

April 6, 2020

Fort Chaffee Historic District Project Booklet Planned Zoning District

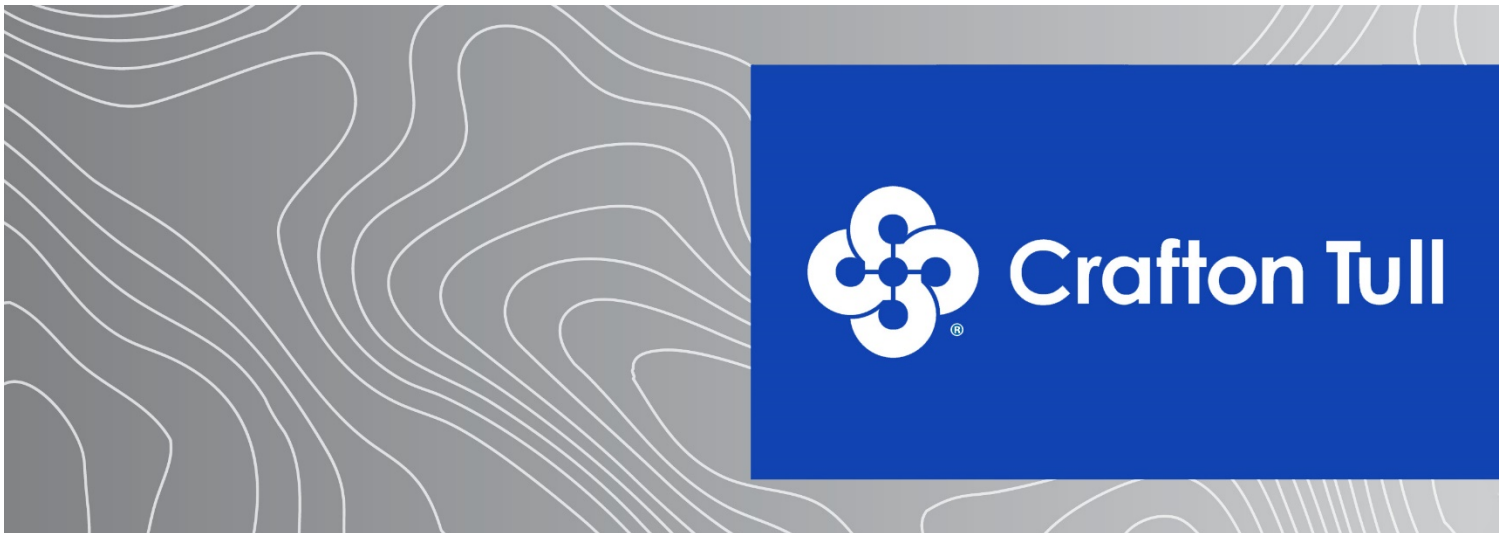
Submitted to:

City of Fort Smith Planning Department
623 Garrison Ave, Room 331
Fort Smith, AR 72901

Owner:

Fort Chaffee Redevelopment Authority
7020 Taylor Ave
Fort Smith, AR 72916

CT JOB NO. 20100500



Prepared by:  **Crafton Tull**

8101 McClure Drive, Suite 202 | Fort Smith, AR 72916 | 479-455-2207 | www.craftontull.com

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

A change of zoning is needed, in order for the properties inside the proposed boundary to follow a single set of zoning guidelines which meets or exceeds that of the City of Fort Smith Unified Development Ordinance (UDO) and the Chaffee Crossing Master Development Guidelines, and also encourage development while ensuring that development is consistent with the character of the Chaffee Crossing Historic District. This zoning shall provide a diversity of uses that are compatible with the Chaffee Crossing Mixed-Use Historic Area.

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

Applicant:

FCRA and all other property owners within the proposed PZD boundary.

Please see Chart 1 for all existing property owners located inside the boundary of the proposed PZD.

3c. Summary description of the scope, nature, and intent of proposal.

In order to establish a single zoning district taking in a vast amount of occupied and unoccupied building and land within the proposed PZD boundary.

3d. General project scope

i. Street and lot layout

All proposed developments shall be reviewed and approved by the City of Fort Smith. The street and lot layout shall comply with the guidelines of the UDO and the Chaffee Crossing Master Development Guidelines.

