

FEBRUARY 14, 2014

Fianna Hills Country Club

FH

PROJECT BOOKLET

PLANNED ZONING DISTRICT

No: _____

TRACT I, FIANNA HILLS IV AND PART OF
TRACT I-A, FIANNA HILLS V, ADDITIONS
TO THE CITY OF FORT SMITH, ARKANSAS



THE HILL FIRM
Architect

6609 ROGERS AVE.
OFFICE SUITE A
FORT SMITH, AR 72903
479 494 1808
FAX 479 494 1843



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FIANNA HILLS COUNTRY CLUB (FHCC) IS A PRIVATE COUNTRY CLUB WITH 18 HOLE GOLF COURSE, BANQUET SPACE, LOUNGE, AND DINING ROOM. FSM REDEVELOPMENT PARTNERS LLC IS PROPOSING A REDEVELOPMENT TO INCLUDE A SECOND FLOOR MEMBER DINING AREA, RELOCATED AND UPDATED POOL, GOLF COURSE IMPROVEMENTS, AND MEMBER SUITES.

THE PROPOSED PLANNED ZONING DISTRICT (PZD) FOR THE PROPERTY LOCATED AT TRACT I, FIANNA HILLS IV, AND PART OF TRACT I-A, FIANNA HILLS V ADDITIONS TO THE CITY OF FORT SMITH, ARKANSAS ALSO KNOWN AS #1 ESSEX PLACE WILL BE PERMITTED TO UTILIZE ALL PERMITTED AND CONDITIONAL USES AS SHOWN IN THE ATTACHED FORT SMITH USE MATRIX FOR THE RESIDENTIAL SINGLE FAMILY ZONING DISTRICT (RS-2) AND AS DEFINED IN THE PROJECTED BOOKLET HEREIN.

PLANNED ZONING DISTRICT
CERTIFICATION STATEMENT

Shields & Mille Properties, LLC, property owner of Fianna Hills Country Club,
located at #1 Essex Place, Fort Smith, Arkansas, do hereby certify that the Project Booklet for a
Planned Zoning District complies with the City of Fort Smith's Planned Zoning District
Regulations as defined in Section 27-341 of the Fort Smith Unified Development Ordinance.
I hereby agree to the terms and conditions within the Project Booklet, and I therefore request the
City of Fort Smith to approve the rezoning

Shields & Mille Properties, LLC

BY: JAMES H. SHIELDS

Name/Title

[Handwritten Signature] Mgr.
Signature

2/12/14
Date

FSM Redevelopment Partners, LLC Lance Beatty

BY: [Handwritten Signature]

Name/Title

[Handwritten Signature]
Signature

2/12/14
Date

Fianna Hills Country Club

Planned Zoning District Summary

1. A pre-application meeting was held with Planning & Zoning Department at The City of Fort Smith Friday, January 31st, 2014.
2. The application fee of \$350.00 is to be paid on or before submittal of the PZD application on Friday, February 14th, 2014.
3. This project booklet was prepared as part of the PZD submittal requirements and is to act as part of the application and to provide all required application items. The included graphic and narrative exhibits are to illustrate that this PZD meets and exceeds the development standards in accordance with Chapters 27-200, 27-500, 27-600 and 27-700.
 - a) The above listed property is currently zoned Residential Single Family (RS-2). A change in the zoning is being requested to allow expanded amenities and services to the current and future members and guests of the Fianna Hills Country Club.
 - b) The current ownership for the proposed project area described as TRACT I , FIANNA HILLS IV AND PART OF TRACT I-A, FIANNA HILLS V, ADDITIONS TO THE CITY OF FORT SMITH, ARKANSAS is Shields & Mille Properties, LLC with Jim Shields is Registered Agent.

Jim Shields - Registered Agent.
405 Rye Hill Road East
Fort Smith, AR 72916
Phone: (479) 646-3371

There is a pending property sell agreement in place between Shields & Mille Properties, LLC and FSM Redevelopment Partners, LLC.

- c) Summary description of the scope, nature, and intent of the proposal
 - Remodel of the existing 23,580 SF Country Club with and addition of +/- 59,973 SF increasing the overall building to +/- 83,553 SF.
 - The building design is intended to blend into the surrounding residential context and the proposed materials will exceed the design standards.
 - The intent of the proposal is to update and expand the Country Club providing enhanced amenities and services to the current and future members and guests.
 - The Fianna Hills Country Club (FHCC) Member Suites shall be limited to members of the FHCC and to guests of members. (Examples: A member-sponsored party or wedding would allow guests of the event to lodge in the member suites. A corporate member holding a sales meeting would allow

employees as guests and to lodge in the member suites.) Member suites shall not be utilized for lodging by transient guests or the general public. Member Suites do not include apartments, multi-family, condominiums, hotels or motels.

- FHCC will also include retainer medicine, sometimes referred to as “concierge” or “boutique” medicine. This is a different type of care delivery experience in which physicians limit the size of their patient panel in order to provide more proactive health care services and greater convenience and access to their patients. Patients pay a defined fee to experience this type of care, the specifics of which vary among physician practices. This service is to be limited to a maximum of 1,200 square feet.

d) Summary description of the scope, nature, and intent of the proposal

- i. Street and Lot Layout – See attached SURVEY & Plat Plan
- ii. Site plan showing proposed improvements - See attached SITE PLAN
- iii. Buffer areas, screening, and landscaping – Buffer areas and landscaped areas are to meet the applicable City regulations and design standards.
- iv. Storm water detention areas and drainage - Will comply with the Cities Unified Development Ordinances.
- v. Undisturbed natural areas - See attached SURVEY & Plat Plan. The majority of the proposed work is to occur on previously constructed or paved areas.
- vi. Existing and proposed utility connections and extensions - See attached Survey & Statement of Water/Sewer Availability (m).
- vii. Development and architectural design standards - Will comply with the Cities Unified Development Ordinances.
- viii. Building elevations – See attached Architectural elevations and renderings.
- ix. Proposed signage (type and size) – See attached signage exhibit. Signage will comply with the Cities Unified Development Ordinances.

e) Proposed development phasing and timeframe

DESIGN, DEVELOPMENT, PERMITTING	JANUARY - MAY 2014
CONTRACTING	MAY- JUNE 2014
CONSTRUCTION	JULY 2014 - OCTOBER 2015
OPENING	NOVEMBER 2015

f) Identify land use designations

- See attached Land Use Exhibit.
- Permitted uses shall not increase the existing traffic trip counts shown within the Traffic Information Data exhibit by a more than 5%.
- Overall "Site" parking shall be limited to that of the proposed PZD.

g) Identify area and bulk regulations

Sec. 27-409. Residential single-family medium density (RS-2).

A. *Purpose.* To provide for detached homes in low-to-medium density single-family neighborhoods where adequate public services and facilities are available. The RS-2 zoning district is appropriate in suburban areas and primarily applies to the residential detached, mixed use residential, and mixed use employment category of the master land use plan.

B. *Land uses.* Permitted, conditional and accessory land uses in the RS-2 district are identified on the land use matrix, article 27-400, appendix A. Specific land uses not identified on the matrix are subject to classification pursuant to section 27-336. No more than one (1) principal structure may be erected on each defined lot.

C. *Area and bulk regulations.*

Density/ Min. Lot Size (s.f.)	Min. Lot Width at Bldg. Line	Max Lot Coverage	Minimum Street Frontage	Max Height
4 du per acre/10,500 s.f.	75 feet	50%	50 feet	35 feet (See <u>27-404(D)</u>)
<u>Setbacks</u>				
Front	Side	Street Side /Corner Setback		Rear
30 feet	7.5 feet	30 feet		10 feet

1. Minimum building separation shall be ten (10) feet.

(Ord. No. 16-12, § 2, 2-21-12)

h) A chart comparing the proposed planned zoning district to the current zoning district requirements (land uses, setbacks, density, height, intensity, bulk and area regulations, etc.).

	RS-2	PZD
Setbacks		
- Front	30 feet	30 feet
- Side	7.5 feet	7.5 feet
- Adjacent to "R" Zoning	N/A	30 feet
- Street Side / Corner	30 feet	30 feet
- Rear	10 feet	10 feet
Area and Bulk		
- Density - Min. Lot Size / Max. Bldg (s.f.)	4 du per acre/ 10,500 SF	5,000 s.f./ 40,000 s.f. (per floor)
- Min. Lot Width @ Bldg. Line	75 feet	N/A (Varies)
- Max. Lot Coverage	50%	30%
- Minimum Street Frontage	50 feet	N/A
- Max. Height	35 feet (See 27-404)	70 feet/ 4 Stories

i) A chart comparing the proposed land uses and the zoning district(s) where such land uses are permitted.

- See attached PZD Use Matrix

j) A chart articulating how the project exceeds the UDO requirements (ex. Increased landscaping, increased high quality materials on the façade, etc.).

- Site character

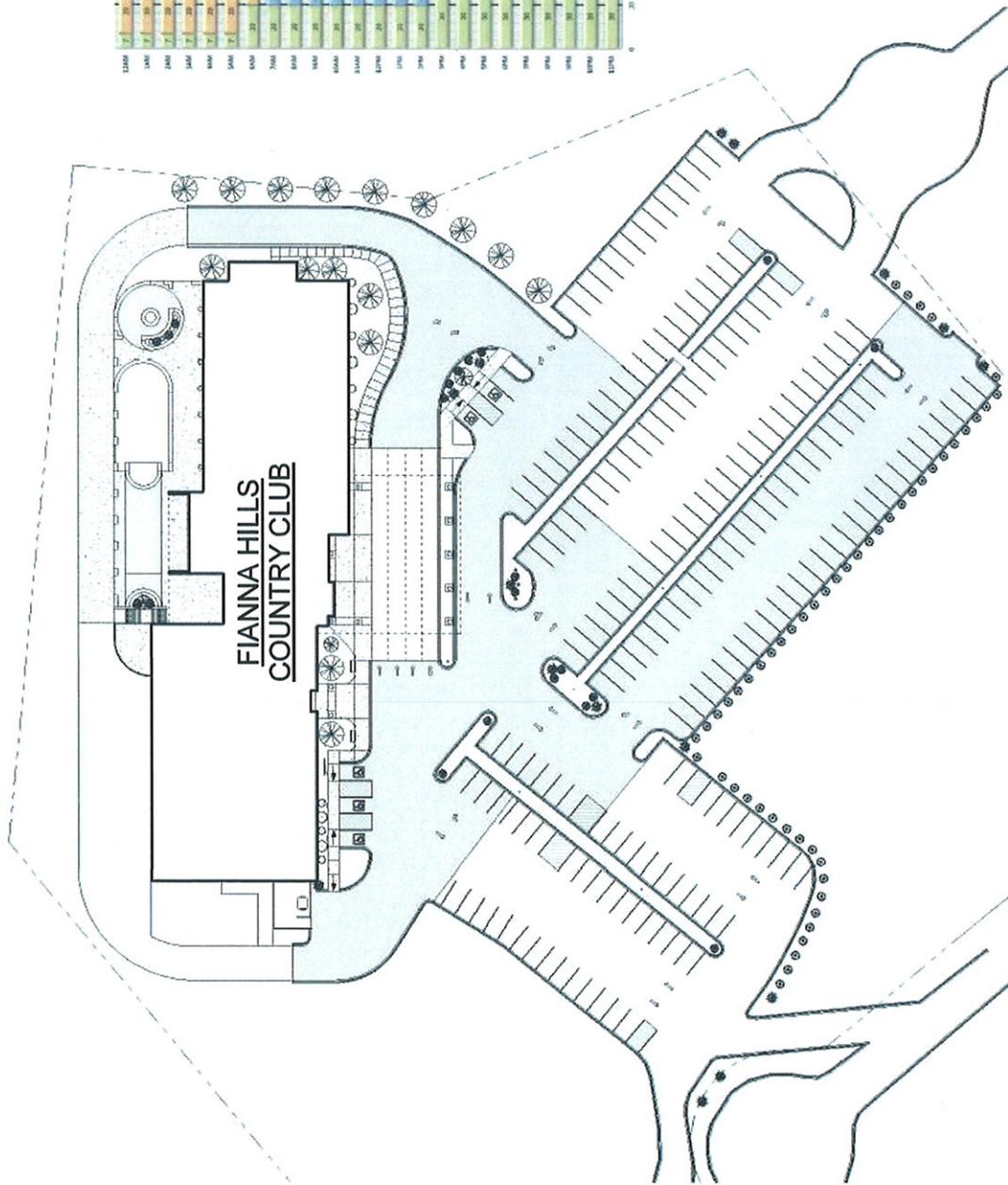
The design and style of the development will work with the site and surrounding context.

