

City of Fayetteville Item Review Form

2014-0169

Legistar File Number

04/15/2014

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jesse Fulcher

Submitted By

Development Services

Department

Action Required:

ADM 14-4648: Administrative Item (FOREST HILLS PZD, 440): Submitted by JOHN ALFORD for property located in PLANNING AREA 1 OF THE FOREST HILLS PZD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 22.41 acres. The request is to amend the architectural design standards for Planning Area 1.

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	Program or Project Category
_____	\$0.00	_____
_____	_____	_____
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:
[Signature] 3-31-14

Paul a. Bush 3-31-2014

[Signature] 4-2-14
[Signature]

CITY COUNCIL AGENDA MEMO

MEETING OF APRIL 15, 2014

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Jeremy Pate, Development Services Director

FROM: Jesse Fulcher, Senior Planner

DATE: March 27, 2014

SUBJECT: **ADM 14-4648: Administrative Item (FOREST HILLS PZD, 440):** Submitted by JOHN ALFORD for property located in PLANNING AREA 1 OF THE FOREST HILLS PZD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 22.41 acres. The request is to amend the architectural design standards for Planning Area 1.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of an ordinance to amend the commercial design standards for Planning Area 1, Forest Hills Planned Zoning District.

BACKGROUND:

The Forest Hills Planned Zoning District contains approximate 80 acres, divided into five distinct planning areas. Planning Area 1, The Shoppes at Forest Hills, contains approximately 22 acres and is approved to be developed with 8-10 commercial structures.

The applicant proposes to amend the approved commercial design standards for Planning Area 1. The current standards require structures to utilize a color scheme that is consistent with the Neighborhood Market, predominantly earth tones and green roofs.

The applicant proposed to add language to the design standards of the PZD to allow "alternative colors, materials, and/or roof designs as approved by Forest Hills Development." The purpose of the change is to allow a national restaurant chain (Freddy's Frozen Custard) to utilize the franchise design, which differs slightly from the PZD design standards. This change will also allow flexibility for the remainder of the lots in Planning Area 1.

Staff supports a modification to the design standards as the current requirements are too specific and have created a number of lengthy discussions during previous large scale developments. Staff and the applicant have come to a consensus on the following language:

"All structures will be street scale, one to two stories. The primary building materials for facilities shall be brick, stone, concrete panels, or textured concrete block."

DISCUSSION:

On March 24, 2014 the Planning Commission forwarded this item to the City Council with a recommendation of approval with a vote of 6-0-0.

BUDGET/STAFF IMPACT:

None

Attachments:

- Draft ordinance, exhibits and staff report

ORDINANCE NO.

AN ORDINANCE AMENDING A RESIDENTIAL PLANNED ZONING DISTRICT ENTITLED R-PZD 07-2793 FOREST HILLS TO AMEND THE ARCHITECTURAL DESIGN STANDARDS FOR PLANNING AREA ONE

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

Section 1: That the zoning criteria booklet for R-PZD 07-2793 Forest Hills is hereby amended to reflect revised architectural design standards in Planning Area One as follows and reflected in Exhibit "A."

L. Architectural Design Standards. *All structures will be street scale, one to two stories. The primary building materials for facilities shall be brick, stone, concrete panels or textured concrete block.*

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

Section 3: That this amendment is subject to Conditions of Approval as follows:

1. The design standards for Planning Area 1 shall read as follows: All structures will be street scale, one to two stories. The primary building materials for facilities shall be brick, stone, concrete panels or textured concrete block.
2. All buildings constructed in Planning Area 1 are also subject to the minimum requirements of Chapter 166 Commercial, Office and Mixed Use Design and Development Standards and to review by the Planning Commission when processed as a large scale development.
3. All other conditions of approval from the previously approved R-PZD 07-2793 Forest Hills, and as amended, shall continue to apply.

4. 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.

