

City of Fayetteville Item Review Form

2013-0147

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 13-4513: Administrative Item (WEDINGTON DRIVE AND SALEM ROAD/FOREST HILLS PZD MODIFICATION TO PLANNING AREA 5, 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 5 to change the density and housing type.

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. Baker 11-1-2013  
Don Man 11/1/13  
Frank Jordan 11/2/13

11-21-13 03:03  
dm  
KJ  
ENTER 11/1/13

This ordinance was left on the second reading at the November 19, 2013 City Council Meeting



www.accessfayetteville.org

**CITY COUNCIL AGENDA MEMO**

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**To:** Mayor Jordan, City Council

**Thru:** Jeremy Pate, Development Services Director *JR*

**From:** Jesse Fulcher, Senior Planner

**Date:** October 31, 2013

**Subject:** ADM 13-4513 Forest Hills Planned Zoning District Amendment No. 4 – Planning Area 5

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**RECOMMENDATION**

Staff recommends approval of an ordinance to amend the concept plan and zoning criteria for the Forest Hills Planned Zoning District (PZD), amending the housing type from townhouses to detached single-family houses and reducing the number of units from 60 to 31.

**BACKGROUND**

The Forest Hills Planned Zoning District contains approximate 80 acres, divided into five distinct planning areas. Planning Area 5, The Townhomes at Forest Hills, contains approximately 16 acres and is approved to be developed with 60 townhouse units with a rear-alley design format.

The applicant proposes to amend the housing type from townhouses to detached single-family houses. The rear access alley design will still be utilized. The overall unit count will be reduced from 60 to 31 units, and a larger portion of the wooded site will remain undeveloped and be dedicated as a tree preservation easement.

**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.

revised ord. for the  
12/3/13 CC mtg.

**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 FIVE, REDUCING THE NUMBER OF DWELLING UNITS FROM 60 UNITS TO 31 UNITS AND AMENDING THE HOUSING TYPE FROM TOWNHOUSES TO DETACHED SINGLE-FAMILY HOUSES.

**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 five, reducing the number of dwelling units from 60 to 31 and changing the housing type from townhouses to detached single-family houses, 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.

Section 3: That this amendment is subject to Conditions of Approval and shall not be in effect until these conditions are met.

1. All conditions of approval from the previously approved R-PZD 07-2793 Forst Hills shall apply.
2. Approval of this PZD modification does not grant approval of the development details for the project. The proposed subdivision will be required to be reviewed for compliance with all Unified Development Code requirements as part of the standard development review process.
3. The homes shall be constructed consistent with the elevations and material list presented in the revised PZD booklet, and the materials and colors shall be varied on units with identical plans.

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

APPROVED:

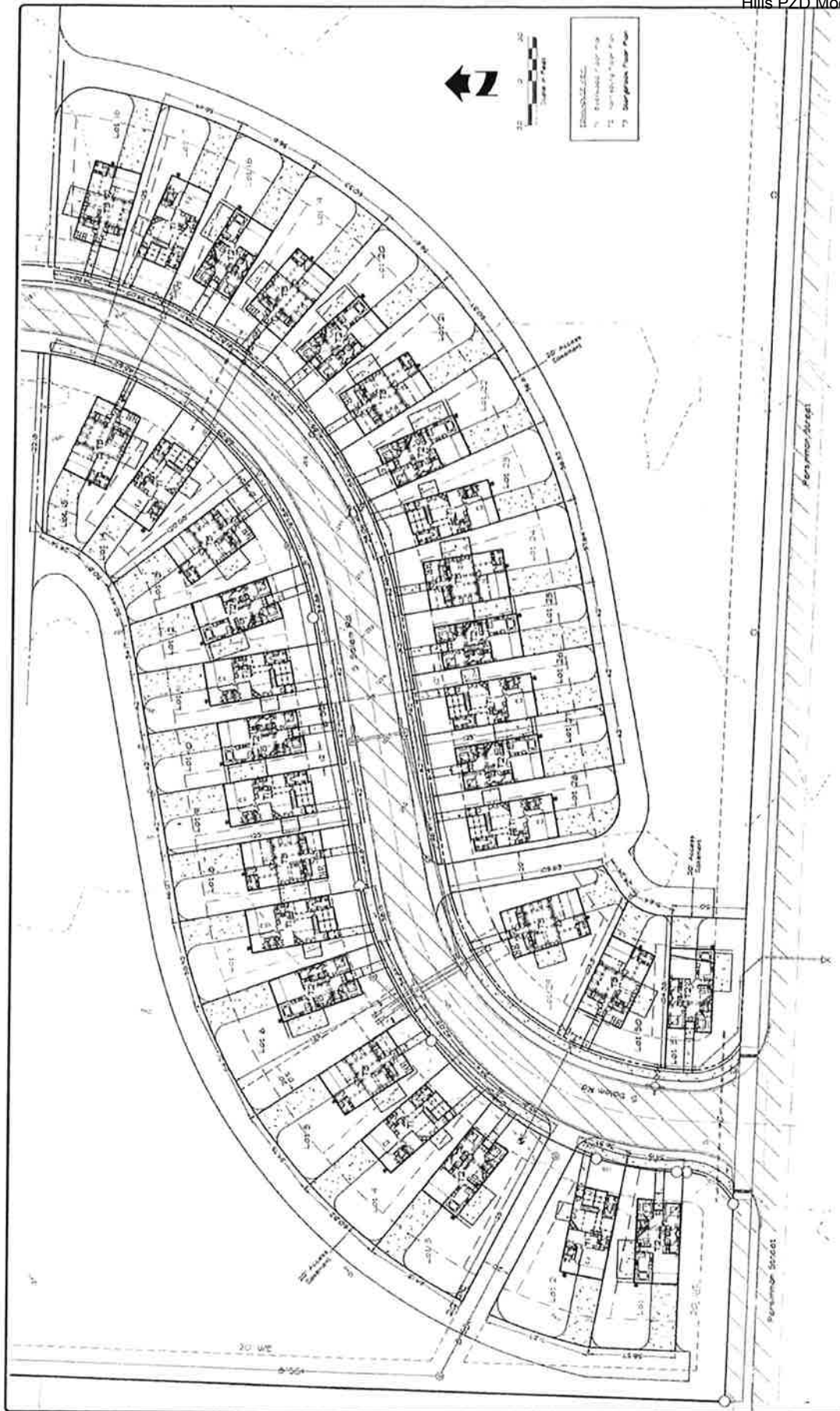
ATTEST:

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

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

# EXHIBIT 'A'

ADM 13-4513 (Wedington Drive and Salem Road/Forest Hills PZD Modification to Planning Area 5)



Scale	1" = 100'
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Concept Plan  
Issued for Review

**PROPOSED TOWNHOUSES**  
Forest Hills Subdivision  
Fayetteville, Washington County, Arkansas

Project No.	13-4513
Site No.	13-4513-13
Sheet No.	13-4513-13
Scale	1" = 100'
Date	10/28/13

PRELIMINARY

**MORRISON SHIPLEY**  
ENGINEERS • SURVEYORS  
1400 E. Commercial Street • Fayetteville, AR 72701 • 479-273-2004 • www.morrisonshipleyma.com

Revised	By	Date

October 28, 2013

Planning Commission

ADM 13-4513 Forest Hills PZD #5

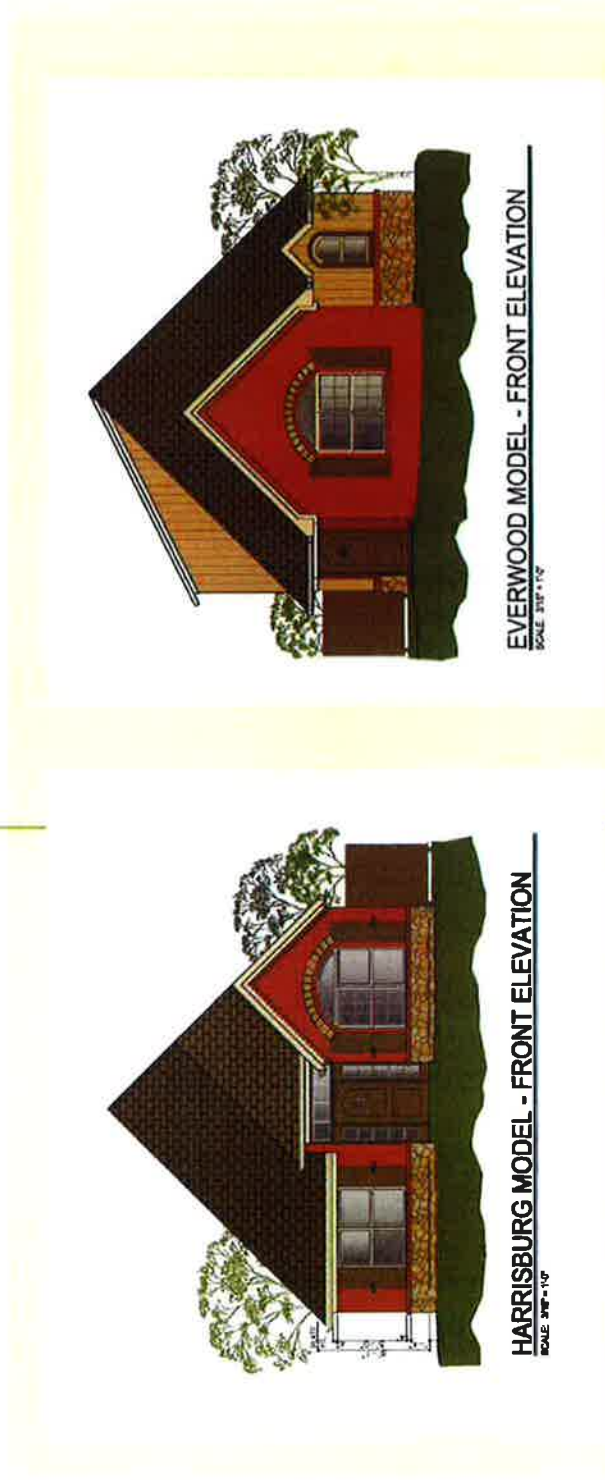
**PLANNING AREA 5 – TOWNHOMES – “THE TOWNHOMES AT FOREST HILLS”**

The Townhomes will be located between the single family on the south side of Persimmon and the proposed multi-family and Garden Homes along Salem Road. The Townhomes are planned to include one- and two-story traditional Townhome dwellings with a zero lot line sides.

