessary infrastructure of the proposed subdivision.

Phase II (lots 1-10): These phase will be under construction concurrent with Phase I (lots 11-13) and anticipated to be complete within the next 6 months.

**E. PROPOSED PLANNING AREAS**

This has only one Planning area and will all be Single Family.

**F. PROPOSED ZONING AND DEVELOPMENT STANDARDS**

**Planning Area #1: Single Family Residential:**

Purpose: The purpose of this PZD is to permit and encourage the development of single family dwelling units with a density slightly higher than the current RSF 4 zoning district and with an urban form that includes reduced setbacks and smaller dwelling types. This is for 13 units on 2.23 acres, which will have a density of 5.83 units/acre.

**Land Use Designation:**

**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 24	Home occupations

**3. Density:**

Acreage	2.27 acres
Number of Dwelling Units	13 units
Density	5.7 units/acre

**4. Bulk and Area Regulations:**

	Single Family Dwellings
<b>5. Lot minimum width</b>	40.0feet
<b>6. Lot area minimum</b>	3,500 square feet
<b>7. Land area per dwelling unit</b>	3,500 square feet

**8. Setback Requirements:**

Front	Side	Rear
5'	0'	20'

**8. Setback Requirements:** Structures in this district are limited to a building height of 45 feet.

\*All lots with a 0 ft side setback on one side must have a 10' side setback on the other side and minimum 10' separation from structures (eave-to-eave) on both sides. Buildings are subject to minimum building separation, fire wall ratings, etc. in accordance with building code. In no situation shall a primary dwelling unit be attached to another. All dwellings shall front onto the adjacent public street.

**9. Building Area:**

Area occupied by all buildings shall not exceed 56% of the total lot area. This is enforced on a lot-by-lot basis, not for the entire subdivision.

Site Planning

**10. Screening and Landscaping:**

The screening and landscaping will be provided as set forth in the Unified Development Code. The subdivision covenants will require each lot to have at least two trees in addition to the trees and landscaping the developer will provide at the entrances, around the turn-a rounds and in the green spaces. All lots will be required to be sodded.

**11. Parking:**

All parking shall comply with chapter 172, for single family residential requirements of the Unified Development Code.

**12. Architectural Design Standards:**

Conceptual architectural renderings have been provided in Appendix A. It is the interest of the developer to obtain approval of the PZD for construction of single family detached houses. All houses will have a combination of brick and siding exterior with composite shingles. The homes shall be constructed consistent with the elevations and renderings provided in Appendix A.

**13. Signage:**

Signs shall be permitted and approved and shall be installed in accordance with the Single-Family regulations of the Unified Development Code.

**G. MASTER DEVELOPMENT PLAN AS COMPARED TO CURRENT ZONING REQUIREMENTS**

**A. PA-1 (Single Family)**

Existing Zoning		Proposed Zoning	
RSF-4: Residential Single Family		PZD: PA-1 (Single Family)	
<b>Permitted Uses</b>			
Unit 1	City-wide uses by right	Unit 1	City-wide uses by right
Unit 8	Single-family dwellings	Unit 8	Single-family dwellings
Unit 41	Accessory dwellings	Unit 41	Accessory dwellings
<b>Conditional Uses</b>			
Unit 2	City-wide uses by conditional use permit	Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities		
Unit 4	Cultural and recreational facilities	Unit 3	Public protection and utility facilities
Unit 5	Government facilities		
Unit 9	Two-family dwellings		
Unit 12	Limited business	Unit 24	Home occupations
Unit 24	Home occupations		
Unit 36	Wireless communications facilities		
<b>Density</b>			
Units per acre	4 or less	Acreage	2.23 acres
		Dwelling Units	13 units
		Density	6.0 units/acre
<b>Bulk and Area Regulations</b>			
Lot width minimum	70.0 ft.	40.0 ft	
Lot Area Minimum			
Residential	8,000 sq. ft.	3,500 sq. ft.	
Land area per dwelling unit	8,000 sq. ft	3,500 sq. ft.	
<b>Setback Requirements</b>			
Front	15 ft	5 ft	
Side	5 ft	0 ft (see note on F-9)	
Rear	15 ft	20 ft	
<b>Height Requirements</b>			
Maximum building height of 45 feet.		Maximum building height of 45 feet. The height may be increased over 45 feet by obtaining a variance after hearing by the Planning Commission.	
<b>Building Area</b>			
Building area requirement is 40%.		On any lot, the area occupied by all the buildings shall not exceed 58% of the total area of such lot.	

