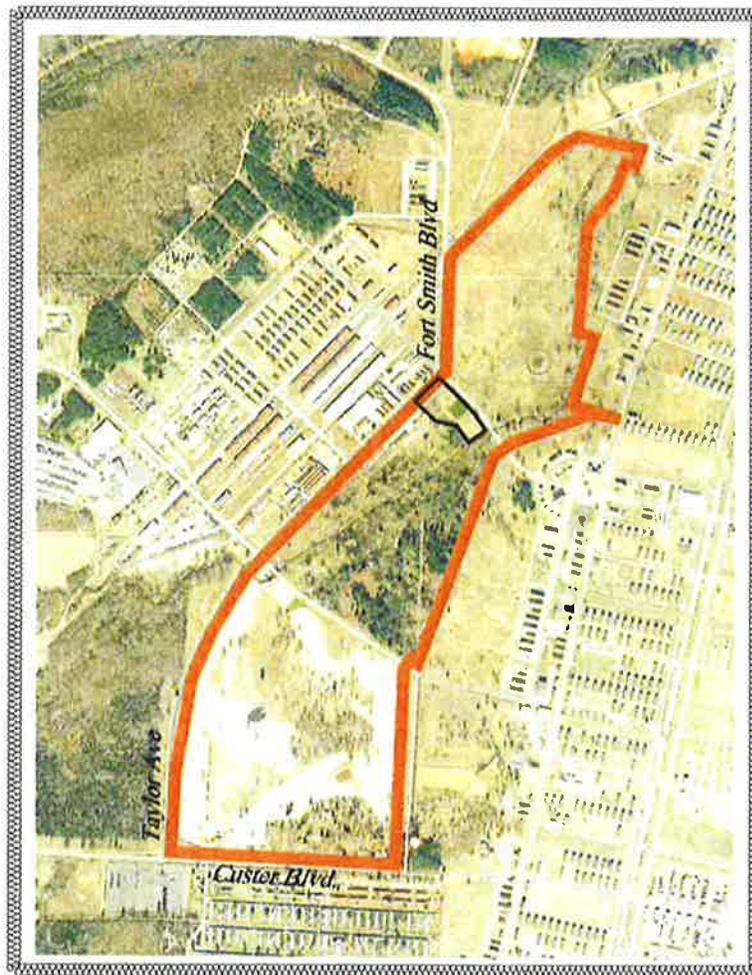


FCRA RECREATIONAL DEVELOPMENT PLANNED ZONING DISTRICT



July 2014

**MICKLE
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Engineers-Consultants-Surveyors

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Recreational Development
Project Booklet
Planned Zoning District Application
Fort Chaffee Redevelopment Authority
June 2014

3a. **Reason (need) for requesting the zoning change and response to how the proposal fulfills the intent/purpose of the Planned Zoning District.**

The subject property is currently not zoned. A zoning is needed to allow the development of the baseball activities and other planned activities in the immediate area. A Planned Zoning District will enable regulations to achieve compatibility within the development. It enables the development to utilize design standards greater than the minimum required by the UDO.

3b. **Current ownership information (landowner/applicant and representative if applicable) and any proposed or pending property sales.**

1. Fort Chaffee Redevelopment Authority
7020 Taylor Avenue
Fort Smith, AR 72906
Phone: 452-4554
2. Sebastian County
35 South 6th Street, Room 106
Fort Smith, AR 72901
3. City of Fort Smith
Clerk's Office
P.O. Box 1908
Fort Smith, AR 72902

3c. **Description of the scope, nature, and intent of the proposal.**

The PZD will include all the property between Fort Chaffee Boulevard on north and west, Taylor Avenue on the West, Custer Boulevard on the South, and Fort Chaffee Maneuver Training Center on the east. The anchor of the development will be the River Valley Softball Complex. The property to the north and south of the recreation areas will be developed with uses compatible with, and many in support of, the recreation facilities, but will also include other industrial facilities. Uses anticipated in the PZD may include housing in the vicinity of the Golf Course at some point in time.