These single family units will range from 1,450 S.F. to 1,750 S.F. with rear garages served for private “alley” drives. The open sides (12’ clear) will provide each with private outdoor living , patio and lawn.

The scale of the design components and steep roof pitches will harken back to urban housing neighborhoods of the early 1900’s. Exterior materials will consist of stone, brick and architectural composite shingles. Color themes will be muted earth tones.

The three models will be mixed in plan and materials for visual relief.



Area 5 – Townhomes

**FOREST HILLS**

a mixed-use planned zoning development

October 28, 2013  
Planning Commission

# EXHIBIT 'A'

**A. Permitted Uses**

- Unit 1 City-wide uses by right
- Unit 8 Single-family dwellings
- Unit 26 Multi-family dwellings

**B. Conditional Uses**

- Unit 2 City-wide uses by conditional use permit
- Unit 3 Public protection and utility facilities
- Unit 4 Cultural and recreational facilities
- Unit 9 Two-Family Dwellings
- Unit 24 Home occupations

**C. Residential Density and Non-Residential Intensity**

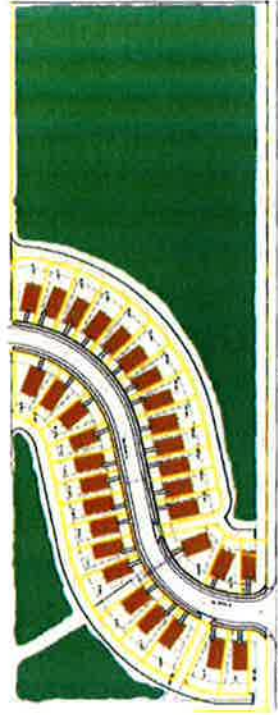
Planning area acreage: 15.67 ac  
 Number of dwelling units: 31 units  
 Non-residential square feet: Not Applicable  
 Residential density: 1.98 units/acre  
 Non-residential intensity (square feet/acre): Not Applicable

**Bulk and Area Regulations:**

- D. Minimum Lot Width:** 30 feet
- E. Minimum Lot Area:** 5,000 SF
- F. Land Area per Dwelling Unit:** 5,000 SF
- G. Setback Requirements:** Front: Zero (0) feet, Side (Interior): Zero (0) feet, Side (Exterior): 7 feet (perimeter wall), Rear: Zero (0) feet
- H. Height Regulations:** Buildings heights are to be limited to 45' above finish grade
- I. Building Area:** Not applicable

**Site Planning:**

- J. Landscaping:** In accordance with City of Fayetteville Landscape Ordinance.
- K. Parking:** In accordance with the Unified Development Code.
- L. Architectural Design Standards:** The personality of an older urban neighborhood with services and cars to the rear and pedestrians to the front. A blend of traditional tall roof forms and materials, muted earth tones, intermixed in four colors schemes and three footprints. Facades will be irregular in scale and materials, the streetscape will be heavily landscaped with low profile shrubs, sod and trees. The side yards can be open or screened for privacy.



Area 5 - Townhomes

**M. Signage:** Area sign(s) for a residential zoning district shall be permitted in accordance with Chapter 174.10 (G) of the UDC. No other signage shall be permitted.

**N. Tree Preservation:** Tree Preservation will be provided east of the lots, in areas to be deeded for tree preservation.

PART OF PHASE 4

## FOREST HILLS

a mixed-use planned zoning development

G) Zoning Comparison Chart

Zoning Comparison									
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 -750 sf Two Bedroom - 975 sf	6.16 units/ac 7,912 sf/ac	F-10' S-10' R-20'	40' max.-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'	5,000 sf	5,000 sf	5.76 units/ac	F-0' S-Interior 0', S-Exterior 7' R-0'	45'	N/A

FOREST HILLS

MIXED USE PLANNED ZONING DEVELOPMENT





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 13-4513: Administrative Item (WEDINGTON DRIVE AND SALEM ROAD/FOREST HILLS PZD MODIFICATION TO PLANNING AREA 5, 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 5 to change the density and housing type.

Planner: Jesse Fulcher

**BACKGROUND**

*Property:* The Forest Hills Planned Zoning District contains approximate 80 acres, divided into five distinct planning areas. Planning Area 5, The Townhomes at Forest Hills, contains approximately 16 acres and is approved to be developed with 60 townhouse units with a rear-alley design format. 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 amend the housing type from townhouses to detached single-family houses. The rear access alley design will still be utilized. The overall unit count will be reduced from 60 to 31 units, and a larger portion of the wooded site will remain undeveloped and be dedicated as a tree preservation easement.

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

## **RECOMMENDATION**

Staff supports the proposed amendment, finding that the design concept is consistent with the originally approved plans and provides additional tree preservation area, which has been lacking in some of the other planning areas. The addition will provide another housing style to compliment the conventional neighborhood development patterns to the north and south. Further, the traditional design form is consistent with Goal 2 of City Plan 2030 and provides new housing within walking distance of shopping, schools and community facilities.

**Recommended Motion:** Staff recommends forwarding **ADM 13-4513 Forest Hills R-PZD Modification No. 4** to the City Council for approval with the following conditions:

1. All conditions of approval from the previously approved R-PZD 07-2793 Forst Hills shall apply.
2. Approval of this PZD modification does not grant approval of the development details for the project. The proposed subdivision will be required to be reviewed for compliance with all Unified Development Code requirements as part of the standard development review process.
3. The homes shall be constructed consistent with the elevations and material list presented in the revised PZD booklet, and the materials and colors shall be varied on units with identical plans.

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

**Motion:** Chesser

**Second:** Pennington

**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



INDEX OF SHEETS	
1	Cover Sheet, Vicinity Map
2	Site Plan of Proposed Property
3	Site Plan of Proposed Property
4	Site Plan of Proposed Property
5	Site Plan of Proposed Property
6	Site Plan of Proposed Property
7	Site Plan of Proposed Property
8	Site Plan of Proposed Property
9	Site Plan of Proposed Property
10	Site Plan of Proposed Property

Issued for Review

**CITY COUNCIL APPROVED**  
DATE: 4/15/08  
BY: [Signature]



**MORRISON SHIPLEY**  
ENGINEERS & SURVEYORS  
1001 W. Commercial Street, Fayetteville, AR 72701 • 479.783.5200 • morrisonshipley.com

OWNER & DEVELOPER  
FOREST HILLS DEVELOPMENT GROUP, LLC  
6301 CLIFF DRIVE  
FT. SMITH, AR 72917  
479-494-5682  
MR. JOHN D. ALFORD  
OZARKS ELECTRIC COOPERATIVE  
3641 WEDINGTON DRIVE  
FAYETTEVILLE, AR 72701