**Analysis of the Site Characteristics:**

No environmentally hazardous, sensitive, or natural resources areas have been found on this site.

**H. RECREATION FACILITIES:**

This property is very close to Don Reynolds Boys & Girls Club. Park Hill will include a park area on the West side. In addition, it is anticipated that the single family portion of the PZD will utilize the future Mt. Ranch Subdivision Club House.

**I. REASON FOR REZONING REQUEST:**

The reason for this Conceptual PZD request is to provide a project that will fit into and compliment the surrounding properties. It will also create a transition from the more dense zoning that is on two sides. We feel there is a need for smaller single family quality homes built in the traditional style.

**J. RELATIONSHIP TO THE EXISTING AND ADJACENT LAND USES:**

Property to the west is RSF-4. Property to the south is RSF-4. Property to the east is RMF-24. Property to the north is PZD.

**K. COMPLIANCE WITH CITY OF FAYETTEVILLE PLAN 2030:**

In general, the 2030 plan calls for Residential Neighborhood Area, which encourages traditional neighborhood development that incorporates low-intensity non-residential uses. This development provides single family that will fit and transition from all the surrounding zoning. This development will provide a traditional neighborhood form in close proximity to non-residential services surrounding the neighborhood.

Goal #1 - Appropriate infill and revitalization the highest priority.

This project will add an alternative single family option in the next twelve months in an area that is currently being developed and being built out with low density single family, high density multi-family and commercial.

Goal #2 - Discourage suburban sprawl.

This area is a perfect fit for a higher density single family in an area still under construction.

Goal #3 - Traditional town form the standard.

This development will promote traditional town form and give residents in this neighborhood a chance to live and work in the same area. The houses will be located close to the street with rear access drives as well as alleys.

Goal #4 - Grow a livable transportation network.

With the locations of the businesses and green spaces in relation to the residences, we feel that this development promotes walkability with the project and could reduce the number of vehicles on the road.

Goal #5 - Assemble and enduring green network.

This development will have greenbelt around the site and also propose numerous landscaping within the project. There will also be a park centrally located within the development.

Goal #6 - Create attainable housing.

This development will promote attainable housing and accommodate "workforce families", who significantly impact the city's growing economy.

**L. TRAFFIC STUDY:**

We feel that the added traffic with this development is minimal in comparison with current traffic counts. The traffic study for the Forrest Hills project to the north will support this conclusion. A slight increase in density at this location will not create an appreciable or undersirable increase in traffic congestion.

**M. IMPACTS ON CITY SERVICES:**

There are no significant impacts to city services associated with this project. Water and sewer have been addressed in other areas of the booklet. Waste will be managed by each single family dwelling being assigned a plastic trash container in accordance with the City of Fayetteville waste management practices.

**N. STATEMENT OF COMMITMENTS:**

1) Dedication of Public Facilities

Utility infrastructure will be dedicated to the City of Fayetteville and utility easements will be dedicated by the Final Plat.

2) On or Off-Site Improvements:

The development of on or off-site infrastructure necessary to serve this project shall be completed prior to Final Plat submittal.

3) Natural Resources and Environmentally Sensitive Areas:

There are no known natural resources or environmentally sensitive areas on this site.

Project Phasing Restriction: (see Pg. 3 also)

1) PZD Approval.....March 2013

We will meet the standard times required for final plat approval. The Final Plat will be submitted as soon as possible after the improvements have been completed.

4) Fire Protection:

This project will be served by the Fayetteville Fire Department. The closest station is on Ruple Road.

5) Other Commitments Imposed by the City:

There are currently no other commitments imposed by the City.

6) Parks, trails, and Open Space Commitments:

There are currently no trees on the property to be protected. The property to the west of the housing will be designated as a Park/Open Space and shall be accessible to only residents of Park Hill and maintained by the P.O.A.

7) Proposed Preliminary Building elevations:

Conceptual architectural elevations are provided at the end of this booklet.

**O. DEVELOPMENT STANDARDS, CONDITIONS, AND REVIEW GUIDELINES:**

1) Screening and Landscaping:

We will retain or improve the greenbelt around the perimeter of the single family area to the west. A privacy fence will be added to the west as well. The individual homes shall be subject to the requirements of Chapter 177: Landscape regulations.

2) Traffic and Circulation:

One curb cut for a "one-way" drive is proposed off of Mtn. Ranch Blvd. and another curb cut for a "Two-way" drive proposed off of Providence Street to the south. This method of access complies with access management standards by the City of Fayetteville. Rear alleys (private) will be installed to access these houses.