A temporary revocable license shall be requested from the Fort Smith Board of Directors and if granted, on street parking shall be allowed on Fort Chaffee Boulevard.

ii. Site plan showing proposed improvements

A site plan showing proposed improvements shall be submitted to the City of Fort Smith for review on any future developments.

iii. Buffer areas, screening, and landscaping

Buffer areas, screening, and landscaping shall meet or exceed the UDO and the Chaffee Crossing Master Development Guidelines. All buffer areas shall be a minimum of ten (10) feet in width.

Parking lots shall have to be in compliance of City of Fort Smith and Chaffee Crossing Master Guidelines landscaping and lighting requirements.

iv. Storm water detention areas and drainage

All drainage and detention shall comply with the latest addition of the City of Fort Smith Drainage Standards.

v. Undisturbed natural areas

Undisturbed natural areas shall comply with the UDO and the Chaffee Crossing Master Development Guidelines

vi. Existing and proposed utility connections and extensions

All future utility connections and extensions must be reviewed and approved by the City of Fort Smith Utility Department.

vii. Development and architectural design standards

All development and architectural design standards shall meet or exceed the UDO and the Chaffee Crossing Master Development Guidelines.

viii. Building elevations

All building elevations shall be reviewed by the City of Fort Smith prior to the issuance of a building permit.

ix. Proposed signage and lighting (type and size)

Monument signs or dual post signs shall be permitted. Dual post signs shall have a max height of 78" and a max square footage of 16 sq ft. Monument signs shall have a max height of 4' and a max square footage of 20 sq ft. Façade signage must comply with the Chaffee Crossing Master Development Guidelines for the Mixed Use Historic Area. Directional signage is allowed, within each lot, with a maximum of 6 square feet.

Banners for special events shall be a maximum of 32 sq ft shall be permitted for a maximum of 14 continuous days. Light pole banners located within public right of way or along private streets are allowed to be utilized by the Fort Chaffee Redevelopment Authority and the City of Fort Smith.

All site lighting shall conform to section 27-602-5 of the UDO and the Chaffee Crossing Design Guidelines.

3e. Proposed development phasing and timeframe

Proposed developments are encouraged while ensuring the character of the Chaffee Crossing Historic Area and having proper zoning in place can help expedite the development period for new investors.

3f. Identify land use designations

The land use for the properties is Chaffee Crossing Mixed Use-Historic Area.

3g. Identify area and bulk regulations

Min. Lot Size	3600 square feet
Min. Lot Width at BSL	40 feet
Max Lot Coverage	100%
Max Height	35 feet
Addnl. Height	See 27-404 D. of the UDO
Setbacks	
Front	0 feet
Side	0 feet
Street Side	15 feet
Rear	0 feet
Minimum Frontage	50 feet
Minimum Bldg Separation	Per current building or fire code

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.)

See Chart 2: Planned Zoning District vs Current Zoning Districts Requirements

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

See Chart 3: Planned Zoning District Land Uses vs. Existing Zoning Uses

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

All development shall comply with the Chaffee Crossing Master Development Guidelines and as a result shall exceed the UDO's landscaping and architectural design requirements.

- Increased High Quality Materials
- Limited Signage
- Diverse but limited land uses
- Increased Landscaping on private streets

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

There is no proposed development with the submittal of this PZD.

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

The City of Fort Smith Engineering Department has indicated that a traffic study shall not be required.

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

8" public waterlines are accessible throughout the proposed boundary of the PZD. 8" sanitary sewer is accessible throughout the proposed boundary of the PZD.