PASSED and **APPROVED** this 15th day of April, 2014.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

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

AREA '1' - OUT-PARCEL RETAIL OFFICE

H. **Height Regulations:** Building heights are regulated to 40' above finish grade.

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

Site Planning:

J. **Landscaping:** In accordance with City of Fayetteville landscape ordinance.

K. **Parking:** Parking shall be in accordance with the Unified Development Code.

L. Architectural Design Standards:

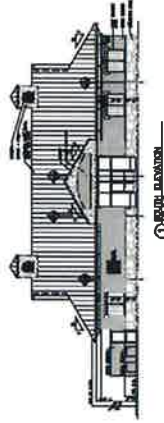
~~All structures will be street scale, one to two stories. The facilities will utilize Neighborhood Market's color scheme of "rust" base brick, "clay" accent brick, camel-tone EIFS, and green metal roofing/ferropier and the gabled pediment with flattened eaves. These materials will be mixed thru-out all the structures to provide a cohesive personality. The multiple roof forms will add variation to the street image. Missing. The City's landscaping and signage requirements will be incorporated.~~

M. **Signage:** Signage for Planning Area 1 shall be in accordance with a commercial zoning district. Only monument signs are permitted. Pole/pylon signs are prohibited.

PART OF PHASE 1

L. Architectural Design Standards:

All structures will be street scale, one to two stories. The primary building materials for facilities shall be brick, stone, concrete panels, or textured concrete block.



Area 1 - Commercial

FOREST HILLS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jesse Fulcher, Senior Planner
 Glenn Newman, Staff Engineer

MEETING DATE: ~~March 24, 2014~~ Updated March 28, 2014

SUBJECT: **ADM 14-4648: Administrative Item (FOREST HILLS PZD, 440):**
 Submitted by JOHN ALFORD for property located in PLANNING AREA 1 OF THE FOREST HILLS PZD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 22.41 acres. The request is to amend the architectural design standards for Planning Area 1.

RECOMMENDATION:

Staff recommends approval of **ADM 14-4648** with conditions of approval.

BACKGROUND:

The Forest Hills Planned Zoning District contains approximate 80 acres, divided into five distinct planning areas. Planning Area 1, The Shoppes at Forest Hills, contains approximately 22 acres and is approved to be developed with 8-10 commercial structures. 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

DISCUSSION:

Request: The applicant proposes to amend the approved commercial design standards for Planning Area 1. The current standards require structures to utilize a color scheme that is consistent with the Neighborhood Market, predominantly earth tones and green roofs.

The applicant is proposing to add language to the design standards of the PZD to allow "alternative colors, materials, and/or roof designs as approved by Forest Hills Development." The purpose of this change is to allow a national restaurant chain (Freddy's Frozen Custard) to utilize the franchise design, which differs slightly from the PZD design standards. This change will also allow flexibility for the remainder of the lots in Planning Area 1.

Public Comment: In accordance with recently amended notification requirements for PZD modifications, the applicant mailed notices to all property owners within 100 feet of the Forest Hills PZD boundary. No comments have been received.

RECOMMENDATION: Staff supports the proposed amendment, finding that the design concept for Freddy's Frozen Custard easily meets the City's adopted design standards for commercial developments and still maintains a consistent architectural pallet across the planning area. Additionally, the current design standards as written by the original development team have been difficult to comply with as projects have been presented, because they were so specific with regards to color. Staff is recommending that the language presented by the applicant be reworded.

Staff recommends forwarding ADM 14-4648 to the City Council with the following conditions of approval.

Conditions of Approval:

1. Staff recommends that the design standards for Planning Area 1 read as follows:
All structures will be street scale, one to two stories. The primary building materials for facilities shall be brick, stone, concrete panels or textured concrete block.
2. All buildings constructed in Planning Area 1 are subject to the minimum requirements of Chapter 166 Commercial, Office and Mixed Use Design and Development Standards and to review by the Planning Commission when processed as a large scale development.
3. All conditions of approval from the previously approved R-PZD 07-2793 Forest Hills, and as amended, shall apply.
4. 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.

