



## Legislation Text

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**File #: 2018-0180, Version: 1**

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**ADM 18-6123 (751 N. SALEM RD./FOREST HILLS PZD AMEND):**

AN ORDINANCE TO AMEND THE FOREST HILLS RESIDENTIAL PLANNED ZONING DISTRICT (07-2793) TO ADD USE UNIT 14, HOTELS, MOTEL, AND AMUSEMENT FACILITIES TO THE PERMITTED USES WITHIN PLANNING AREA 2

**WHEREAS**, the owner of the Forest Hills Residential Planned Zoning District proposes to build a multi-story hotel on the southern portion of Planning Area 2, which is currently not allowed without amending the R-PZD to add Use Unit 14, Hotels, Motels, and Amusement Facilities to the permitted uses within that planning area.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves the owner's request to amend the Forest Hills Residential Planned Zoning District to add Use Unit 14, Hotels, Motels, and Amusement Facilities to the permitted uses within Planning Area 2, with the following conditions:

1. All conditions of approval from the previously approved Forest Hills R-PZD (07-2793) shall remain in full force and effect;
2. In addition to those architectural standards proposed by the applicant, this development shall be subject to all requirements of the Commercial, Office, and Mixed-Use Design and Development Standards;
3. Approval of this R-PZD modification does not grant approval of the development details for the project. The proposed hotel will be required to be reviewed for compliance with all Unified Development Code requirements as part of the standard development review process; and
4. The zoning requirements attached to the staff memo will be in addition to all previous zoning regulations on the subject property.

City of Fayetteville Staff Review Form

2018-0180

Legistar File ID

4/3/2018

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

Garner Stoll

3/16/2018

City Planning /  
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM 18-6123: Administrative Item (LOTS 22/FOREST HILLS PZD AMENDMENT, 440): Submitted by MORRISON SHIPLEY & ASSOCIATES for property located at LOT 22, FOREST HILLS PZD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 3.248 acres. The request is to amend the original PZD to allow hotels.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? NA

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? No

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



## CITY COUNCIL AGENDA MEMO

### MEETING OF APRIL 3, 2018

**TO:** Mayor and City Council

**THRU:** Andrew Garner, Planning Director

**FROM:** Jonathan Curth, Senior Planner

**DATE:** March 16, 2018

**SUBJECT: ADM 18-6123: Administrative Item (LOTS 22/FOREST HILLS PZD AMENDMENT, 440):** Submitted by MORRISON SHIPLEY & ASSOCIATES for property located at LOT 22, FOREST HILLS PZD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 3.248 acres. The request is to amend the original PZD to allow hotels.

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### RECOMMENDATION:

Staff and the Planning Commission recommend approval of **ADM 18-6123** with the following conditions:

1. All conditions of approval from the previously approved Forest Hills R-PZD 07-2793 shall apply;
2. In addition to those architectural standards proposed by the applicant, this development shall be subject to all requirements of the Commercial, Office, and Mixed-use Design and Development Standards;
3. Approval of this R-PZD modification does not grant approval of the development details for the project. The proposed hotel will be required to be reviewed for compliance with all Unified Development Code requirements as part of the standard development review process; and
4. The attached zoning requirements will be in addition to all previous zoning regulations on the subject property.

### BACKGROUND:

The Forest hills Residential Planned Zoning District (R-PZD) contains approximately 80 acres, divided into five distinct planning areas. Planning Area 2, of which the subject property is a part and is named The Village at Forest Hills, contains approximately 11 acres and was approved to be developed with four mixed-use structures and four one-story retail and office structures. To date, several developments and amendments have been made in Planning Area 2 of Forest Hills. These are as follows:

- *April 2012*: Planet Fitness, a private fitness center, was approved by the Planning Commission and subsequently constructed;
- *March 2013*: Aspen Square, a four-unit retail building was approved by staff and subsequently constructed;
- *December 2013*: Planning Area 3 was amended to reduce the number of dwellings from 100 to 72 and remove the requirement for vertical mixed-use;
- *April 2015*: The Flats at Forest Hills, four 16-unit multi-family buildings were proposed and later withdrawn by the applicant; and
- *June 2016*: The Flat at Forest Hills, five buildings with 55 multi-family dwellings was approved by the Planning Commission, but never constructed.

All told, two single-story, single-use buildings have been built in Planning Area 2. Topographically, Planning Area 2 is relatively flat, with a large area of tree canopy in the southeast corner and an existing pond in the southwest corner that is intended to be an amenity and serve as stormwater detention.

*Request:* The applicant proposes to build two multi-story hotels on the southern portion of Planning Area 2 (Lot 22). These buildings, along with the previous commercial projects, will essentially build-out this planning area. Overall, the request is not consistent with the approved R-PZD requirements, the final site design, and the overall land use plan for Planning Area 2.

#### **FINDINGS:**

Staff finds that the proposal to amend Planning Area 2 of the Forest Hills PZD as requested by the applicant is compatible with adjacent land uses and generally consistent with City Plan 2030. Development in the immediate area is a mixture of nonresidential and residential uses of varying density and intensity. To the north and west are a grocery store, fitness center, restaurants, and other services, while to the east are properties developed with varying levels of attached-residential density. The property to the south, although undeveloped, is zoned for attached residential dwellings per the Forest Hills Planning Area 3 requirements.

With regards to aesthetics, the applicant proposes to expand upon the existing architectural standards by proscribing more specific details than are currently required in Planning Area 2. This includes glazing on the first floor and detailing to keep with some of the Forest Hills R-PZD themes. This coupled with the stair-stepped height requirements for buildings next to residential property help ensure that development does not detract from surrounding land uses.

Lastly, the proposed hotels will provide patrons walkable access to the adjacent grocery store, restaurants, and services, thereby potentially reducing vehicular trips. As a location for hotel development, the property's proximity to Salem Road, a Collector-classified street, and the nearby Interstate 49 interchange may facilitate the movement of patrons as they utilize the hotels.