3d. **General project scope:**

i. Street and lot layout

See attached VICINITY MAP.

The principal roadways serving the site are Taylor Avenue, Roberts Blvd, and Custer Blvd. Taylor Avenue is designated as a major collector south of Fort Smith Blvd. and a major arterial to the north. Roberts Blvd. is designated as a boulevard.

ii. Site plan showing proposed improvements

A Softball Complex and additional soccer fields are planned. See attached SITE PLAN.

iii. Buffer areas, screening, and landscaping

Buffer areas and landscaping will follow Chaffee Crossing Master Development Guidelines for Community Attractions. Parking lots will be screened from street rights of way and adjacent properties in accordance with Chaffee Crossing Master Development Guidelines for Community Attractions.

iv. Storm water detention areas and drainage

Will comply with UDO.

v. Undisturbed natural areas

Undisturbed areas are included in the Softball fields, and in the Soccer fields.

vi. Existing and proposed utility connections and extensions

A 30” sanitary sewer runs thru the site generally paralleling Little Vache Grasse Creek from Fort Chaffee Blvd. to south of Roberts Blvd. Water is supplied to the area by a 16” line along Taylor Avenue that ties to an 18” line north of Roberts at Darby. An 8” line continues north along Taylor Avenue to Fort Smith Blvd. This 8” line can be extended further north as needed.

vii. Development and architectural design standards

Development and architectural standards will comply with the UDO and the Chaffee Crossing Master Development Guidelines for Community Attractions.

viii. Building elevations

All building elevations will comply with the Chaffee Crossing Master Development Guidelines for Community Attractions.

ix. Proposed signage (type and size)

All signage will comply with the Chaffee Crossing Master Development Guidelines for Community Attractions.

3e. Proposed development phasing and timeframe

The Deer Trails Golf Course and Soccer fields presently exist and the softball fields are in the planning stages. They will be the anchors for the development. Additional soccer fields are proposed in that area in the future. Redevelopment or further development of the golf course may occur. Should housing be proposed, an amendment to this PZD will be presented for review and consideration.

3f Identify land use designations

Existing land uses- Parks/Open Space: Public, Mixed Use: Historic Area, and Community Attraction – Refer to LAND USE EXHIBIT.

3g. Identify area and bulk regulations

Bulk and Area requirements for the PZD are as shown below.

Bulk and Area Comparison – Unzoned to PZD. Because over 90% of the uses proposed for this PDZ are allowed in a I-1 zone, the I-1 bulk and area requirement are used to identify those for the PZD requirements.

	I-1	<u>Proposed PZD</u>
Min. Lot Size	20,000 SF	40,000 SF
Min. Lot Width	100'	100'
Max. Lot Coverage	75%	60%
Max. Height at BSL	45	45
Addnl. Height UDO-27-404-D	1:1	1:1
Min. Front Setback:	I-1	PZD
Taylor	25'	50'
Roberts	25'	50'
Custer	25'	50'
Fort Chaffee Blvd.	25'	50'
New Streets	25'	25'
Side Setback	10'	20'
Min. Street Side Setback	15'	25'
Min. Rear Setback	10'	20'

3h. 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.)

Currently there is no existing zoning on this property so there will be no chart of comparison.

3i. A chart comparing the proposed land uses and the zoning district(s) where such land uses are permitted.

See Chart 1 – PZD Permitted Land Uses vs. Existing Zone Designations.

- 3j. **A chart articulating how the project exceeds the UDO requirements (ex. Increased landscaping, increased high quality materials on the façade, etc.).**

<u>Design Guidelines</u>	<u>UDO</u>	<u>PZD</u>
– Sideyard parking screening (w/ 75+ spaces)	No	Yes
<u>Signs</u>		
Outdoor Advertising Signs Permitted	Yes	No
Portable Signs Permitted	Yes	No
Pylon Sign Permitted	Yes	No
Monument Sign – Max. Height	N/A	10’
– Max. Area	300 SF	100 SF
Wall Sign – Façade Area	100%	15%*
*One wall sign per structure & not to exceed 8’ in height.		
<u>Landscaping</u>		
Planting	1 tree /50’	1 tree/40’
<u>Limited Land Uses</u>		
Refer to Chart 1		