Planning Commission Action: Forwarded Tabled Denied

Meeting Date: March 28, 2014

Motion: Chesser

Second: Autry

Vote: 6-0-0

BUDGET/STAFF IMPACT:

None

Attachments:

Staff comments, request letter, plans, elevations, maps.

FOREST HILLS
R-PZD



Mountain Ranch Blvd

<p>MORRISON SHIPLEY ENGINEERS & ARCHITECTS</p>		<p>RENDERED SITE LAYOUT Issued for Review</p>
<p>THE SHOPPES AND RESIDENCES AT FOREST HILLS Wedgington Drive and Salem Road Fayetteville, Washington County, Arkansas</p>		<p>1 1</p>

FOREST HILLS

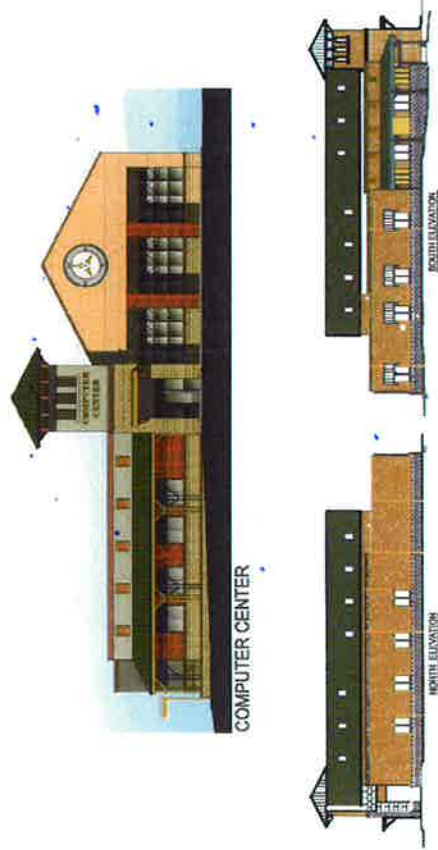
AREA '1' - COMMERCIAL

PLANNING AREA 1 - COMMERCIAL/RETAIL - "THE SHOPPES AT FOREST HILLS"

The commercial development along the Wedgington Drive corridor will be the hub of activity for Forest Hills. This area will be located on the northern portion of the site where there is currently little to no tree cover. Salem Road (three and four lanes) and water & sewer utilities will be constructed to the south portion of the commercial tract. The first phase of the commercial development will take place on the west side of the Salem Road extension where a Wal-Mart Neighborhood Market is planned. The current traffic signal at Salem Road and Wedgington Drive will be modified to be a four-way light. The commercial portion of Forest Hills will consist of restaurants (both sit-down and drive through), a grocery store, and smaller retail shops. All parking areas within the commercial development area will be interconnected to provide access between establishments without having to re-access Salem Road.

The commercial retail section of the development is projected to be medium density, single storey and multi-tenant. The area will be anchored by a Neighborhood Market flanked by second tier, specialty retailer, oriented to central parking. The Wedgington frontage will be divided into out-parcels for sale or lease to free standing tenants. Anticipated uses include a Walgreens, Starbucks, branch bank, computer center office buildings and restaurant.

The rear facades of the Neighborhood Market and the flanking, single-story retail will either receive six (6) foot opaque screens or dense planting screens. The rear of the buildings will be screened to Salem and Jewel.