- Grading and drainage

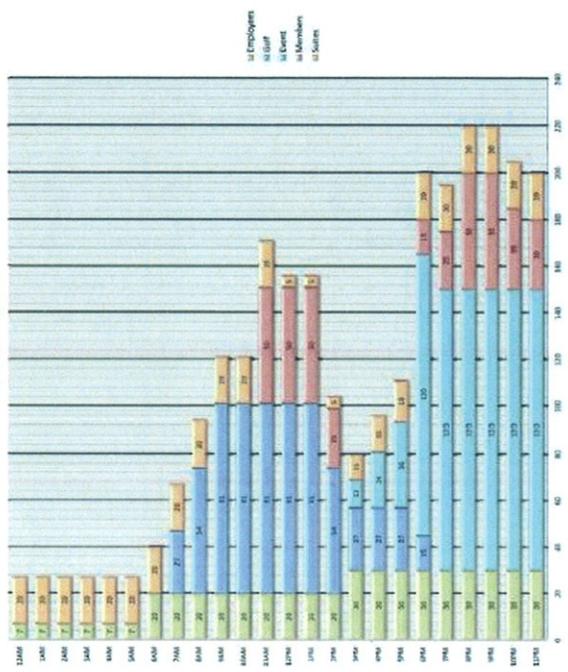
The existing/natural topography will mostly be maintained. Retaining walls are purpose to reduce the steepness of the slopes and provide terracing for revegetation and landscaping.

- Circulation
The design and configuration of the drive ways will maintain the current external entrances and require no new curb-cuts. Site circulation will have a clear hierarchy with parking lanes, driving lanes and clearly defined pedestrian routes and connections between uses.
 - Landscaping and screening
The landscaping and screening requirements will comply with the UDO including perimeter and interior landscaping, parking lot screening and the use of allowed shrub and tree species.
 - Building design standards
All facades of a building that are visible from the finished grades of adjoining properties or public streets shall have a unifying theme with design characteristics similar to the building's front facade and be comprised of a minimum of 80% of high quality materials. The orientation of the building is to be arranged so that views for occupants will be focused towards onsite elements and controlled to minimize views over adjacent lots to assure privacy.
 - Outdoor lighting
Outdoor lighting fixtures shall be directed so that there will not be any objectionable direct glare source visible from any property and have shielding devices to prevent light trespass.
- k) Statement of how the development will relate to the existing and surrounding properties in terms of land use, traffic, appearance, and signage.
- The existing structure is currently a country club and the proposed land use is to remain the same. The building remodel and addition is intended to blend into the surrounding residential context and the proposed materials will exceed the design standards. The traffic use should increase slightly and projected increases are provided (see exhibit). Signage is to remain almost unchanged outside of the incorporation of new materials to match the building and the addition of a pedestal type sign at the West entrance.
- l) A traffic study when required by the Engineering Department (consult with staff prior to submittal)
- See attached Traffic Information Statement exhibit.
- m) Statement of availability of water and sewer (state size of lines).
- The water service and fire sprinkler system demands for the proposed development which will be placed on the city's Fianna Hills elevated service area will be offset by removing the lower golf course irrigation water demand, or otherwise reduced by the equivalent of that water demand, from the elevated water system. This will be accomplished by the developer's relocating the lower golf course irrigation system service point(s) from the elevated system to the Jack

Freeze service area water system, or other proven methods to provide the equivalent water demand reduction. Although not yet fully evaluated by the developer or presented to the city for consideration, an example of one potential alternative being evaluated by the developer is the replacement of the existing upper and lower golf course irrigation system(s) with a high efficiency irrigation system.



Sample Parking Count



PARKING TOTALS
 - EXISTING: 163
 - ADJUSTMENTS: +/- 48
 - TOTAL (APPROX.) = 211

1 PROPOSED SITE REVISIONS
 1"=30'



Fianna Hills Country Club

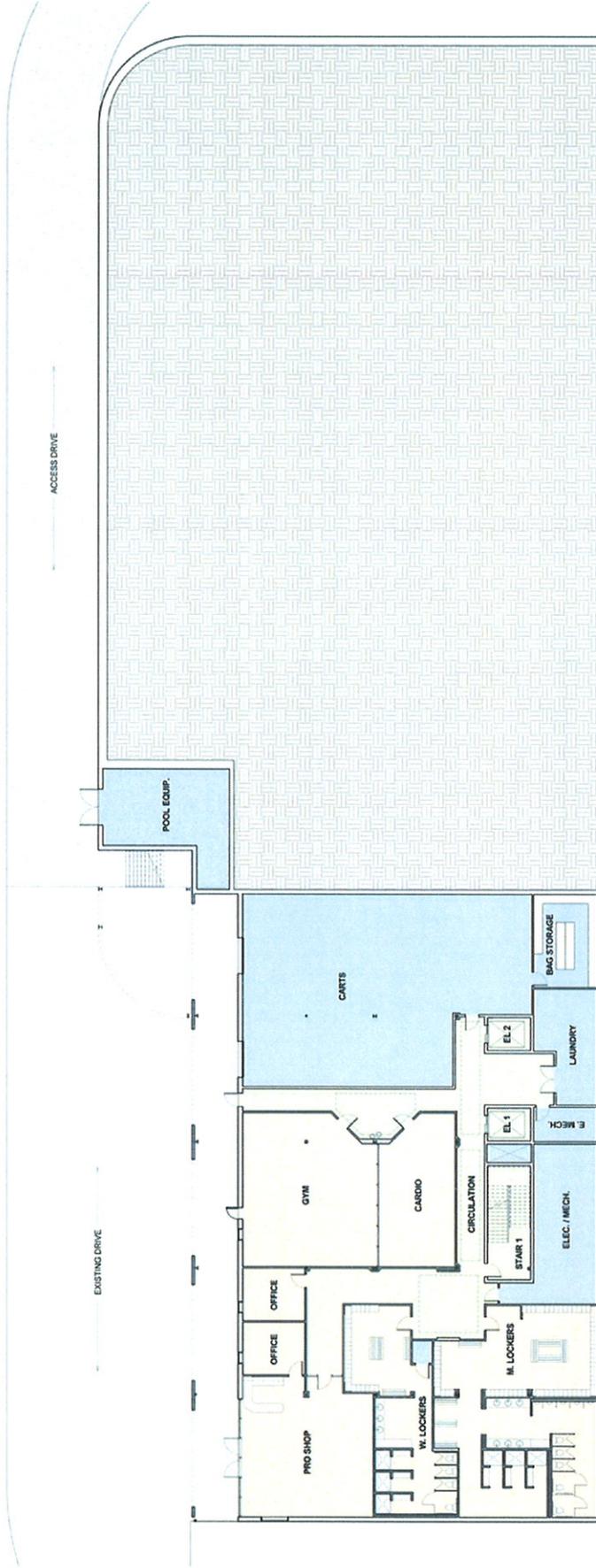


THE HILL FIRM
ARCHITECT



6609 ROGERS AVE.
OFFICE SUITE A
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Fianna Hills Country Club



8 Level 0
 3/32" = 1'-0"
 -11,790 SF



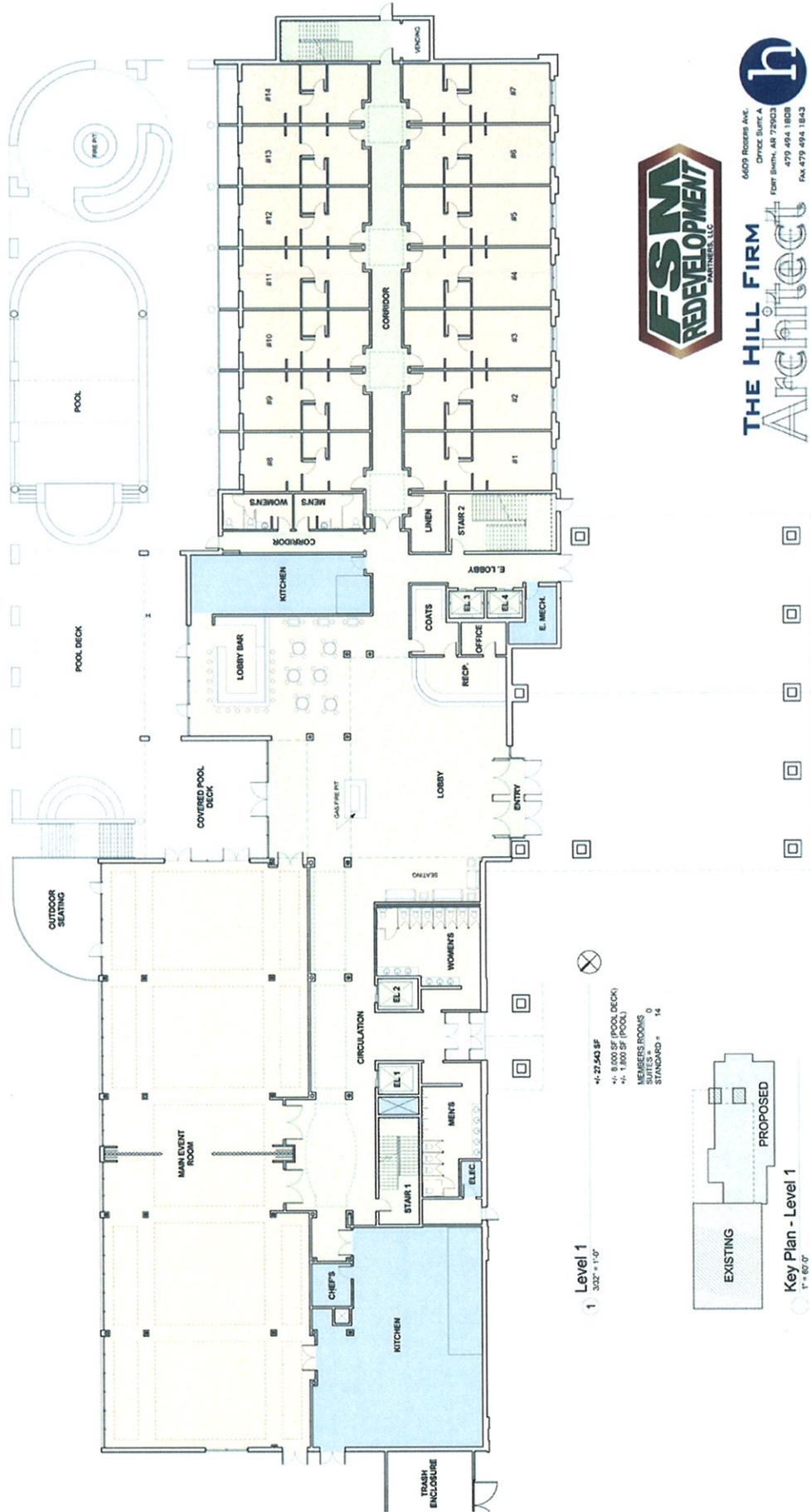
Key Plan - Level 0
 1" = 60'-0"