# FOREST HILLS

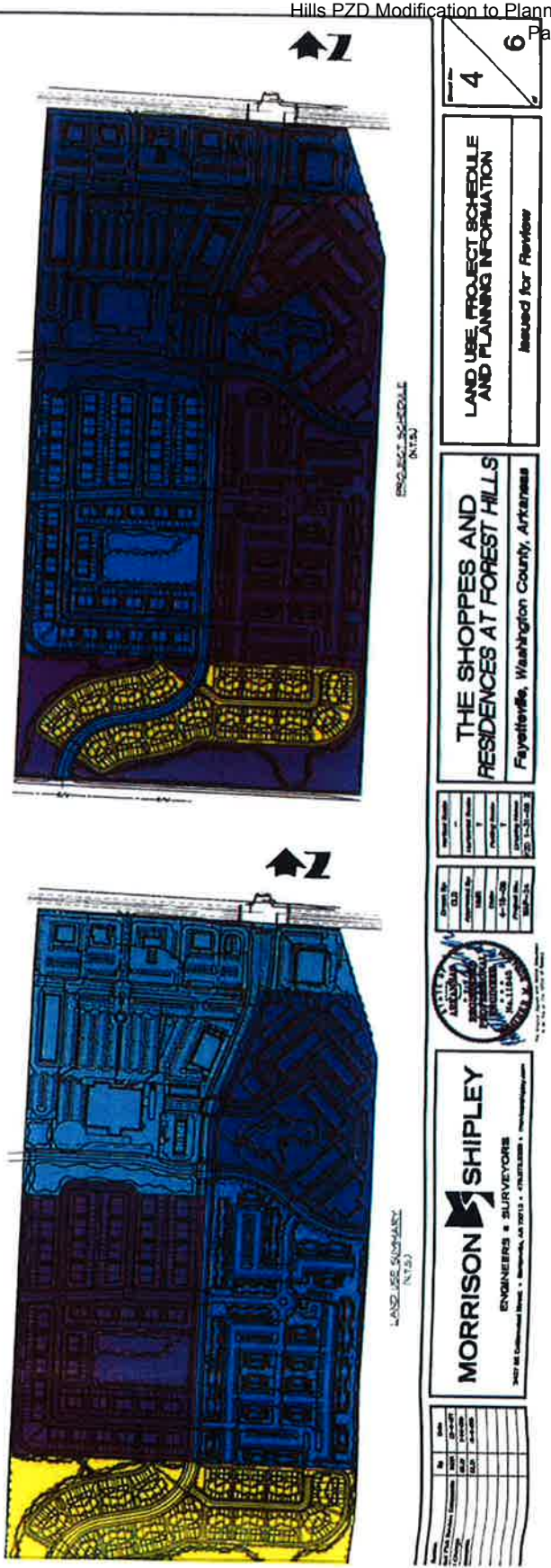
LAND USE SUMMARY

COLOR	LAND USE	PERCENTAGE OF TOTAL AREA	ACRES	FEET	PERCENTAGE OF TOTAL AREA	ACRES	FEET
DRAB	CONCRETE	0	0	0	0	0	0
DRAB	PAVED AREAS	6.7	300	1,344	22.4	971	4,274
DRAB	MULTI-FAMILY HOUSING	20.7	913	4,026	65.0	2,825	12,575
DRAB	SINGLE-FAMILY HOUSING	4.2	181	804	3.6	1,553	6,846
DRAB	TOTAL HOUSING	24.9	1,094	4,830	71.6	3,128	13,721
DRAB	TOTAL	24.9	1,094	4,830	71.6	3,128	13,721

PROJECT SCHEDULE

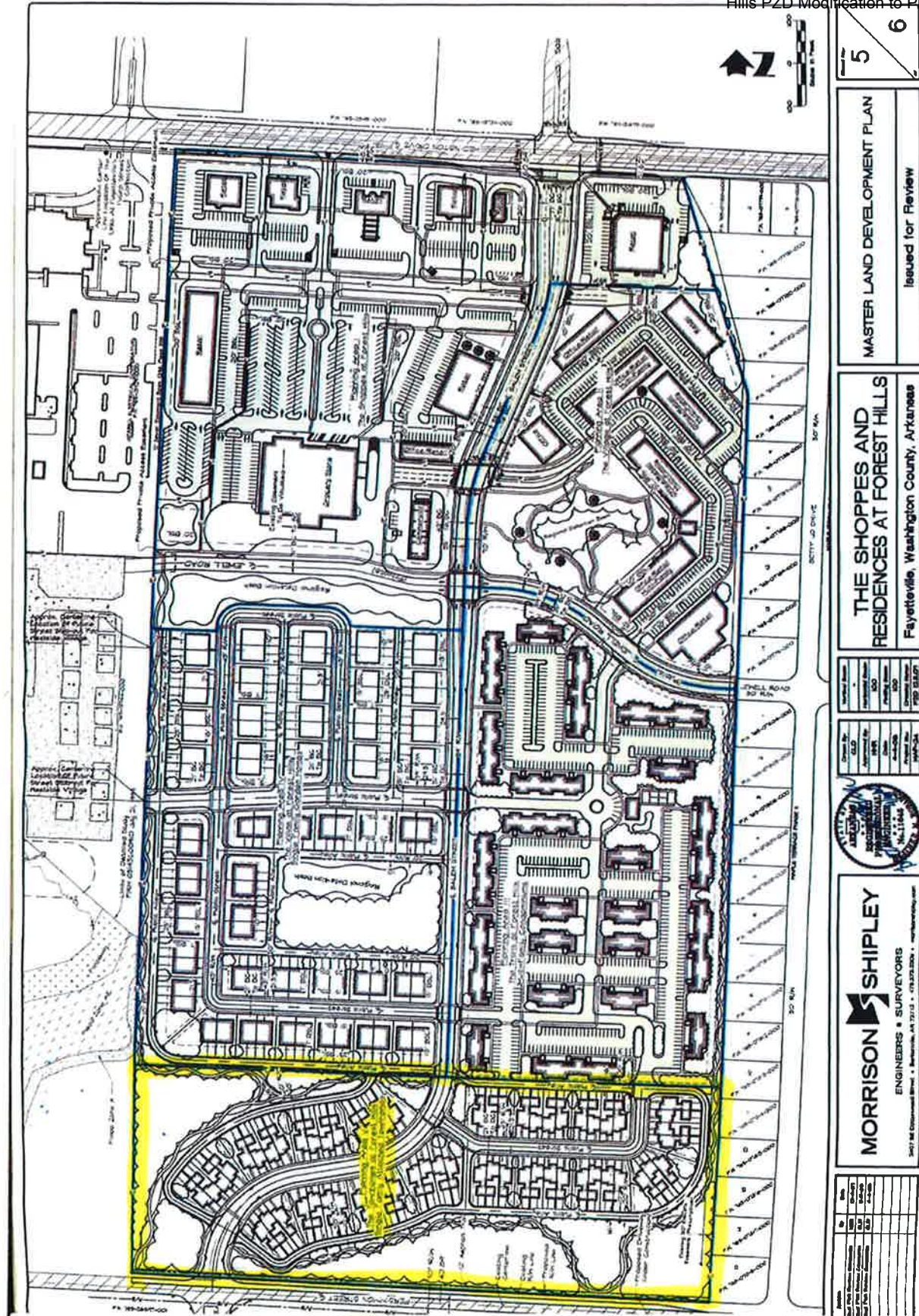
ENTRUS USE LEGEND

- DRAB - 2008 TO 2010
- DRAB - 2011 TO 2012
- DRAB - 2013 TO 2014
- DRAB - 2015 TO 2016



4	6
LAND USE PROJECT SCHEDULE AND PLANNING INFORMATION	
Issued for Review	
THE SHOPPES AND RESIDENCES AT FOREST HILLS	
Fayetteville, Washington County, Arkansas	
DATE: 10/28/13	PROJECT NO: 13-4513
SCALE: AS SHOWN	DRAWN BY: J. SHIPLEY
CHECKED BY: M. SHIPLEY	DATE: 10/28/13
<b>MORRISON SHIPLEY</b> ENGINEERS & SURVEYORS 2407 W. Colquhoun Street • Fayetteville, AR 72703 • (479) 442-1111 • www.morrisonshipley.com	





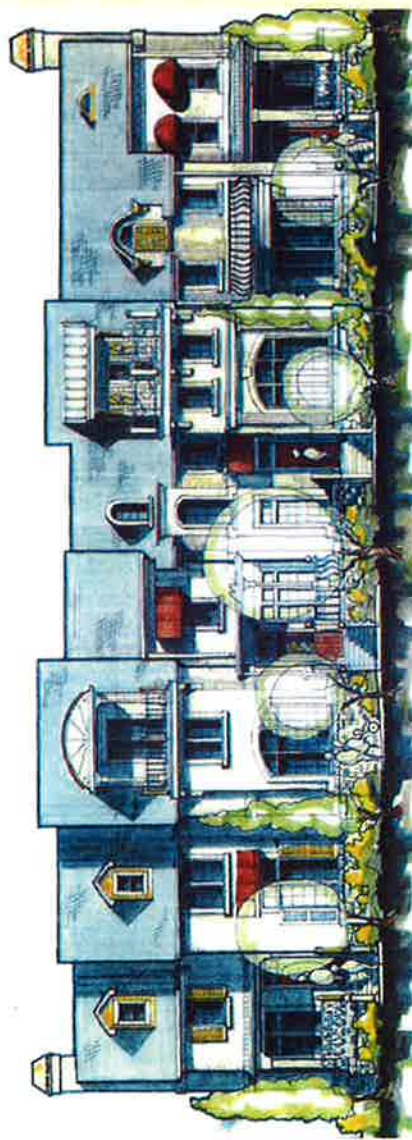




**PLANNING AREA 5 – TOWNHOMES – “THE TOWNHOMES AT FOREST HILLS”**

The Townhomes will be located between the single family on the south side of Persimmon and the proposed multi-family and Garden Homes along Salem Road. The Townhomes will offer the development's most upscale option. The Townhomes are planned to include two-story traditional Townhome dwellings with zero lot line front & rear setbacks, with bedrooms upstairs and living areas downstairs. The Townhomes will be built as common wall structures but will be sold separately. The buildings will be limited to no more than four attached units.