Area 1 - Retail/Office

AREA 1' - COMMERCIAL



Area 1 - Commercial

- A. Permitted Uses**
- Unit 1 City wide uses by right
 - Unit 4 Cultural and recreational facilities
 - Unit 12 Offices, studios and related services
 - Unit 13 Eating places
 - Unit 14 Hotel, motel, and amusement facilities
 - Unit 15 Neighborhood shopping goods
 - Unit 16 Shopping goods
 - Unit 18 Gasoline service stations & drive-in restaurants
 - Unit 19 Commercial recreation, small sites
 - Unit 25 Professional offices
 - Unit 34 Liquor store
- B. Conditional Uses**
- Unit 2 City wide uses by conditional use permit
 - Unit 3 Public protection and utility facilities
 - Unit 17 Trades and services
 - Unit 20 Commercial recreation, large sites
 - Unit 21 Warehousing and wholesale
 - Unit 35 Outdoor music establishments
 - Unit 36 Wireless communications facilities
 - Unit 40 Sidewalk Cafes
- C. Residential Density and Non-Residential Intensity**
- Planning area acreage: 22.41 acres
 - Number of dwelling units: None
 - Non-residential building square feet: 119,866 SF
 - Residential density: None
 - Non-residential intensity (S.F./acre): 5,349 SF/AC

Bulk and Area Regulations:

- D. Minimum Lot Width: Not Applicable
- E. Minimum Lot Area: Not Applicable
- F. Land Area per Dwelling Unit: Not Applicable
- G. Setback Requirements: Front: 20 feet, Side adjacent to non-residential: zero, Side adjacent to residential: 15 feet; Rear: 20 feet

FOREST HILLS

A MIXED USE NEIGHBORHOOD WITH A COMMERCIAL CORE

AREA '1' - OUT-PARCEL RETAIL OFFICE

H. Height Regulations: Building heights are regulated to 40' above finish grade.

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

Site Planning:

J. Landscaping: In accordance with City of Fayetteville landscape ordinance.

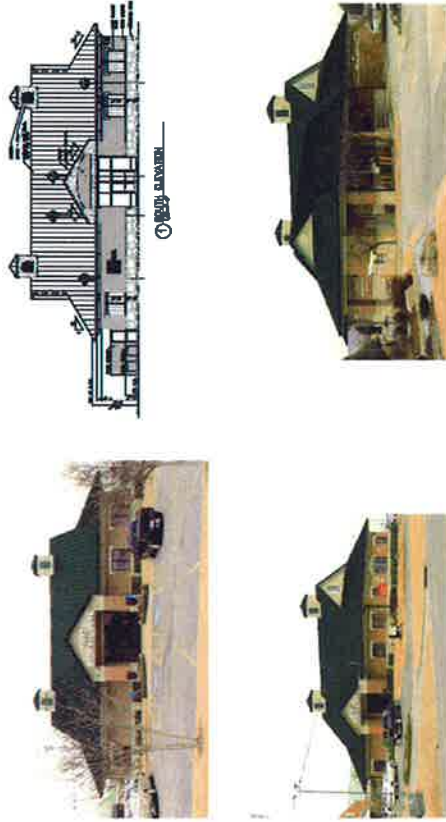
K. Parking: Parking shall be in accordance with the Unified Development Code.

L. Architectural Design Standards:

All structures will be street scale, one to two stories. The facilities will utilize Neighborhood Market's color scheme of "rust" base brick, "clay" accent brick, camel tone E.I.F.S., and green metal roofing/canopies and the gabled pediment with flattened eaves. These materials will be mixed thru-out all the structures to provide a cohesive personality. The multiple roof forms will add variation to the street image massing. The City's landscaping and signage requirements will be incorporated.

M. Signage: Signage for Planning Area 1 shall be in accordance with a commercial zoning district. Only monument signs are permitted. Pole/pylon signs are prohibited.