#### **DISCUSSION:**

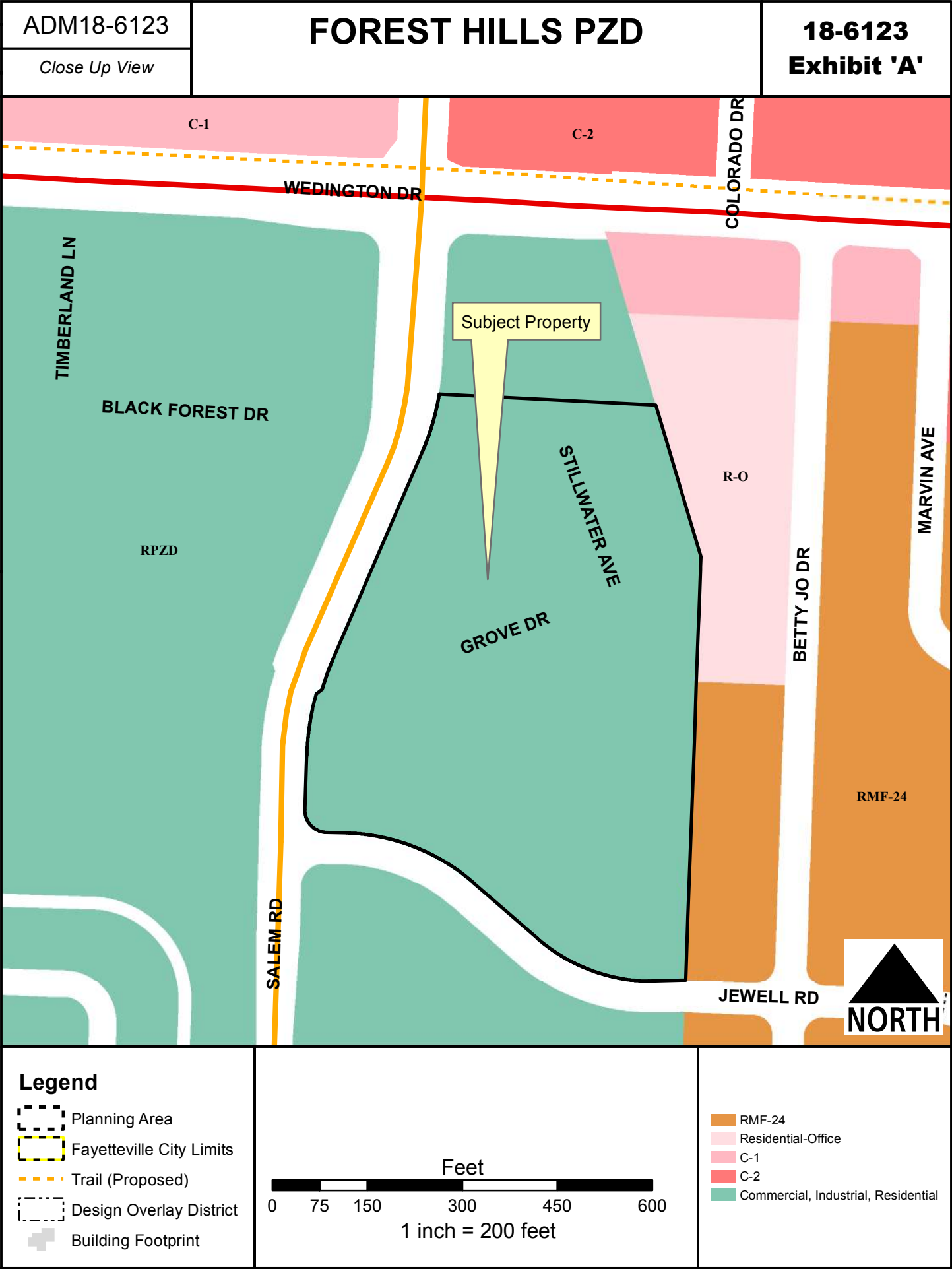
On March 12, 2018, the Planning Commission forwarded the proposal to the City Council with a recommendation of approval by a vote of 8-0-0. No public comment was made.

**BUDGET/STAFF IMPACT:**

N/A

**Attachments:**

- **Exhibit A**
- **Exhibit B**
- **Application**
- **Planning Commission Staff Report**



**PLANNING AREA 2 DESCRIPTION:**

Lots 20-23, of the Lot Split of Lot 5, filed for record as Document 2017-0003264, being an Addition to the City of Fayetteville, Washington County, Arkansas.

CITY OF FAYETTEVILLE, ARKANSAS

# REZONING

**FOR STAFF USE ONLY**

Date Application Submitted:

Date Accepted as Complete:

Case / Appeal Number:

Public Hearing Date:

**FEE: \$325.00**

**Sign Fee: \$5.00**

S-T-R:

PP#:

Zone:

Please fill out this form completely, supplying all necessary information and documentation to support your request.  
***Your application will not be placed on the Planning Commission agenda until this information is furnished.***

**Application:**

Indicate one contact person for this request: \_\_\_\_\_ Applicant ☒ Representative

***Applicant (person making request):***

Name: Charles Palmer

Forest Hills Village, LLC

Address: P.O. Box 10210

Fort Smith, AR 72917

E-mail: officepalmer@me.com

Phone:

( 479 ) 783-0209

( )

Fax:

( )

***Representative (engineer, surveyor, realtor, etc.):***

Name: Patrick Foy

Morrison-Shipley Engineers

Address: 2407 SE Cottonwood Street

Bentonville, AR 72712

E-mail: pfoy@morrisonshipley.com

Phone:

( 479 ) 273-2209

( )

Fax:

( )

Site Address / Location: Lot 22 of Forest Hills, Northeast corner of Salem and Jewell east of the retention pond

Current Zoning District: C-PZD

Requested Zoning District: C-PZD

Assessor's Parcel Number(s) for subject property: 765-29415-000

***FINANCIAL INTERESTS***

The following entities and / or people have financial interest in this project:


Forest Hills Village, LLC and VED Construction LLC



**APPLICANT / REPRESENTATIVE:** I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Name (printed): Patrick Foy

Date: 02/12/2018

Signature: 

**PROPERTY OWNER(S) / AUTHORIZED AGENT:** I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)*

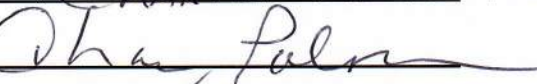
**Property Owners of Record (attach additional info if necessary):**

Name (printed):

Charles Palmer

Address:

Signature:



Phone:

Date: 2-13-18

( )

Name (printed):

Address:

Signature:

Phone:

Date:

( )

### Rezoning Checklist:

*Attach the following items to this application:*

- (1) Payment in full of applicable fees for processing the application:
  - \$325.00 application fee
  - \$5.00 public notification sign fee
- (2) A legal description of the property to be rezoned. A survey may be required if the property description can not accurately be platted or if it is described by referring to other deeds.
- (3) CD containing a copy of the legal description in MS Word and all required submittal items should be also included on the CD in PDF format.
- (4) A copy of the county parcel map from the Washington County Assessor's office or from the Washington County website ([www.co.washington.ar.us](http://www.co.washington.ar.us)). The subject property and all adjacent parcels should be identified on this parcel map. The owner's name, official mailing address, and the parcel number for every adjacent property shall be shown on this map.



## PLANNING COMMISSION MEMO

**TO:** City of Fayetteville Planning Commission

**THRU:** Andrew Garner, City Planning Director

**FROM:** Jonathan Curth, Senior Planner

**MEETING DATE:** March 12, 2018 (**Updated with Planning Commission Results**)

**SUBJECT:** **ADM 18-6123: Administrative Item (LOTS 22/FOREST HILLS PZD AMENDMENT, 440):** Submitted by MORRISON SHIPLEY & ASSOCIATES for property located at LOT 22, FOREST HILLS PZD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 10.90 acres. The request is to amend the original PZD to allow hotels.

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### RECOMMENDATION:

Staff recommends forwarding **ADM 18-6123** to the City Council with a recommendation for approval.

