



To: John Cooley, Chairman, Future Fort Smith Committee.
CC: Brenda Andrews, Interim Director of Development Services
From: Maggie Rice, Senior Planner
Date: July 22, 2019
RE: Status Report

The following report provides information from the Development Services Department to the Future Fort Smith Committee regarding implementation of the Future Fort Smith Plan. The Development Services Department is comprised of four divisions: Planning and Zoning, Community Development, Building Safety, and Neighborhood Services. Each of the four divisions is integral to the implementation of the Future Fort Smith Plan.

Planning and Zoning

The Planning and Zoning division manages City land-use ordinances, policies and procedures governing all development within the City and its growth area. This division responds to public inquiries and reviews building permits each year to ensure compliance with federal and state laws as well as local ordinances.

The Planning and Zoning division regularly proposes amendments to the Unified Development Ordinance to encourage development and limit regulatory barriers. An amendment that was made this year consolidated the definition of subdivision to make it clear and eliminate confusion. This amendment supports the following Comprehensive Plan goals, policies, or actions:

FLU 1.1.3	Review and adjust zoning classifications for consistency with the Preferred Future
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Additionally, the Planning and Zoning division partnered with Gateway Planning for the formation of a Form Based Code for the Central Business Improvement District. This code continues the vision for downtown that was established in the Propelling Downtown Forward plan and the Comprehensive Plan. The Planning and Zoning division worked with property owners to present 12 applications to the Central Business Improvement District for developments. These efforts support the following Comprehensive Plan goals, policies, and actions:

FLU 1.1	Promote commercial development and future economic growth in centers and corridors designated in the Preferred Future in close proximity to existing infrastructure, schools, parks, and jobs.
FLU 1.5	Provide opportunities for mixed use development to occur in Downtown Fort Smith and identified emerging centers in order to provide access to a variety of uses; promote walkable, pedestrian friendly development; and encourage physical activity.
FLU 2	Activate Fort Smith’s scenic riverfront
FLU 3	Revitalize downtown into a multipurpose activity center

Planning and Zoning staff facilitates annexation requests. In 2018, staff worked extensively on annexing the islands within the city. Although, the Board of Directors did not elect to pursue the annexation it was evaluated to ensure the annexation was compatible with surrounding land uses leading to harmonious extensions of city limit lines. This supports the following Comprehensive Plan goal, policy, and action:

FLU 1	Achieve a successful and market-driven balance of future land uses consistent with the Preferred Future.
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The Planning and Zoning division assists citizens interested in pursuing a rezoning within their neighborhood. Often residents are unaware the zoning within their single family neighborhood is not single family. Once this is discovered it can prompt a neighborhood rezoning. This supports the following Comprehensive Plan goals, policies, and actions:

HN 1.8	Reduce non-compatible land uses by mitigating any negative impacts and revising zoning language and map designations as necessary.
HN 1.8.1	Continue to rezone existing, predominantly, single-family residential neighborhoods where the historic zoning pattern does not reflect the predominant built pattern with a priority to focus on targeted growth areas and areas where stability and character are threatened.

Staff also works to amend regulatory ordinances that have proven to be unreasonable when applied. An ordinance was amended to allow certain Temporary Revocable Licenses to be administratively approved. This amendment allows for these TRL's to be processed quicker because they are not waiting on a scheduled public hearing. This supports the following Comprehensive Plan goals, policies, and actions:

PFS 1.1.2	Revise development regulations to improve user friendliness.
FLU 1.1.3	Review and adjust zoning classifications for consistency with the Preferred Future

Additionally, Planning staff spent countless hours towards set-up and training of the city's ERP system. This system allows total integration as well as increased efficiency for staff and a better customer service experience for citizens.

PFS 2.1	Ensure that the City's planning and implementation process is transparent.
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Planning staff provides support to the Future Fort Smith committee. This support helps ensure the viability of the Comprehensive Plan and therefore supports the entirety of the implementation matrix.

Community Development

The Community Development division is responsible for administering the costs and charges related to the planning and implementation of community development projects funded in whole or in part by the Community Development Block Grant (CDBG) and HOME grant programs. Program activities include responsibility for the rehabilitation of privately owned residential properties for low and moderate income households and other programs to help provide affordable housing.