- 3k. **Statement of how the development will relate to the existing and surrounding properties in terms of land use, traffic, appearance, and signage.**

The property is separated from the existing uses to the west by the Taylor Road and Fort Chaffee Blvd. corridors. The area to the east is Fort Chaffee Maneuver Training Center. A significant portion of the area to the west is leased and/or unoccupied at this time. Redevelopment of these areas into commercial/historical uses is probable. These PZD uses will generate traffic; improvement of Taylor Road and Frontier Road to the Master Street Plan’s major collector status may provide more than adequate capacity. The building facades of the structures in the PZD will comply with the Chaffee Crossing Master Development Guidelines for Community Attraction; all signage is limited to monument type (no free standing sign, no billboards, and no portable signs).

31. **A traffic study when required by the Engineering Department (consult with staff prior to submittal).**

Traffic Information Statement

Taylor Road runs a partial length of the project – about 2500'. Frontier and Fort Chaffee Blvd extend further to the north another 2000'. The streets have two lanes with some paved shoulders and open ditches.

The potential for growth in this area is indicated to be somewhat slow, with some increase due to the future local (west) commercial/industrial development..

- 3m. **Statement of availability of water and sewer (state size of lines).**

Water and sewer are adequate with a 16" water line and 8" & 30" sewer lines in place. Extensions will be made to service this area. See the Site Plan. The property all drains directly to the Little Vache Grasse Creek. Drainage and detention facilities will be per City regulations.

For this Planned Zoning District, for the sections listed below, the current version of the Unified Development Ordinance shall apply subject to the notation below for 27-600 and 27-700.

27-200- Will comply with provisions of 27-200.

27-500-Site Layout and Design- Will comply with provisions of 27-500.

27-600 – General Development Standards- Will comply with provisions of 27-600 with the exception that the FCRA Design Guidelines will be enforced where they are more restrictive.

27-700- General Standards- Will comply with provisions of 27-700 with the exception that the FCRA Design Guidelines will be enforced where they are more restrictive.

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FCRA Recreational Parcel Zoning – 285 Acres

Part of the West Half of Section 10, part of the East Half of Section 9, and part of the Southwest Quarter of Section 3, all in Township 7 North, Range 31 W, Fort Smith, Sebastian County, Arkansas. Being more particularly described as follows:

Commencing at the Southeast Corner of said Section 9, said corner being marked with an existing 2" aluminum cap stamped PLS 883; Thence along the south line of said Section 9, N87°11'16"W, 2273.47 feet; Thence leaving said south line, N03°09'54"E, 597.29 feet to the intersection of the right-of-way centerlines of Taylor Avenue and Custer Boulevard, said right-of-way being dedicated with ordinance number 69-12, said intersection also being the Point of Beginning; Thence along said right-of-way centerline of Taylor Avenue the following courses: N03°09'54"E, 1005.06 feet; 1375.71 feet along the arc of a curve to the right, said curve having a radius of 2883.75 feet and being subtended by a chord having a bearing of N16°49'54"E and a distance of 1362.70 feet; N30°29'54"E, 417.35 feet; N33°47'11"E, 106.49 feet; N41°35'41"E, 172.73 feet; N44°06'22"E, 61.53 feet to the intersection with the right-of-way centerline of Roberts Boulevard; Continuing N44°06'22"E, 2461.57 feet to the intersection with the right-of-way centerline of Ward Avenue; Continuing N44°06'22"E, 22.19 feet; N02°06'37"E, 1028.53 feet to the intersection with the right-of-way centerline of Fort Chaffee Boulevard; Thence along said right-of-way centerline of Fort Chaffee Boulevard the following courses: N44°05'07"E, 1342.85 feet; 435.66 feet along the arc of a curve to the right, said curve having a radius of 1153.53 feet and being subtended by a chord having a bearing of N54°54'17"E and a distance of 433.08 feet; N65°43'28"E, 226.36 feet to a point on the Fort Smith-Barling City Limit Line; Thence along said City Limit Line, S69°20'17"E, 482.65 feet to the northwest corner of a 2.0 acre parcel as described in Deed 2012F-20238; Thence leaving said City Limit Line and along the west line of said parcel, S20°35'42"W, 279.50 feet to the southwest corner of said parcel; Thence along the south line of said parcel, S69°24'18"E, 83.07 feet; Thence leaving said south line, S20°41'04"W, 743.58 feet to the north line of a 4.59 acre parcel as described in Deed 2011F-07068; Thence along said north line, N68°48'30"W, 355.99 feet to the northwest corner of said parcel; Thence along the west line of said parcel the following courses: S15°30'44"E, 75.04 feet; S03°24'42"E, 378.77 feet to the southwest corner of said parcel; Thence S68°48'30"E, 157.03 feet along the south line of said parcel; Thence leaving said south line, S20°41'04"W, 275.00 feet; Thence S68°48'30"E, 138.05 feet; Thence S18°10'34"W, 227.02 feet to the northwest corner of a 3.68 acre parcel as described in Deed 7064762; Thence along the west line of said parcel, S18°10'34"W, 592.15 feet to the southwest corner of said parcel; Thence S72°28'41"E, 429.14 feet along the south line of said parcel to the centerline of Mahogany Avenue; Thence along said centerline, S12°48'50"W, 98.40 feet to a point on the Military Boundary; Thence along said Military Boundary the following courses: N77°32'11"W, 258.74 feet; S69°57'38"W, 799.16 feet; S54°38'24"W, 100.68 feet to the intersection with the right-of-way centerline of Ward Avenue; Continuing S54°38'24"W, 99.28 feet; S19°53'57"W, 2160.04 feet; S02°54'26"W, 50.86 feet to the intersection with the right-of-way centerline of Roberts Boulevard; Continuing S02°54'26"W, 1462.90 feet; N87°10'46"W, 24.98 feet; S03°21'20"W, 231.77 feet; S86°05'25"E, 24.96 feet; S03°54'54"W, 226.22