3) Parking Standards:

All parking will be in the rear of the units and will be accessed from the rear private alley as shown on the conceptual site plan.

4) Perimeter Treatment:

Perimeter fencing and greenbelt will be provided to the south, west and north along Mt. Ranch Boulevard.

5) Sidewalks:

Sidewalks will be designed and constructed along all adjacent public streets.

6) Street Lights:

No additional street lights will be added

7) Water:

Water lines will be designed and constructed in accordance with the City of Fayetteville Water & Sewer Specifications.

8) Sewer:

Sewer lines will be designed and constructed in accordance with the City of Fayetteville Water & Sewer Specifications.

9) Streets and Drainage:

No new Streets are being proposed and drainage will be handled with the Existing plan for Mt. Ranch Phase 1.

10) Construction of Non-Residential Facilities:

There are no non residential areas directly serving the proposed residents.

11) Tree Preservation:

There are no trees on the property at this time.

12) Architectural Design Standards:

Conceptual architectural pictures are provided at the end of this booklet. Cobblestone Homes has built approximately 30 homes in Mt. Ranch Phase 1 and the construction of Park Hill will be similar in fashion. All

Dwellings shall front onto the adjacent public street.

13) Signage:

Signage typical for Single-Family residential districts for Park Hill.

14) View Protection:

We are not anticipating that any improvements to this property will impact any view of surrounding properties.

15) Revocations:

The developer understands causes for revocation and will take all measures necessary to avoid revocation.

16) Covenants, Trusts and Homeowner Associations:

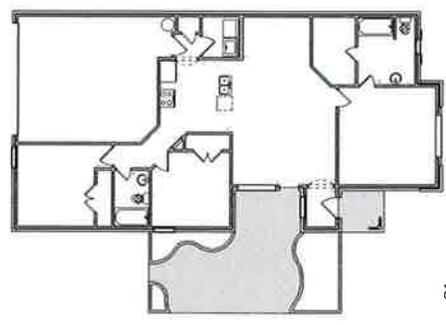
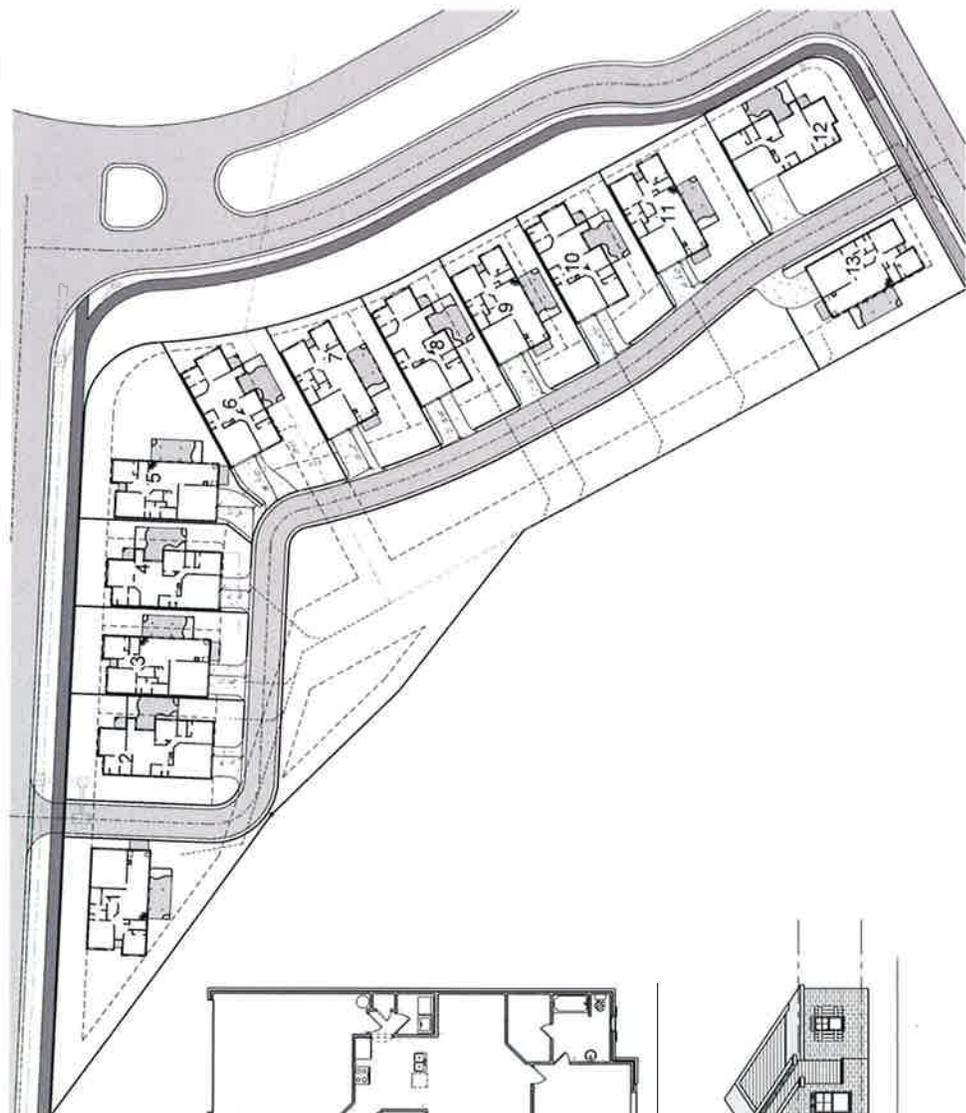
The developer will create a property owners association for the purpose of mowing and maintaining the common landscape areas. The developer will prepare protective covenants to establish home building standards.