Each year, the Community Development Advisory Committee recommends CDBG and HOME funds for to local non-profit organizations as well as community development housing organization to the Fort Smith Board of Directors. These funds are administered for the purpose of benefiting low to moderate income citizens, eliminate slum and blight, and meet urgent needs. This supports the following Comprehensive Plan goals, policies, or actions:

HN 3.3.1	Explore public/private partnerships and financial incentives that could be made available to support the efforts of housing developers.
HN 3.1.1	Work closely with appropriate agencies or entities involved in regional housing initiatives.
HN 1.6	Improve public participation in the revitalization process of Fort Smith neighborhoods.
HN 2.2.1	Locate diverse housing opportunities accessible to shopping, parks, recreation centers, schools, medical care, and public transit.
ED 7.2	Encourage the development of housing product types which help to diversify Fort Smith's existing housing stock.

Next year will begin the process to adopt a Five Year Consolidated Plan for Program Years 2021-2025. The plan will be a compilation of census data and information gathered locally including the Fort Smith Continuum of Care and a survey of citizens that is used to assist in prioritizing needs. The intention of the Consolidated Plan is to meet the federal government

statutory requirement and serves as the baseline for measuring program effectiveness including the analysis of the local housing market and housing and homeless needs. To view the current Consolidated Plan (PY 2016-2020) in its entirety please visit the Community Development page of www.fortsmithar.gov. This plan supports the following Comprehensive Plan goals, policies, or actions:

HN 3.3.1	Explore public/private partnerships and financial incentives that could be made available to support the efforts of housing developers.
HN 3.1.1	Work closely with appropriate agencies or entities involved in regional housing initiatives.
HN 1.6	Improve public participation in the revitalization process of Fort Smith neighborhoods.
HN 2.2.1	Locate diverse housing opportunities accessible to shopping, parks, recreation centers, schools, medical care, and public transit.
ED 7.2	Encourage the development of housing product types which help to diversify Fort Smith's existing housing stock.

For the actions to support these goals, the Consolidated Annual Performance and Evaluation Report (CAPER) is prepared on an annual basis. These reports can be accessed on the same Community Development webpage as noted above.

Community Development Block Grant funds for the upcoming program year have been targeted to provide case management and additional funding for parking lot improvements at the campus. The funding towards these activities total \$43,201.00. This supports the following goal, policy, and action:

HN 2.4.1	Continue to support, in accordance with the recommendations made by the Homelessness Task Force and adopted by the City Board, the creation and implementation of the campus concept to consolidate existing homeless and social services south of Garrison Avenue.
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Building Safety

The Building Safety division is responsible for protecting the public's life, health, and welfare in the building environment. The division issues permits for buildings and structures and inspects buildings, structures and property for safety and health and code compliance.

The Building Safety division issued 1,961 building permits and reviewed 466 sets of plans submitted for commercial, industrial, and multifamily development. A set of comments on the plans will be returned to the applicant within seven days of submittal. Included is a copy of the building permits of significant value for 2018. The Building Safety division also conducted 9,021 inspections at the request of contractors and property owners. This supports the following goal, policy, or action within the Comprehensive Plan:

FLU 1.4	Ensure adequate, well-maintained infrastructure, public safety, and public facilities for all development and prevent development ahead of infrastructure and service provision
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The Building Safety division is responsible for assessing unsafe structures. If a structure is found to be dilapidated, unsafe, unsightly, unsanitary, obnoxious and detrimental to the public unsafe action is started. Ultimately, unsafe action can order a structure be demolished if the owner of the structure does nothing to make improvements. Structures that go through unsafe action are a detriment to their neighborhood. In 2018, 14 structures were deemed unsafe – five were demolished by the city and nine were demolished by the property owner. This supports the following goal, policy, or action within the Comprehensive Plan:

HN 1	Preserve, protect, and revitalize Fort Smith's neighborhoods
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Neighborhood Services

The Neighborhood Services division inspects properties for overgrowth of grass and weeds, trash, debris, graffiti, abandoned vehicles and other items affecting the appearance of property and neighborhoods to ensure safe and healthy conditions.

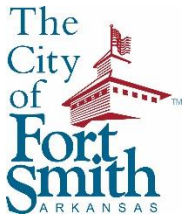
Neighborhood Services staff performed 9,021 environmental code inspections (including inoperable vehicles, graffiti, overgrowth, trash/debris, blind corners, indoor furniture, appliances, and dead limbs) and issued 8,547 warnings. They inspected 416 complaints related to the residential parking ordinances and conducted 4,613 inspections related to the property maintenance code. The inspectors took 192 cases to court. This supports the following goal, policy, or action within the Comprehensive Plan:

HN 1	Preserve, protect, and revitalize Fort Smith's neighborhoods
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This report is a snapshot of the items each division works on throughout the year. For more detailed information, attached to this report are workload statistics for each division.