The single family, two to two and a half story units will provide a very urban living format in a very “un-urban” setting i.e. buffered on all sides by open green space and walking trails. The four-plex format provides the designer with a strong identifiable façade but also allows massing breaks for the eye and the ability to adjust to the topography and lot forms. Each of the 2,000 s.f. – 2,500 s.f. units will have a private rear court/yard and access to rear, double garage serviced from the alley.



TOWNHOMES - AREA 5

AREA 5 - Townhomes  
FOREST HILLS

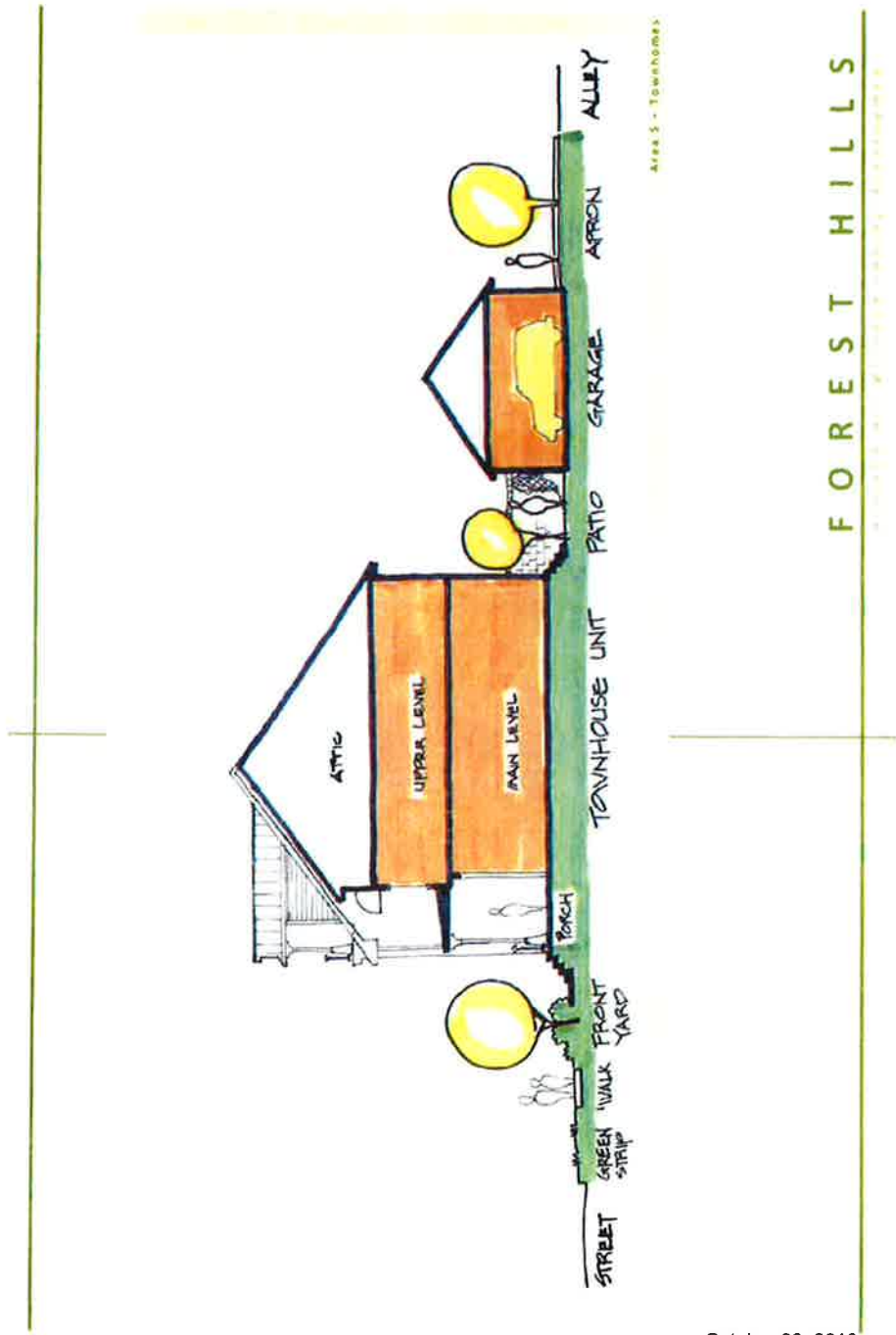


- A. Permitted Uses**
  - Unit 1 City-wide uses by right
  - Unit 8 Single-family dwellings
  - Unit 26 Multi-family dwellings
- B. Conditional Uses**
  - Unit 2 City-wide uses by conditional use permit
  - Unit 3 Public protection and utility facilities
  - Unit 4 Cultural and recreational facilities
  - Unit 9 Two-Family Dwellings
  - Unit 24 Home occupations
- C. Residential Density and Non-Residential Intensity**
  - Planning area acreage: 15.67 ac
  - Number of dwelling units: 60 units
  - Non-residential square feet: Not Applicable
  - Residential density: 3.83 units/acre
  - Non-residential intensity (square feet/acre): Not Applicable
- Bulk and Area Regulations:**
  - D. Minimum Lot Width:** 30 feet (No more than 4 attached)
  - E. Minimum Lot Area:** 2,000 SF
  - F. Land Area per Dwelling Unit:** 2,000 SF
  - G. Setback Requirements:** Front: Zero (0) feet, Side (interior): Zero (0) feet (common wall), Side (Exterior): 7 feet (perimeter wall), Rear: Zero (0) feet
  - H. Height Regulations:** Buildings heights are to be limited to 50' above finish grade
  - I. Building Area:** Not applicable
- Site Planning:**
  - J. Landscaping:** In accordance with City of Fayetteville Landscape Ordinance.
  - K. Parking:** In accordance with the Unified Development Code.
  - L. Architectural Design Standards:** The design personality will accent vertically and substantial trim elements but monochromatic in color which will highlight the irregular facade and unique features of each unit. Landscaping at the street will be intense but low scale. The green strip at the street will be tree lined. The majority of the units will have front stoops to allow seating.

**M. Signage:** Area signs for a residential zoning district shall be permitted in accordance with Chapter 17A.10 (G) of the UDC. No other signage shall be permitted.

PART OF PHASE 4

# FOREST HILLS



38

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	1,8,9,19,26	2,3,4,24	70'	8,400 sf	1,500 sf	22.72 units/ac	F-15' S-10' R-20'	80'	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-12'70' R-25'	40'	50%
Planning Area 5	1,8, 26	2,3,4,24	30'	2,000 sf	2,000 sf	3.83 units/ac	F-0' S-Interior 0', S-Exterior 7' R-0'	50'	N/A

# Proposed PZD Design and Zoning Standards



September 17, 2013

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

**Re: Planning Area 5, "The Townhomes" at Forest Hills  
Request to Amend PZD Criteria – Density and Layout**

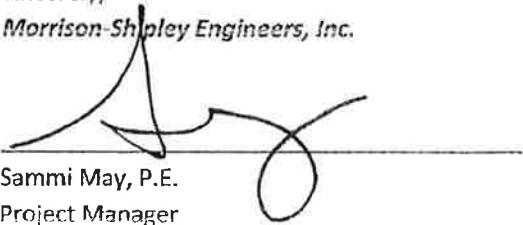
Dear City Council,

On behalf of the property owner and developer, Forest Hills Partners LLC, we are requesting consideration to amend the criteria for density and layout in Planning Area 5, the "Townhome" portion of the Planned Zoning District (PZD). Forest Hills is located on the south side of Wedington Drive at Salem Road. The property was rezoned to PZD in June 2008 which established a density of 3.83 units per acre for Planning Area 5, which was based on 60 townhomes units. The townhome layout consisted of buildings featuring attached townhome units. A copy of the PZD Master Land Development Plan has been attached to this request for reference.