17) Intent/Purpose of PZD ordinance:

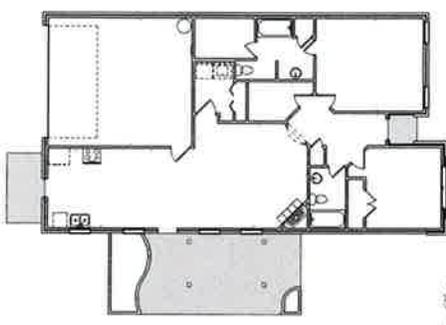
The PZD Ordinance provides this project with the ability to create a planned development. Utilizing PZD allows for slight modifications to traditional setbacks, lot widths, and lot area minimums. The R-PZD Ordinance is intended to accommodate mixed-use or clustered residential developments and to accommodate single-use residential developments that are determined to be more appropriate for a PZD application than a general residential zone. (City of Fayetteville Zoning Regulations CD161.23(C)). This development encourages a variety and flexibility in land development and land use for predominately residential areas consistent with the city's General Plan and the orderly development of the city. This R-PZD will provide a framework within which an effective relationship of different land uses and activities with surrounding developments.

**APPENDIX A**

B. 2  
www.KCP.com  
KCP  
Klinginger's Custom Plans  
Phone: (770) 212-1111 Fax: (770) 212-1112  
www.KCP.com



4  
Plan  
18' x 14'



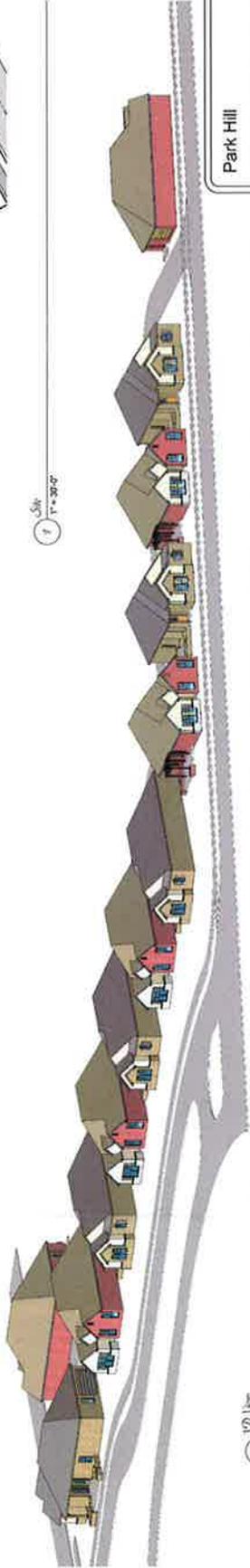
3  
Plan  
18' x 14'



