

City of Fayetteville Staff Review Form

2015-0018

Legistar File ID

2/17/2015

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jeremy Pate 

1/13/2015

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM 14-4930: Administrative Item (3600 W. PLAYER LANE/THE LINKS AT FAYETTEVILLE, 400): Submitted by HUGH JARRETT for property located at 3600 W. PLAYER LANE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT LINKS AT FAYETTEVILLE (R-PZD 07-2452) and contains approximately 152.23 acres. The request is to amend the Links at Fayetteville PZD to repeal the phasing plan and bring the project under the current ordinance that separates zoning from the development.

Budget Impact:

Account Number	Fund
Project Number	Project Title
Budgeted Item? <u>NA</u>	Current Budget \$ -
	Funds Obligated \$ -
	Current Balance \$ -
Does item have a cost? <u>No</u>	Item Cost
Budget Adjustment Attached? <u>NA</u>	Budget Adjustment
	Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF FEBRUARY 17, 2015

TO: Mayor and City Council

THRU: Jeremy Pate, Development Services Director

FROM: Andrew Garner, City Planning Director

DATE: January 29, 2015

SUBJECT: ADM 14-4930: Administrative Item (3600 W. PLAYER LANE/THE LINKS AT FAYETTEVILLE, 400): Submitted by HUGH JARRETT for property located at 3600 W. PLAYER LANE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT LINKS AT FAYETTEVILLE (R-PZD 07-2452) and contains approximately 152.23 acres. The request is to repeal the phasing for the Links at Fayetteville PZD plan and bring the project under the current ordinance that separates zoning from the development.

RECOMMENDATION:

Staff and the Planning Commission recommends approval of **ADM 14-4930**.

BACKGROUND:

The subject property contains 152.23 acres on the north side of Wedington Drive and east of Ruppel Road, with frontage on both of those streets. In 2007 the City Council rezoned the property to R-PZD 07-2452 for the Links at Fayetteville project. This master planned project is approved for 1,258 multi-family and single family dwelling units, as well as 91,800 square feet of non-residential commercial space, and 16,388 square feet of recreational buildings. Phase I of the project has been completed with the construction of approximately 600 multi-family dwelling units.

DISCUSSION:

At the time the PZD was approved in 2007, specific project phasing plans and development deadlines were required to be proposed and approved as part of the rezoning. However, within the past year the PZD ordinance has been amended to more clearly separate the zoning and development decisions. Similar to a standard rezoning approval, a new PZD approval by the City Council does not expire.

Proposal: The applicant requests to remove the phasing associated with the Links at Fayetteville PZD as allowed under the current ordinance that separates zoning from the development, so that the current PZD zoning rights do not expire. The project is currently subject to the original ordinance in place at the time it was approved.

The Planning Commission voted 8-0-0 (on the consent agenda) at the January 12, 2015 meeting to repeal the phasing plan as proposed.

BUDGET/STAFF IMPACT:

None

Attachments:

- Ordinance
- Planning Commission staff report ADM 14-4930



PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Andrew Garner, City Planning Director

MEETING DATE: January 12, 2015 *Updated with Planning Commission Action*

SUBJECT: **ADM 14-4930: Administrative Item (3600 W. PLAYER LANE/THE LINKS AT FAYETTEVILLE, 400):** Submitted by HUGH JARRETT for property located at 3600 W. PLAYER LANE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT LINKS AT FAYETTEVILLE (R-PZD 07-2452) and contains approximately 152.23 acres. The request is to repeal the phasing plan for the Links at Fayetteville PZD and bring the project under the current ordinance that separates zoning from the development.

RECOMMENDATION:

Staff recommends forwarding **ADM 14-4930** to the City Council with a recommendation for approval.

BACKGROUND:

Property Description and History: The subject property contains 152.23 acres on the north side of Wedington Drive and east of Ruppel Road, with frontage on both of those streets. In 2007 the City Council rezoned the property to R-PZD 07-2452 for the Links at Fayetteville project. This master planned project is approved for 1,258 multi-family and single family dwelling units, as well as 91,800 square feet of non-residential commercial space, and 16,388 square feet of recreational buildings. Phase I of the project has been completed with the construction of approximately 600 multi-family dwelling units.