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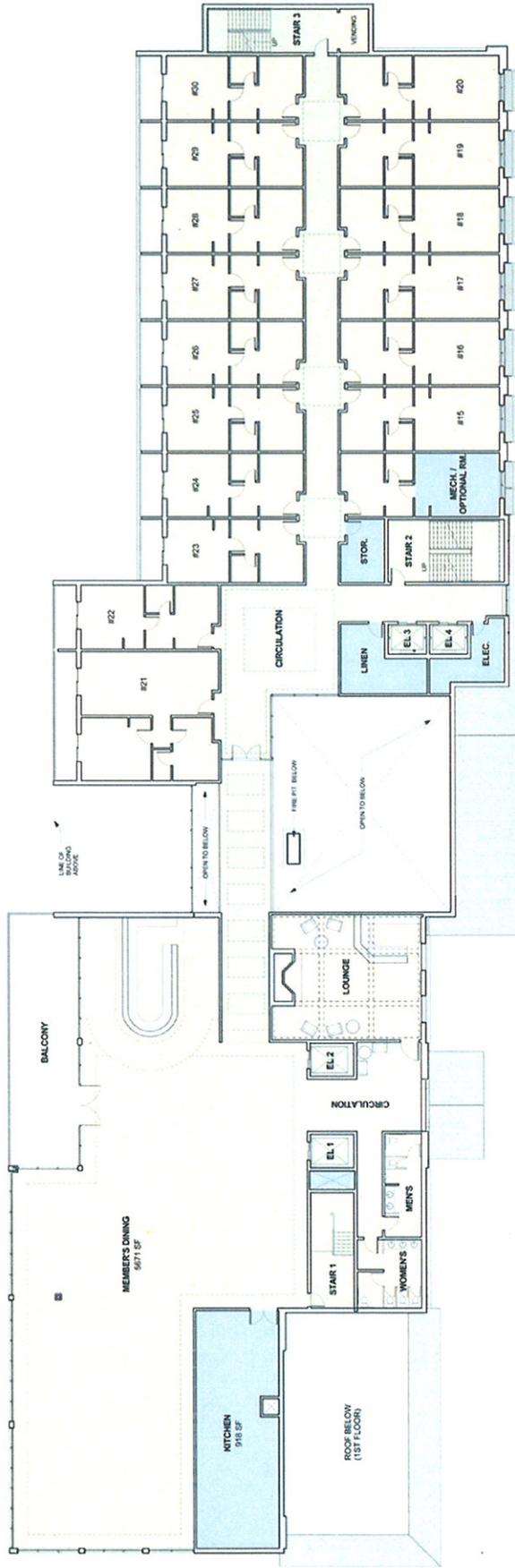
Fianna Hills Country Club



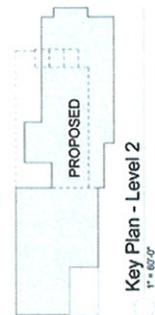
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 Fax 479.494.1843

Fianna Hills Country Club

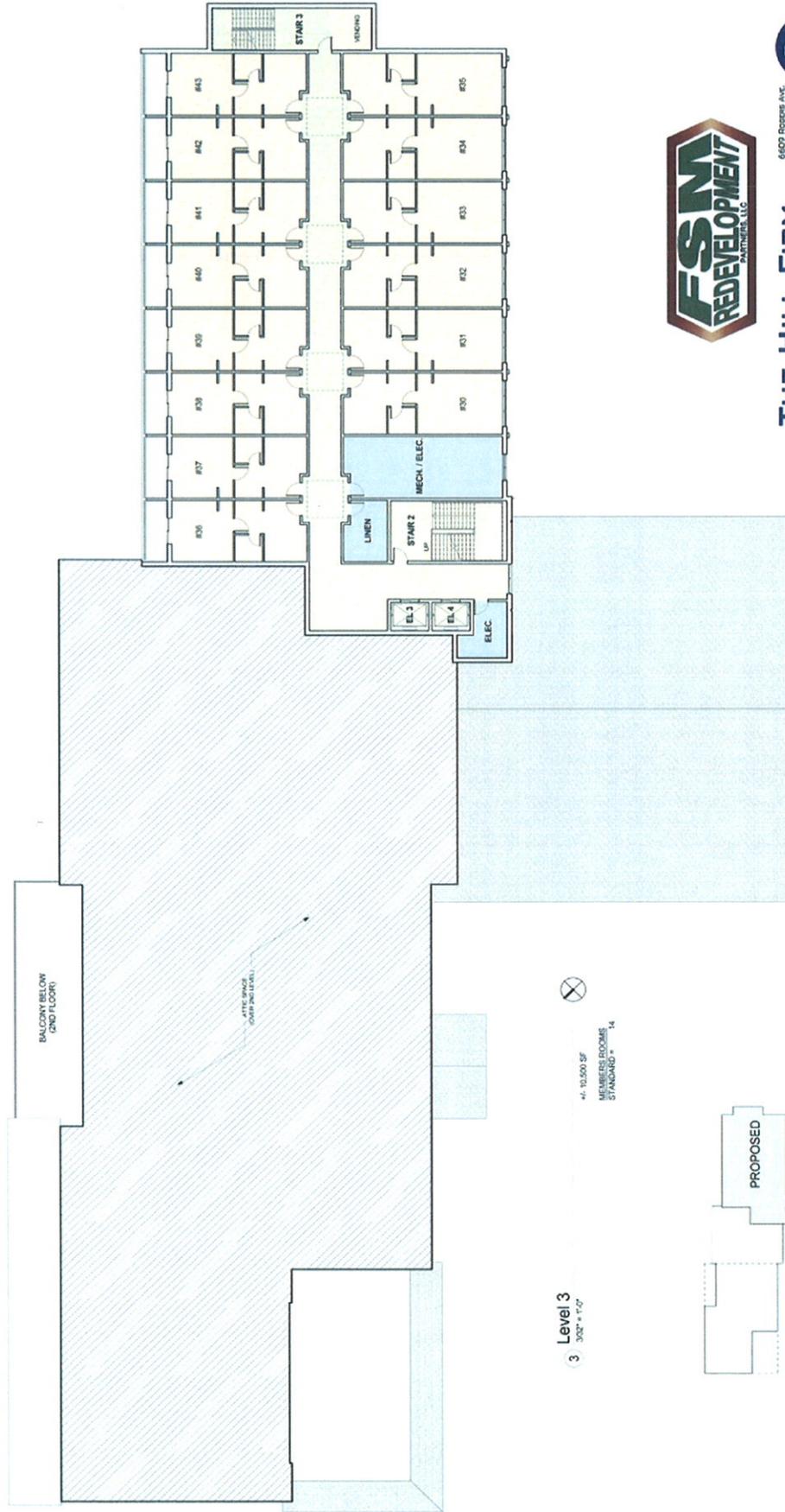


2 Level 2
 332' x 110'
 41-26-400 3F
 MEMBERS ROOMS 1
 SUITES 1
 STANDARD 15



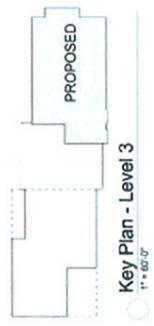
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 Fort Worth, TX 76103
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Fianna Hills Country Club



3 Level 3
302' x 172'

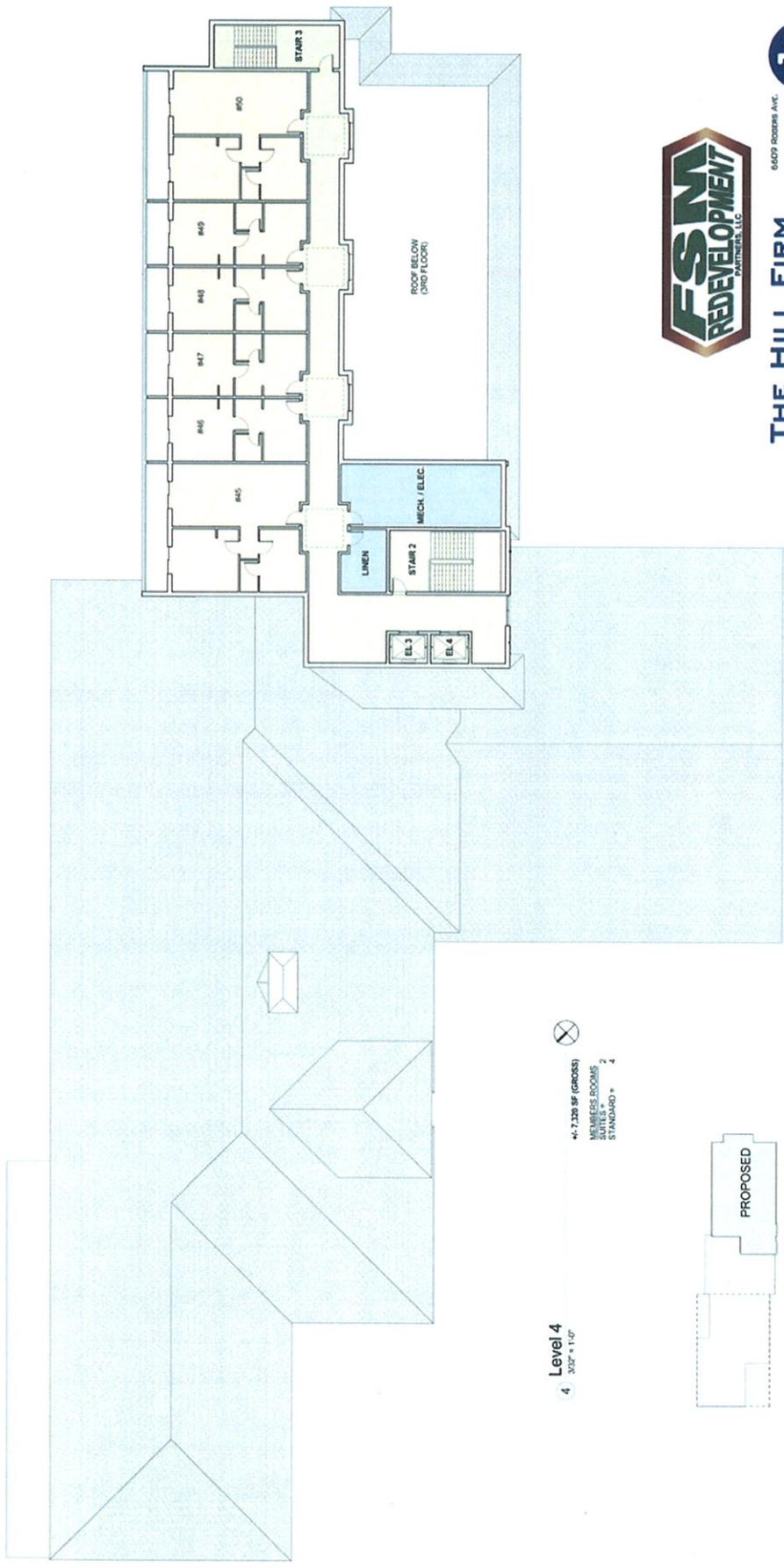
41,10,000 SF
MEMBERS ROOMS
STANDARD " 14