PART OF PHASE 1



Area 1 - Commercial

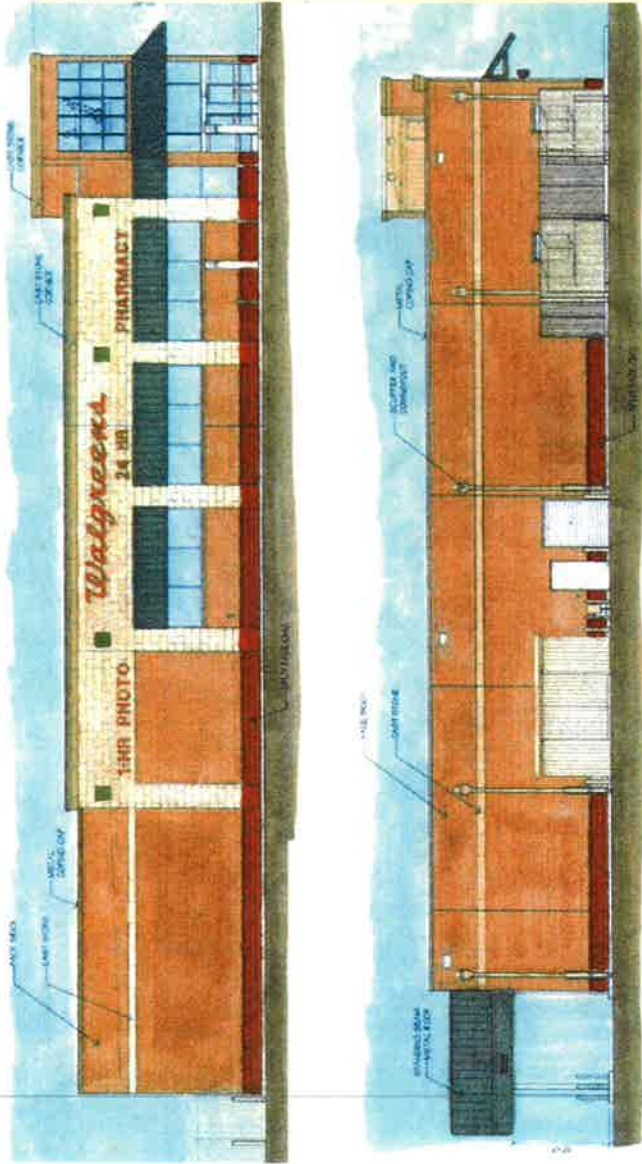
AREA '1' - OUT-PARCEL RETAIL/OFFICE/FOOD



