

ACHE Development  
Project Booklet  
Planned Zoning District Application

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 zoned ACOM PZD (87 acres) and Not Zoned (28 acres). A change in zoning is needed to allow not only the college facilities allowed in the current zoning but to also allow development of mixed use residential, retail, and commercial facilities including housing which will be supportive of all types of health education, research, wellness, or promotes a healthy lifestyle.

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

1. **Owner/Applicant**

The Degen Foundation  
Arkansas Colleges of Health Education  
P.O. Box 10366  
Fort Smith, AR 72917

2. **Representative**

Mickle Wagner Coleman, Inc.  
P.O. Box 1507  
Fort Smith, AR 72902

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

The ACHE mission is to educate and train a diverse group of highly competent and compassionate health care professionals who will improve the lives in underserved areas. Supporting the philosophy of traditional neighborhood developments that promote communities in which residents are engaged in a health-conscious lifestyle, ACHE will establish an environment that contains the most favorable aspects of community in its most historic form. This residential, retail, or mixed-use setting will promote a sense of community and health awareness in a landscape of natural surroundings that complements the educational missions of the school and of the organization. Furthermore, the creation of a walkable, sustainable, mixed-use community that focuses on a healthier Arkansas, where residents can enjoy safety, convenience and green spaces for exercise and cultural events, serves to promote a vision for the future where Arkansans can enjoy the benefits of a “town-county” environment where taking a meaningful walk in order to go to work, to school, to shop or to seek entertainment or recreation are no longer distant memories.

3d. **General project scope:**

This submittal is for an Initial Review and approval. The attached booklet (Design Standards) narratively and thru exhibits describes the design concept of the development. A Master Plan will be developed for Final approval. The educational/institutional areas designated the “Campus District” will generally comply with the existing PZD, and for the perimeter commercial areas, the design requirements and development standards set forth in the Unified Development Ordinance Chapters 27-200, 27-500, 27-600, and 27-700 will be met or exceeded. The Traditional Neighborhood areas will meet the requirements of the ACHE PZD Design Standards. This concept is supported by details of street types, civil space types, landscaping standards for civic & thoroughfare spaces, definitions of building types and associated frontage types, a use matrix, prohibited uses, lot and building standards, and architectural standards.

3e. **Proposed development phasing and timeframe**

Development will occur over several years, remembering the development will also include an additional 113 acres across Chad Colley Blvd. which is in the City of Barling. The Osteopathic College building is complete and in use. Design for the second school has begun. A phasing schedule for the balance of the property will be developed with the Master Plan.

3f **Identify land use designations**

See attached Land Use Matrix.

3g. **Identify area and bulk regulations**

The property will be divided into Transect Zones which is an association of certain forms and elements belonging in a certain environment. See page 2 of the booklet describing Transect-Based Planning. On pages 21 thru 26 details of the structure, lot sizes, and setbacks are described. A summary is as follows:

	<u>Transect 3</u>	<u>Transect 4</u>	<u>Transect 5</u>
a. Minimum Lot Size, SF	7200-6000	6000-1280	7200 to 900
b. Minimum Lot Width	72' to 60'	72' to 16'	72' to 16'
c. Maximum Lot Coverage <sup>∠1</sup>	Up to 85%	Up to 90%	95%
d. Maximum Height (Stories)	2.5	2.5	3.0
e. Setbacks			
Front	15' – 24'	0 – 18'	0 – 12'
Side	5'	0 – 5'	0 – 12'
Street side/Corner	15' – 24'	0 – 18'	0 – 12'
Rear	4'	4'	4'
Min Street Frontage	∠2	∠2	∠2

Min Building Separation: To be determined by current building and fire code.

<sup>∠1</sup> Dictated by setbacks: not a set value

<sup>∠2</sup> Generally matches lot width, but is not a set value

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.)**

	Existing <u>ACOM PZD</u>	Proposed <u>ACHE PZD</u>	Campus District <u>College/Other Bldgs</u>
• Minimum Lot Size	1 acre	900 to 7200 SF	10,000 SF
• Minimum Lot Width	150'	16' to 72'	80'
• Minimum Lot Coverage	60%	90% <sup>∠1</sup>	80%
• Maximum Building Height	55'	3 Stories	4 Stories
• Additional Height	Per UDO	Per UDO	Per UDO
• Setbacks			
Front	25'	0-24'	0
Side	10'	0-12'	0
Street side/Corner	25'	0-18'	0
Rear	10'	4'	4'
Min Street Frontage	50'	<sup>∠2</sup>	60'
Min Building Separation:	To be determined by current building and fire code.		