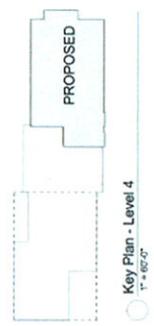
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Fianna Hills Country Club



4 3,032' x 11'-0"
 417,320 SF (GROSS)
 MEMBERS ROOMS = 2
 SUITES = 4
 STANDARD = 4



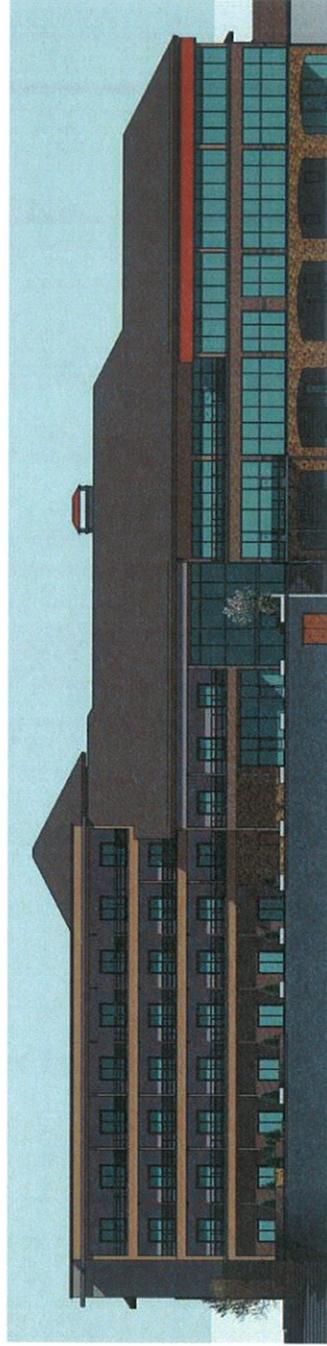
FSM REDEVELOPMENT
 PARTNERS, LLC
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 OFFICE BUILDING 4
 FORT BERRY, AR 72033
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Fianna Hills Country Club



① SOUTH ELEVATION
1/16" = 1'-0"



② NORTH ELEVATION
1/16" = 1'-0"



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Architect

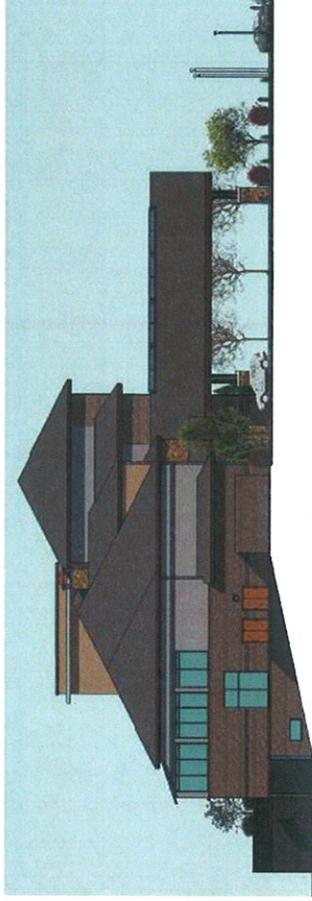
6609 Rhodes Ave.
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Fort Smith, AR 72303
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Fax: 479.684.1843



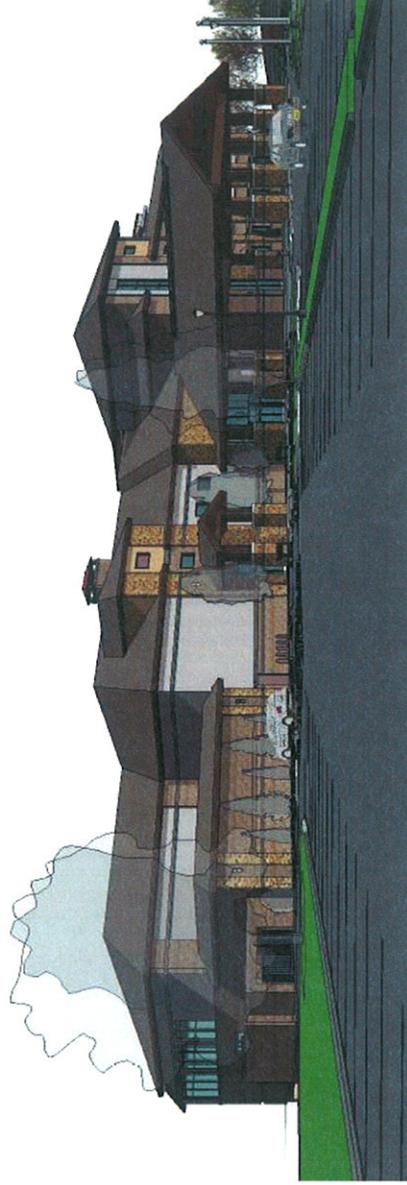
Fianna Hills Country Club



① EAST ELEVATION
1/16" = 1'-0"



② WEST ELEVATION
1/16" = 1'-0"



③ PERSPECTIVE - SOUTH VIEW



6609 RIVERS AVE.
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BRICK VENEER

Modular - Face & Accent



STONE VENEER

Exterior & Interior Applications



PRECAST CONCRETE

Various Shapes (Caps & Sills)



**Fianna Hills Country Club
Fort Smith, AR**

THE HILL FIRM
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MATERIAL LIST - 1

2.14.14

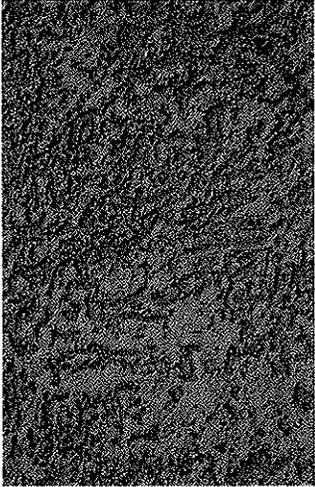
STAMPED CONCRETE

Various Locations (Stained)



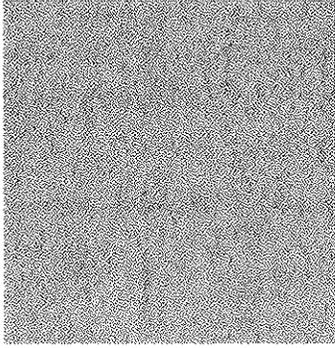
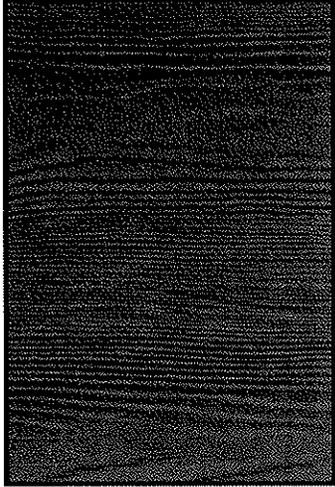
EXTERIOR FINISH

Cement Plaster System



EXTERIOR TRIM

Cementitious Coverings
(Column Wraps, Fascia, Soffits, etc...)



**Fianna Hills Country Club
Fort Smith, AR**

THE HILL FIRM
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6603 ROBERTS AVE.
CIVIL SURV. A
FORT SMITH, AR 72903
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MATERIAL LIST - 2

2.14.14

GLULAM

Canopy & Covered Entries



PAVERS

Various Locations



ROOFING

Architectural Asphalt Shingles



**Fianna Hills Country Club
Fort Smith, AR**

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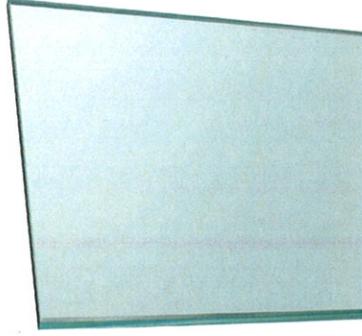
6600 ROGERS AVE.
DRIVE SUITE A
FORT SMITH, AR 72903
479 424 1808
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MATERIAL LIST - 3

2.14.14

DOORS & WINDOWS
Aluminum Storefronts &
Insulated Glazing



Fianna Hills Country Club
Fort Smith, AR

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MATERIAL LIST - 4

2.14.14

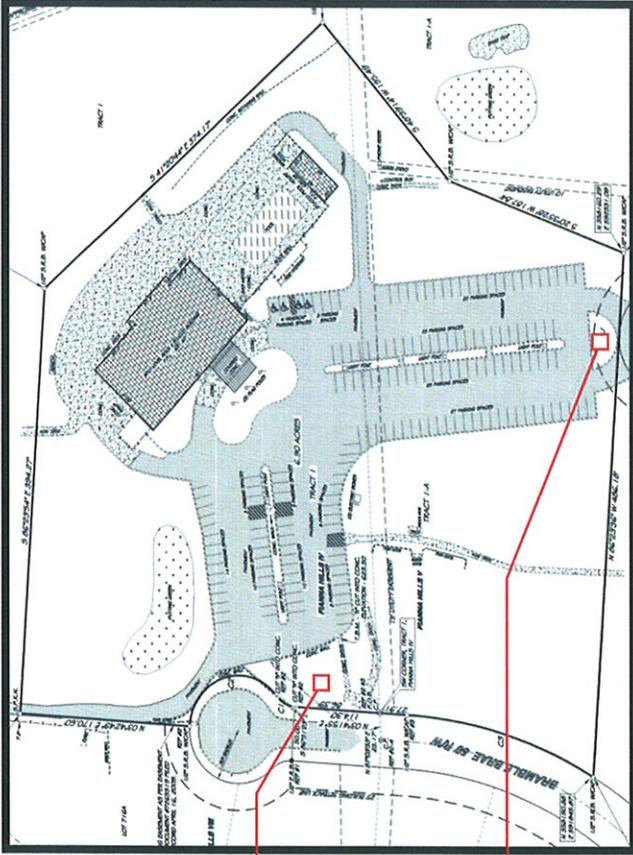
FORT SMITH MUNICIPAL CODE

Sec. 27-704. Signs.

