

City of Fayetteville Item Review Form

2013-0146

Legistar File Number

11/19/13

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jesse Fulcher

Submitted By

Planning

Department

Action Required:

ADM 13-4512: Administrative Item (WEDINGTON DRIVE AND SALEM ROAD/FOREST HILLS PZD MODIFICATION TO PLANNING AREA 2, 440): Submitted by MORRISON SHIPLEY ENGINEERS for property located in the Forest Hills Development at Wedington Drive and Salem Road. The property is zoned R-PZD FOREST HILLS. The request is to modify the zoning criteria for Planning Area 2 to change the density and use.

Does this item have a cost? No

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

V20130812

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Comments:

Paul a. Becken 11-1-2013
Ann Man 11-1-13
Scott Jordan 11/2/13

11-01-13 P03:07 RCV

dm

OK



CITY COUNCIL AGENDA MEMO

To: Mayor Jordan, City Council

Thru: Jeremy Pate, Development Services Director

From: Jesse Fulcher, Senior Planner

Date: October 31, 2013

Subject: ADM 13-4512 Forest Hills Planned Zoning District Amendment No. 3 – Planning Area 2

RECOMMENDATION

Staff recommends approval of an ordinance to amend the concept plan and zoning criteria for the Forest Hills Planned Zoning District (PZD), allowing four single-use (residential) multi-story buildings in Planning Area 2 and reducing the number of units from 100 to 72.

BACKGROUND

The Forest Hills Planned Zoning District contains approximate 80 acres, divided into five distinct planning areas. Planning Area 2, The Village at Forest Hills, contains approximately 11 acres and is approved to be developed with four (4) three-story mixed use structures and four (4) one-story retail and office structures. The concept plan, building images and description market this planning area as a mixed use destination with street level retail and food services, upper level residential units, outdoor market, and sidewalk cafes.

To date two one-story buildings have been permitted for Planning Area 2. Planet Fitness was approved by the Planning Commission in 2012 and is now open. Aspen Square, a four-unit retail building, was approved by Planning staff in 2013 and is currently under construction just southwest of Planet Fitness.

The applicant proposes to construct four single-use, multi-story buildings on the south end of Planning Area 2. These buildings, along with the previous two commercial projects, will essentially complete development in this planning area. Overall, the final site design of Planning Area 2 is consistent with the concept plan approved with the Forest Hills PZD. However, in staff's opinion, the plan doesn't meet the overall land use plan if the last four buildings are single-use residential buildings.

Therefore, the applicant is requesting that the Planning Commission and City Council approve an amendment to Planning Area 2, and allow four buildings to be constructed as multi-story apartment buildings and not as vertical mixed-use buildings as approved with the PZD.

DISCUSSION

On October 28, 2013, the Planning Commission forwarded this item to the City Council with a recommendation of approval with a vote of 8-0-0.

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 TWO, REDUCING THE NUMBER OF DWELLING UNITS FROM 100 UNITS TO 72 UNITS AND REMOVING THE REQUIREMENT FOR VERTICAL MIXED-USE BUILDINGS.

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 two, reducing the number of dwelling units from 100 to 72 and removing the requirement for vertical mixed-use buildings, 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 , 2013.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

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

EXHIBIT 'A'

PLANNING AREA 2 – OFFICE/RETAIL/MULTI-FAMILY – “THE VILLAGE AT FOREST HILLS”

This is the mixed use section of the development involving retail, commercial, office and residential (apartments) which is on the east side of the Salem Road extension. The building prototype is designed to create small scale office building frontage with loft style spaces over the first floor of office that supports pedestrian friendly streetscapes. The density of development/improvement is more intense with the bulk of the green space concentrated in a common park. There is denser tree cover on this portion of the development along with an existing pond. Care will be taken to design the parking and building footprints to preserve as many existing trees as possible. The existing pond will be enlarged to serve as detention basin for the eastern portion of the commercial and office areas. The pond will be established as a focal point of the office area, with sidewalks and sitting areas. The offices will be constructed in the northeast quadrant of the site, bounded on the south by North Jewell Road; on the east by Salem Road; and on the north by Walgreen’s.

This area is projected to include a core of (4) three-story apartment structures (with interior parking on the first floor, with two stories of apartments above) and (4) one-story retail/office structures.

The apartments will consist of multiple floor plans, one and two bedroom units, all of which will have balconies. Circulation will be internal with a secured entrance/elevator lobby and secured interior parking at the first level.

The parking level will be relieved, clad and fenestrated to maintain a multi-use appearance. The design theme will be classic urban, a mixture of synthetic cut stone, stucco and thin brick. The façade will overlook the lake and all 4 buildings will be connected to the overall development both visually and physically with pedestrian walks.

A. Permitted Uses

- Unit 1 City-wide uses by right
- Unit 5 Government facilities
- Unit 8 Single family dwellings
- Unit 9 Two-family dwellings
- Unit 12 Offices, studios and related services
- Unit 13 Eating places
- Unit 15 Neighborhood shopping goods

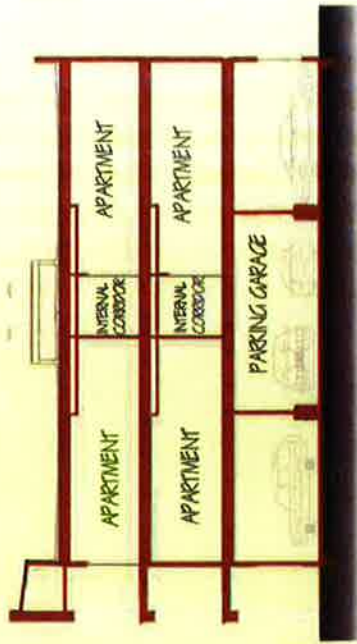


Area 2 - Apartments

Theme Example

FOREST HILLS
a mixed-use planned zoning development

EXHIBIT 'A'



Area 2 - Apartments



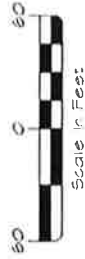
FOREST HILLS

a mixed use planned zoning development

EXHIBIT 'A'

Parking Calculations:
 Required: 1 Space Per Bedroom
 Total Units: 72 Units
 Total Bedrooms:
 4 Buildings x 26 Bedrooms = 104 Bedrooms
 Total Bedrooms/Parking Spaces: 104