2018 Building Permits of Significant Value

<u>Address</u>	<u>Description</u>	<u>Value</u>
200 Navy Road	New Warehouse for Port authority	\$ 885,000.00
6400 Jenny Lind	Total Cost of renovation for Phoenix Investors	\$ 7,323,738.00
4501 Phoenix Avenue	New Tacos 4 Life Restaurant	\$ 1,000,000.00
10000 Roberts Blvd	Total Cost for Renovtions to Mars Pet Care	\$ 4,499,000.00
8601 US Highway 271 South	New Metal Roofing Supply Company	\$ 540,000.00
7811 Euper Lane	New Methodist Village Assisted Living	\$ 6,162,750.00
789 Riverfront Drive	New US Marshall Nuseum	\$ 19,000,000.00
8621 Hwy 271 South	New Dollar General Store	\$ 600,000.00
8400 Phoenix Avenue	Addition and Renovation to Aldi's	\$ 1,668,184.00
4421 Grand Avenue	New Building for Domino's Pizza	\$ 400,000.00
906 Garrison Avenue	Renovations for 906 Lounge by Winton's	\$ 1,500,000.00
5400 N 6th Street	Alterations for Applied Process	\$ 1,111,000.00
7006 Chad Colley	New College of health and Science Building	\$ 14,000,000.00
201 Riverfront Drive	New Skate and Park Parking Improvement	\$ 500,000.00
201 N 15th Street	Renovations to 1st United Methodist Church	\$ 1,280,000.00
4418 Rogers Avenue	Addition and Renovations to Braums	\$ 609,715.00
8327 Rogers Aveue	New Aspen Dental Building	\$ 1,031,100.00
11601 Darby Aveue	Covered RV Storage Buildings	\$ 575,000.00
5901 Riley Park Drive	Renovations for Sparkman Dental and Pediatrics Clinic	\$ 1,037,000.00
2305 Vicksburg street	New T & O Office and Warehouse	\$ 3,500,000.00
12010 Old Highway 71 South	New lock it up RV & Self -Storage Buildings	\$ 1,263,216.00
3700 Kelley Hwy	New Sanctuary for North United Penecostal Church	\$ 2,750,000.00
2900 S 68 Street	Fire Repair and Alterations to Best Western	\$ 900,000.00
6801 Jenny Lind	Transit Authority GNC Station-Building	\$ 1,455,000.00
2221 Grand Avenue	McDonald's Remodel and Renovations	\$ 2,297,340.00
7101 Hwy 45 South	New building for Silgan Plastic	\$ 5,700,822.00
7101-7107 S. Zero Street	Addition and Renovations for Hugg and Hall	\$ 5,481,538.00
12000 Hwy 71 South	New Casey's General Store	\$ 1,500,000.00
6200 Massard Road	New Firstar Bank	\$ 3,000,000.00
8000 S. Zero Street	New Building for the Wine Store	\$ 1,000,000.00



MEMORANDUM

Neighborhood Services Division

To: Carl Geffken, City Administrator
 From: Jimmie Deer, Building Official
 Date: January 2, 2019
 Subject: Neighborhood Services Division

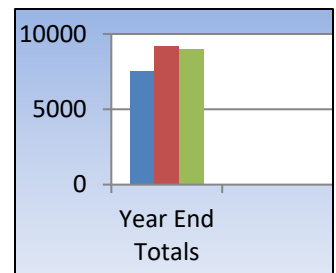
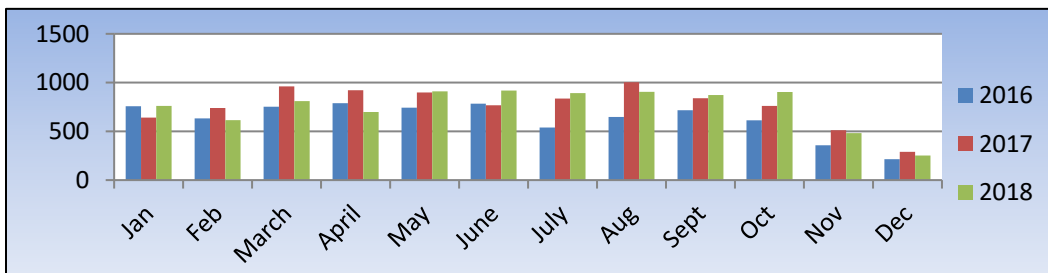
The charts below represent the progress the Neighborhood Services Division has made in recent months. For comparison purposes, the numbers for 2017 are also included.