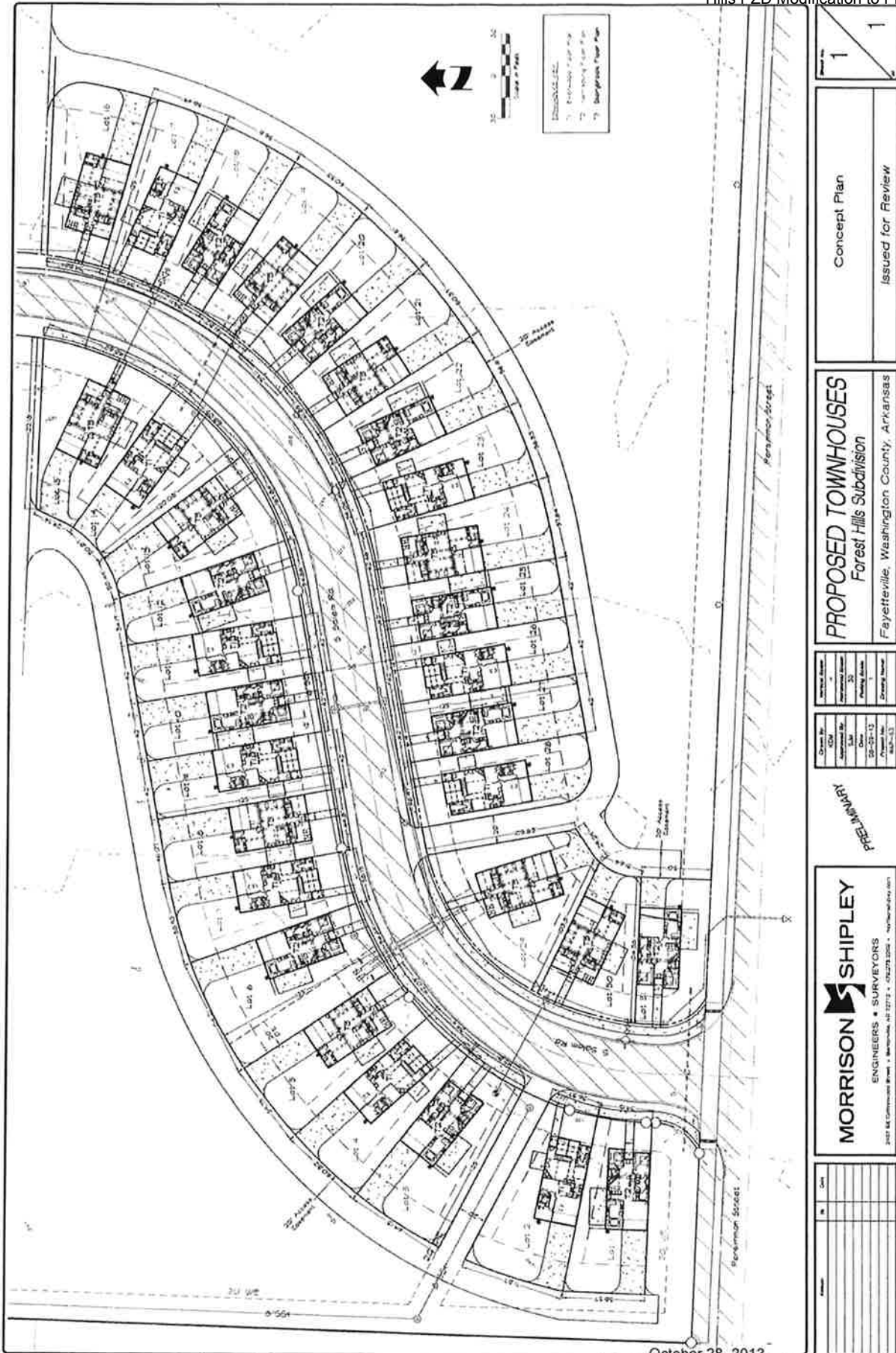
Forest Hills Partners, LLC, would like to develop Planning Area 5 with 31 free-standing townhome units (rather than attached) along Salem Road frontage. The townhomes will be served with rear alleys, as originally planned in the PZD. **We are requesting to reduce the density from 3.86 units per acre to 1.98 units per acre to accommodate 31 fee-standing townhome units (lots) in Planning Area 5.** The modified PZD booklet sheets, lot layout, and house plans have also been attached as a part of this request. As you can see from the new layout, placing townhomes along Salem Road only allows for a greater tree preservation area to the east.

Thank you for your consideration.

Sincerely,  
*Morrison-Shipley Engineers, Inc.*

  
Sammi May, P.E.  
Project Manager

2407 S.E. Cottonwood Street  
Bentonville, AR • 72712  
479.273.2209 • Fax 479.273.2553  
October 28, 2013  
Planning Commission [morrisonshipley.com](http://morrisonshipley.com)  
ADM 13-4513 Forrest Heights PZD #5  
Agenda Item 5  
Page 14 of 26



Concept Plan  
 Issued for Review

**PROPOSED TOWNHOUSES**  
 Forest Hills Subdivision  
 Fayetteville, Washington County, Arkansas

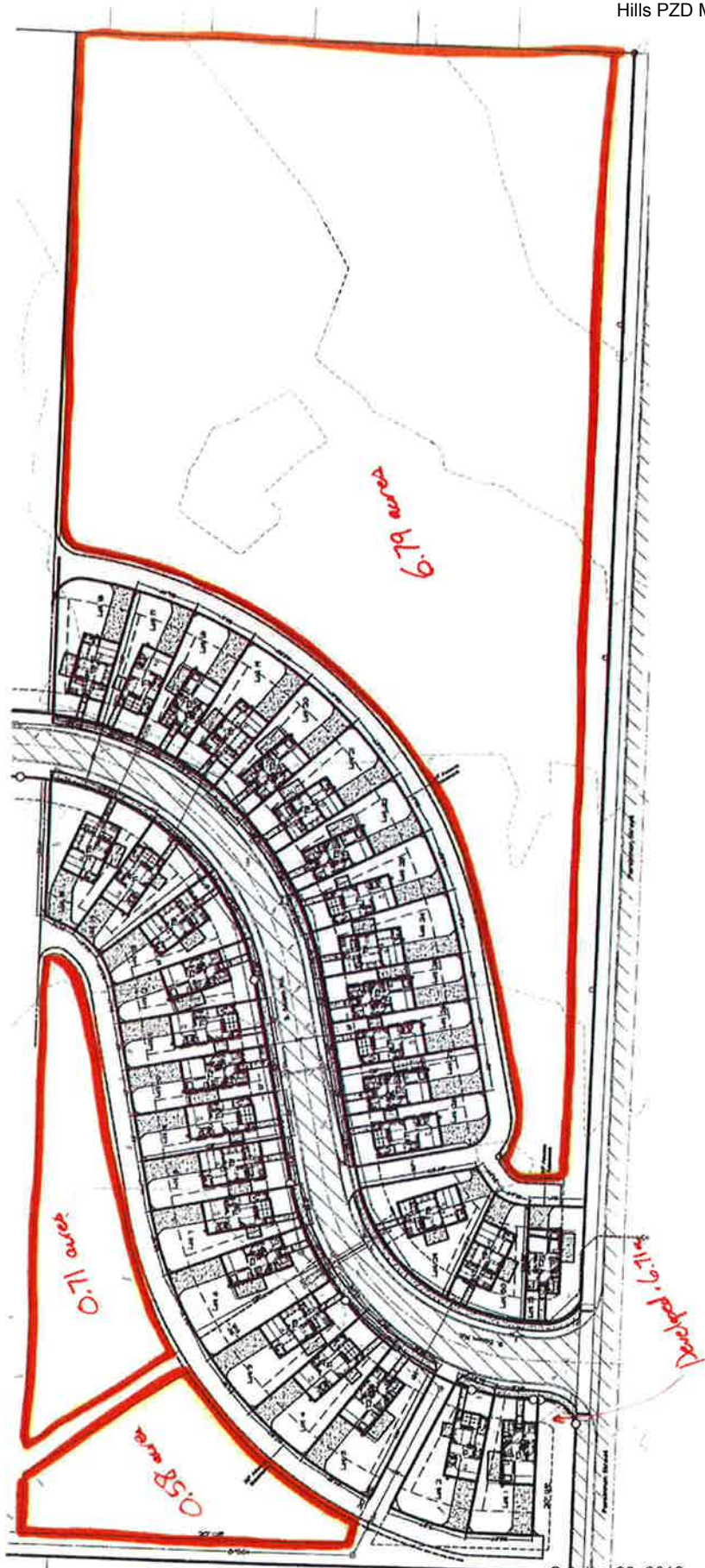
Project Name	Forest Hills Subdivision
City/County	Fayetteville, Washington County, Arkansas
Project No.	ADM-13-4513
Scale	1" = 30'
Date	10/28/2013
Drawn By	MLB
Checked By	MLB
Project No.	ADM-13-4513
Scale	1" = 30'
Date	10/28/2013
Drawn By	MLB
Checked By	MLB

PRELIMINARY

**MORRISON SHIPLEY**  
 ENGINEERS & SURVEYORS  
 2025 E. Government Street • Fayetteville, AR 72703 • 479.779.2200 • www.morrisonshipleyma.com

Sheet No.	23
Total Sheets	26
Project No.	ADM-13-4513
Scale	1" = 30'
Date	10/28/2013
Drawn By	MLB
Checked By	MLB

TREE PRESERVATION CONCEPT

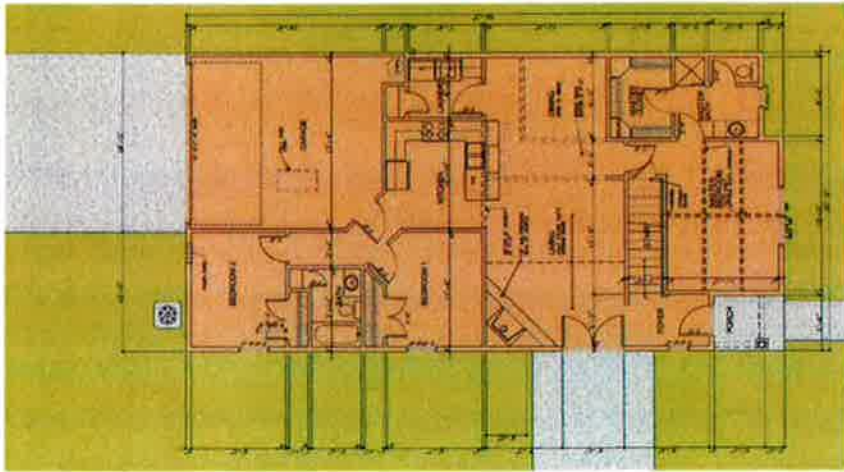
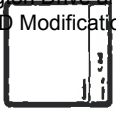