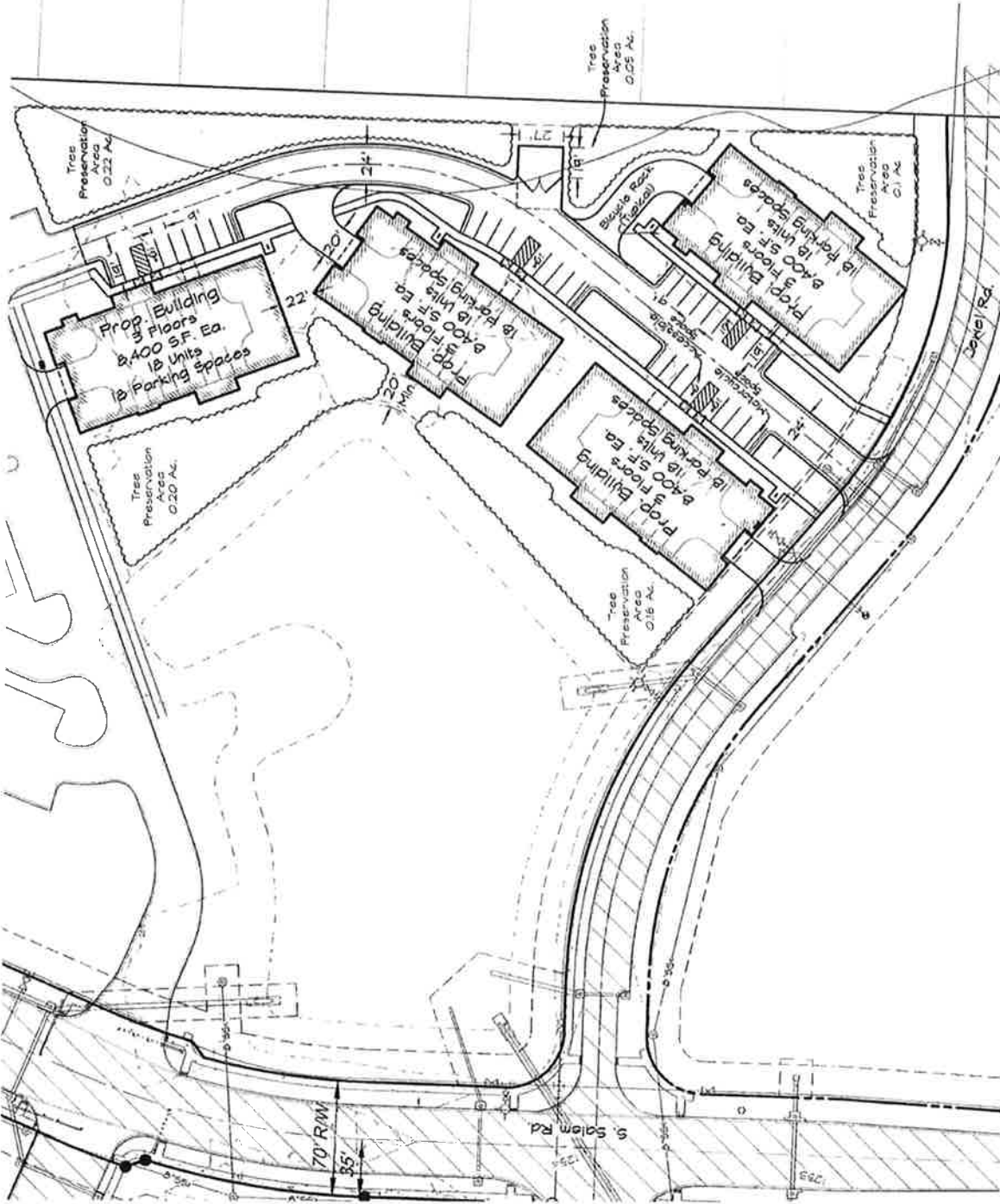
Total Provided: 120 Spaces (15% Over Required)
 Standard Spaces Indoor: 72 Spaces
 Standard Spaces Outdoor: 32 Spaces
 Motorcycle Spaces: 8 Spaces
 Bicycle Racks: 8 Spaces (4 racks)
 Tree Preservation Area: 0.73 Acre



CONCEPTUAL SITE PLAN
 Apartment Buildings - 72 Units
 Lot 5 Of Forest Hills
 Fayetteville, Washington County, AR

September 16, 2013

MORRISON SHIPLEY
 ENGINEERS • SURVEYORS
 2407 BE GARDNER BLVD • BAYTOWN, AR 72715 • 479.273.2200 • www.morrisonshiple.com





PC Meeting of October 28, 2013

THE CITY OF FAYETTEVILLE, ARKANSAS

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

PLANNING DIVISION CORRESPONDENCE

TO: Planning Commission Members
 FROM: Jesse Fulcher, Senior Planner
 THRU: Andrew Garner, City Planning Director
 DATE: ~~October 21, 2013~~ Updated October 31, 2013

ADM 13-4512: Administrative Item (WEDINGTON DRIVE AND SALEM ROAD/FOREST HILLS PZD MODIFICATION TO PLANNING AREA 2, 440): Submitted by MORRISON SHIPLEY ENGINEERS for property located in the Forest Hills Development at Wedington Drive and Salem Road. The property is zoned R-PZD FOREST HILLS. The request is to modify the zoning criteria for Planning Area 2 to change the density and use. Planner: Jesse Fulcher

BACKGROUND

Property: The Forest Hills Planned Zoning District contains approximate 80 acres, divided into five distinct planning areas. Planning Area 2, The Village at Forest Hills, contains approximately 11 acres and is approved to be developed with four (4) three-story mixed use structures and four (4) one-story retail and office structures. The concept plan, building images and description market this planning area as a mixed use destination with street level retail and food services, upper level residential units, outdoor market, and sidewalk cafes.

To date two one-story buildings have been permitted for Planning Area 2. Planet Fitness was approved by the Planning Commission in 2012 and is now open. The original building design was modified to include building elements presented in the PZD booklet. Aspen Square, a four-unit retail building, was approved by Planning staff in 2013 and is currently under construction just southwest of Planet Fitness. Many of the same design elements of Planet Fitness were included in this building design. Surrounding land use and zoning are listed in *Table 1*.

**Table 1
 Surrounding Land Use and Zoning**

Direction	Land Use	Zoning
North	Undeveloped	Forest Hills PZD
South	Multi-family	RMF-24
East	Multi-family	RMF-24
West	Undeveloped	R-A

Proposal: The applicant proposes to construct four single-use, multi-story buildings on the south end of Planning Area 2. These buildings, along with the previous two commercial projects, will essentially complete development in this planning area. Overall, the final site design of Planning Area 2 is consistent with the concept plan approved with the Forest Hills PZD. However, in staff's opinion, the plan doesn't

meet the overall land use plan if the last four buildings are single-use residential buildings.