Chart 1: Existing Property Owners

Vietnam Veterans Association, Chapter 467	Richard Meers	12112 Redwood Dr.	479-459-4234	r.lmeers@yahoo.com
Lynn & Mary Merechka (Enchanted Wedding Chapel)	Mary Merechka	12001 Ward Ave.	479-769-0402	cuppy03@aol.com
Lynn & Mary Merechka (Celebrations)	Mary Merechka	12009 Ward Ave.	479-769-0402	cuppy03@aol.com
Apt 221 Recording Studios, LLC (sale pending)	Dan Hill	12105 Ward Ave.	479-459-2045	apt221recordingstudios@gmail.com
Lynn & Mary Merechka (Fantasies at the Fort)	Mary Merechka	12201 Ward Ave.	479-769-0402	cuppy03@aol.com
FCRA Bldg. 139		12211 Ward Ave.		
Lynn & Mary Merechka (Enchanted Doll Museum)	Mary Merechka	7201 Terry St.	479-769-0402	cuppy03@aol.com
Lynn & Mary Merechka (Bridal Lounge)	Mary Merechka	7301 Terry St.	479-769-0402	cuppy03@aol.com
Gerald & Cindy Crawford (Go Ye, Inc.)	Jerry Crawford	7309 Terry St.	479-651-6095	jerry@goyeinc.com
FCRA-Chaffee Barbershop Museum Bldg. 803		7313 Terry St.		
FCRA-Museum of Chaffee History Bldg. 805		7321 Terry St.		
Branchout Studios	Chris Middleton	7405 Terry St.	479-652-0973	chris@branchoutstudios.com
FCRA Bldg. 809, 810		7413 Terry St.		
FCRA Bldg. 812		7421 Terry St.		
FCRA-Elvis Barrack Bldg. 823		7400 Buckhorn St.		
FCRA Bldg. 825		7408 Buckhorn St.		
FCRA Bldg. 848		7429 Buckhorn St.		
Rival CRE, LLC (sale pending)	Lloyd Sumpter	7301 Buckhorn St.	479-650-6113	lloydwsumpter@yahoo.com
Rival CRE, LLC (sale pending)	Lloyd Sumpter	7305 Buckhorn St.	479-650-6113	lloydwsumpter@yahoo.com
FCRA Bldg. 842		7405 Buckhorn St.		
Rival CRE, LLC (sale pending)	Lloyd Sumpter	7308 Ellis St.	479-650-6113	lloydwsumpter@yahoo.com
Rival CRE, LLC	Lloyd Sumpter	7402 Ellis St.	479-650-6113	lloydwsumpter@yahoo.com
Alan & Natasha Taylor (Truck'n Delicious)	Alan Taylor	7406 Ellis St.	479-461-4295	truckindelicious@hotmail.com
Honeycomb Properties	Jennifer Parks	7420 Ellis St.	479-651-6503	jparks@onedigital.com
Honeycomb Properties (One Digital Health)	Jennifer Parks	7424 Ellis St.	479-651-6503	jparks@onedigital.com
FCRA Bldg. 866, 868		7428 Ellis St. & 11821 Darby		
Diades Investments, LLC	Scott Archer	7405 Ellis St.	479-651-1483	sarcher@hsaconsultants.com
FCRA Bldg. 213, 214		7506 Fort Chaffee Blvd.		
Premier Heating & Air	Kraig Koren	7600 Fort Chaffee Blvd.	918-315-2353	hvac.premier@gmail.com
Randal & Tina DeCanter (Old Fort Furniture)	Randy DeCanter	7606 Fort Chaffee Blvd.	479-221-8487	randy@oldfortfurniture.com

Chart 2: Planned Zoning District vs. Current Zoning Districts	PZD		7402 Ellis	7600 Chaffee	7405 Ellis	7420/7424 Ellis	7309 Terry	Chaffee Crossing Historic District		
			L Sumpter	K Koren	S Archer	J Parks	J Crawford			
Minimum Lot Size	3600 sq ft		.3 acre	.28 acre	.3 acre	.32 acre	11,500 sq ft	3600 sq ft		
Minimum Lot Width at Building Setback Line			40 ft	84.50 ft	50 ft	50 ft	82 ft	50 ft	40 ft	
Max Lot Coverage			100%	100%	99%	100%	60%	60%	Not Specified	
Max Height			35 ft	35 ft	50 ft	35 ft	30 ft	20 ft	3 Stories	
Additional Height			See 27-404 D of the UDO							Not Specified
Setbacks										
Front			0 ft		0 in	0 in	10 ft	24 ft	20 ft	Not Specified
Side			0 ft		0 in	0 in	10 ft	10 ft	10 ft	Not Specified
Street Side			15 ft							Not Specified
Rear			0 ft		0 in	0 in	0 ft	10 ft	10 ft	25' w/ Alley Access
Minimum Frontage	50 ft		84.50 ft	50 ft	50 ft	82 ft	20 ft	Not Specified		
Minimum Building Separation	Per Current Building or Fire Code							Not Specified		