<sup>∠1</sup> Dictated by setbacks: not a set value

<sup>∠2</sup> Generally matches lot width, but is not a set value

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

The attached Exhibit A depicts the overall site and shows the location of both the Campus District and the Buffer area. The matrix in 3f delineates the land uses in these three districts. The Master Plan will further define the transect zones.

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

The Technical Standards delineate the landscaping requirements for thoroughfares/civic spaces (page 16). Additional detail for landscaping are noted on page 35 thru 37. A plant list will eventually be developed and depicted on pages 49 thru 51. These requirements exceed the UDO Standards.

Architectural requirements are in pages 27 thru 34 dealing with doors, windows, porches, balconies, arcades, eaves, roofs, dormers, store fronts, and signs. This level of detail exceeds the UDO standards. All streets with curbs require sidewalks, most on both sides of the street, meeting and/or exceeding UDO Standards. Trees will be planted along the streets. See the street (thoroughfare) types on pages 8 thru 12.

For the Campus District only, the following standards will apply:

(i) Buffer areas, screening and landscaping areas

All items will meet or exceed City UDO and FCRA requirements.

(ii) Development and architectural design standards

- a) Design standards are to comply with UDO and FCRA design guidelines subject to approval by authorities to use materials such as integral colored split-face and polished-face CMU units, precast concrete wall panels and architectural metal wall panels (not industrial type).
- b) All dumpsters will be screened with split face CMU, brick veneer or other acceptable masonry units with opaque wood or metal gates.
- c) Landscape materials and types will meet the requirements of the UDO and FCRA architectural standards: All buildings in the PZD shall meet the commercial standards of the UDO and FCRA with the following upgraded enhancements.
- d) 100% of the exterior facades to be of high quality materials
- e) Façade elevations regarding massing elements to meet UDO.
- f) Site/parking area light fixtures to be consistent with those of the College, utilizing poles no higher than 30' and must meet UDO and FCRA lighting guidelines.
- g) All future Campus buildings will require the design approval of the Foundation Board.

(iii) Proposed signage (Type and Size)

- a) Signage for the Campus will be per City ordinance in general but customized to prohibit highway type billboards and flashing or blinking electronic signage of any type or size only. Ground mounted monument signs are permitted and if illuminated will be lit with flood lights or backlit. Façade signage to be per UDO and FCRA guidelines. Lighted signage, canopies or building lighting shall be controlled to avoid spillage onto surrounding properties.
- b) Pole signs are prohibited.
- c) Directional signage is allowed but will not count towards allowed signage square footage.

This project will provide a walkable and thus healthier community. The neighborhood design will increase human interaction and more engagement with their neighbors.

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

The land to the east/southeast across Chad Colley will be included in the Master Plan. To the north, along Frontier Road, an upscale multi-family apartment project is nearing construction. The property to the west/northwest, across Wells Lake Road is vacant. It is earmarked for use by the Fort Smith School District; what that use will be has not yet been announced. To the south/southwest a

residential duplex subdivision is under construction. A buffer area zone is proposed that has significantly more restrictive land use. See the matrix referenced in 3f above.

**3l. A traffic study when required by the Engineering Department (consult with staff prior to submittal).**

Until the Master Plan is complete, the volume of traffic generated by the project cannot be estimated. A TIS, or TIA, as determined by the Engineering Department, will be prepared once traffic volumes can be estimated. This site is served by a major arterial (Frontier Road) along its north boundary and a boulevard (Chad Colley) along its eastern boundary. Along its west/northwest side is Wells Lake Road which is classified as a major collector; it extends from Frontier Road to Massard Road. To the south/southwest, the property is served by Veterans Avenue.

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

Water service is adequate with a 12" line serving the property. Likewise, the sewer service is adequate with an existing 12" line serving the property.