Therefore, the applicant is requesting that the Planning Commission and City Council approve an amendment to Planning Area 2, and allow the remaining four buildings to be constructed as multi-story apartment buildings and not as vertical mixed-use buildings as approved with the PZD. The overall density will be reduced from 100 units to 72, 6.6 units per acre.

Public Comment: Public notice signs were placed on along Salem Road, notifying the public of the upcoming hearings. No comments have been received.

RECOMMENDATION

In staff's opinion, Planning Area 2 will develop as a mixed use district, just not in a verticle format as originally proposed. Overall, Planning Area 2 will be a compact, multi-use development, that is walkable and connected to the rest of the Forest Hills development site.

Staff recommends forwarding **ADM 13-4512 Forest Hills R-PZD Modification No. 5** to the City Council for approval with the following conditions:

1. The ground floor parking area shall be designed to resemble a habitable space, as indicated in the attached elevations. This includes the use of entrance features (even if not operable) such as windows, doors and awnings.
2. The parking entrance shall be removed from Jewell Road and relocated to the interior of the site.
3. This development is subject to all requirements of Urban Residential Design Standards, including the requirement for a front façade and building entry along the public street.
4. This development shall meet a minimum buildable street frontage of 50% along Jewell Road.
5. All conditions of approval from the previously approved R-PZD 07-2793 Forst Hills shall apply.
6. Approval of this PZD modification does not grant approval of the development details for the project. The proposed development will be required to be reviewed for compliance with all Unified Development Code requirements as part of the standard development review process.

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

Motion: Chesser

Second: Autry

Vote: 8-0-0

Meeting Date: October 28, 2013

Original PZD Design and Zoning Standards

April, 2008

Planned Zoning District Plans

for

THE SHOPPES AND RESIDENCES AT FOREST HILLS

Fayetteville, Washington County, Arkansas

OWNER & DEVELOPER
FOREST HILLS DEVELOPMENT GROUP, LLC
6301 CLIFF DRIVE
FT. SMITH, AR 72917
479-494-5622
MR. JOHN D. ALFORD

OZARKS ELECTRIC COOPERATIVE
3641 WEDINGTON DRIVE
FAYETTEVILLE, AR 72701



MORRISON SHIPLEY
ENGINEERS • SURVEYORS
3641 W. Wedington Blvd. • Fayetteville, AR 72703 • 479.231.0306 • morrisonshIPLEY.com



INDEX OF SHEETS

1. General Site Plan
2. General Site Plan, Adjacent Property
3. Details of All Land
4. Land Use, Final Schedule And Planning Information
5. Proposed Land Development Plan
6. Planning Area's Boundary

CITY COUNCIL APPROVED
DATE: 4/15/08

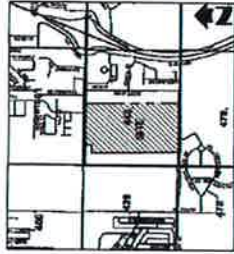
Issued for Review



TREE PRESERVATION AREAS - 12.85 ACRES
RIGHT-OF-WAY DEDICATION - 12.61 ACRES



MASTER STREET PLAN (N.T.S.)



FLAT PAGE MAP (N.T.S.)



ZONING MAP (N.T.S.)

FOREST HILLS

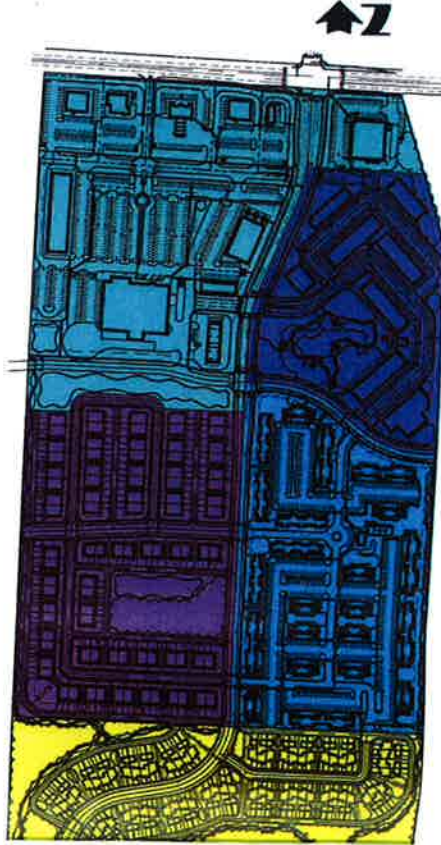
LAND USE SUMMARY

COLOR	LAND USE	ACRES	PERCENTAGE	TOTAL ACRES	TOTAL SQUARE FEET	# OF UNITS
Green	CONSERVATION	12.85	3.34%	384.8	1,698,000	0
Pink	RIGHT-OF-WAY	12.61	3.45%	378.2	1,698,000	0
Blue	RESIDENTIAL	350.0	96.21%	10,200,000	45,000,000	2,100
Yellow	TOTAL	375.46	100.00%	10,582,800	46,698,000	2,100

PROJECT SCHEDULE

PHASING LEGEND

Blue	PHASE 1 - 2008 TO 2009
Light Blue	PHASE 2 - 2010 TO 2011
Yellow	PHASE 3 - 2012 TO 2013
Dark Blue	PHASE 4 - 2014 TO 2015



LAND USE SUMMARY (N.T.S.)



PROJECT SCHEDULE (N.T.S.)

NO.	DATE	BY	DESCRIPTION
1	11/11/11	MS	PRELIMINARY
2	11/11/11	MS	FINAL
3	11/11/11	MS	AS BUILT

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OWNER	DATE	PROJECT
City of Fayetteville	11/11/11	Forest Hills