Chart 3: PZD Land Uses vs. Existing Land Uses		PZD	7402 Ellis	7600 Chaffee	7405 Ellis	7420/7424 Ellis	7309 Terry
			L Sumpter	K Koren	S Archer	J Parks	J Crawford
Single Family Building							
Accessory Residential Dwelling Unit		P	P	P	P	P	
Multifamily Development		P			P		
Hotels, Motels, or other Accommodations							
Bed and Breakfast Inn		P	P				
Heavy Consumer Good Sales and Service							
Clothing and Personal Items(Repair)		P	P		P	P	
Computer and Software Shop		P	P		P	P	
Electronics and Appliances(New)		P	P	P	P	P	
Electronics and Appliances(Used)(Indoor Only)		P			P		
Floor, Paint, Wall Coverings, Window Treatments		P			P		
Furniture or Home Furnishings(New)		P	P	P	P	P	
Furniture or Home Furnishings(Used)(Indoor Only)		P			P		
Hardware Store(Neighborhood)(Indoor Only)		P		P	P	P	
Lawn and Garden Supplies(Indoor Only)		P			P	C	
Locksmith		P	P	P	P	P	
Swimming Pool Sales And Supplies (w/o supply yard)		P		P	P		
Durable Consumer Goods Sales or Service							
Bait and Tackle Shop		P			P		
Bicycle Sales And Service(Daily Display - While Attended)		P				C	
Bicycle Sales and Service(no outside storage)		P	P	P	P	P	
Bookstore		P	P	P	P	P	
Bridal Shop		P	P	P	P	P	
Cameras, Photographic Supplies and Services		P	P	P	P	P	
Clothing, Jewelry, Luggage, Shoes, Accessories		P	P	P	P	P	
Gift Shop		P	P	P	P	P	
Sewing Machine Store(sales & service)		P		P	P	P	
Sporting Goods, Toys , & Musical Instruments(Daily Display - While Attended)		P		P	P	P	
Consumer Goods, Other							
Antique Shop		P	P	P	P	P	
Art Dealers, Art Studio, Galleries, Supplies		P	P	P	P	P	
Arts and Crafts Shop		P	P	P	P	P	
Flea Market(indoor)		P			P		
Florist Shop		P	P	P	P	P	
Hobby Shop		P	P	P	P	P	

Office Supply Store		P			P		
Grocery, Food, Beverage, Dairy							
Bakery or Confectionery Shop		P	P	P	P	P	
Beer, Wine, or Liquor Store(w/o drive through)		P	P	P	P	P	
Farmer's Market		P		P	P	P	
Fruit and Vegetable Store		P		P	P	P	
Grocery Store or Supermarket		P		P	P	P	
Neighborhood Store		P		P	P	P	
Health and Personal Care							
Cosmetics, Beauty Supplies, and Perfume Stores		P	P	P	P	P	
Medical Appliance Services		P	P	P	P	P	
Optical Shop		P	P	P	P	P	
Finance and Insurance							
Auto Insurance Claims Office		P	P	P	P	P	
Automatic Teller Machine(w/o drive through)		P		P	P	P	
Bank, Credit Union, or Savings Institution		C		P	P	P	
Fund, Trust, or Other Financial Establishment		P	P	P	P	P	
Insurance Office		P	P	P	P	P	
Investment Banking, Securities, and Brokerages		P	P	P	P	P	
Business, Professional, Scientific, and Technical Services							
Professional Services							
Abstract Services		P	P	P	P	P	P
Accounting, Tax, Bookkeeping, Payroll		P	P	P	P	P	P
Advertising and Media Services		P	P	P	P	P	P
Architectural, Engineering		P	P	P	P	P	P
Consulting Services		P	P	P	P	P	P
Graphic, Industrial, Interior Design		P	P	P	P	P	P
Legal Services		P	P	P	P	P	P
Medical Laboratory(no animal research)		P			P		
Offices, Corporate		P	P	P	P	P	P
Offices, General		P	P	P	P	P	P
Property Management Services(Office Only)		P	P	P	P	P	P
Real Estate Agency		P	P	P	P	P	P
Travel Arrangement and Reservation Services		P	P	P	P	P	P
Administrative Services							