Area 1 - Commercial
FOREST HILLS
A mixed-use planned community development



FOREST HILLS

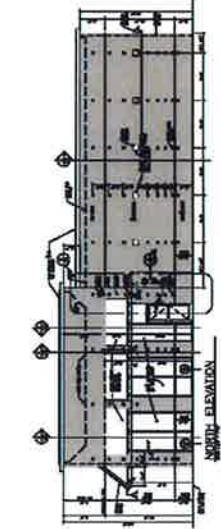


Area 3 - Walgreen's

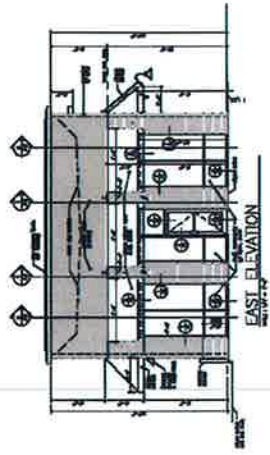
FOREST HILLS

1111 N. 1st St., Suite 200, Phoenix, AZ 85004

STARBUCKS



AREA '1' - COMMERCIAL



Area 1 - Commercial

FOREST HILLS

FREDDY'S FROZEN CUSTARD



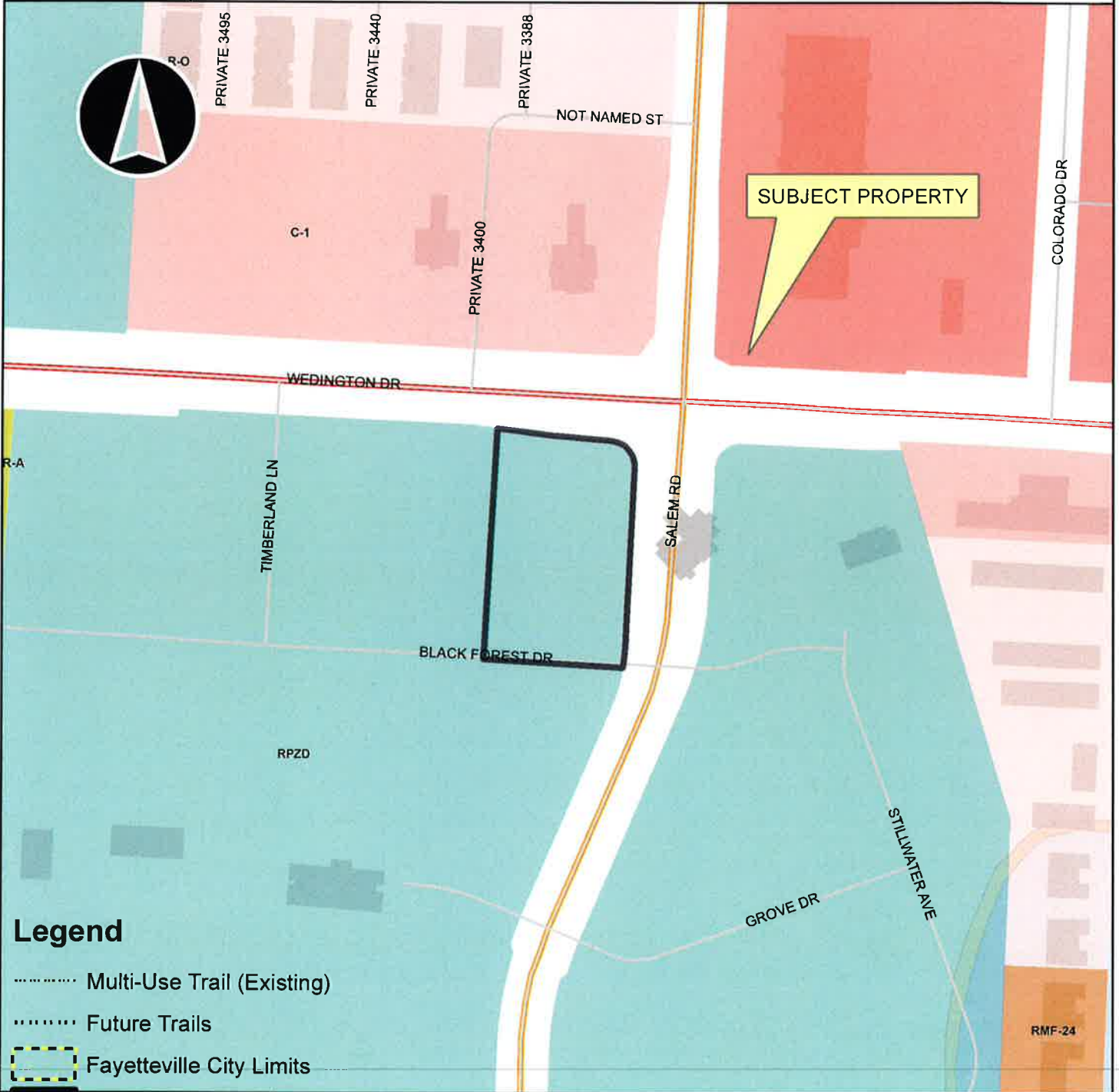




ADM14-4648

FOREST HILLS PZD

Close Up View

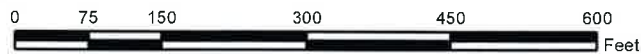


Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits

Overview

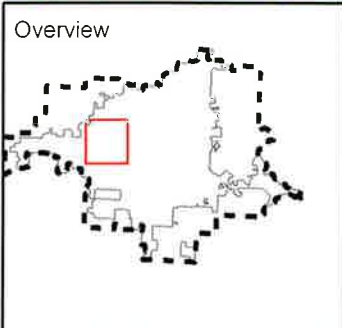
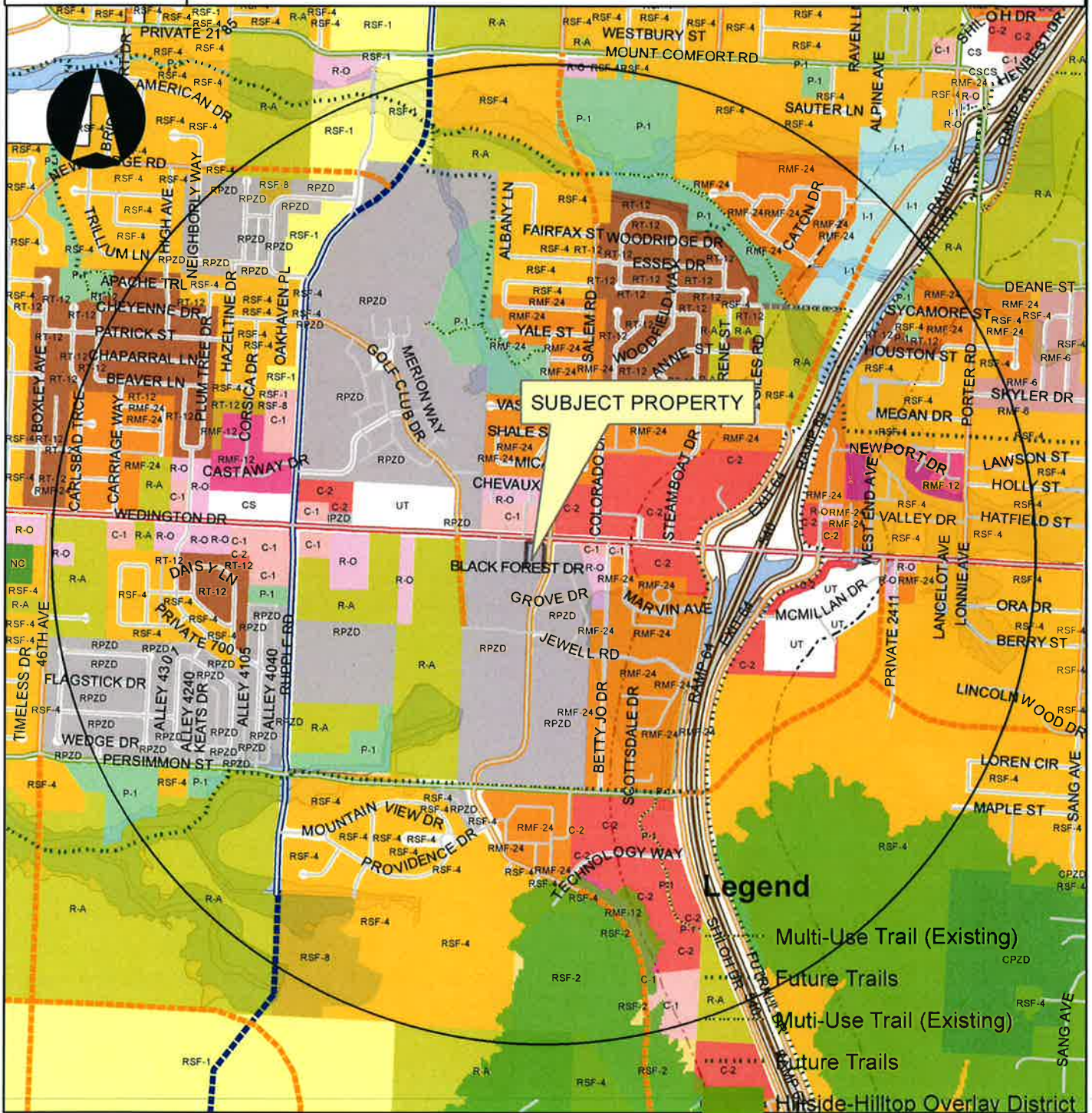
- ADM14-4648
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



ADM14-4648

FOREST HILLS PZD

One Mile View



Legend	<ul style="list-style-type: none"> ADM14-4648 Design Overlay District Planning Area Fayetteville
Boundary	<ul style="list-style-type: none"> Multi-Use Trail (Existing) Future Trails Multi-Use Trail (Existing) Future Trails Hillside-Hilltop Overlay District
0 0.25 0.5 1	Miles