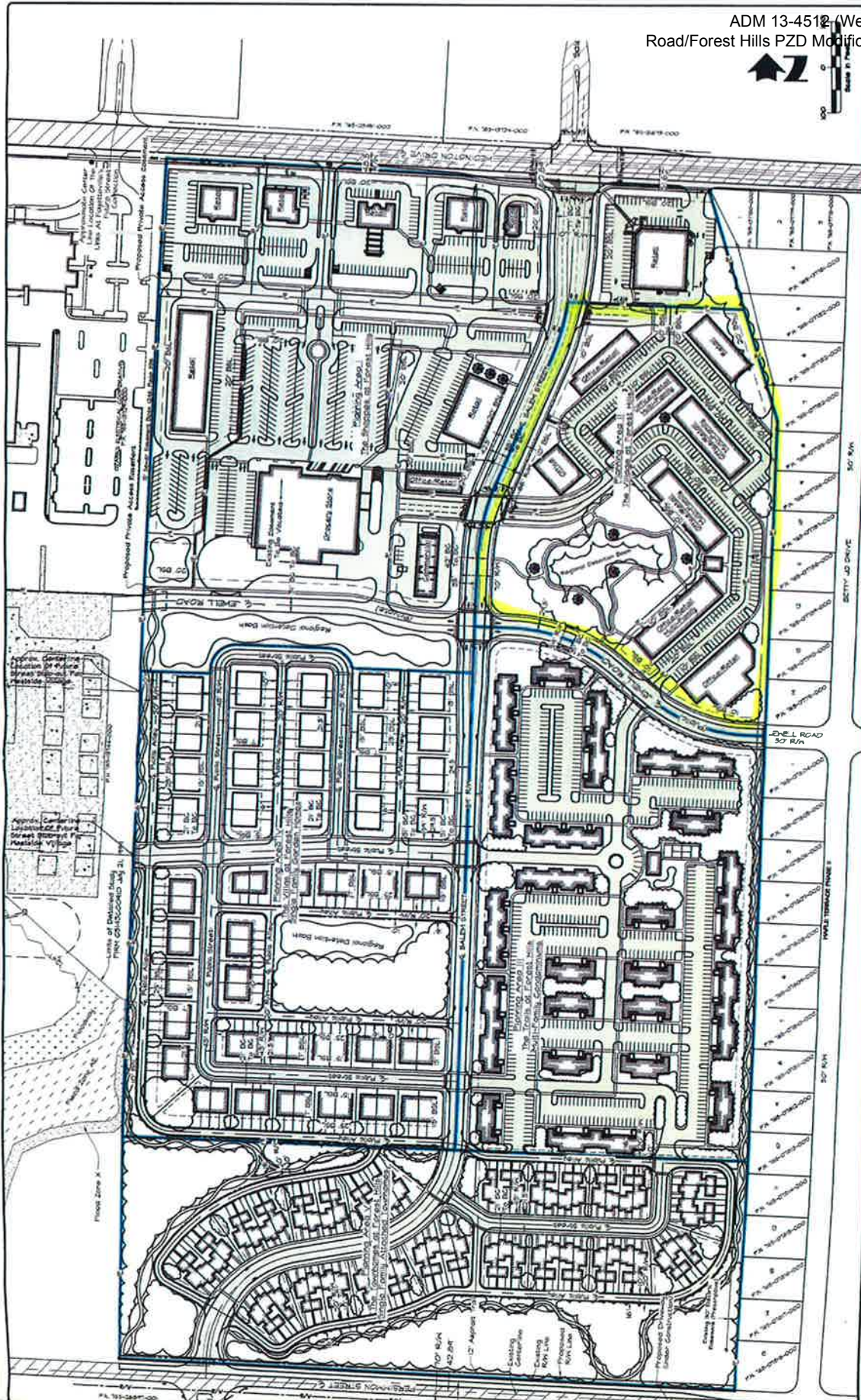
THE SHOPPES AND RESIDENCES AT FOREST HILLS
Fayetteville, Washington County, Arkansas

LAND USE, PROJECT SCHEDULE AND PLANNING INFORMATION
Issued for Review



3

Planning Area #2



5
 Issued for Review

MASTER LAND DEVELOPMENT PLAN
 Issued for Review

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

Model Name	13-4512
Model Number	13-4512
Model Date	11/11/13
Model Author	MS
Model Status	13-4512



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 ENGINEERS & SURVEYORS
 2007 SE Commercial Street • Fayetteville, AR 72715 • 479-322-3500 • www.morrisonshipley.com

NO.	DATE	DESCRIPTION
1	11-11-13	Initial Design
2	11-11-13	Final Design
3	11-11-13	Final Design

PLANNING AREA 2 – OFFICE/RETAIL/MULTI-FAMILY – “THE VILLAGE AT FOREST HILLS”

This is the mixed use section of the development involving retail, commercial, office and residential (apartments) which is on the east side of the Salem Road extension. The building prototype is designed to create small scale office building frontage with loft style spaces over the first floor of office that supports pedestrian friendly streetscapes. The density of development/improvement is more intense with the bulk of the green space concentrated in a common park. There is denser tree cover on this portion of the development along with an existing pond. Care will be taken to design the parking and building footprints to preserve as many existing trees as possible. The existing pond will be enlarged to serve as detention basin for the eastern portion of the commercial and office areas. The pond will be established as a focal point of the office area, with sidewalks and sitting areas. The offices will be constructed in the northeast quadrant of the site, bounded on the south by North Jewell Road; on the east by Salem Road; and on the north by Walgreen’s.

This area is projected to include a core of (4) three-story mixed use structures (with retail, food, entertainment, office and other street related uses on the first floor, with two stories of apartments above) and (4) one-story retail/office structures. Two of the 4 core mixed use structures are two floors of “flats” fed from internal corridor above retail/office. The other two core mixed use structures are similar except the residential component would involve two story townhouse apartments.

Residential users will share parking with the retail/office. The four core buildings will be flanked by single-story commercial functions and may involve professional offices, service organizations or sales. The area will be anchored by an outdoor market facing into the park.

Area 2 – Office/Retail/Commercial



Theme Example

- A. Permitted Uses**
- Unit 1 City-wide uses by right
 - Unit 5 Government facilities
 - Unit 8 Single family dwellings
 - Unit 9 Two-family dwellings
 - Unit 12 Offices, studios and related services
 - Unit 13 Eating places
 - Unit 15 Neighborhood shopping goods

FOREST HILLS



- Unit 16 Shopping goods
- Unit 19 Commercial recreation, small sites
- Unit 25 Professional offices
- 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
- Unit 34 Liquor Store
- Unit 35 Outdoor Music Establishment
- Unit 36 Wireless communications facilities
- Unit 40 Sidewalk Cafes

C. Residential Density and Non-Residential Intensity

- Planning area acreage: 10.90 acres
- Number of dwelling units: 100 units
- Non-residential building square feet: 86,236 SF
- Residential density: 9.17 units/acre
- Non-residential intensity (square feet/acre): 7,912 SF

D. Minimum Lot Width: Not Applicable

E. Minimum Lot Area: 10,000 SF

F. Land Area per Dwelling Unit: One Bedroom units - 800 SF

G. Two Bedroom units - 900 SF

Setback Requirements: Front: 10 feet, Side: 10 feet

Rear: 20 feet

H. Height Regulations: Building heights are limited to the following: 30' max. height when less than 30' from a residential property, 40' max. height when greater than 30', but less than 50' from a residential property, 65' max. height when greater than 50' from a residential property.