### BACKGROUND:

The Forest hills Residential Planned Zoning District (R-PZD) contains approximately 80 acres, divided into five distinct planning areas. Planning Area 2, of which the subject property is a part and is named The Village at Forest Hills, contains approximately 11 acres and was approved to be developed with four mixed-use structures and four one-story retail and office structures. To date, several developments and amendments have been made in Planning Area 2 of Forest Hills. These are as follows:

- *April 2012:* Planet Fitness, a private fitness center, was approved by the Planning Commission and subsequently constructed;
- *March 2013:* Aspen Square, a four-unit retail building was approved by staff and subsequently constructed;
- *December 2013:* Planning Area 3 was amended to reduce the number of dwellings from 100 to 72 and remove the requirement for vertical mixed-use;
- *April 2015:* The Flats at Forest Hills, four 16-unit multi-family buildings were proposed and later withdrawn by the applicant; and
- *June 2016:* The Flat at Forest Hills, five buildings with 55 multi-family dwellings was approved by the Planning Commission, but never constructed.

All told, two single-story, single-use buildings have been built in Planning Area 2. Topographically, Planning Area 2 is relatively flat, with a large area of tree canopy in the southeast corner and an existing pond in the southwest corner that is intended to be an amenity and serve as stormwater detention. Surrounding land use and zoning is depicted on *Table 1*.

**Table 1**  
**Surrounding Land Use and Zoning**

Direction	Land Use	Zoning
North	Commercial (gym, services)	R-PZD, Residential Planned Zoning District
South	Undeveloped	R-PZD, Residential Planned Zoning District
East	Multi-family Residential; 2-Family Residential	R-O, Residential Office; RMF-24, Residential Multi-family, 24 Units per Acre
West	Commercial (grocery store, restaurants, retail)	R-PZD, Residential Planned Zoning District

*Request:* The applicant proposes to build two multi-story hotels on the southern portion of Planning Area 2 (Lot 22). These buildings, along with the previous commercial projects, will essentially build-out this planning area. Overall, the request is not consistent with the approved R-PZD requirements, the final site design, and the overall land use plan for Planning Area 2.

Therefore, the applicant is requesting that the Planning Commission and City Council approve an amendment to Planning Area 2, allowing for Use Unit 14, Hotel, Motel, and Amusement Facilities among the permitted uses. As a part of this, the number of dwellings in the Planning Area will be reduced from 100 to zero, to be replaced by 155 guestrooms. Additionally, elaboration of the existing architectural standards is proposed and can be found attached.

*Public Comment:* Staff has received no public comment regarding this request.

## **FINDINGS:**

Staff finds that the proposal to amend Planning Area 2 of the Forest Hills PZD as requested by the applicant is compatible with adjacent land uses and generally consistent with City Plan 2030. Development in the immediate area is a mixture of nonresidential and residential uses of varying density and intensity. To the north and west are a grocery store, fitness center, restaurants, and other services, while to the east are properties developed with varying levels of attached-residential density. The property to the south, although undeveloped, is zoned for attached residential dwellings per the Forest Hills Planning Area 3 requirements.

With regards to aesthetics, the applicant proposes to expand upon the existing architectural standards by proscribing more specific details than are currently required in Planning Area 2. This includes glazing on the first floor and detailing to keep with some of the Forest Hills R-PZD themes. This coupled with the stair-stepped height requirements for buildings next to residential property help ensure that development does not detract from surrounding land uses.

Lastly, the proposed hotels will provide patrons walkable access to the adjacent grocery store, restaurants, and services, thereby potentially reducing vehicular trips. As a location for hotel development, the property's proximity to Salem Road, a Collector-classified street, and the nearby Interstate 49 interchange may facilitate the movement of patrons as they utilize the hotels.

**RECOMMENDATION:** Staff recommends forwarding **ADM 18-6123** to City Council with a recommendation for approval with conditions.

**RECOMMENDED MOTION:** "I move to forward ADM 18-6123 to the City Council with a recommendation of approval with conditions as recommended by staff."

## Conditions of Approval

1. All conditions of approval from the previously approved Forest Hills R-PZD 07-2793 shall apply;
2. In addition to those architectural standards proposed by the applicant, this development shall be subject to all requirements of the Commercial, Office, and Mixed-use Design and Development Standards;
3. Approval of this R-PZD modification does not grant approval of the development details for the project. The proposed hotel will be required to be reviewed for compliance with all Unified Development Code requirements as part of the standard development review process; and
4. The attached zoning requirements will be in addition to all previous zoning regulations on the subject property.

<b>PLANNING COMMISSION ACTION:</b>	Required	<u>YES</u>
Date: <u>March 12, 2018</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied
Motion: Niederman		
Second: Brown		
Vote: 8-0-0, with conditions as recommended by staff		
<b>CITY COUNCIL ACTION:</b>	Required	<u>YES</u>
Date: <u>April 3, 2018 (Tentative)</u>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied

## BUDGET/STAFF IMPACT:

None

## Attachments:

- Request Letter
- Proposed PZD Amendment
- Conceptual Elevations
- Original PZD Design and Planning Area 2 Standards
- Previously-approved Planning Area 2 Project Elevations
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map



ADM 18-6123

## Request Letter

February 14, 2018

Planning Department  
City of Fayetteville  
113 W. Mountain St  
Fayetteville, AR 72701

**Re:     *Rezone Request – Amendment to Current C-PZD  
Planning Area 2 of Forest Hills***

We are representing a request from Forest Hills Village, LLC who owns Lot 22 of Forest Hills. This lot is located at the northeast corner of Salem Rd and Jewell Rd, just east of the existing retention pond. This is the last undeveloped lot of Area 2. It has been a struggle for the owner to develop the property with the current use unit limitations. The owner has a buyer lined up to build two hotels on the property, and therefore we are proposing to add Use Unit 14, Hotels, Motels, and Amusement Facilities to the list that is already approved under Area 2. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

- a. The current owner of Lot 22 of Forest Hills is Forest Hills Village, LLC. The property is under contract with VED Construction LLC who will purchase and submit an LSD for two hotels on Lot 22, pending the approval of this amendment.
- b. As stated above, VED Construction would like to build a hotel on Lot 22.
- c. The zoning amendment to allow for hotels will complement the adjacent properties to the north and west. It will hopefully bring more business to these establishments. The property is also located off I-49 which would be a nice location for a hotel. Appropriate setbacks that are already dictated in the PZD will be met for separation requirements from the adjacent residential properties to the east.
- d. There is currently a 10" sewer line on the south side of W. Jewell Rd and an 8" water line on the north side.
- e. Under normal zoning this property would fall closely to a C-2 type zone. Within this zoning type, hotels are permitted along with office and other type of commercial buildings. The request to amend the current PZD would be following that same pattern in the since that both hotels and commercial uses would be allowed within Planning Area 2 of Forest Hills.
- f. Past projects have come through to the Planning Commission and were approved and never built. This is due to previous ownership not being able to get the backing and support to follow through with the construction. It is our opinion that the amendment request is needed to open the ability for a hotel to be constructed on lot 22. The current owner is ready to submit construction plans for LSD approval upon approval of the rezone and then begin construction as soon as possible.