DISCUSSION:

At the time the PZD was approved in 2007, specific project phasing plans and development deadlines were required to be proposed and approved as part of the rezoning. However, within the past year the PZD ordinance has been amended to more clearly separate the zoning and development decisions. Similar to a standard rezoning approval, a new PZD approval by the City Council does not expire.

Proposal: The applicant requests to remove the phasing associated with the Links at Fayetteville PZD as allowed under the current ordinance that separates zoning from the development, so that the current PZD zoning rights do not expire. The project is currently subject to the original ordinance in place at the time it was approved and a resolution by the City Council is required to grant the applicant's request.

RECOMMENDATION: Staff recommends ADM 14-4930 be forwarded to the City Council with a recommendation for approval.

Planning Commission Action: Approved Forwarded Denied

Meeting Date: January 12, 2015

Motion: Cook

Second: Selby

Vote: 8-0-0 *Note: On consent agenda*

BUDGET/STAFF IMPACT:

None.

Attachments:

Applicant's letter and email
Links at Fayetteville Overall Site Plan
Links at Fayetteville Phasing
Close up map
One mile map

Garner, Andrew

From: Hugh Jarratt <hugh.jarratt@lindseymanagement.com>
Sent: Monday, December 22, 2014 5:02 PM
To: Garner, Andrew
Subject: Links PUD Extension

Andrew:

Pursuant to our conversation last week, I would like to request that the provisions concerning time limits for the phasing plan for The Links at Fayetteville be removed so that The Links at Fayetteville PUD is in conformance with the current City of Fayetteville PUD ordinance.

Thank you.

Hugh Jarratt

HUGH JARRATT,
ATTORNEY AT LAW
1200 EAST JOYCE BLVD., 6TH FLOOR
FAYETTEVILLE, ARKANSAS 72703
TELEPHONE 479.521.6686 / FACSIMILE 479.527.8870

* Licensed in Arkansas, Oklahoma
& Missouri

December 16, 2014

City of Fayetteville, Arkansas
Mr. Andrew Garner
125 West Mountain Street
Fayetteville, AR 72701



RE: The Links at Fayetteville

Dear Mr. Garner:


Pursuant to the Unified Development Code Section 166.20, please treat this email as a formal request to extend the time period allowed for the phasing of The Links at Fayetteville PUD. Until this year, the occupancy at The Links at Fayetteville did not lend itself to adding a second phase. As of this year, occupancy has finally stabilized and the owners of the Links are comfortable that the market conditions are acceptable to begin the process of building additional apartment homes at The Links at Fayetteville.

As of the date of this letter, final plans for the next phase of apartment homes at The Links of Fayetteville are being completed, and may be submitted to the City prior to the end of 2014.

Please let me know if there is any further information that you would like me to provide.

Thank you.

Sincerely,


Hugh Jarratt,
Attorney at Law





 Collins, Tish, Sparks & Associates, Inc.

ENGINEERS & SURVEYORS

THE LINKS @ FAYETTEVILLE

FAYETTEVILLE, ARKANSAS

Links at Fayetteville PZD

Single Family Homes: Single family homes are located in 2 areas. "Group one" is located on Ruppel road between the 2 access roads. "Group two" is located along the northern access road adjacent to the golf course. "Group one" will be comprised of rear loading homes that have the "fronts" along Ruppel road and the golf course and have their 2 car garage access from a private drive between the 2 rows of houses. The private outdoor space for each home shall be located between houses. The homes in "group two" shall have their "fronts" along the proposed public street and incorporate a single car garage attached to the side of the home and pushed to the back wall of the home to create a second parking space in the drive and keep the garage doors as remote from the street as possible. All single family lots will be platted as "zero lot-line" allowing the homes to be built on the lot lines in both areas and also to allow the homes in "group two" to be attached at the garage portion of the home. The single family homes will have varying facades and materials and be designed in a traditional style.

9) Building Elevations

The buildings elevations included in this booklet are arranged with the planning area that it would be built in.