I. Building Area: On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot.

J. Landscaping: In accordance with City of Fayetteville Landscape Ordinance.

K. Parking: In accordance with the Unified Development Code.

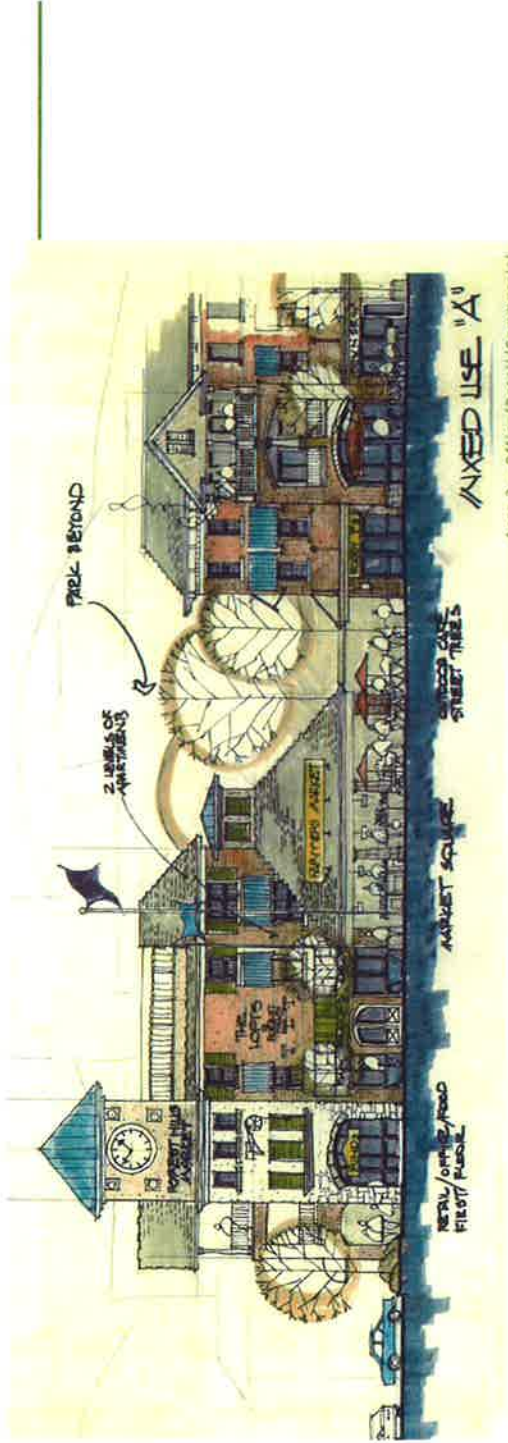
L. Architectural Design Standards: The area's theme is suggested

to be nostalgic with materials, features and systems that draw on an older urban street market areas such as Fulton Market in Boston, The Brickyard in Oklahoma City and Central Avenue in Hot Springs. The mix of services in the 4 core buildings will require some screening and operational constraints. The design personality of the structure will be traditional with classical arches, gables, columns and loggias and will utilize a mix of brick veneer, cut stone, some cast stone and metal composition roofing.

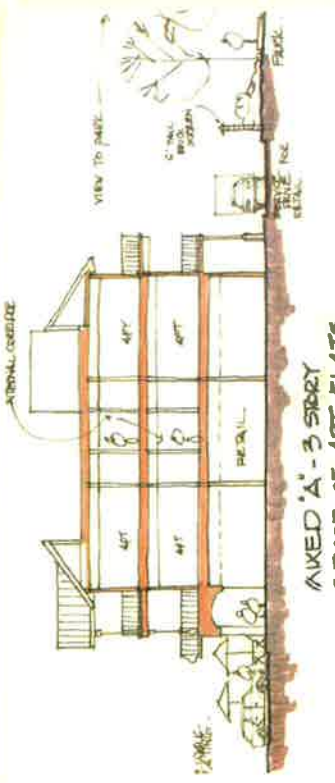
IM. Signage: Signage for Planning Area 2 shall be in accordance with a commercial zoning district. Only monument signs are permitted. Pole/pylon signs are prohibited.