5/22/2014

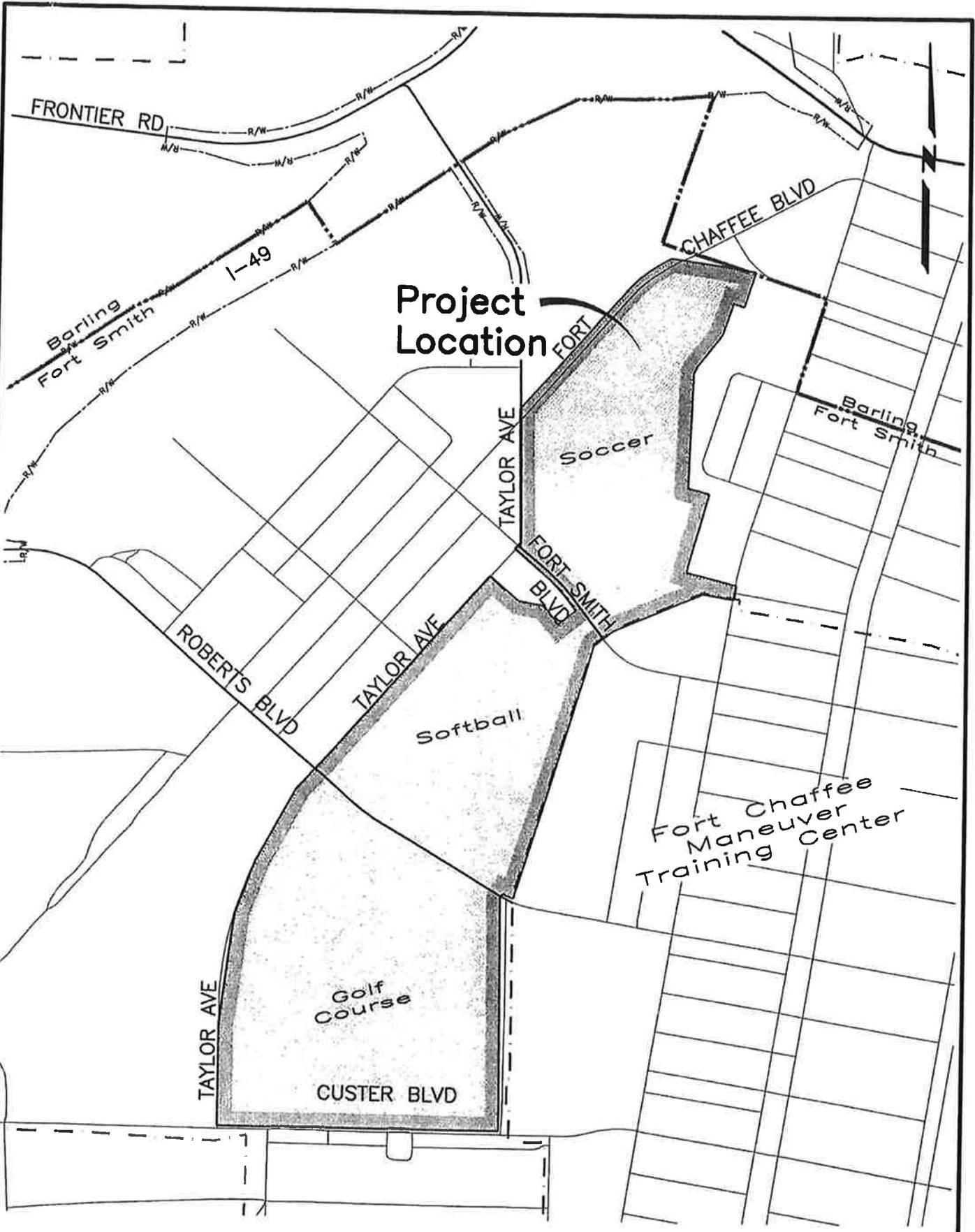
feet to the intersection with the right-of-way centerline of Custer Boulevard; Thence along said right-of-way centerline, N86°43'31"W, 2325.30 feet to the Point of Beginning. Containing 289.14 acres, more or less.

Less and except:

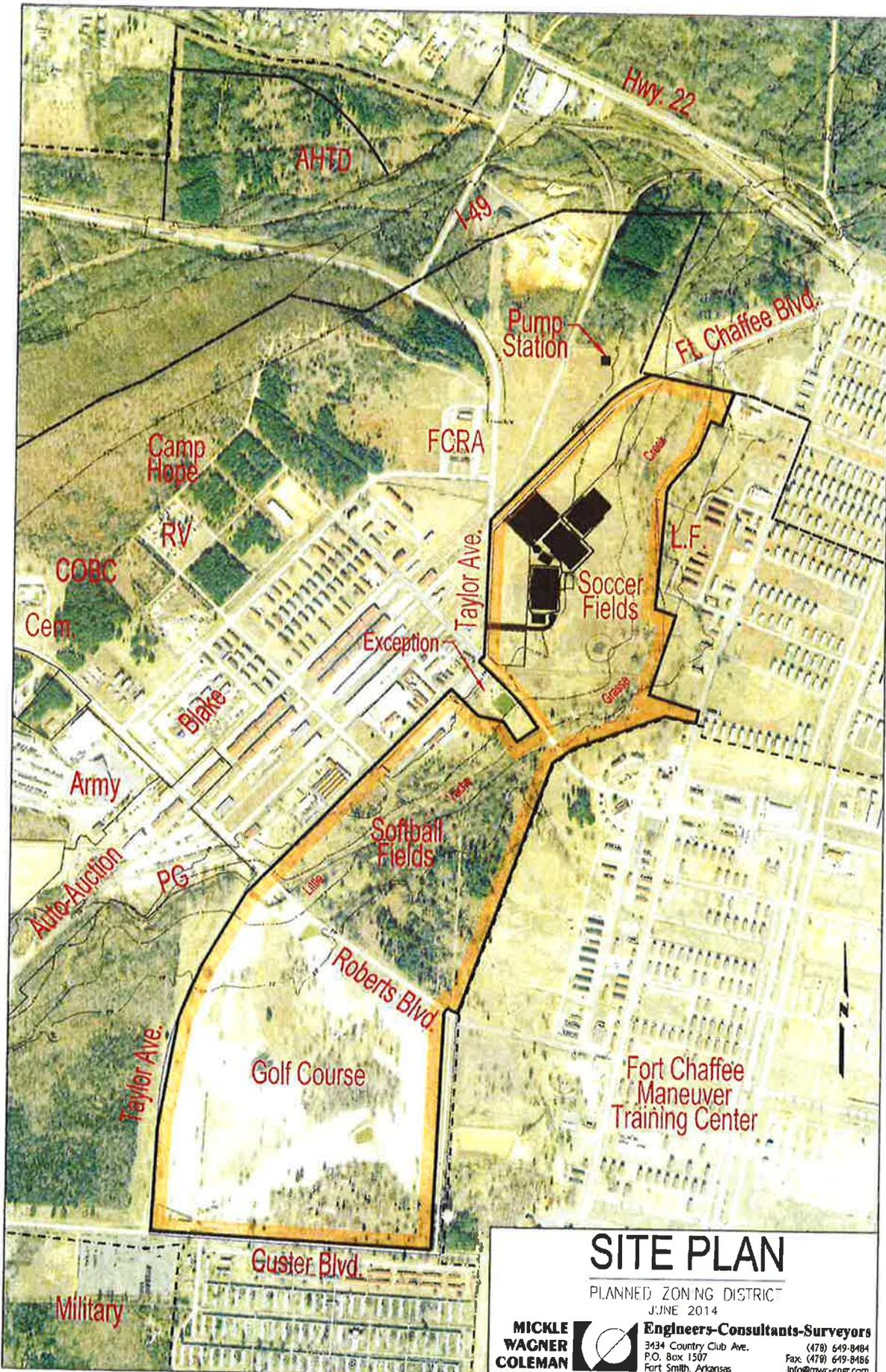
A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 3 and
a part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 9 and a part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 10, all in Township 7 North, Range 31 West, Fort Smith, Sebastian County, Arkansas. More particularly described as follows:

Commencing at an existing railroad spike at the Northeast (NE) corner of said NE1/4 of the NE1/4; Section 9, T-7-N, R-31-W, thence S02°41'35"W, 292.03 feet along the East line of said NE1/4 of the NE1/4 to a set iron pin and the Point of Beginning, said point being on the easterly boundary of the City of Fort Smith (CFS) Maintenance Facility; thence N45°58'03"W, 143.38 feet along said easterly boundary, to a set iron pin and the southeasterly right-of-way of Taylor Avenue; thence N44°01'57"E, 317.51 feet along said southeasterly right-of-way to a set iron pin and the southwesterly right-of-way of Fort Smith Boulevard; thence S45°58'21"E, 328.65 feet along said right-of-way to a set iron pin; thence S41°49'29"E, 166.44 feet along said right-of-way to a set iron pin; thence S35°12'39"E, 181.84 feet along said right-of-way to a set iron pin; thence S54°47'21"W, 205.19 feet to a set iron pin; thence N35°12'39"W, 198.00 feet to a set iron pin; thence N77°19'54"W, 205.49 feet to an existing iron pin being the southeast corner of said CFS Maintenance Facility; thence N45°58'03"W, 121.64 feet along the easterly boundary of said CFS Maintenance Facility to the Point of Beginning. Containing 174,484 square feet or 4.00 acres more or less.

Containing in aggregate 285.14 acres, more or less.



FCRA
RECREATIONAL DEVELOPMENT
Vicinity Map



SITE PLAN

PLANNED ZONING DISTRICT
JUNE 2014

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