27-704-1 Permitted business signs in residential zones. The following types of signs are permitted or prohibited in the following designated residential zones:

- (3) Public buildings, adult daycare, semi-public buildings, public libraries, fire and police stations, museums, community centers, nursing and convalescent homes, clubs and lodges, dormitories, churches, rectories, monasteries, public, private and parochial schools, convents:

- a. All free-standing signs shall not exceed a cumulative total of fifty (50) square feet; and

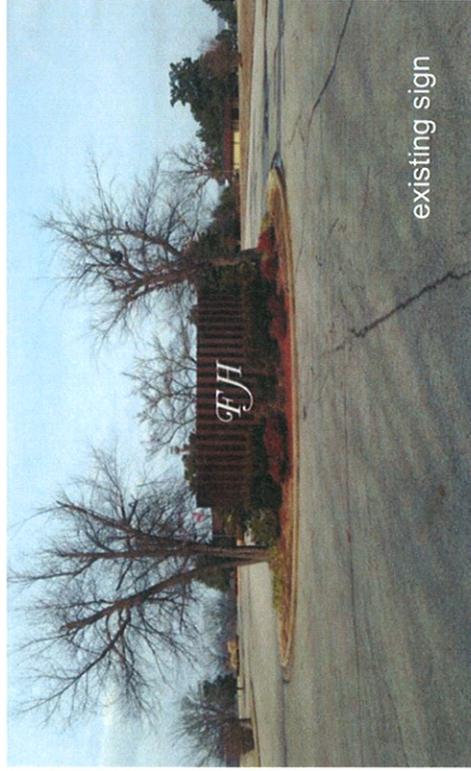


new sign location

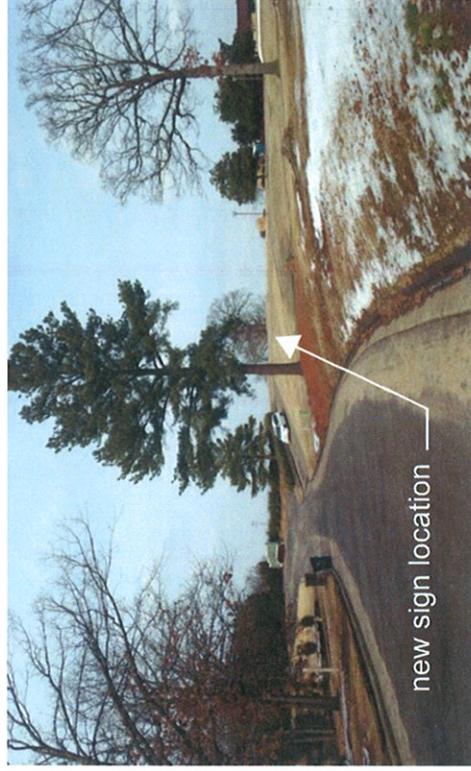
non-illuminated pedestal type sign not to exceed 12 square feet

existing sign location

illuminated sign to be repaired & relandscaped



existing sign



new sign location

**Fianna Hills Country Club
Fort Smith, AR**



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Site Signage - 1

2.14.14

b. Facade (wall) signs shall not exceed five (5) percent of the outside wall on which the sign is located.

27-704-5 General regulations.

- (a) Signs shall not be erected or illuminated in such a manner as to obscure or otherwise interfere with an official traffic sign, signal or device, or to obstruct or otherwise interfere with the driver's view of approaching, merging or intersecting traffic.
- (b) Signs shall not be erected which imitate or resemble any traffic sign, signal or device, or which are erected or maintained upon trees or painted or drawn upon rocks or natural features, or which are structurally unsafe or in disrepair.
- (c) All signs occurring in or over public rights-of-way shall be:

- (1) Not more than thirty-six (36) inches in height; or
- (2) At least twelve (12) feet to the bottom of the sign, except for not more than two (2) supportive posts which are not more than sixteen (16) inches in width or diameter. Such heights of thirty-six (36) inches and twelve (12) feet are to be measured from the elevation of the center of the street at that point. If a sign occurs in or over the setbacks or rights-of-way of two (2) streets, such heights of thirty-six (36) inches and twelve (12) feet are to be measured from the lower street. Additionally, signage that is placed at intersecting streets in the triangular area (known as the sight triangle) shall be governed by (c)(1) and (c)(2) above. The sight triangle is described as the area delineated by a distance of twenty-five (25) feet along the intersecting property lines, beginning at the property corner point and extending said twenty-five (25) feet in both directions away from the corner point of intersection and then connecting the terminus points by a line to form the triangular area. beginning at the property corner point and extending said twenty-five (25) feet in both directions away from the corner

point of intersection and then connecting the terminus points by a line to form the triangular area.

- (d) No signs, except as noted in sections 27-704-1 and 27-704-2, shall be nearer than forty-five (45) feet to any residential zone lot.
- (e) No flashing signs shall occur in or over any building setbacks or public rights-of-way.
- (f) No sign base or support shall be erected in a public right-of-way.
- (g) All businesses or parties having signs located within the city limits and which cease operation of the business or activity advertised by such signs shall remove such signs within sixty (60) days of such cessation of business.
- (h) If any nonconforming sign is damaged or destroyed by any cause to the extent that its cost of repair exceeds fifty (50) percent of its replacement cost it shall be considered a total loss and shall not be permitted to be replaced.
- (i) It shall be a violation of this division for any person to place or cause to be placed any sign on any property within the city without first obtaining a sign permit from the city building official or his designated agent, except as noted in section 27-704-1(1).
- (j) If a lot has frontage on more than one (1) street, each frontage will have its own permitted sign area. The frontages on two (2) streets may not be combined to determine the permitted sign area for one (1) frontage.

27-704-6 Purpose, intent. It is the intention of the governing body of the city to repeal by the adoption of this division all provisions of this chapter which previously regulated such signs except those provisions dealing with the regulation of signs within any historic district created by ordinance of the city. In the event of any conflict in the provision of this division and the provisions regulating signs contained in any ordinance creating any historic district, the provisions of the latter shall control.

**Fianna Hills Country Club
Fort Smith, AR**

THE HILL FIRM
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Site Signage - 2

2.14.14

Appendix A - Proposed

PZD Use Matrix												
	Districts											
P = Permitted Use, C = Conditional Use, A = Accessory Use <i>Size or density restrictions for any use may be noted in the district</i>												
Residence or Accommodation												
Private Household												
Single family building												
Detached												
Guest house												
Multifamily development												
Group home, family												
Accommodations												
Member Suites												
Business, Professional, Scientific, and Technical Services												
Professional Services												
Abstract services												
Architectural, engineering												
Consulting services												
Graphic, industrial, interior design												
Legal services												
Offices, corporate												
Offices, general												
Property management services (office only)												
Real estate agency												
Administrative Services												
Business support services												
Office and administrative services												
Transportation, Communication, Information and Utilities												
Communications and Information												
Commercial communication towers												
Utilities and Utility Services												
Amateur radio transmitting towers												
Utility substation												
Arts, Entertainment, and Recreation												
Amusement, Sports, or Recreation Establishment												
Country club												
Fitness, Recreational Sports, Athletic Club												
Golf course												
Natural and Other Recreational Parks												
Park or playground (public and nonpublic)												
Education, Public Administration, Health Care and Other Institutions												
Educational Services												
College, university, or seminary												
Library or public arts complex												
Nursery school												
Preschool												

Traffic Information Data

Project Summary

Fianna Hills Country Club (FHCC) is a private country club with 18 hole golf course, banquet space, lounge, and dining room. FSM Redevelopment Partners LLC is proposing a redevelopment to include a second floor member dining area, relocated and updated pool, golf course improvements, and member suites.

FHCC over the past 40 plus years has been accessed via two points. The first being Essex Place accessed via Jenny Lind, Roxbury Lane and Queensbury Way. The second point is via Broken Hill Drive, Bellehaven View and then onto Bramble Brae. These will not change.

Trip Projections

Peak A.M. hours are between 7-9 A.M. Peak P.M. hours are between 4-6 P.M.

Per the description of Golf Courses in section 430 of the ITE Trip Generation Manual [The golf courses included in this analysis were 9, 18, and 27 hole municipal courses and private country clubs. Some sites have driving ranges and clubhouses with a pro shop, and or restaurant, lounge, and banquet facilities. Many of the municipal courses do not have any of these facilities]. FHCC reflects this definition.

The number of golf holes is the independent variable used for the calculations. The number of holes at FHCC is 18.

Peak A.M. trip count for a golf course with 18 holes as described by the ITE Trip Generation Manual is 40 trips. Based on 18 holes with an average of 2.22 trips per hole

Peak P.M. trip count for a golf course with 18 holes as described by the ITE Trip Generation Manual is 49 trips. Based on 18 holes with an average of 2.74 trips per 18 holes

The total daily trip count for a golf course with 18 holes as described by the ITE Trip Generation Manual is 643 trips. Based on 18 holes with an average of 35.74 trips per hole per weekday

Peak A.M. trips 40 32 in 8 out based on 79% entering 21% exiting

Peak P.M. trips 49 22 in 27 out based on 44% entering 56% exiting

Daily trips 643 322 in 322 out based on 50% entering 50% exiting

Per the description of a resort hotel in section 330 of the ITE Trip Generation Manual [Resort Hotels are similar to hotels in that they provide sleeping accommodations, restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that resort hotels cater to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (Golf Courses, tennis courts, beach access, or other amenities) rather than convention and meeting business. Resort hotels are normally located in suburban or outlying locations on larger sites than conventional hotels.] The member suites that will be added will reflect those of a Resort Hotel.

Peak AM trip count for a resort hotel with 51 suites as described by the ITE Trip Generation Manual is 19 trips. Based on 51 suites with .37 trips per suite

Peak PM trip count for a resort hotel with 51 suites as described by the ITE Trip Generation Manual is 21 trips. Based on 51 suites with .42 trips per suite

The ITE Trip Generation Manual did not provide a study for average daily trips for a resort hotel. The numbers used for average daily trip projections are based on an all suite hotel as defined by section 311 of the ITE Trip Generation Manual [All suite hotels are places of lodging that provide sleeping accommodations, a small restaurant and lounge, and a small amount of meeting space. Each suite includes a sitting room and separate bedrooms; often limited kitchen facilities are provided within the suite. These hotels are located primarily in suburban areas] The total daily trip count for an all suite hotel with 51 suites as described by the ITE Trip Generation Manual is 250 trips. Based on 51 suites with 4.9 trips per suite.