PART OF PHASE 3

FOREST HILLS



Area 2 - Office/Retail/Commercial



Area 2 - Office/Retail/Commercial



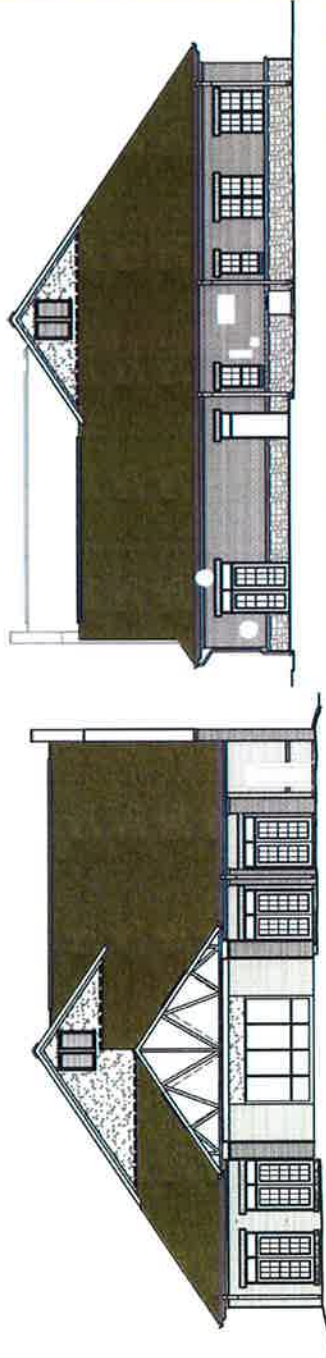
Area 2 - Urban Market

FOREST HILLS

PLANNED AND DEVELOPED BY THE CITY OF FOREST HILLS



Area 2 - Office

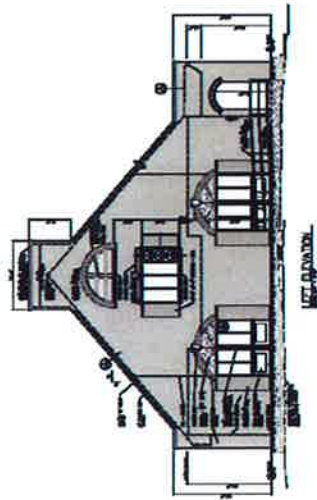


Area 2 - Office

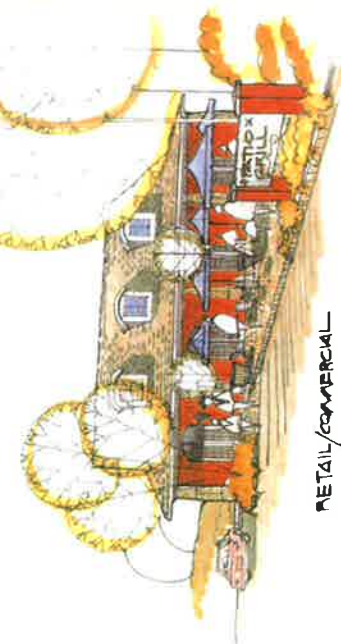
FOREST HILLS

A GROUP AND SHARED USE DEVELOPMENT

AREA '2' - MIXED USE



Area 2 - Office



RETAIL/COMMERCIAL

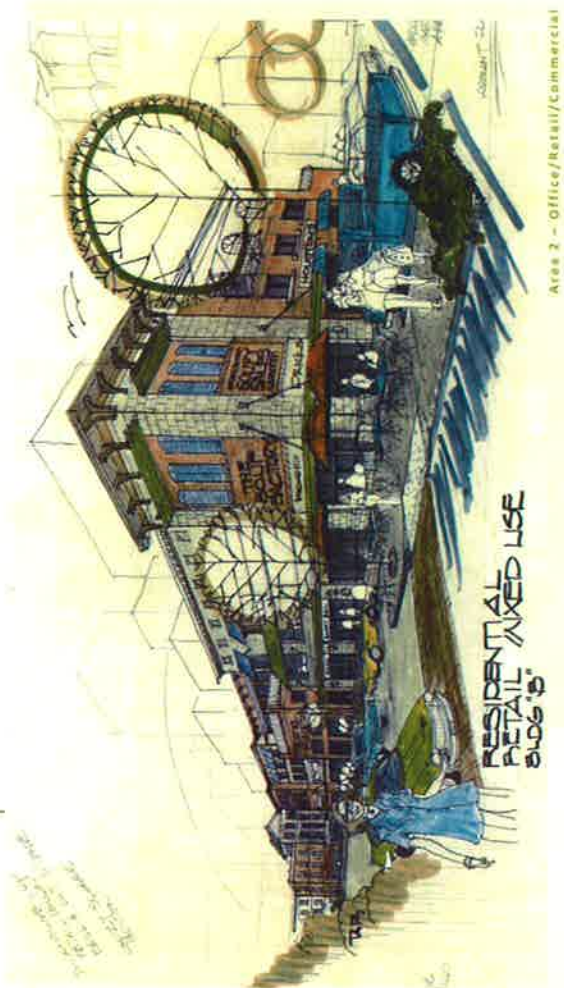
Area 2 - Office



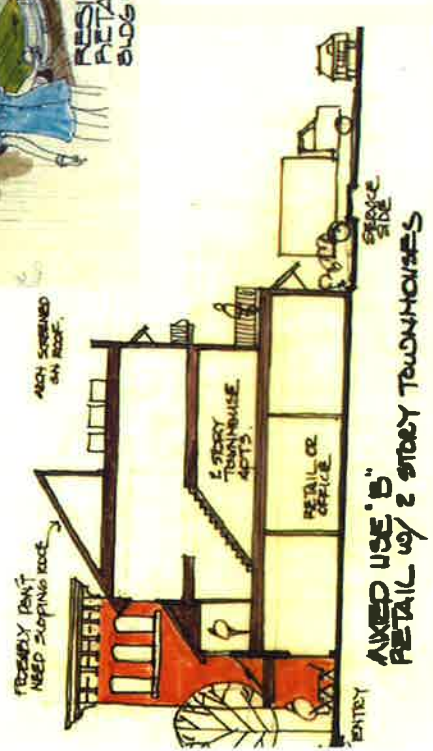
Detention Pond

FOREST HILLS

A MIXED-USE PLANNED COMMUNITY DEVELOPMENT



Area 2 - Office/Retail/Commercial



Area 2 - Office/Retail/Commercial

FOREST HILLS

G) Zoning Comparison Chart

Planning Area	Permitted Use Units	Conditional Use Units	Lot Width (min)	Lot Area (min)	Land Area per Dwelling Unit	Density	Setback Req'd	Height Req'd	Building Area
Planning Area 1	1,4,12,13,14, 15,16,18,19, 25,34	2,3,17,20, 21, 35,36, 40	N/A	None	N/A	5,349 sf/acre	F-20' S-15 (Adj) R S-0 (Adj) NR R-20'	40'	60%
Planning Area 2	1,5,8,9,12,13, 15, 16, 19, 25,26	2,3,4, 24, 34, 35, 36, 40	N/A	10,000 sf	One Bedroom - 800 sf Two Bedroom - 900 sf	9.17 units/ac 7,912 sf/ac	F-10' S-10' R-20'	30' max.-less than 30' from residential. 40' max.-greater than 30'; but less than 50' from residential. 65' max.-more than 50' from residential.	60%
Planning Area 3	1,8,9,10, 26	2,3,4,24	70'	8,400 sf	1,500 sf	22.72 units/ac	F-15' S-10' R-20'	60'	N/A
Planning Area 4	1,8,9	2,3,4,24	40'	3,500 sf	3,500 sf	4.82 units/ac	1.Attached F-15' S-Exterior-7', S-Interior-0', R-25' Detached F-15' S-12'/0' R-25'	40'	50%
Planning Area 5	1,8, 26	2,3,4,9,24	30'	2,000 sf	2,000 sf	3.83 units/ac	F-0' S-Interior 0', S-Exterior 7', R-0'	50'	N/A

F O R E S T H I L L S

Proposed PZD Design and Zoning Standards



MORRISON SHIPLEY

ENGINEERS • SURVEYORS

September 17, 2013

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

**Re: Planning Area 2, Office/Retail/Multi-Family "The Village" at Forest Hills
Request to Amend PZD Criteria – Density and Use**

Dear City Council,

On behalf of the property owner and developer, Forest Hills Partners LLC, we are requesting consideration to amend the criteria for density, use, and tree preservation in Planning Area 2, the office/retail/multi-family portion of the Planned Zoning District (PZD). Forest Hills is located on the south side of Wedington Drive at Salem Road; Planning Area 2 includes the area where the Planet Fitness and other recent retail buildings are located. The property was rezoned to PZD in June 2008 which established a multi-family density of 9.17 units per acre for Planning Area 2 based on 100 apartment units. The apartments were planned to be on the upper levels of retail buildings.

Forest Hills Partners, LLC, would like to develop the multi-family portion of Planning Area 2 with four upscale, three story apartment buildings. The buildings will consist of two stories of apartment units (totaling 72 units) over ground level interior parking. **We are requesting to reduce the density from 9.17 units per acre to 6.61 units per acre and to amend the use to accommodate multi-family over interior parking.** In order to facilitate four buildings, the existing tree canopy preserved on-site in Area 2 will be less than 25%. We request approval to provide tree preservation mitigation with a combination of new plantings in Area 2 and preserving existing canopy in the tree preservation area in the southeast corner of Forest Hills. The modified PZD booklet sheets and site plan have also been attached as a part of this request.