- g. The amendment request will not create any more additional traffic demand or congestion for the area compared to what a multi-family development would do to the area, which was previously approved for this lot.
- h. The anticipated hotels would lower the population density considering multi-family apartments were previous proposed for the lot.
- i. It would not be impractical to develop the lot with any other use unit already permitted, but there hasn't been any other development come through and constructed. There is now an owner ready to build if the use unit 14 hotels can be added to the current PZD.

We are proposing to amend the existing PZD for Planning Area 2 of Forest Hills to add Use Unit 14 Hotel, Motels, and Amusement Facility to the acceptable Land Use. In addition, we are proposing to update the architectural Design Standards. The proposed amendment to the PZD would be as indicated on the attached pages.

Please feel free to contact me if you should have any questions at (479) 273-2209.

Sincerely,

**Morrison Shipley Engineers, Inc.**

A handwritten signature in blue ink, appearing to read "Patrick Foy", written over a horizontal line.

Patrick Foy E.I.  
Project Manager





ADM 18-6123

## Proposed PZD Amendment

### **Planning Area 2 – Office/Retail/Hotel – “The Village at Forest Hills”**

This is the mixed-use section of the development involving retail, commercial, office, and hotels 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 the 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) one to three-story mixed structures (with retail, food, entertainment, office and other street related uses. The four core buildings will be flanked to the south by two multi-story hotels.

#### **A) Permitted Uses:**

- Unit 1 – City-wide uses by right
- Unit 5 – Government Facility
- Unit 8 – Single Family Dwellings
- Unit 9 – Two-Family Dwellings
- Unit 12 – Offices, Studios and Related Services
- Unit 13 – Eating Places
- Unit 14 – Hotel, Motels, and Amusement Facilities
- Unit 15 – Neighborhood Shopping Goods
- 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) Hotel Density and Non-Residential Intensity:
  - Planning Area Acreage: 10.90 acres
  - Number of Guestroom units: 155 guestrooms
  - Non-residential building square feet: 67,200
  - Hotel density: 14.22 guestrooms/acre
  - Non-residential intensity (square feet/acre) 6,165
- D) Minimum Lot Width:
  - Not Applicable
- E) Minimum Lot Area:
  - 10,000 SF
- F) Setback Requirements:
  - Front: 10 feet
  - Side: 10 feet
  - Rear: 20 feet
- G) Height Regulations:
  - Building heights are limited to the following:
    - 30' maximum height when less than 30' from a residential property.
    - 40' maximum height when greater than 30', but less than 50' from a residential property.
    - 65' maximum height when greater than 50' from a residential property.
- H) Building Area:
  - On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot.
- I) Landscaping:
  - In accordance with City of Fayetteville Landscape Ordinance.
- J) Parking:
  - In accordance with the Unified Development Code
- K) Architectural Design Standards
  - The area's theme is suggested to be nostalgic with materials, features and systems that draw 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. The proposed Hotels will have a mixture of textures and materials on their exteriors. Masonry and stone accents will be utilized to sharpen the building streetscape. Nostalgic colors will be incorporated into the building exterior design to compliment the period of the development scheme. Both hotels have first floor window areas that will lend themselves to awnings that will be functional for the Hotel and will also engage the Forest Hills theme. Landscaping features, ornamental railings, site furnishings and screenings will further advance the period of the development scheme.
- L) 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.



ADM 18-6123

## Conceptual Elevations

FRAMED  
AWNING

TENSION-ROD  
AWNING









# ADM 18-6123 Original Forest Hills R-PZD Site Layout



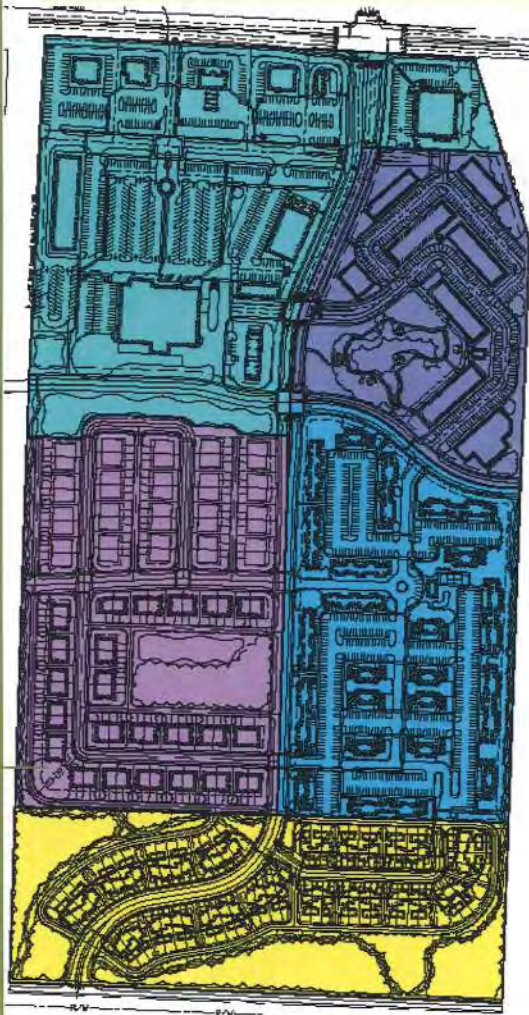
Rendered Site Layout

## FOREST HILLS

a mixed-use planned living development

# Original Forest Hills R-PZD Planning Areas

## E. PROPOSED PLANNING AREAS AND DEVELOPMENT STANDARDS



Planning Area Summary

- Planning Area 1 - Commercial/Retail  
The Shoppers at Forest Hills
- Planning Area 2 - Office/Commercial/Multi-Family  
The Village at Forest Hills
- Planning Area 3 - Multi-Family Condominiums  
The Trails at Forest Hills
- Planning Area 4 - Single Family Garden Homes  
The Villages at Forest Hills
- Planning Area 5 - Single Family Town Houses  
The Townhomes at Forest Hills

Planning Area Summary Legend

## FOREST HILLS

A mixed-use planned center development



# Original Planning Area 2 Standards

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

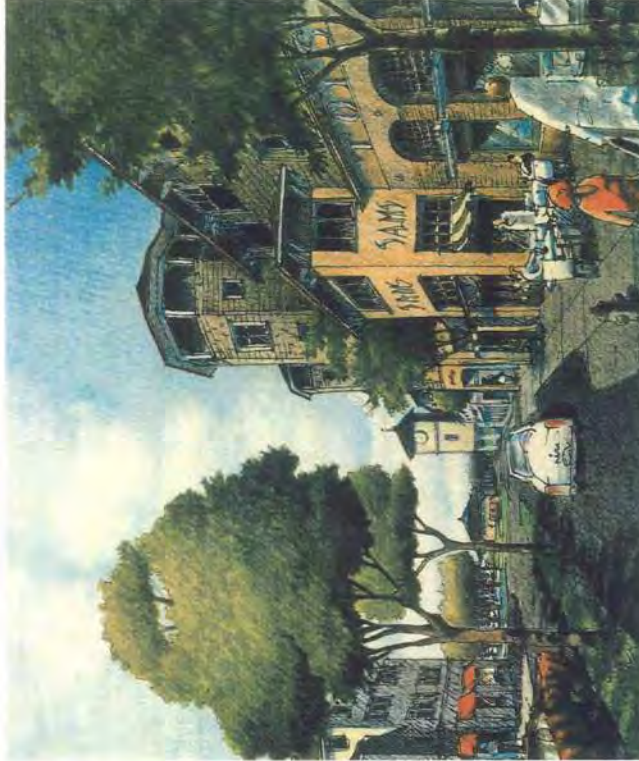
This is the mixed use section of the development involving retail, commercial, office and residential (apartments) which is on the east side of the Salem Road extension. The building prototype is designed to create small scale office building frontage with loft style spaces over the first floor of office 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.