Business Support Services		P	P	P	P	P	P
Collection Agency		P	P	P	P	P	P
Employment Agency		P			P		P
Facilities Support Services		P	P	P	P	P	P
Office and Administrative Services		P	P	P	P	P	P
Food Services							
Bar or Tavern		P	P	P	P	C	
Beer Garden		P	P	P	P		
Catering Service		P	P	P	P	P	
Microbrewery/Microwinery/Microdistillery		P	P	P	P	C	
Outdoor Mobile Food Vending (Refer to UDO 27-327)		P					
Restaurant		P	P	P	P	C	
Restaurant(with drive-through services)		C				C	
Restaurant(with outdoor dining)		P	P	P	P	C	
Specialty Manufacturing		P	P		P	C	
Personal Services							
Barber Shop/Salon/Spa/Massage Services		P	P	P	P	P	
Laundry, Cleaner(drop off station)		P	P	P	P	P	
Photocopy Shop		P	P	P	P	P	
Photography Studio		P	P	P	P	P	
Print Shop		P	P	P	P	P	
Shoe Repair Shop		P	P	P	P	P	
Tailor Shop		P	P	P	P	P	
Tanning Salons		P	P	P	P	P	
Weight Loss Centers		P	P	P	P	P	
Pet and Animal Services							
Animal and Pet Services(indoor)		P	P	P	P	P	
Pet Shop		P	P	P	P	C	
Pet Supply Store		P	P	P	P	C	
Veterinary Clinic(no outdoor kennels)		P	P	P	P	P	
Automobile Parking Facilities							
Parking Lot(commercial)		P			P		
Parking Lot(offsite)		P					
Parking Garage		P					
Transportation, Communication, Information and Utilities							

Transportation Services							
	Mail Services(Office Only)		P			P	C
Communication and Information							
	Data Processing Facility		P			P	C
	Motion Pictures and Sound Recording Studios		P		C	P	
	Telecommunications and Broadcasting Studios		P		C	P	
Arts, Entertainment, and Recreation							
Performing Arts or Supporting Establishments							
	Movie Theater		P			P	
	Performance Theater		P			P	
Museums and Other Special Purpose Recreational Institutions							
	Historical or Archaeological Institution		P		P	P	
	Museum		P	C	P	P	C
Amusement, Sports, or Recreation Establishment							
	Amusement Center(indoor)		P	P	P	P	P
	Convention/Event Center		P	P	P	P	C
	Private Club		P			P	
Fitness, Recreational Sports, Athletic Club							
	Bowling Alley		P		P	P	
	Community Recreation Center		P			P	C
	Pistol Range(indoor)(See 27-705 of the UDO)		P			P	
	Health Club		P	P		P	C
	Fitness Studio		P	P	P	P	P
Education, Public Administration, Health Care and Other Institutions							
Educational Services							
	College, University, or Seminary		P		C	P	C
	Fine Art and Performance Education		P		C	P	C
	Library or Public Arts Complex		C		C	P	C
	Nursery		C	C	C	P	C
	Preschool		C	C		P	C
	Primary or Secondary School		C			P	C
	School, Business Professional		P		C	P	C
	School, Technical or Trade		P			P	
Public Administration - Government							
	Government Office		P		P	P	P

Public Safety							
Emergency Response Station		C			P	P	
Fire and Rescue Station		C			P	P	
Police Substation(no incarceration)		P			P	P	
Health and Human Services							
Diagnostic Laboratory Testing Facility		P		C	P	C	
Doctor Office and Clinic		P	P	P	P	P	
Social Assistance, Welfare, and Charitable Services							
Day Care Center		C	C	P		C	
Religious Institutions							
Church, Synagogue, Temple, or Mosque		C			P	C	
Wedding Chapel		P			P	P	
Associations, Nonprofit Organizations							
Lodge or Fraternal Organization		P		P	P	C	
Construction-Related Businesses							
Contractor's Office		C	P	P	P	P	
Agriculture, Forestry, Fishing, Hunting							
Taxidermy Shop		P			P		