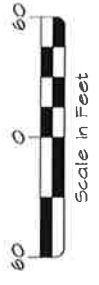
Tree preservation % can't be amended. will be reviewed with large scale development.

Thank you for your consideration.

Sincerely,
Morrison-Shipley Engineers, Inc.

Sammi May, P.E.
Project Manager

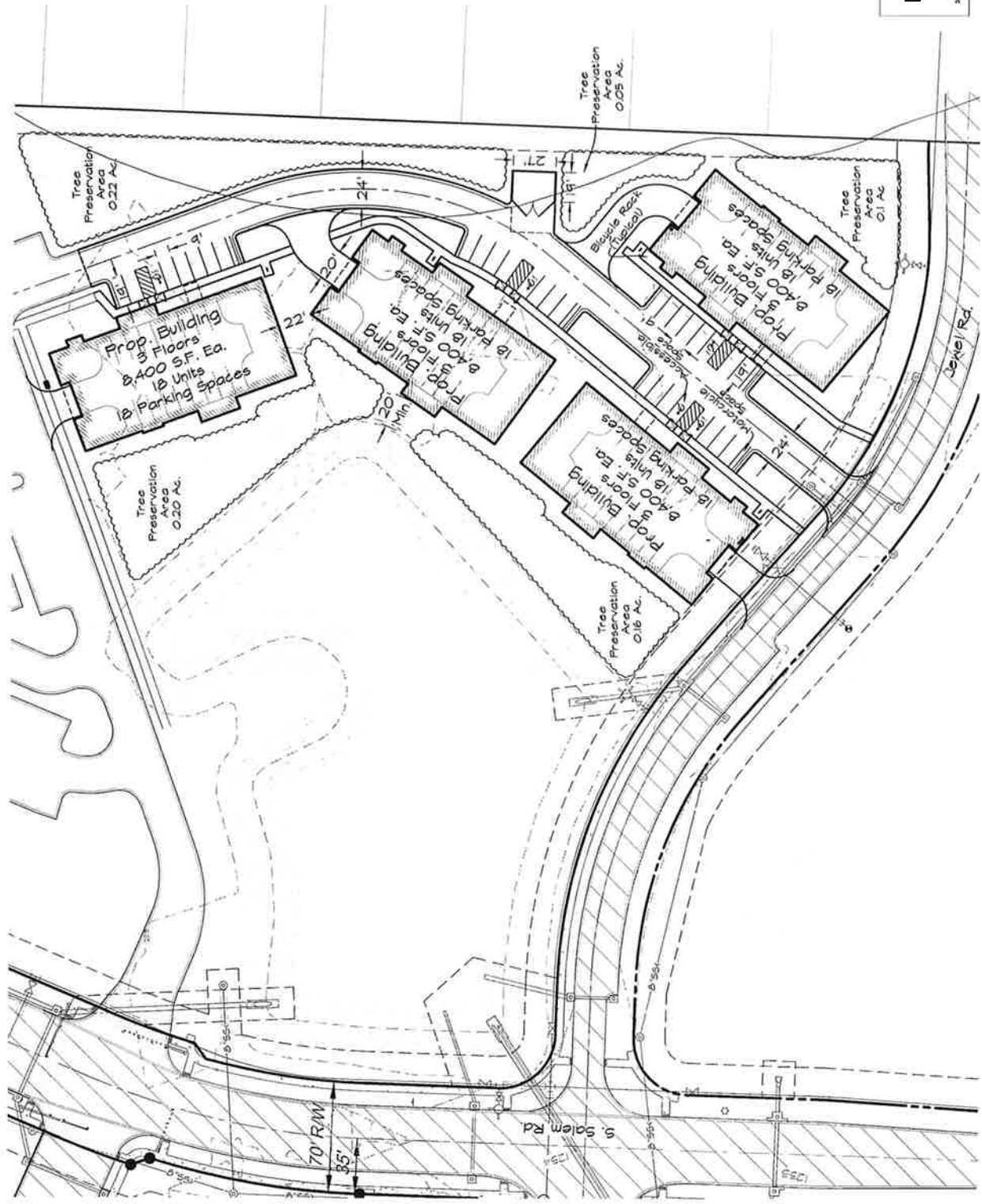
Parking Calculations:
 Required: 1 Space Per Bedroom
 Total Units: 72 Units
 Total Bedrooms:
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 Total Bedrooms/Parking Spaces: 104
 Total Provided: 120 Spaces (15% Over Required)
 Standard Spaces Indoor: 72 Spaces
 Standard Spaces Outdoor: 32 Spaces
 Motorcycle Spaces: 8 Spaces
 Bicycle Racks: 8 Spaces (4 racks)
 Tree Preservation Area: 0.73 Acre



CONCEPTUAL SITE PLAN
 Apartment Buildings - 72 Units
 Lot 5 Of Forest Hills
 Fayetteville, Washington County, AR

September 16, 2013

MORRISON SHIPLEY
 ENGINEERS • SURVEYORS
 2407 SE Chestnut Street • Fayetteville, AR 72712 • 479.273.2200 • morrisonshipleyma.com



PLANNING AREA 2 – OFFICE/RETAIL/MULTI-FAMILY – “THE VILLAGE AT FOREST HILLS”

This is the mixed use section of the development involving retail, commercial, office and residential (apartments) which is on the east side of the Salem Road extension. The building prototype is designed to create small scale office building frontage with loft-style spaces over the first floor of office that supports pedestrian friendly streetscapes. The density of development/improvement is more intense with the bulk of the green space concentrated in a common park. There is denser tree cover on this portion of the development along with an existing pond. Care will be taken to design the parking and building footprints to preserve as many existing trees as possible. The existing pond will be enlarged to serve as detention basin for the eastern portion of the commercial and office areas. The pond will be established as a focal point of the office area, with sidewalks and sitting areas. The offices will be constructed in the northeast quadrant of the site, bounded on the south by North Jewell Road; on the east by Salem Road; and on the north by Walgreen’s.

This area is projected to include a core of (4) three-story apartment structures (with interior parking on the first floor, with two stories of apartments above) and (4) one-story retail/office structures.

The apartments will consist of multiple floor plans, one and two bedroom units , all of which will have balconies. Circulation will be internal with a secured entrance/elevator lobby and secured interior parking at the first level.

The parking level will be relieved, clad and fenestrated to maintain a multi-use appearance. The design theme will be classic urban, a mixture of synthetic cut stone, stucco and thin brick. The façade will overlook the lake and all 4 buildings will be connected to the overall development both visually and physically with pedestrian walks.