D) Proposed development phasing and time frame

The development of the community is planned in 3 phases to span over the next 5-10 years. Thirty percent of the multi-family units will be offered for sale as condominiums or as single family homes, for each phase of the development. The 1st floor of the mixed-use buildings in the town center will be offered as commercial/office space for lease with one of the buildings serving as a fitness/community center for the tenants and property owners of the development.

The phasing of this development, sales of condominiums, and lease of commercial/office space is based on market trends and growth in the Fayetteville market over the course of the project. With this R-PZD zoning, the developer reserves the option to lease the condominiums if negative market forces dictate and reserves the option to convert the first floor of the mixed-use buildings to multi-family dwellings if market forces are not favorable.

Phase I

Phase I of The Links at Fayetteville will be to construct approximately 600 dwelling units, the golf course, the club house with amenities, and the park dedication. Interior roadways will be constructed to serve the units and amenities constructed in the first phase. Improvements to Ruppel Road will be a part of phase I that will extend from Weddinton Road to Mount Comfort. A description of those improvements and cross-sections are included as "Exhibit A". This initial phase will begin to allow affordable and attainable housing and provide amenities of a golf course, club house, swimming pool, and a tennis court. Construction will begin in Summer 2007 and be completed in early 2009.

Phase II

In phase II, approximately 300 more residential units will be constructed with favorable market conditions. This phase may include some of the town center, town homes, and single family planning areas. Outside developers are expected to build in the “Market area” along Weddington Road and Ruppel Road in this phase as well. Phase II is anticipated to be completed by 2014.

Phase III

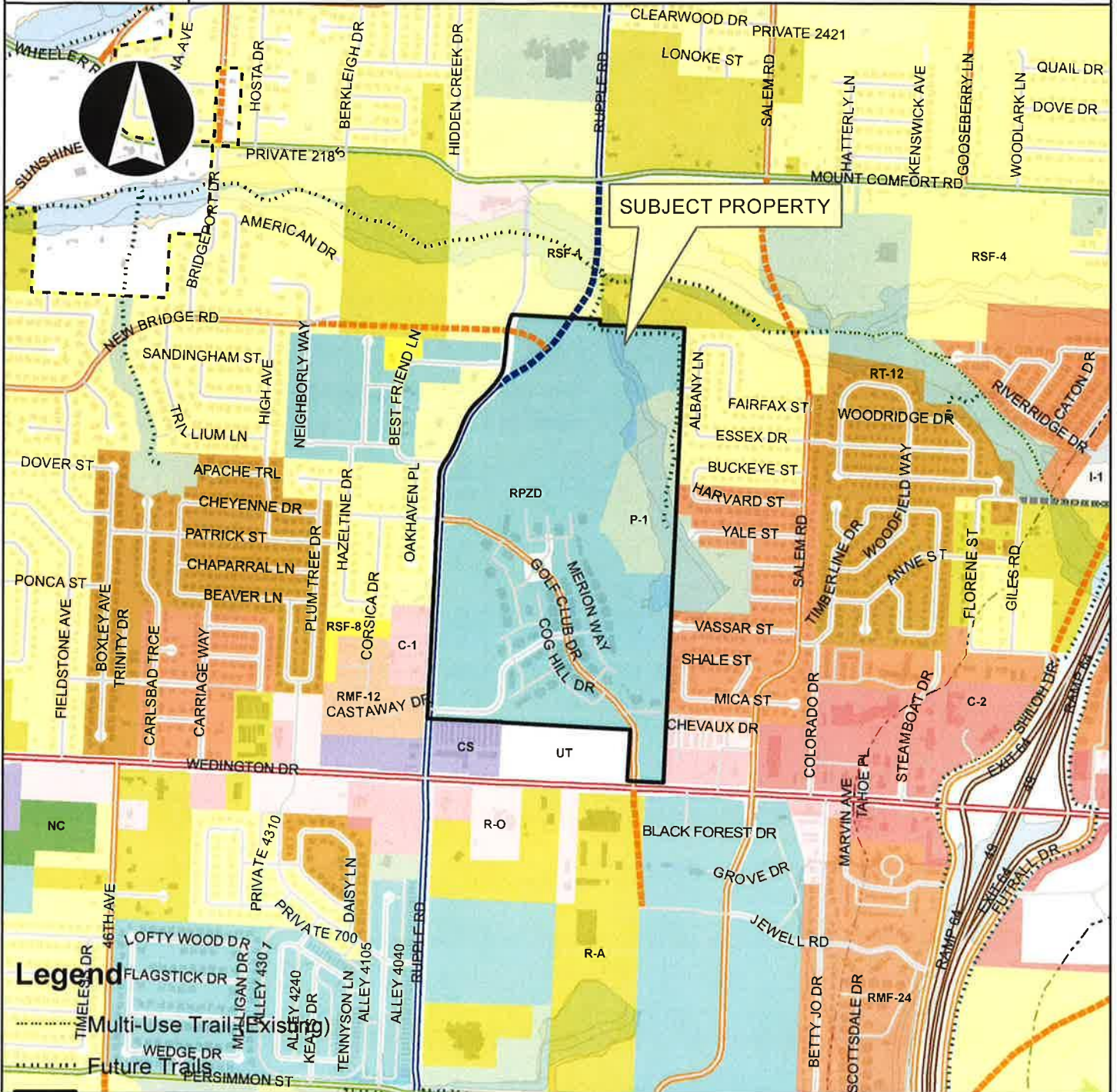
Phase III will include the construction of any remaining un-built units. Construction of the remaining areas will be dependent on market conditions. Phase III is anticipated to be completed by 2018.