### 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 – Office/Retail/Commercial

### 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: 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
- Minimum Lot Width: Not Applicable
- Minimum Lot Area: 10,000 SF
- Land Area per Dwelling Unit: One Bedroom units - 800 SF  
Two Bedroom units - 900 SF

**G. 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:**

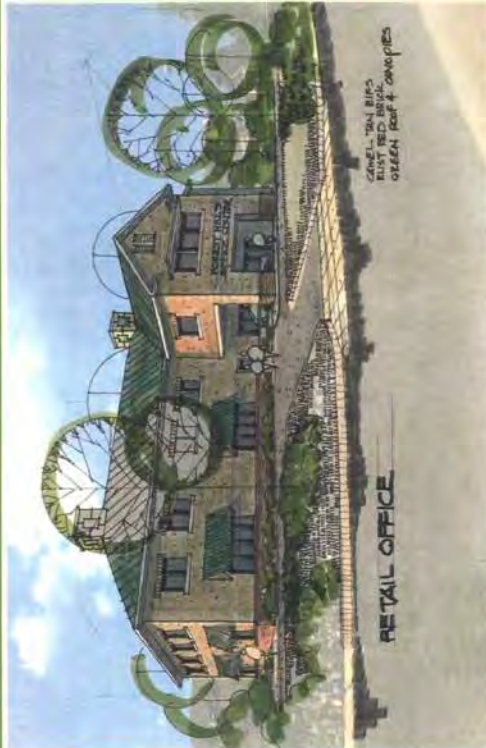
- In accordance with City of Fayetteville Landscape Ordinance.

**K. Parking:**

- In accordance with the Unified Development Code.

**L. Architectural Design Standards:**

- The area's theme is suggested



Area 2 - Office

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.

**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.

PART OF PHASE 3

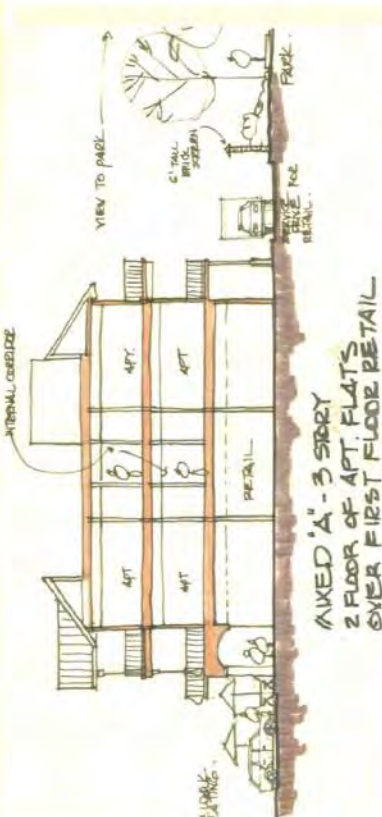
## FOREST HILLS

a mixed-use planned zoning development





Area 2 - Office/Retail/Commercial



Area 2 - Office/Retail/Commercial



Area 2 - Urban Market

## FOREST HILLS

a mixed-use planned zoning development



Area 2 - Office



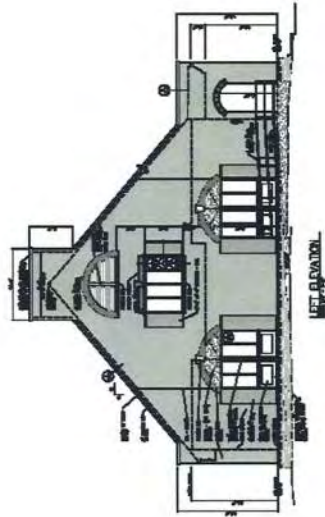
Area 2 - Office

## FOREST HILLS

a mixed-use planned zoning development



## AREA '2' - MIXED USE



Area 2 - Office



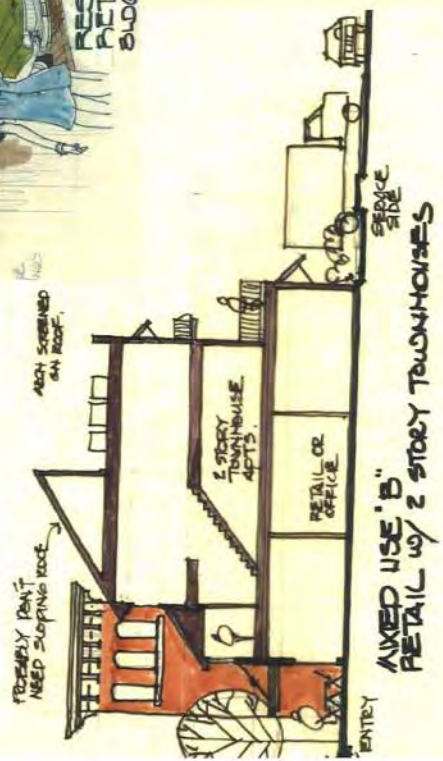
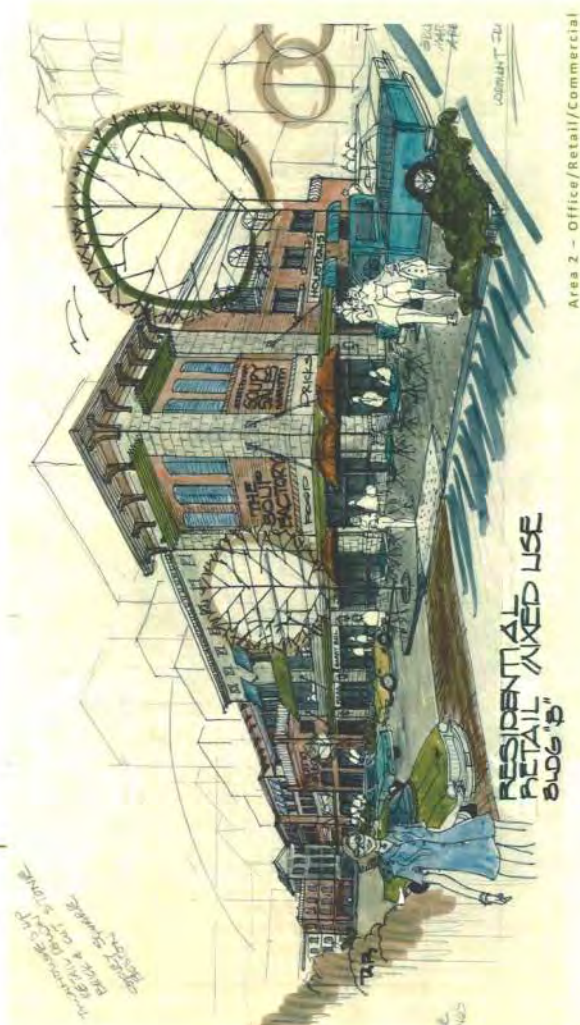
Area 2 - Office