4  
Elev  
18' x 14'



3  
Elev  
18' x 14'



9  
3D View

21 6 0102

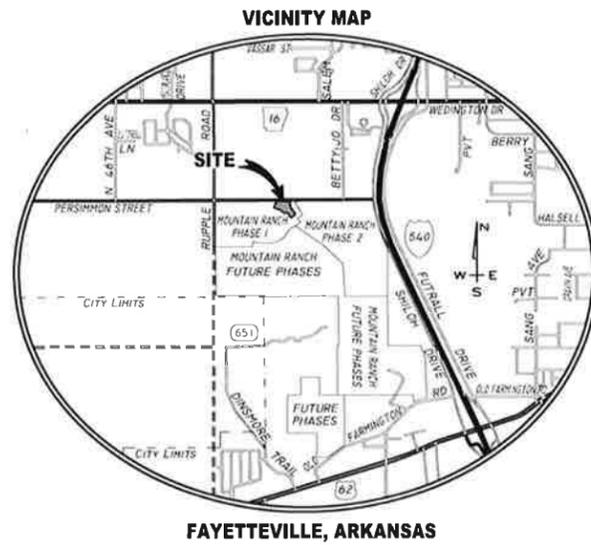












Zoning, Land Use, Replat,  
and Preliminary Plat

for

**PARK HILL AT MOUNTAIN RANCH**

Residential Planned Zoning District

FAYETTEVILLE, ARKANSAS



January 2013

LEGAL DESCRIPTION:

ALL OF LOTS 94, 95, 96, 97 AND 118 AND A PART OF LOTS 87, 88, 89 AND 90 OF MOUNTAIN RANCH SUBDIVISION PHASE 1 AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 87 THENCE S87°34'55"E 377.13 FEET, THENCE ALONG A CURVE TO THE RIGHT 59.18 FEET, SAID CURVE HAVING A RADIUS OF 40.00 FEET AND A CHORD BEARING OF S45°11'51"E 53.93 FEET, THENCE ALONG A CURVE TO THE LEFT 148.16 FEET, SAID CURVE HAVING A RADIUS OF 327.50 FEET AND A CHORD BEARING OF S15°46'23"E 146.90 FEET, THENCE S28°43'59"E 230.79 FEET, THENCE ALONG A CURVE TO THE RIGHT 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING OF S16°16'01"W 28.28 FEET, THENCE S61°16'01"W 129.91 FEET, THENCE N28°43'59"W 269.34 FEET TO THE NE CORNER OF LOT 91, THENCE N52°21'16"W 108.74 FEET, THENCE N44°14'55"W 95.50 FEET, THENCE N54°19'02"W 199.30 FEET TO THE P.O.B.; CONTAINING 2.27 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

FLOOD PLAIN NOTE:

THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05143C0205F DATED MAY 16, 2008.

OWNER

**CENTENNIAL BANK**  
**8201 Cantrell Road, Suite 140**  
**Little Rock, Arkansas 72227**

DEVELOPER

**COBBLESTONE HOMES**  
**PO BOX 180428**  
**Fort Smith, Arkansas 72918**

PREPARED BY:



**JORGENSEN & ASSOCIATES**  
CIVIL ENGINEERS • SURVEYORS

124 WEST SUNBRIDGE, SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 382-4807

**GENERAL PROVISIONS**

AUTHORITY

THIS PZD MASTER DEVELOPMENT PLAN IS AUTHORIZED BY SECTION 161 AND 166 PLANNED ZONING DISTRICTS OF THE CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT CODE. THE PROVISIONS OF THIS PZD MASTER DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS MASTER DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE CITY COUNCIL.

ADOPTION

THE ADOPTION OF THE PZD MASTER DEVELOPMENT PLAN SHALL EVIDENCE THE FINDING AND DECISIONS OF THE FAYETTEVILLE CITY COUNCIL THAT THIS PLANNED ZONING DISTRICT, PARK HILL AT MOUNTAIN RANCH IS IN GENERAL CONFORMITY WITH THE FAYETTEVILLE UNIFIED DEVELOPMENT CODE.

THE PROVISIONS OF THE PZD MASTER DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE PARK HILL AT MOUNTAIN RANCH PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS MASTER DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT CODE, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATION OF THE CITY OF FAYETTEVILLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PZD MASTER DEVELOPMENT PLAN AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND, STATEMENT OF COMMITMENTS, DEVELOPMENT AND ARCHITECTURAL STANDARDS, AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF THE CITY OF FAYETTEVILLE AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE CITY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE PZD MASTER DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE ZONING AND DEVELOPMENT ADMINISTRATOR.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION. THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS OR OTHER REQUIREMENTS OF THE CITY COUNCIL.

PROJECT TRACKING

AT THE TIME OF SUBDIVISION FINAL PLAT OR LARGE SCALE DEVELOPMENT THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO THE PLANNING DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

**INDEX OF SHEETS**

- COVER SHEET
- 1 PRELIMINARY PLAT
- 2 GRADING, TREE & LANDSCAPE PLAN
- 3 GRADING, TREE & LANDSCAPE NOTES