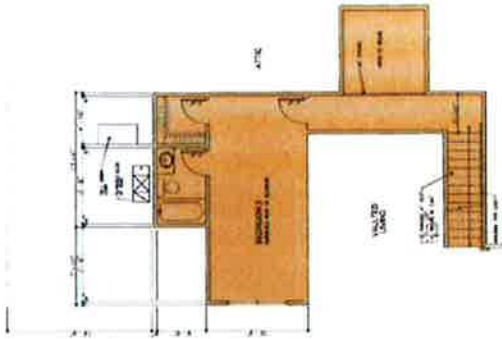


TIM A. RISLEY & ASSOCIATES  
ARCHITECTS AND PLANNERS  
417 COMMERCE PLACE • SUITE 200 • FAYETTEVILLE, ARKANSAS 72701  
PHONE: 479-452-2010 • FAX: 479-452-2025 • EMAIL: [risley@timrisley.com](mailto:risley@timrisley.com)

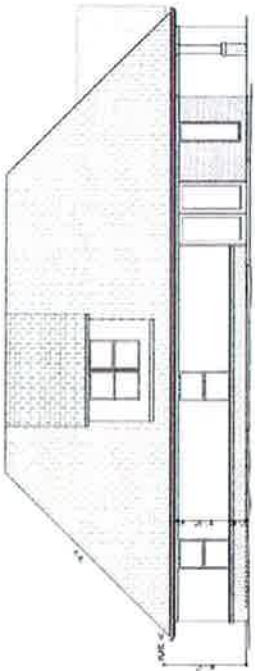
THE TOWNHOUSES  
EVERWOOD MODEL  
FAYETTEVILLE,  
ARKANSAS



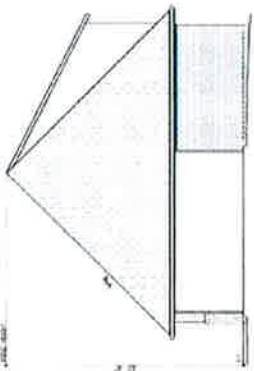
EVERWOOD MODEL - MAIN FLOOR PLAN  
SCALE: 3/8" = 1'-0"



EVERWOOD MODEL - SECOND LEVEL  
SCALE: 3/8" = 1'-0"



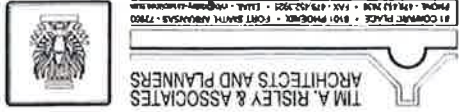
EVERWOOD MODEL - SIDE ELEVATION  
SCALE: 3/8" = 1'-0"



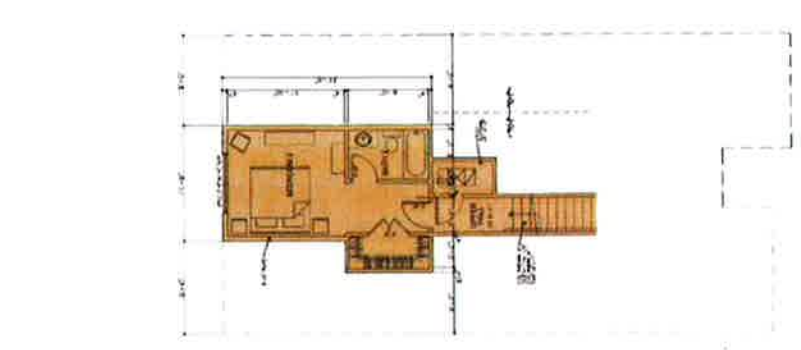
EVERWOOD MODEL - REAR ELEVATION  
SCALE: 3/8" = 1'-0"



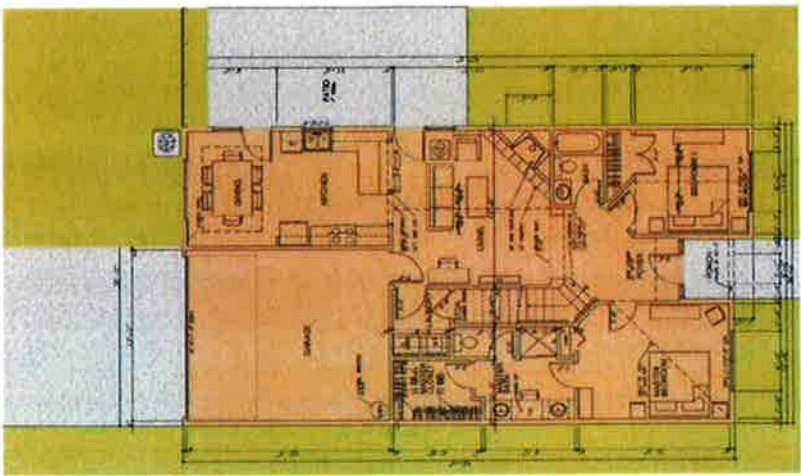
EVERWOOD MODEL - FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



THE TOWNHOUSES  
HARRISBURG MODEL  
FAYETTEVILLE,  
ARKANSAS



HARRISBURG MODEL - SECOND FLOOR  
SCALE: 1/8" = 1'-0"



HARRISBURG MODEL - MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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

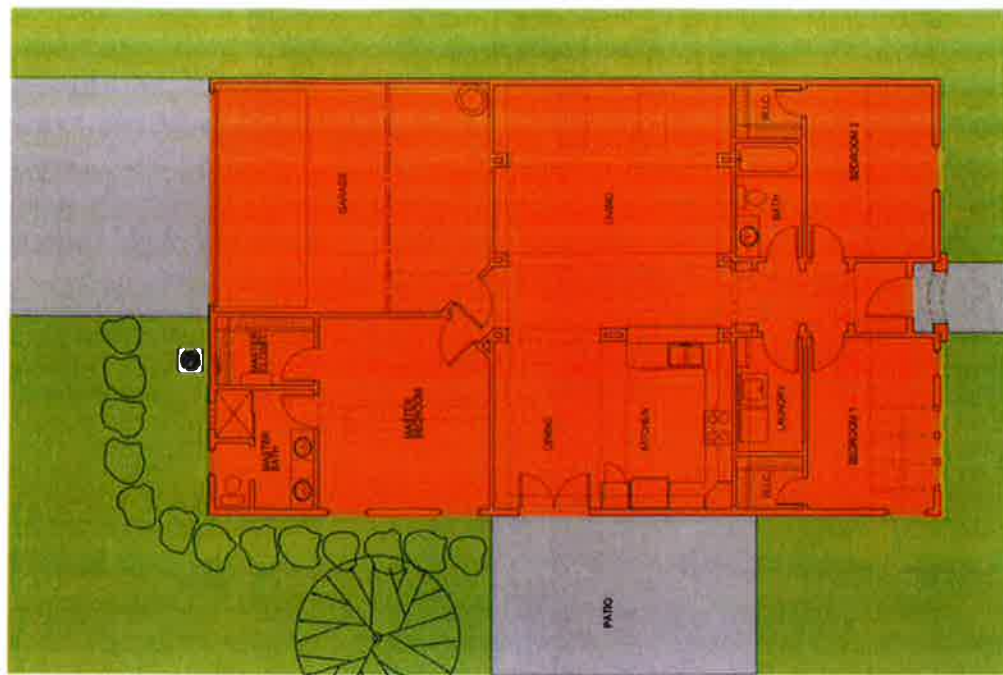


HARRISBURG MODEL - FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

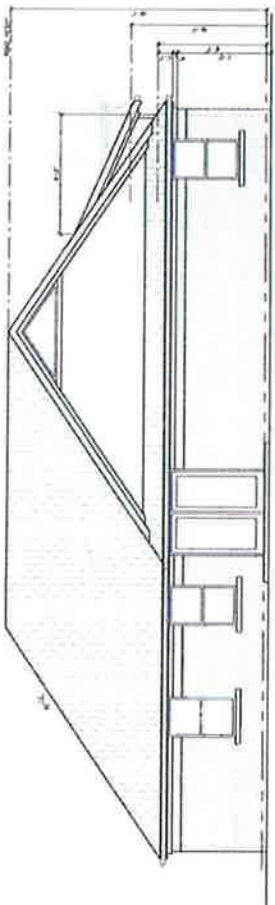


TIM A. RISLEY & ASSOCIATES  
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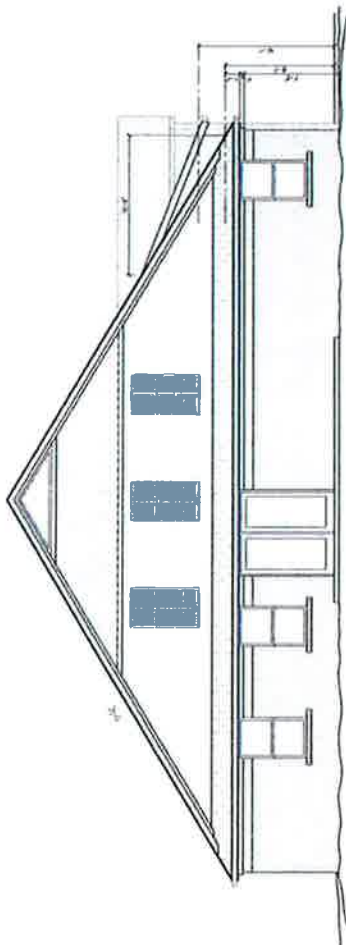
THE TOWNHOUSES  
STORYBOOK MODEL  
FAYETTEVILLE  
ARKANSAS



FLOOR PLAN  
SCALE: 1/4" = 1'-0"



ALTERNATE ROOF FORM  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

### PLANNING AREA 5 – TOWNHOMES – “THE TOWNHOMES AT FOREST HILLS”

The Townhomes will be located between the single family on the south side of Persimmon and the proposed multi-family and Garden Homes along Salem Road. The Townhomes are planned to include one- and two-story traditional Townhome dwellings with a zero lot line sides.