Retention Pond

## FOREST HILLS

a mixed use planned zoning development



# FOREST HILLS

a mixed-use planned zoning development

# Planet Fitness

FOREST HILLS LOT 5 SALEM STREET



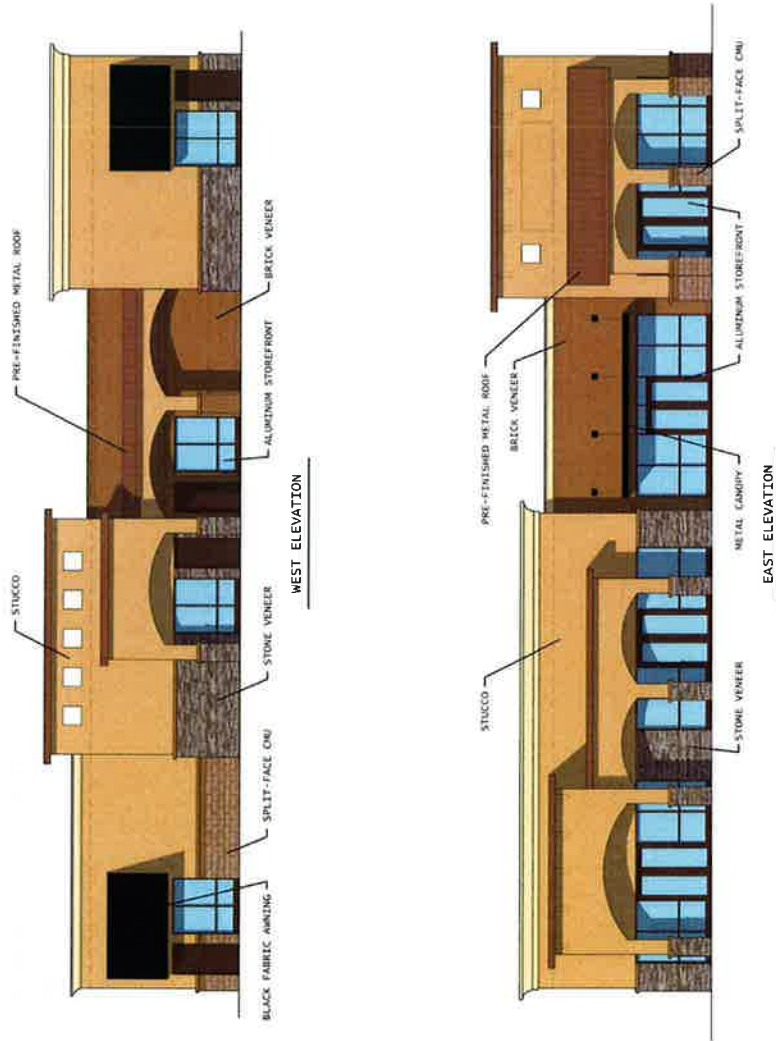
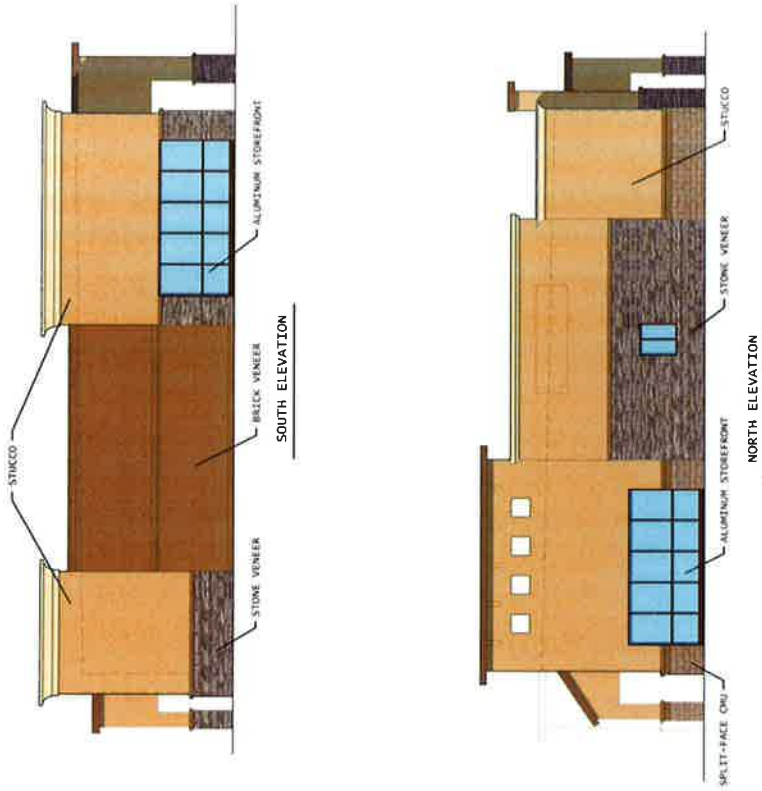
**PLANNING COMMISSION APPROVED**  
**04/23/2012 (AMG)**