Peak A.M. trips 19 14 in 5 out based on 72% entering 28% exiting

Peak P.M. trips 21 9 in 12 out based on 43% entering 57% exiting

Daily Trip totals 250 125 in 125 out based on 50% entering 50% exiting

Current projected trips for FHCC				
Peak A.M.	7-9 A.M.	40	Peak hour trips	32in/8out
Peak P.M.	4-6 P.M.	49	Peak hour trips	22in/27out
Daily total		643	Daily trips	322in/322out

Projected Trips for Member Suites				
Peak A.M.	7-9 A.M.	19	Peak hour trips	14in/5out
Peak P.M.	4-6 P.M.	21	Peak hour trips	9in/12out
Daily Total		250	Daily trips	125in/125out

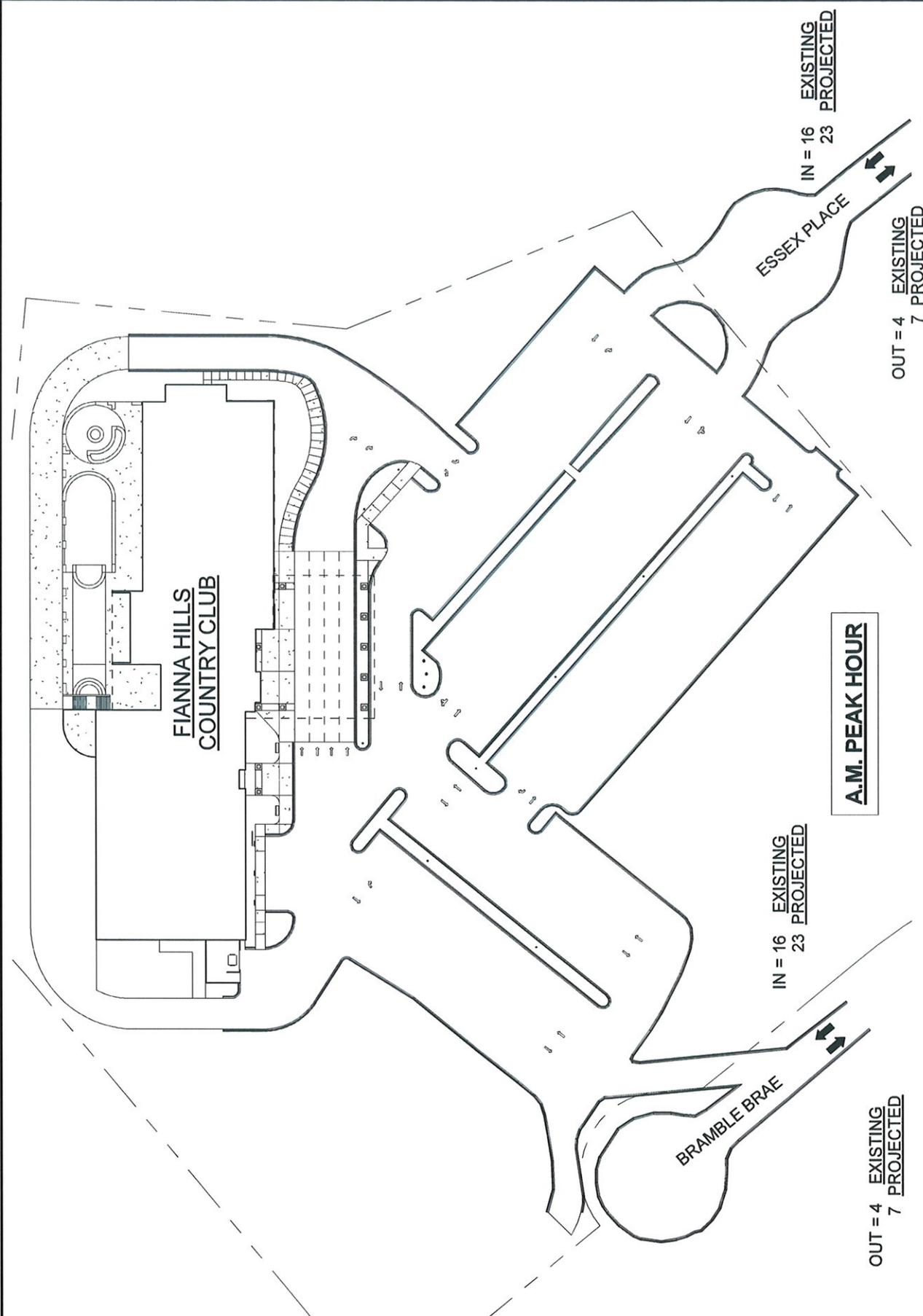
Total Trips FHCC with Member Suites				
Total combined AM peak trip count		59	Peak hour trips	46in/13out
Total combined PM peak trip count		70	Peak hour trips	33in/37out
Total combined Daily trip count		893	Daily trips	447in/447out

Trip Distribution

The trips are evenly distributed between both points of ingress and egress via Bramble Brae and Essex Place. Exhibits are attached showing the existing and projected A.M., P.M. and Daily traffic

Conclusion

Based on the current and projected traffic, the redevelopment of FHCC should have minimal impact on the traffic patterns of Bramble Brae, Essex Place and subsequent tributary streets.



Fianna Hills Country Club
 1 Essex Place
 Fort Smith, Arkansas 72908

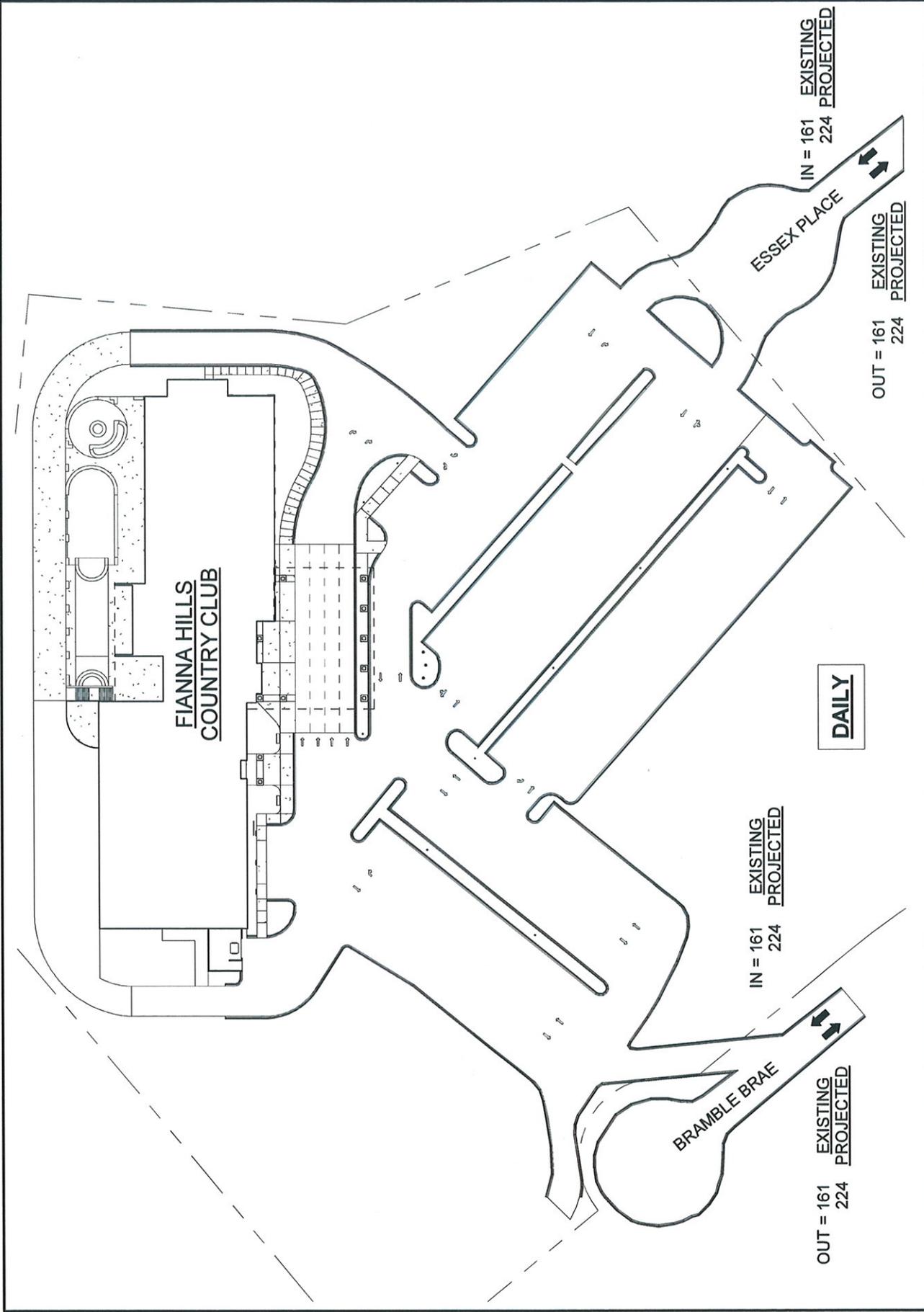
13-20
 N.T.S



6609 ROGERS AVE.
 OFFICE SUITE A
 FORT SMITH, AR 72903
 479 494 1808
 FAX 479 494 1843



TRIP COUNT 1
 03/04/14



TRIP COUNT 3 03/04/14	THE HILL FIRM  <small>6609 ROGERS AVE. OFFICE SUITE A FORT SMITH, AR 72903 479 494 1808 FAX 479 494 1843</small>	13-20 N.T.S	Fianna Hills Country Club 1 Essex Place Fort Smith, Arkansas 72908
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PETITION FOR CHANGE IN ZONING MAP

Before the Planning Commission of the City of Fort Smith, Arkansas

The undersigned, as owner(s) or agent for the owner(s) of the herein described property, makes application for a change in the zoning map of the City of Fort Smith, Arkansas as follows:

1. The applicant is the owner or the agent for the owner(s) of real estate situated in the City of Fort Smith, Sebastian County, Arkansas, described as follows: (Insert legal description)

Part of Tract I of Fianna Hills IV and part of Tract I-A of Fianna Hills V, Additions to the City of Fort Smith, Sebastian County, Arkansas being more particularly described as follows: *refer to attached Survey*

2. Address of property: #1 Essex Place, Fort Smith, Arkansas

3. The above described property is now zoned: RS-2

4. Application is hereby made to change the zoning classification of the above described property to a Planned Zoning District.

5. Explain why the Planned Zoning District is requested?

The above listed property is currently zoned Residential Single Family (RS-2). A change in the zoning is being requested to allow expanded amenities and services to the current and future members and guests of the Fianna Hills County Club.

Lance Beaty - General Partner

Owner or Agent Name
(please print)

FSM Redevelopment Partners, LLC
4600 Towson Ave. Suite #101
Fort Smith, AR 72901

Owner or Agent Mailing Address

Signed:


Owner

or

✱

Agent



Satterfield Land Surveyors, P. A.

Surveying / Engineering

P.O. Box 640 • Alma, Arkansas 72921

Office located at 1928 Highway 71 North

Member: ASPS-OSLS

Alma 479-632-3565 • Fax 479-632-5002 • Fort Smith 479-648-3850

Springdale 479-751-7909 • Web Site: www.slsurveying.com



January 28, 2014

City of Fort Smith
Planning Department
P.O. Box 1908
Ft. Smith, AR 72901

Attn: Brenda Andrews

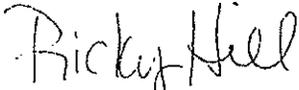
Re: Neighborhood Meeting

Ms. Andrews:

We will be holding a neighborhood meeting at the Fianna Hills Country Club, located at #1 Essex Place, Fort Smith, Arkansas, February 13, 2014, at 5:30 p.m. The meeting is to discuss a Planned Zoning District Certification, for the Fianna Hills Clubhouse renovations.

If you have concerns or questions and are unable to attend this meeting, please call Ricky Hill, agent for Fianna Hills Country Club, at 479-648-3850.

Sincerely,


Ricky Hill, PLS

RH/cdh

ATTENDANCE LIST FOR NEIGHBORHOOD MEETING

List the names, addresses & telephone numbers of all residents/property owners who attended the meeting.