Environmental Code Violations

	2017			2018		
	Inspections	Warnings	Assigned to Contractor	Inspections	Warnings	Assigned to Contractor
January	641	632	2	761	745	14
February	740	729	14	615	589	21
March	961	943	13	810	794	21
April	921	893	33	699	675	27
May	899	854	87	910	832	89
June	767	690	94	918	868	101
July	837	744	93	892	821	94
August	1004	930	130	906	833	100
September	839	788	88	872	813	81
October	761	735	66	903	864	65
November	512	495	27	482	466	23
December	290	279	11	253	247	9
YTD Totals:	9172	8712	658	9021	8547	645
Year End Total	9172	8712	658	9021	8547	645

The chart above is representative of the following violations: inoperable vehicles, graffiti, overgrowth, trash/debris, blind corners, indoor furniture, appliances, and dead limbs.

Environmental Comparison Charts



Parking Ordinances

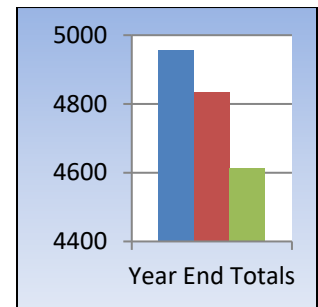
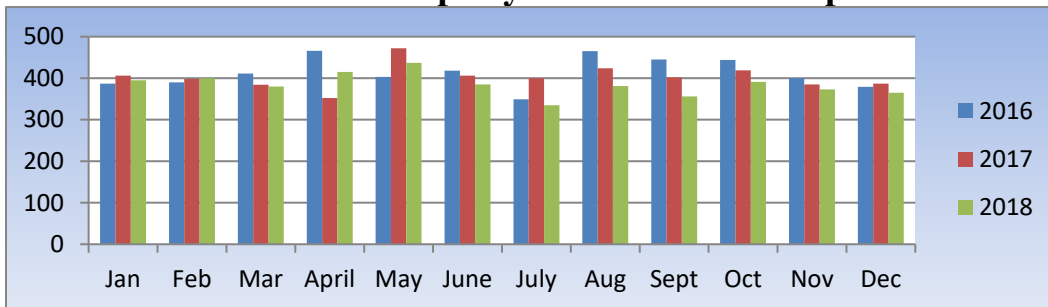
Year	Commercial Vehicles		Recreation and Utility Vehicles		General Parking	
	2017	2018	2017	2018	2017	2018
December	1	0	2	6	5	9
Year To Date	19	35	124	116	345	265

Property Maintenance Code Enforcement

	2017				2018			
	New Cases	Active Cases	Inspections	Court	New Cases	Active Cases	Inspections	Court
January	29	376	406	24	17	374	395	12
February	18	381	398	17	29	384	400	11
March	15	378	384	21	19	387	380	9
April	22	390	352	30	15	381	415	10
May	26	394	472	21	21	380	437	23
June	17	395	406	1	9	364	385	18
July	16	390	400	20	10	355	335	17
August	22	386	424	12	20	354	381	20
September	17	391	402	14	32	378	356	25
October	14	383	419	9	18	381	391	16
November	7	376	385	15	7	367	373	16
December	13	374	387	20	5	343	365	15
Year To Date	216	374	4835	204	202	343	4613	192
Year End	216	374	4835	204	202	343	4613	192

The chart above is representative of the following violations but not limited to: Exterior: Roof damage, siding, windows, painting, accessory structures, fences, doors, porches, and unsecured structures. Interior: Mold, sanitary conditions, plumbing, electrical, mechanical and infestation of insects and rodents.

Property Maintenance Comparison Charts



	2017		2018	
	Court Fines	Overcrowding Complaints	Court Fines	Overcrowding Complaints
January	900.00	0	200.00	0
February	250.00	0	150.00	0
March	200.00	0	0	0
April	450.00	0	350.00	1
May	400.00	0	185.00	0
June	500.00	0	500.00*	0
July	600.00	0	150.00	1
August	600.00	0	600.00	0
September	1400.00	0	4950.00	0
October	250.00	0	300.00	1
November	700.00	0	700	0
December	200.00	0	1400.00*	0
Year To Date	6450.00	0	9485.00	3

Note: Current fine \$1050.00 additional \$25 per day until court ordered corrections are completed.

Please contact me if you have any questions.

CC: Wally Bailey