A. Permitted Uses

- Unit 1 City-wide uses by right
- Unit 5 Government facilities
- Unit 8 Single family dwellings
- Unit 9 Two-family dwellings
- Unit 12 Offices, studios and related services
- Unit 13 Eating places
- Unit 15 Neighborhood shopping goods



Area 2 - Apartments

Theme Example

FOREST HILLS

a mixed-use planned zoning development

- Unit 16 Shopping goods
 - Unit 19 Commercial recreation, small sites
 - Unit 25 Professional offices
 - 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
 - Unit 34 Liquor Store
 - Unit 35 Outdoor Music Establishment
 - Unit 36 Wireless communications facilities
 - Unit 40 Sidewalk Cafes
- C. Residential Density and Non-Residential Intensity**
- Planning area acreage: 10.90 acres
 - Number of dwelling units: 72 units
 - Non-residential building square feet: 86,236 SF
 - Residential density: 6.61 units/acre
 - Non-residential intensity (square feet/acre): 7,912 SF
- D. Minimum Lot Width: Not Applicable**
- E. Minimum Lot Area: 10,000 SF**
- F. Land Area per Dwelling Unit: One Bedroom units - 750 SF
Two Bedroom units - 975 SF**
- G. Setback Requirements: Front: 10 feet, Side: 10 feet
Rear: 20 feet**
- H. Height Regulations: Building heights are limited to the following:
40' max. height when less than 30' from a residential property.
65' max. height when greater than 50' from a residential property.**
- I. Building Area: On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot.**
- J. Landscaping: In accordance with City of Fayetteville Landscape Ordinance.**
- K. Parking: In accordance with the Unified Development Code.**
- L. Architectural Design Standards: The area's overall theme will**



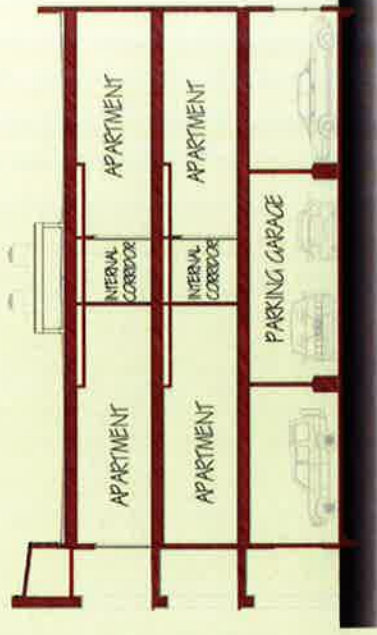
be nostalgic with materials and design features that provide a diversity of scale, color and texture to reflect multiple functions of retail, office and housing in keeping with an urban code.

The freestanding single story retail/office facilities will consist of metal clad roofed forms for added scale and skins of brick, stone or patterned stucco.

M. Signage: Signage for Planning Area 2 shall be in accordance with a commercial zoning district. Only monument signs are permitted. Pole/pylon signs are prohibited.

N. Tree Preservation: Approximately 17.5% (68,300 sq. ft.) of existing tree canopy will be preserved on-site, while the remainder of required tree preservation (7.5% or 29,300 sq. ft.) will be provided by deedling tree preservation areas at the south end of the Forest Hills property (adjacent to Persimmon).

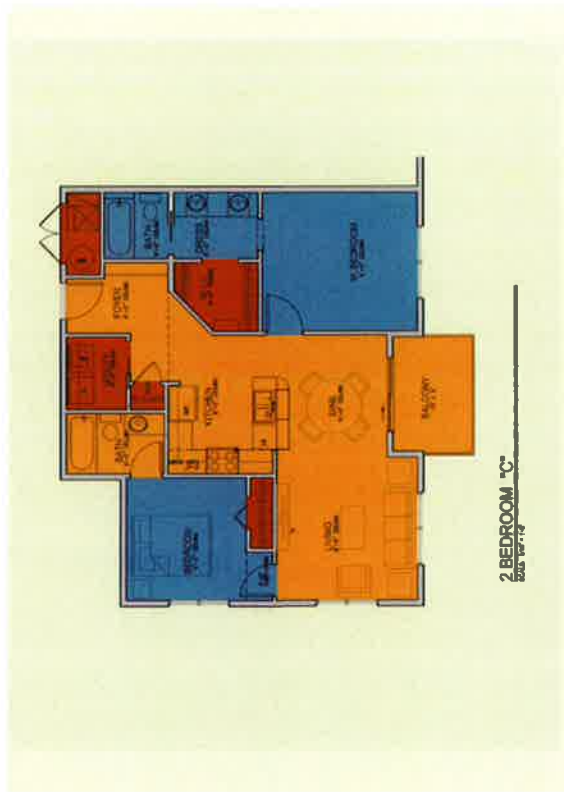
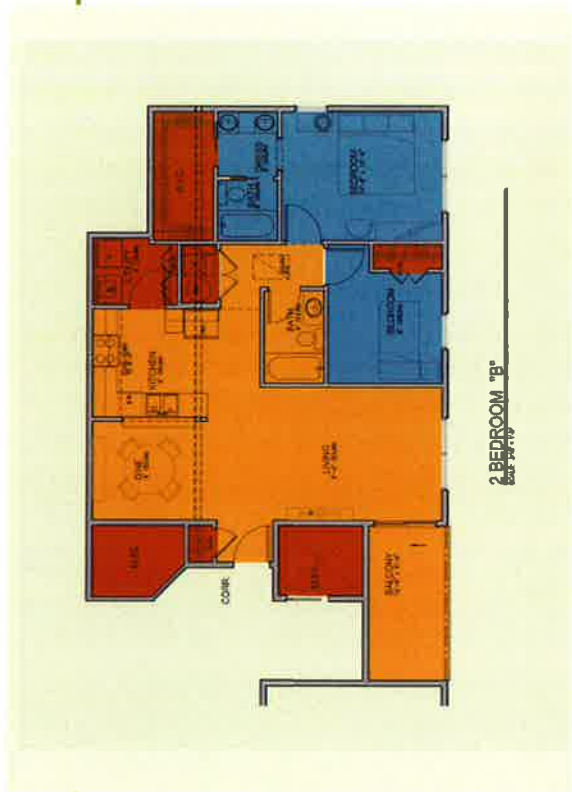
PART OF PHASE 3 **FOREST HILLS**
a mixed-use planned zoning development



Area 2 - Apartments

FOREST HILLS

a mixed-use planned zoning development



FOREST HILLS

Area 2 - Apartments

a mixed-use planned zoning development

**ELEVATIONS FOR PREVIOUSLY APPROVED
PROJECTS**

ASPEN SQUARE
 FOREST HILLS LOT 5