Meeting Location Fianna Hills Country Club

Meeting Time & Date February 13, 2014 at 5:30pm

Meeting Purpose Planned Zoning District Certification

PLEASE
PRINT

	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
1.	Sarah J Parker	9808 Essex Pl.	479-6376793
2.	Faye & Justin	9816 Essex Pl	479-646-1620
3.	FRED ALWISON	9909 Jemmy Lind	479-649-9644
4.	CAROL HINTON	9800 ESSEX PLACE	479-806-2065
5.	CHAMP HINTON	" "	" "
6.	Lianne Hayes	1801 Wellington Way	648-0949
7.	Donald Kitchel	2508 Crosshill Rd	648-3150
8.	Noel Sanger	2809 Fincastle Dr	816 769 1680
9.	Don Hannon	9909 Essex Pl.	646-6051
10.	Gary Carmack	9716 Belhaven Vn	920-3057
11.	Unky	9900 Essex Place	646-3276
12.	BOB BRADFORD	9824 ESSEX PL	646-8544
13.	Doug & Sheri Neely	1809 Wellington Way	650-5781
14.	Champlin Thomas	1817 Wellington Way	479-646-1912
15.	E. DeWayne Jones	9708 Bramble Brook	479 462-4379
16.	Doug & Sheri Neely	1809 Wellington Way	479-650-4140
17.	DANNY ALDRIDGE	9809 Essex Pl	479-221-2988
18.	Jerry Parker	9808 " "	479-6376793



20. Del P. Rom 10109 Seven Oaks Rd 479-646-7272

21. Ariana Allard 2916 Fincastle (479) 434 5011

22. _____

23. _____

24. _____

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LETTER REGARDING RESTRICTIVE COVENANTS

Restricted covenants are regulations that are maintained and enforced by the property owners of the subject subdivision. These covenants may be found in your abstract or at the County Circuit Clerks Office. Restrictive covenants are often enforced in subdivisions with homeowner's associations and can always be more restrictive but never less restrictive than the City of Fort Smith's Zoning Regulations. *(See attached additional information on restrictive covenants)*

TO: Planning Department

SUBJECT: Legal Description of Property *(Insert legal description)*

Part of Tract 1 of Fianna Hills IV and part of Tract 1-A of Fianna Hills V, Additions to the City of Fort Smith, Sebastian County, Arkansas being more particularly described as follows:

Beginning at the Southwest Corner of Tract 1 of Fianna Hills IV. Thence along the West line of said Tract 1 the following bearings and distances: North 03 degrees 41 minutes 55 seconds East, 86.39 feet to an "X" cut into the concrete. Around a curve to the right having a radius of 25.00 feet, and subtended by a chord bearing and distance of North 29 degrees 18 minutes 42 seconds East, 20.41 feet to an "X" cut into the concrete. Around a curve to the left having a radius of 50.00 feet, and subtended by a chord bearing and distance of North 17 degrees 33 minutes 25 seconds West, 93.42 feet to a set rebar with cap. North 03 degrees 42 minutes 49 seconds East, 170.60 feet to a set p/k nail. Thence leaving said West line, South 86 degrees 23 minutes 54 seconds East, 394.27 feet to a set rebar with cap. Thence South 41 degrees 20 minutes 44 seconds East, 374.17 feet to a set rebar with cap. Thence South 48 degrees 39 minutes 14 seconds West, 195.49 feet to a set rebar with cap. Thence South 20 degrees 35 minutes 28 seconds West, 187.84 feet to a set rebar with cap. Thence North 86 degrees 23 minutes 36 seconds West, 486.18 feet to a set rebar with cap on the West line of Tract 1-A of Fianna Hills V. Thence along said West line the following bearings and distances: Around a curve to the left having a radius of 415.76 feet, and subtended by a chord bearing and distance of North 16 degrees 49 minutes 53 seconds East, 197.35 feet to a set rebar with cap. North 03 degrees 41 minutes 55 seconds East, 27.91 feet to the Point of Beginning, containing 6.90 acres and subject to any Easements of Record.

I have searched all applicable records, and to my best knowledge and belief, there are no restrictive covenants running with the above described land except as follows: *

Bill of Assurance (refiled) for Fianna Hills Addition to the City of Fort Smith dated July 19th, 1973

w/ Amendment to Bill of Assurance dated June 6th, 1977 & The Revised Bill of Assurance of 1993

to the Bill of Assurance to the Fianna Hills Addition to the City of Fort Smith, Sebastian County,

Arkansas I, II, III, IV and V (Lots 1-499)

FSM Redevelopment Partners, LLC

Signature

(* If no restrictive covenants exist, indicate "none".)

LIST OF PROPERTY OWNERS OF SURROUNDING PROPERTY WITHIN 300 FEET

PARCEL #12644-0707-00000-00

DAVID BRODIE
9501 BELLHAVEN VIEW,
FT. SMITH, AR

PARCEL #12644-0708-00000-00

RAY CLARK & CAROLYN T
REEDER-CLARK
9509 BELLHAVEN VIEW,
FT. SMITH, AR

PARCEL #12644-0709-00000-00

RUTH IRENE DODD & JO ANN MARIE
NOV
9517 BELLHAVEN VIEW,
FT. SMITH, AR

PARCEL #12644-0710-00000-00

GREG B CHAMBLEE
9525 BELLHAVEN VIEW,
FT. SMITH, AR

PARCEL #12644-0711-00000-00

HRAYR Y & TANYA P ELLEZIAN
9601 BELLHAVEN VIEW,
FT. SMITH, AR

PARCEL #12644-0712-00000-00

JOHN T CANTERBURY LIVING TRUST
319 SOUTH 18TH STREET,
FT. SMITH, AR

PARCEL #12644-0713-00000-00

JOHN & WENDY MITCHELL
9617 BELLHAVEN VIEW,
FT. SMITH, AR

PARCEL #12644-0714-00000-00

LEE FAMILY TRUST
9625 BELLHAVEN VIEW,
FT. SMITH, AR

PARCEL #12644-0715-00000-00

JOHN T CANTERBURY LIVING TRUST
319 SOUTH 18TH STREET,
FT. SMITH, AR

PARCEL #12644-0716-00000-00

JOHN T CANTERBURY LIVING TRUST
319 SOUTH 18TH STREET,
FT. SMITH, AR

PARCEL #12610-0476-00000-00

RICHARD D & PIXIE H KING
9701 BELLHAVEN VIEW,
FT. SMITH, AR

PARCEL #12610-0477-00000-00

RICHARD A & KAREN SUE CARLSON
9709 BELLHAVEN VIEW,
FT. SMITH, AR

PARCEL #12610-0478-00000-00

STEVE & TREEANA CHRISTIAN
9716 BRAMBLE BRAE,
FT. SMITH, AR

PARCEL #12610-0479-00000-00

ELMER DEWAYNE & DONNA KAY JONES
P.O. BOX 11756,
FT. SMITH, AR

PARCEL #12610-0480-00000-00

ROGER M MURPHY JR.
9700 BRAMBLE BRAE,
FT. SMITH, AR

PARCEL #12610-0473-00000-00

GARY W & SUSAN J CARMACK
9716 BELLHAVEN VIEW,
FT. SMITH, AR

PARCEL #12610-0472-00000-00

HHH ENTERPRISES LLC
LESLIE HAYES TRUST,
FT. SMITH, AR

PARCEL #12610-0481-00000-00

CHRISTINE C DAVIS REVOCABLE
TRUST
1816 BRAMBLE BRAE,
FT. SMITH, AR

PARCEL #12610-0482-00000-00
CHRISTINE C DAVIS REVOCABLE
TRUST
1816 BRAMBLE BRAE,
FT. SMITH, AR

PARCEL #12610-1440-00000-00
SHIELDS & MILLE PROPERTIES LLC
6405 RYE HILL ROAD EAST,
FT. SMITH, AR

PARCEL #12610-0381-00000-00
JERRY & SARAH JO PARKER
9808 ESSEX PLACE,
FT. SMITH, AR

PARCEL #12610-0382-00000-00
CHAMP C & CAROL ANN HINTON
9800 ESSEX PLACE,
FT. SMITH, AR

PARCEL #12610-0390-00000-00
DANNY W & CARMEN L ALDRIDGE
P.O. BOX 6185,
FT. SMITH, AR

PARCEL #12610-0389-00000-00
CURTIS L ABBOTT
9801 ESSEX PLACE,
FT. SMITH, AR

PARCEL #12661-1009-00000-00
STANLEY A & BILLIE K WOLFE
9708 KINGSLEY PLACE,
FT. SMITH, AR

PARCEL #12661-1010-00000-00
EUGENE & SHARON A KERSH
9704 KINGSLEY PLACE,
FT. SMITH, AR

PARCEL #12661-1011-00000-00
MITCHELL FAMILY REVOCABLE TRUST
2301 SKYE ROAD,
FT. SMITH, AR

PARCEL #12610-1438-00000-00
GLYNN D & KATHRYN CRAINE
2000 QUEENSBURY WAY,
FT. SMITH, AR

PARCEL #12610-1439-00000-00
VICKI LYNN MARTS
9424 JENNY LIND AVENUE,
FT. SMITH, AR

LIST OF OWNERS OF ALL PROPERTY TO BE REZONED

List the names and addresses of all owners of property included within the area requested by this petition to be rezoned.

	<u>NAME</u>	<u>ADDRESS</u>
1.	Shields & Mille Properties, LLC Jim Shields - Registered Agent	6405 Rye Hill Road East Fort Smith, AR 72916
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____

AUTHORIZATION OF AGENT

If an agent (i.e., contractor) is acting on behalf of the owner(s), all owners must sign in the space provided. This form is necessary only when the person representing this request does not own all the property.

We the undersigned, being owners of real property, and requesting a rezoning by **FSM Redevelopment Partners, LLC** application do hereby authorize Lance Beaty, General Partner to act as our agent in the matter.
(Print Name of Agent)

(Type or clearly print)

NAMES OF ALL OWNERS.

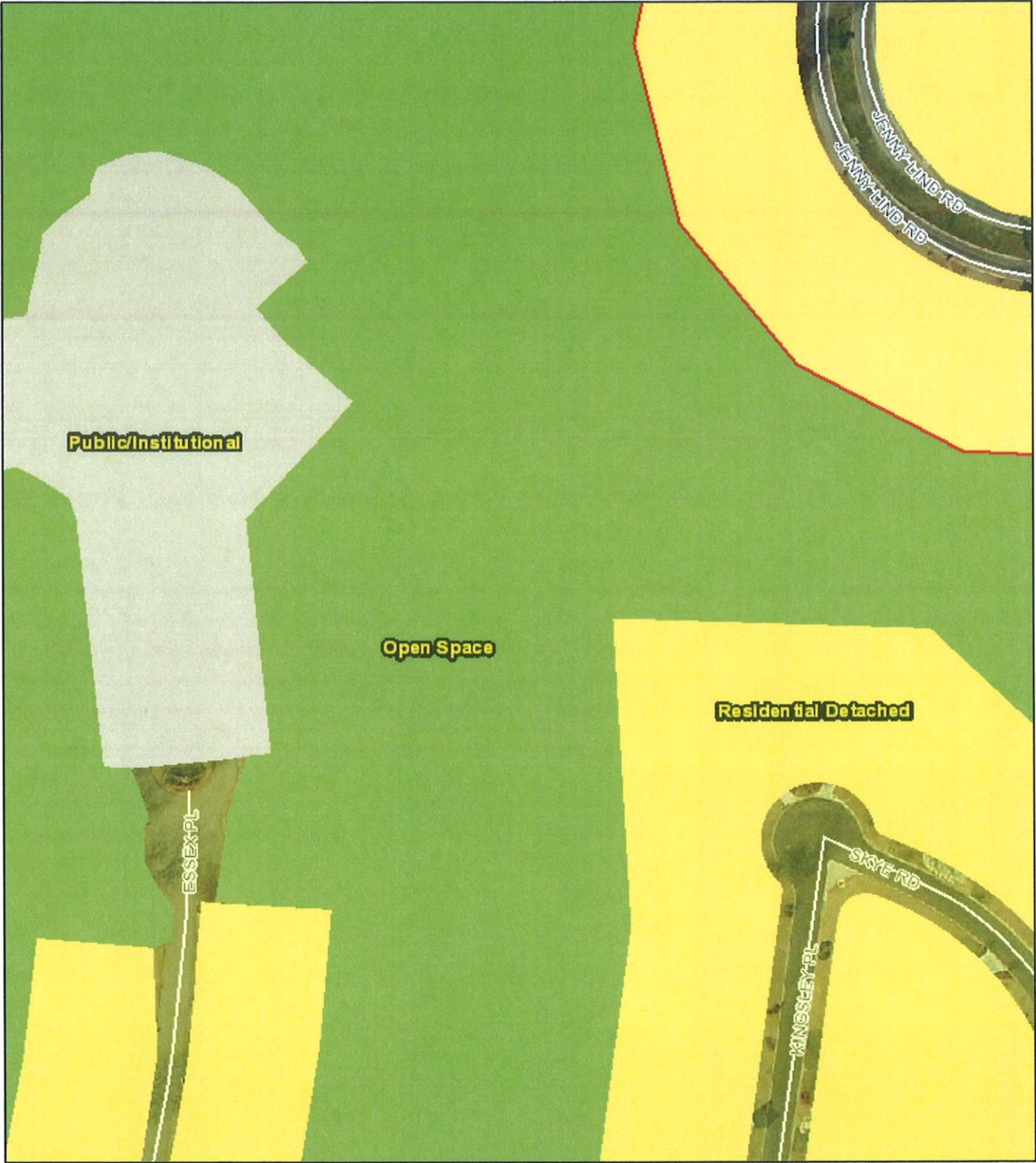
SIGNATURE OF ALL OWNERS.