E & F) Proposed Planning Areas and Development Standards for Each Planning Area

ADM14-4930

THE LINKS AT FAYETTEVILLE

Close Up View



Overview ADM14-4930

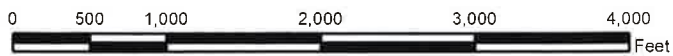
Fayetteville City Limits

Footprints 2010

Hillside-Hilltop Overlay District

Design Overlay District

Planning Area



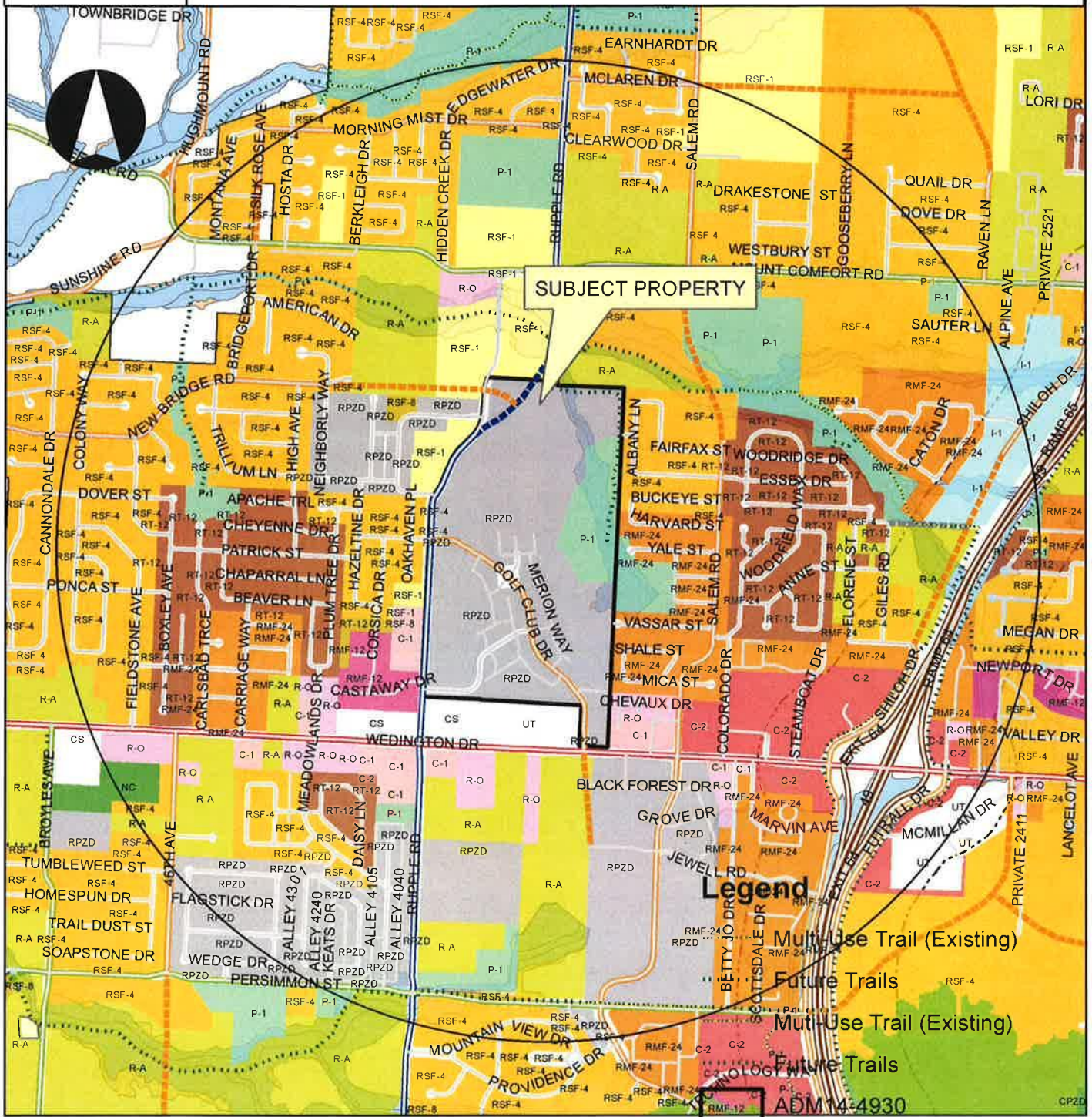
Planning Commission
January 12, 2015

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14-4930 ADM The Links Apts.
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THE LINKS AT FAYETTEVILLE

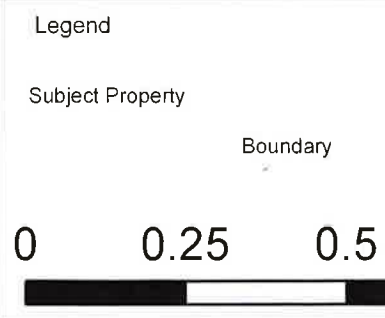
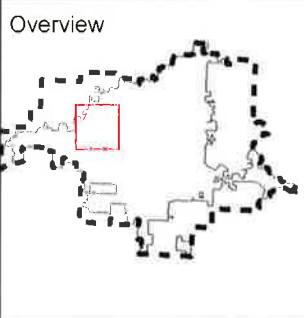
One Mile View



SUBJECT PROPERTY

Legend

-  Hillside-Hilltop Overlay District
-  Design Overlay District
-  Planning Area
-  Fayetteville
-  Multi-Use Trail (Existing)
-  Future Trails



ADM14-4930

ORDINANCE NO.

AN ORDINANCE AMENDING A RESIDENTIAL PLANNED ZONING DISTRICT ENTITLED R-PZD 07-2452, LINKS AT FAYETTEVILLE, LOCATED ON THE NORTH SIDE OF WEDINGTON DRIVE AND EAST OF RUPPLE ROAD, CONTAINING APPROXIMATELY 152.23 ACRES, TO REPEAL THE PHASING PLAN.

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

Section 1: That the change to bring R-PZD 07-2452 under the current PZD ordinance in order to repeal the originally approved development phasing plan is hereby approved.

Section 2: That the development phasing of R-PZD shall be subject to the standard requirements of Chapter 166 of the Unified Development Code.

Section 3: That the Planned Zoning District ordinance and official zoning map of the City of Fayetteville, Arkansas, for R-PZD 07-2452 (Links at Fayetteville) as passed and approved by the City Council on May 15, 2007 with Ordinance No. 5015 shall be modified with the revisions as described in Sections 1 and 2 above.

PASSED and APPROVED this day of , 2015.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

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