ADM 18-6123  
**Aspen  
 Square**

ASPEN SQUARE  
 FOREST HILLS LOT 5

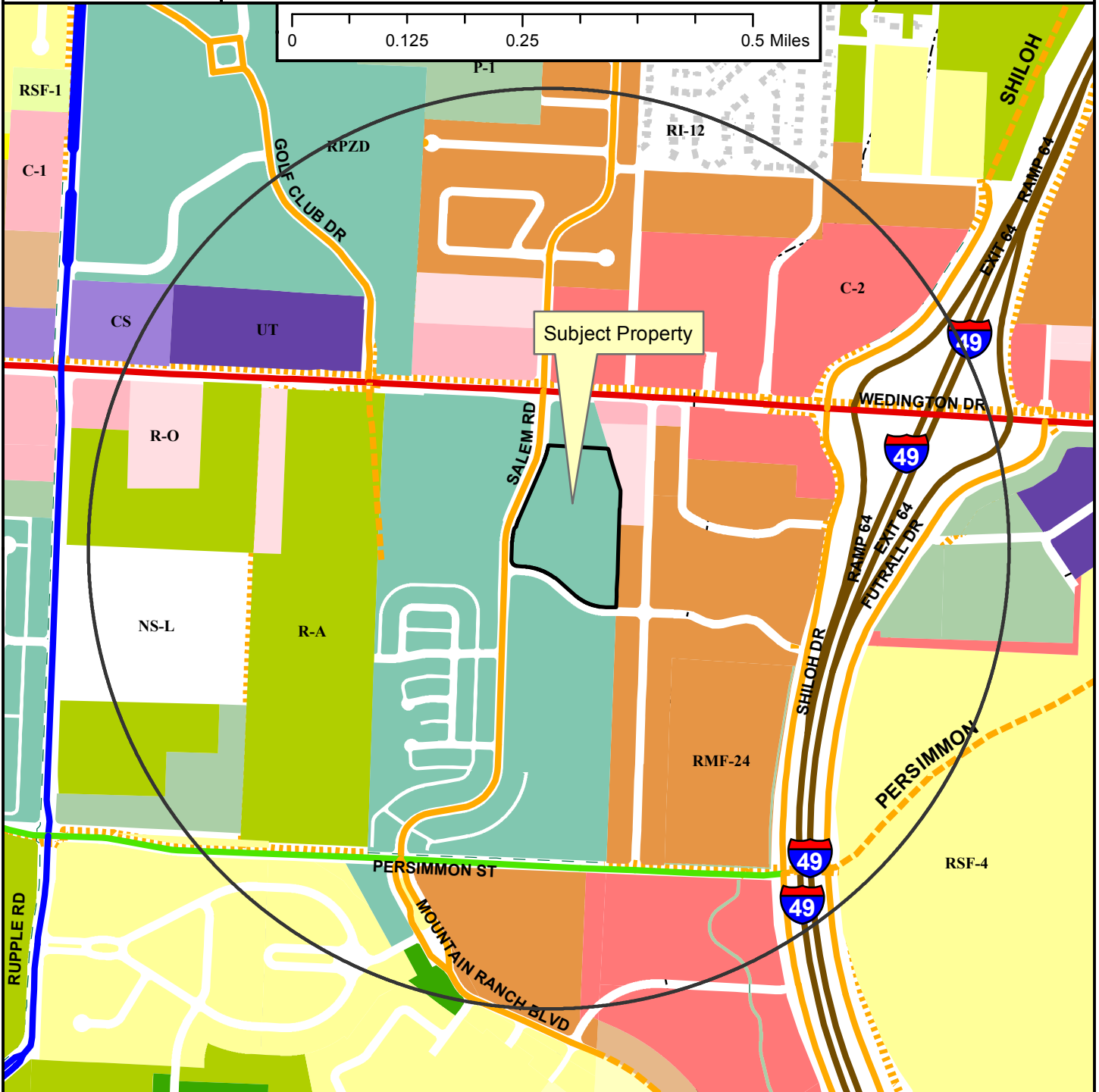
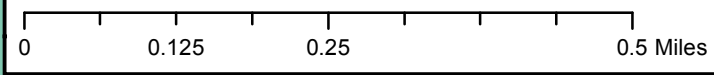




ADM18-6123

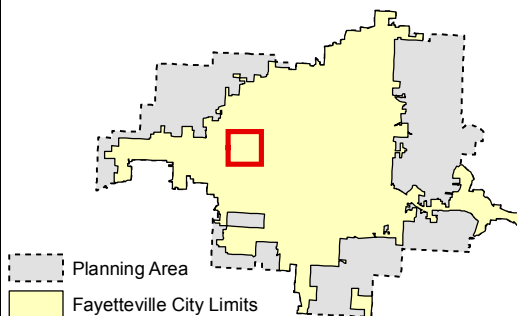
# FOREST HILLS PZD

One Mile View



## Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Building Footprint



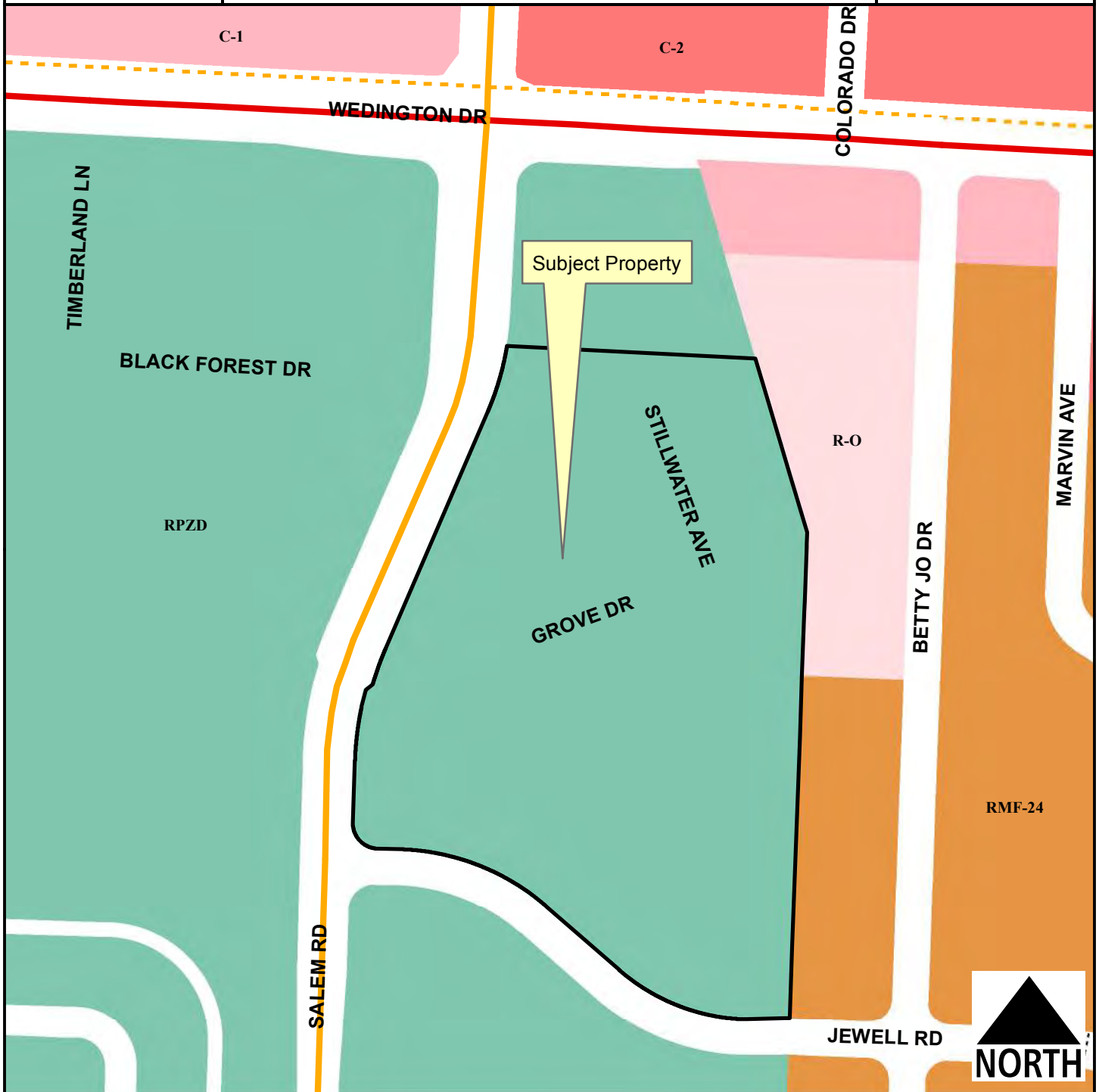
- |                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Zoning</b><br><b>RESIDENTIAL SINGLE-FAMILY</b><br>RSF-5<br>RSF-1<br>RSF-2<br>RSF-4<br>RSF-7<br>RSF-8<br>RSF-18<br><b>RESIDENTIAL MULTI-FAMILY</b><br>RT-12 Residential Two and Three-family<br>RMF-6<br>RMF-12<br>RMF-18<br>RMF-24<br>RMF-40<br><b>INDUSTRIAL</b><br>I-1 Heavy Commercial and Light Industrial<br>I-2 General Industrial | <b>EXTRACTION</b><br>E-1<br><b>COMMERCIAL</b><br>C-1<br>C-2<br>C-3<br><b>FORM BASED DISTRICTS</b><br>Downtown Core<br>Urban Thoroughfare<br>Main Street Center<br>Downtown General<br>Community Services<br>Neighborhood Services<br>Neighborhood Conservation<br><b>PLANNED ZONING DISTRICTS</b><br>Commercial, Industrial, Residential<br><b>INSTITUTIONAL</b><br>P-1 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Planning Commission  
March 12, 2018