- 1. Shields & Mille Properties, LLC
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____

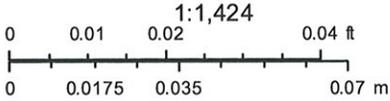
X 
X 

This form is necessary only when the person representing this request does not own all property.

Fianna Country Club Land Use Map



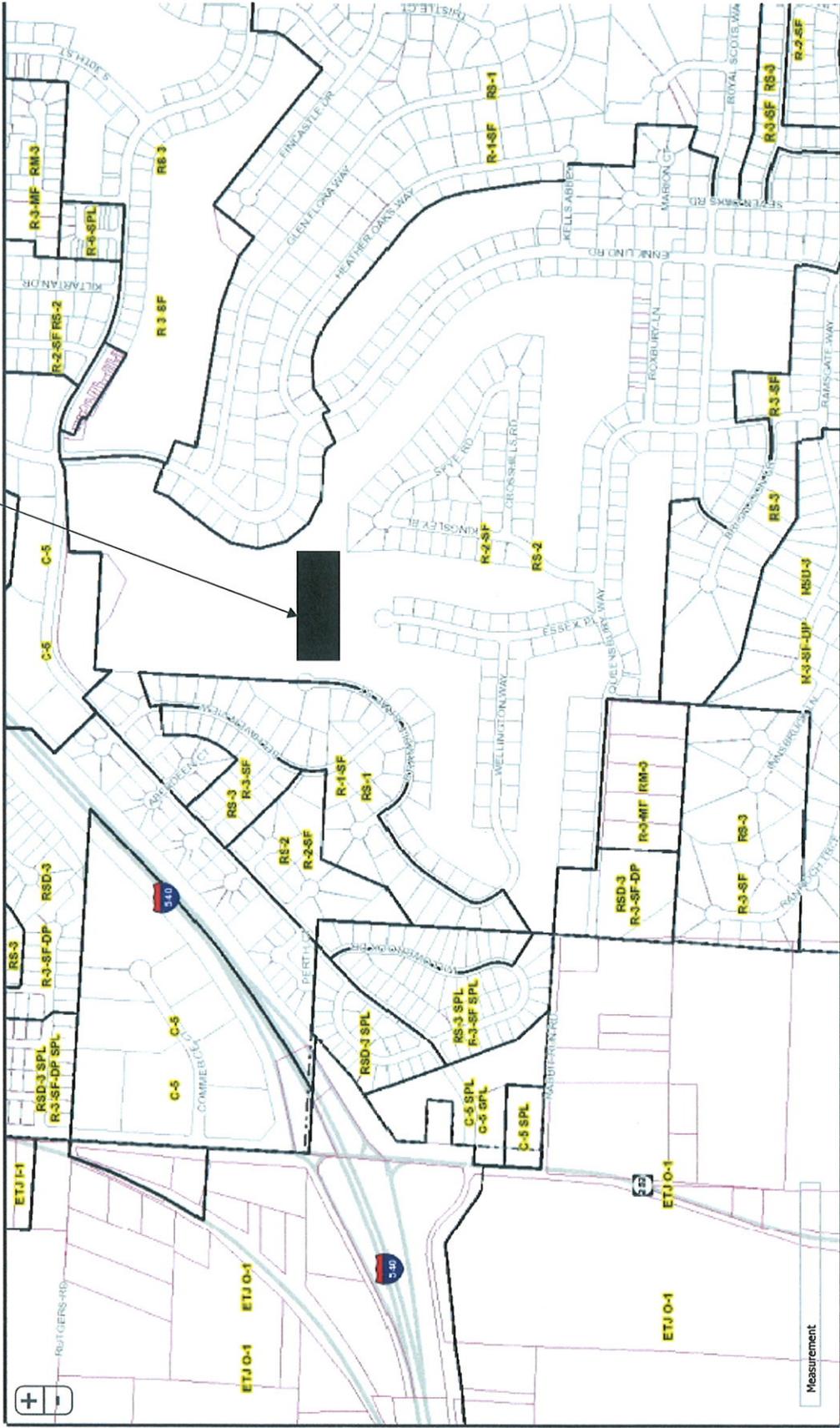
February 12, 2014



- | | |
|----------------------------|------------------------|
| ⋮ ⋮ Fort Smith City Limits | — Mixed-Use-R |
| — Commercial | — Office Research |
| — Commercial Neighborhood | — Open Space |
| — General Commercial | — Public/Institutional |
| — Industry | — Regional Center |
| — Mixed-Use-E | — Residential Attached |
| | — Residential Detached |

PROJECT LOCATION

Public GIS Viewer
City of Fort Smith GIS



FIANNA HILLS COUNTRY CLUB
FORT SMITH, AR

THE HILL FIRM
ARGENT

6609 Rodgers Ave.
 Office Suite A
 Fort Smith, AR 72903
 479.494.1808
 Fax: 479.494.1843

GIS ZONING MAP
2.14.14

Shelby Land Company, Inc.
THE CITY OF FORT SMITH, ARKANSAS
TRACT 1, PANDA ISLES & ADDONS

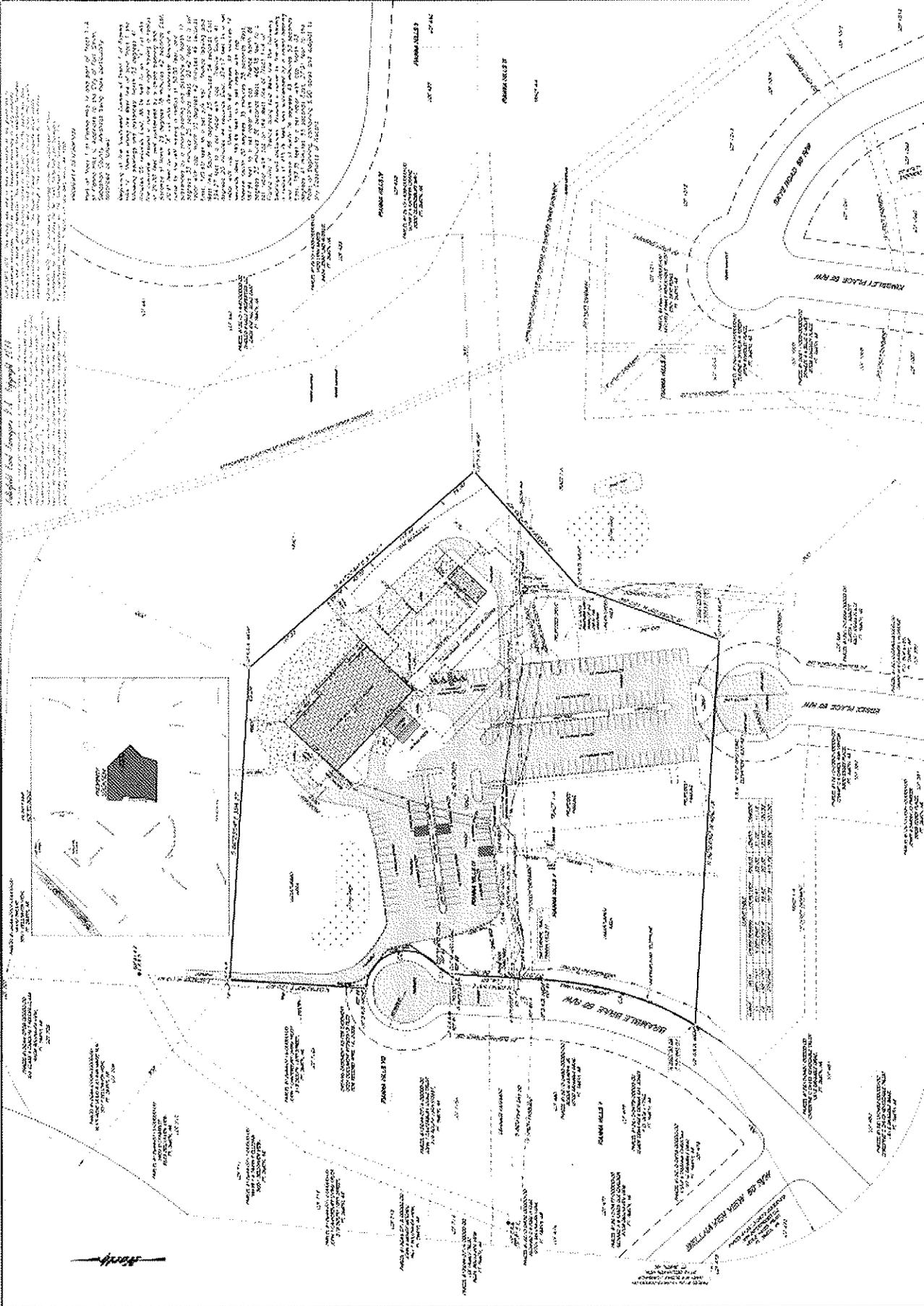


EASTERN DEVELOPMENT AND SURVEYING CO., INC.
 1110 WEST 10TH AVENUE, FORT SMITH, ARKANSAS 72501
 PHONE (501) 544-1111
 FAX (501) 544-1112

PLAT NO. 100-100-00000
BOOK 100-100-00000
PAGE 100-100-00000



DATE OF RECORDATION	10/10/2000
RECORDING OFFICE	CLERK OF COURTS, FORT SMITH, ARKANSAS
BOOK	100-100-00000
PAGE	100-100-00000
PLAT NO.	100-100-00000
OWNER	SHELBY LAND COMPANY, INC.
PREPARED BY	EASTERN DEVELOPMENT AND SURVEYING CO., INC.
DATE PREPARED	10/10/2000



Shelby



6609 ROGERS AVENUE
SUITE A
FORT SMITH, AR 72903

#(479) 494-1808

hillfirm@hillfirm.net