These single family units will range from 1,450 S.F. to 1,750 S.F. with rear garages served for private “alley” drives. The open sides (12’ clear) will provide each with private outdoor living, patio and lawn.

The scale of the design components and steep roof pitches will harken back to urban housing neighborhoods of the early 1900’s. Exterior materials will consist of stone, brick and architectural composite shingles. Color themes will be muted earth tones.

The three models will be mixed in plan and materials for visual relief.



Area 5 – Townhomes

## FOREST HILLS

Mixed-use planned zoning development

**A. Permitted Uses**

- Unit 1 City-wide uses by right
- Unit 8 Single-family dwellings
- Unit 26 Multi-family dwellings

**B. Conditional Uses**

- Unit 2 City-wide uses by conditional use permit
- Unit 3 Public protection and utility facilities
- Unit 4 Cultural and recreational facilities
- Unit 9 Two-Family Dwellings
- Unit 24 Home occupations

**C. Residential Density and Non-Residential Intensity**

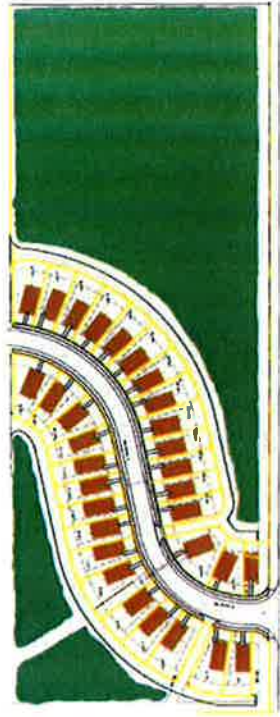
- Planning area acreage: 15.67 ac
- Number of dwelling units: 31 units
- Non-residential square feet: Not Applicable
- Residential density: 1.98 units/acre
- Non-residential intensity (square feet/acre): Not Applicable

**Bulk and Area Regulations:**

- D. Minimum Lot Width:** 30 feet
- E. Minimum Lot Area:** 5,000 SF
- F. Land Area per Dwelling Unit:** 5,000 SF
- G. Setback Requirements:** Front: Zero (0) feet, Side (Interior): Zero (0) feet, Side (Exterior): 7 feet (perimeter wall), Rear: Zero (0) feet
- H. Height Regulations:** Buildings heights are to be limited to 45' above finish grade
- I. Building Area:** Not applicable

**Site Planning:**

- J.** October 28, 2013  
 Planning Commission  
 ADM 13-4513 Forrest Heights PZD #5  
 Agenda Item 5  
 Page 21 of 26
- K.** Landscaping: In accordance with City of Fayetteville Landscape Ordinance.
- L.** Parking: In accordance with the Unified Development Code.  
**Architectural Design Standards:** The personality of an older urban neighborhood with services and cars to the rear and pedestrians to the front.  
 A blend of traditional tall roof forms and materials, muted earth tones, intermixed in four colors schemes and three footprints. Facades will be irregular in scale and materials, the streetscape will be heavily landscaped with low profile shrubs, sod and trees. The side yards can be open or screened for privacy.



Area 5 - Townhomes

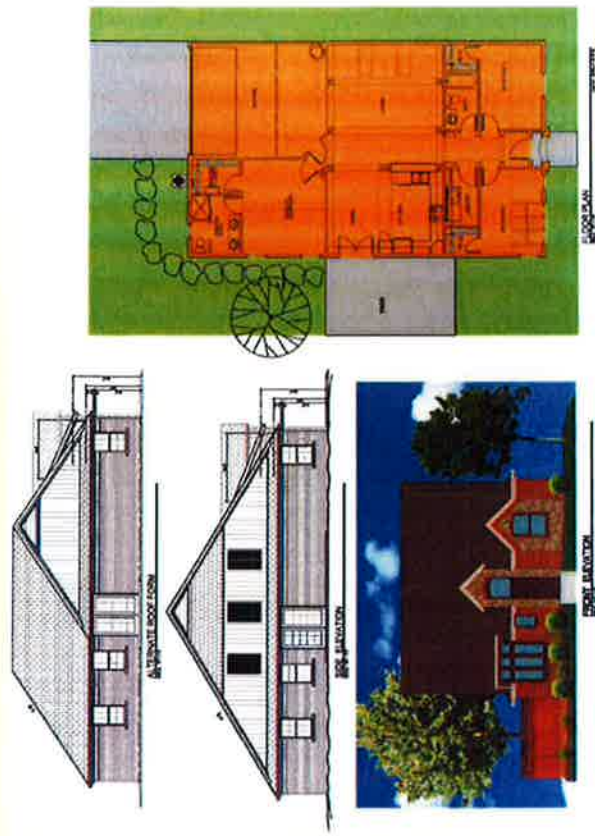
**M.** Signage: Area sign(s) for a residential zoning district shall be permitted in accordance with Chapter 174.10 (G) of the UDC. No other signage shall be permitted.

**N.** Tree Preservation: Tree Preservation will be provided east of the lots, in areas to be deeded for tree preservation.

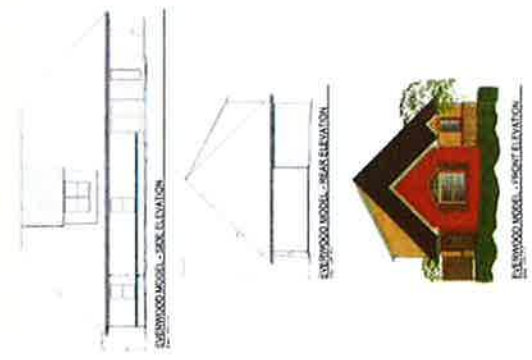
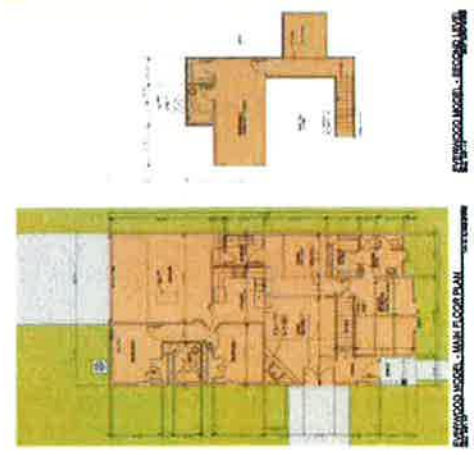
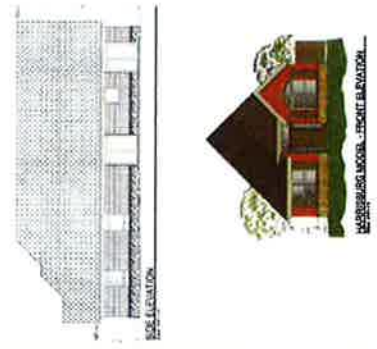
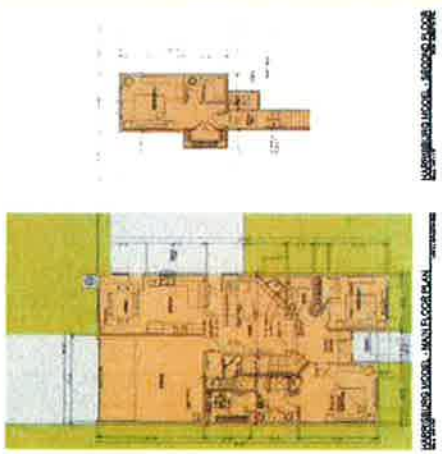
PART OF PHASE 4