ADM18-6123

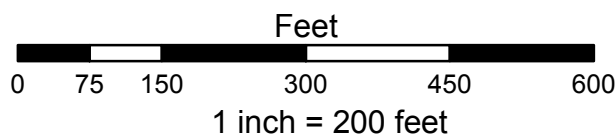
# FOREST HILLS PZD

Close Up View



## Legend

- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District
- Building Footprint



- RMF-24
- Residential-Office
- C-1
- C-2
- Commercial, Industrial, Residential

Planning Commission

March 12, 2018

Agenda Item 7

18-6123 Forest Hills PZD Amend.

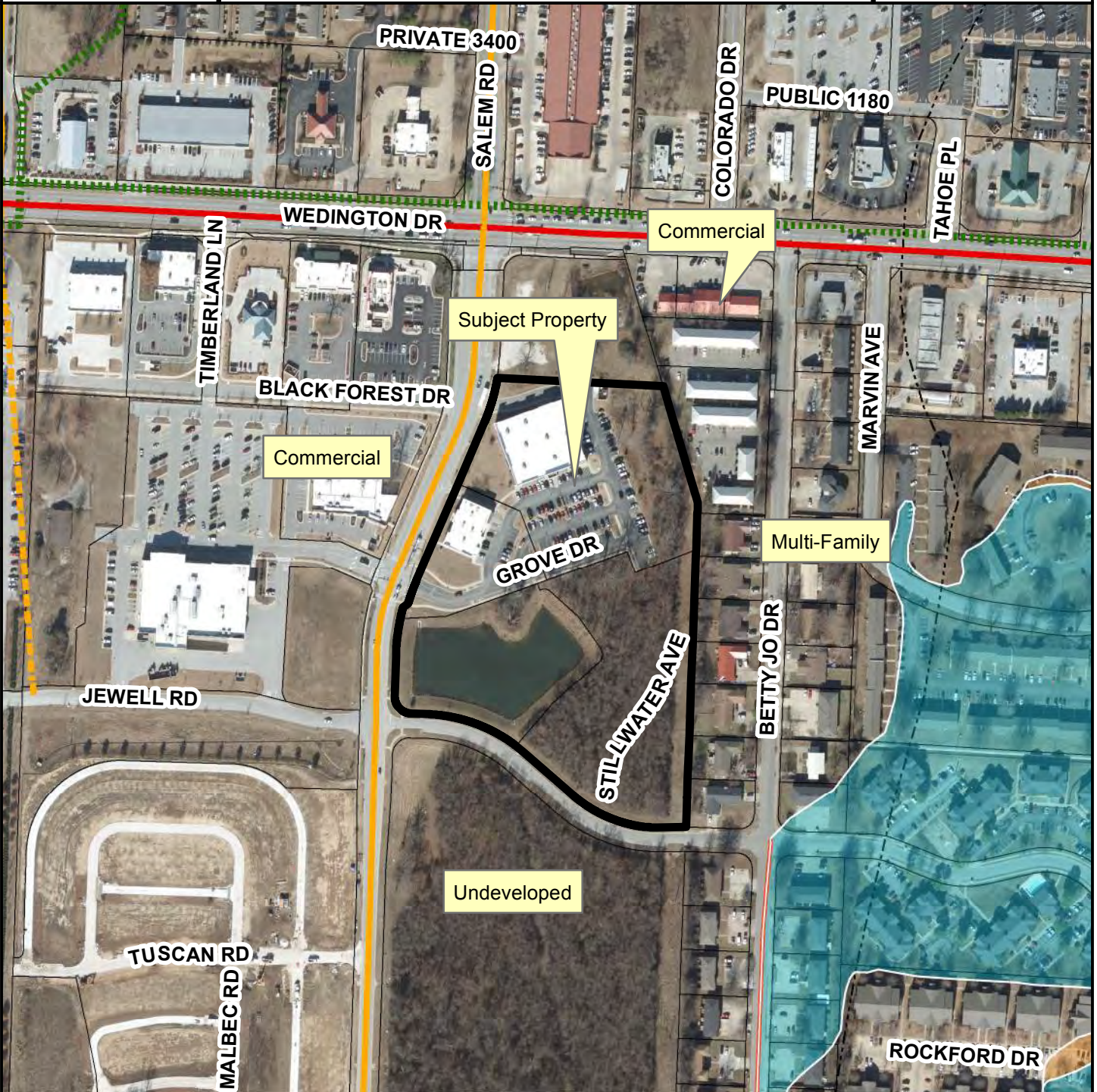
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ADM18-6123

Current Land Use

# FOREST HILLS PZD AMENDMENT



## Streets Planned

### MSP Class

COLLECTOR

### Streets Existing

#### MSP Class

COLLECTOR

PRINCIPAL ARTERIAL

Trail (Proposed)

Planning Area

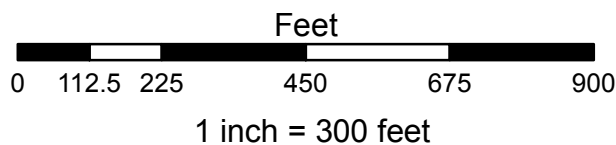
Fayetteville City Limits

Design Overlay District

## FEMA Flood Hazard Data

100-Year Floodplain

Floodway



Planning Commission

March 12, 2018

Agenda Item 7

18-6123 Forest Hills PZD Amend.

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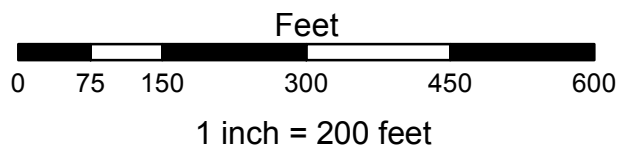


Future Land Use



**Legend**

- Planning Area
- Fayetteville City Limits
- Design Overlay District
- Building Footprint



**FUTURE LAND USE 2030**

- Residential Neighborhood Area
- City Neighborhood Area