**F O R E S T H I L L S**

a mixed-use planned zoning development



Area 5 - Townhomes



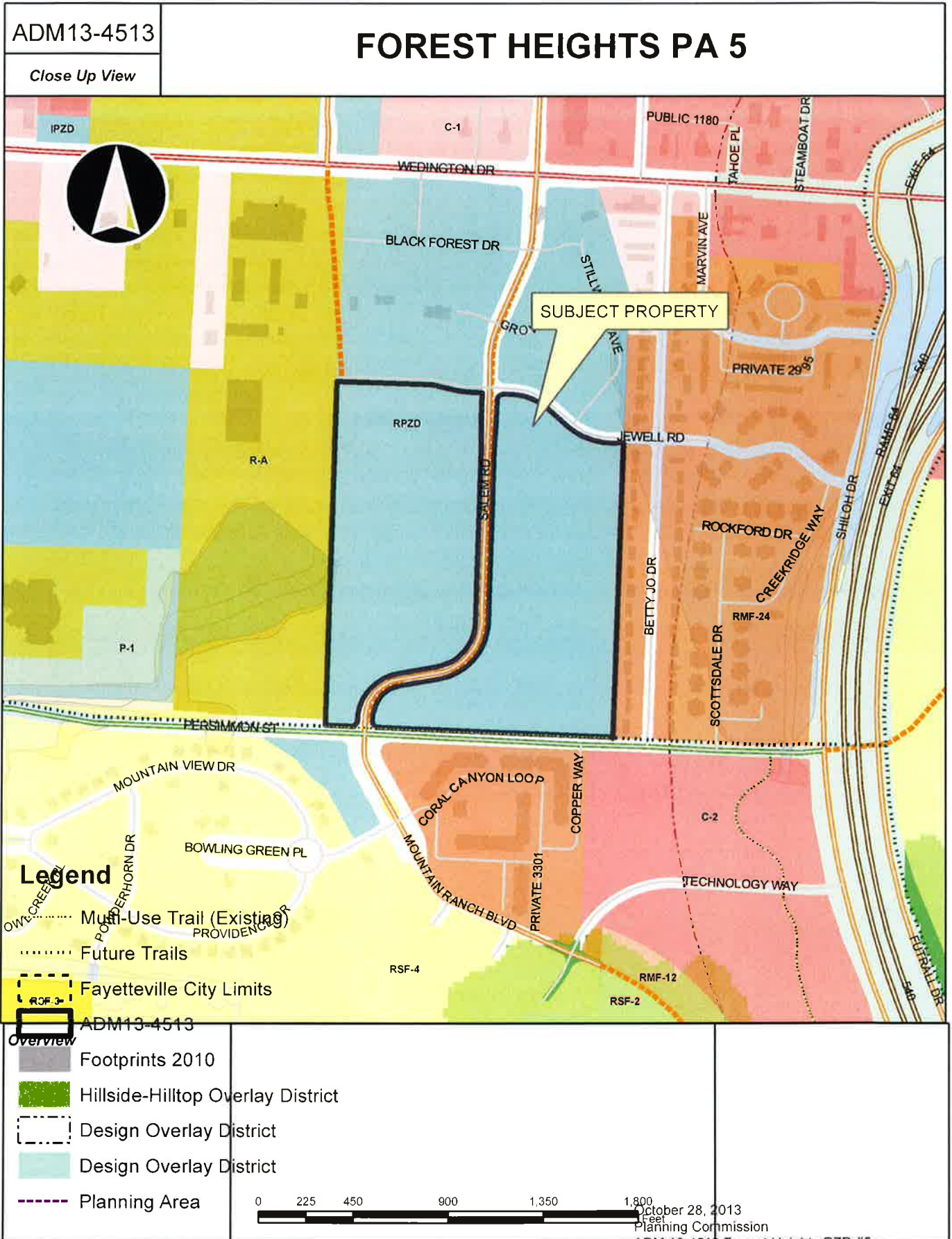
# FOREST HILLS

a mixed-use planned zoning development

G) Zoning Comparison Chart

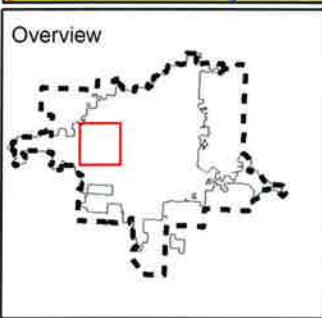
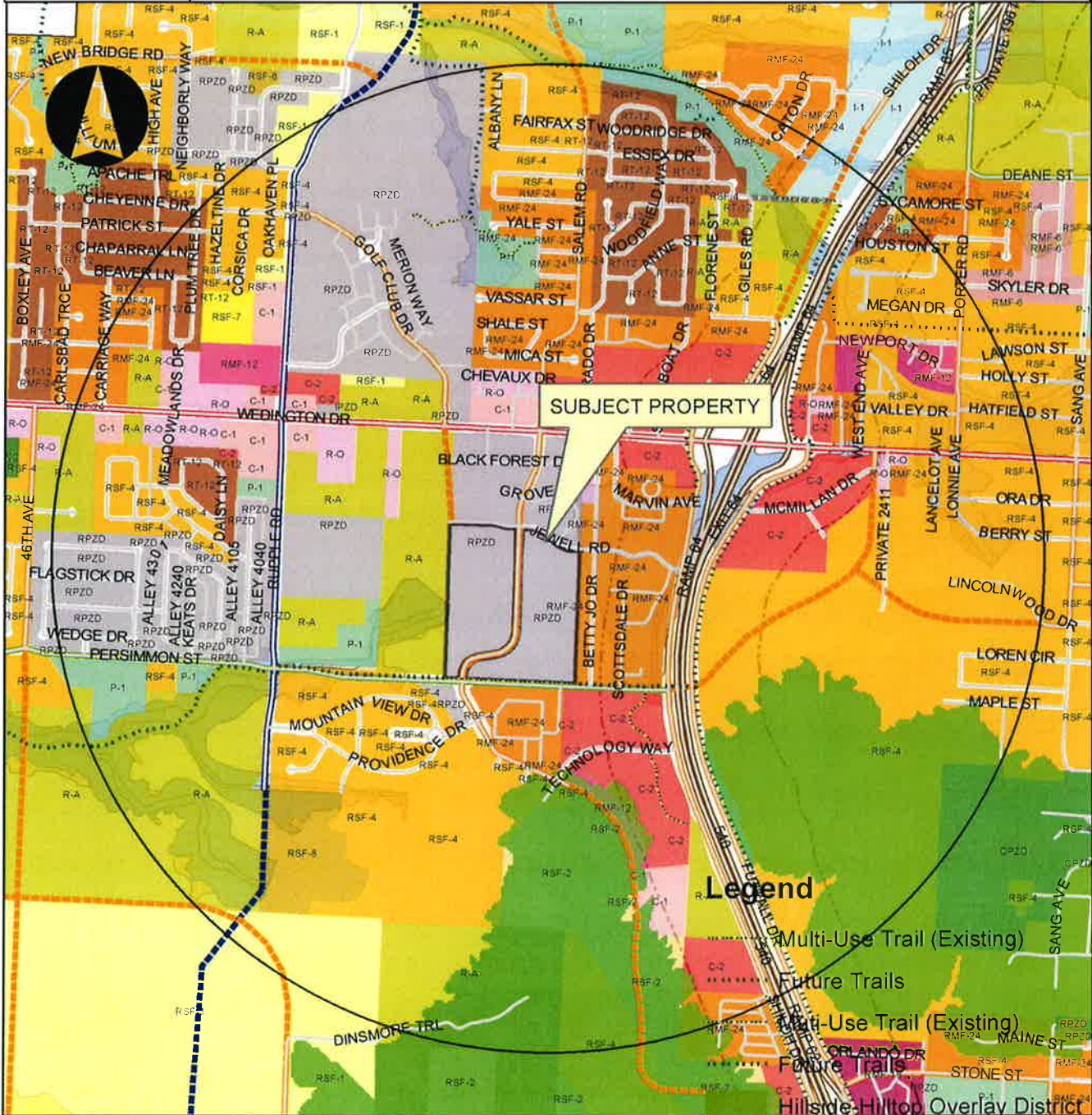
Zoning Comparison									
Planning Area	Permitted Use Units	Conditional Use Units	Lot Width (min)	Lot Area (min)	Land Area per Dwelling Unit	Density	Setback Req'd	Height Req'd	Building Area
Planning Area 1	1,4,12,13,14, 15,16,18,19, 25,34	2,3,17,20, 21, 35,36, 40	N/A	None	N/A	5,349 sf/acre	F-20' S-15 (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 -750 sf Two Bedroom - 975 sf	6.16 units/ac 7,912 sf/ac	F-10' S-10' R-20'	40' max.-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'	5,000 sf	5,000 sf	5.76 units/ac	F-0' S-Interior 0', S-Exterior 7' R-0'	45'	N/A

**F O R E S T H I L L S**  
 a mixed use planned zoning development





ADM13-4513  
 One Mile View  
**FOREST HEIGHTS PA 5**



**Legend**

- ADM13-4513
- Design Overlay District
- Planning Area
- Fayetteville

Boundary

0    0.25    0.5    1  
 Miles



**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 FIVE, REDUCING THE NUMBER OF DWELLING UNITS FROM 60 UNITS TO 31 UNITS AND AMENDING THE HOUSING TYPE FROM TOWNHOUSES TO DETACHED SINGLE-FAMILY HOUSES.

**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 five, reducing the number of dwelling units from 60 to 31 and changing the housing type from townhouses to detached single-family houses, 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

