City of Fayetteville Staff Review Form

2018-0701

Legistar File ID

12/18/2018

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Garner Stoll	11/30/2018	CITY PLANNING (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

ADM 18-6377: Administrative Item (3600 W. PLAYER LN./THE LINKS PZD AMENDMENT, 400): Submitted by HUGH JARRATT for properties located at 3600 W. Player Ln. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 152.23 acres. The request is to amend the existing PZD to allow Use Unit 26 along Rupple Rd. and build 122 additional units.

Budget Impact:

Account Number			Fund	
Project Number			Project Title	
Budgeted Item?	NA	Current Budget	$	-
		Funds Obligated	$	-
		Current Balance	$	-
Does item have a cost?	No	Item Cost		
Budget Adjustment Attached?	NA	Budget Adjustment		
		Remaining Budget	$	-

V20180321

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL AGENDA MEMO

MEETING OF DECEMBER 18, 2018

TO: Mayor, Fayetteville City Council

THRU: Garner Stoll, Development Services Director

FROM: Harry Davis, Planner

DATE: November 30, 2018

SUBJECT: **ADM 18-6377: Administrative Item (3600 W. PLAYER LN./THE LINKS PZD AMENDMENT, 400):** Submitted by HUGH JARRATT for properties located at 3600 W. Player Ln. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 152.23 acres. The request is to amend the existing PZD to allow Use Unit 26 along Rupple Rd. and build 122 additional units.

RECOMMENDATION:
The Planning Commission and staff recommend approval of the requested amendment to the Links PZD as depicted in Exhibits 'A', 'B', and 'C'.

BACKGROUND:
The property contains 152.23 acres and is located on the north side of Wedington Drive and east of Rupple Road, with frontage on both of those streets. The property is developed with the Links at Fayetteville apartment complex and golf course. Bryce Davis Park is located directly adjacent to the east, as well as some single family subdivisions and multi-family development. To the north is undeveloped farmland.

Request: The applicant proposes to amend the Links at Fayetteville PZD to allow for the development of apartments in Planning Areas I and VI. The amendment would increase the number of units allowed in the overall Links PZD to 1,380 (up from 1,258) and allow for 240 multi-family units to be constructed along Rupple Road. This is 122 more dwellings than currently permitted. The applicant states this property has been for sale as commercial property for 11 years since the Links began construction.

Planning Area I, the Market District, and Planning Area VI, Parkway Town Homes, are approximately 7.90 acres and were originally intended for commercial and townhome uses along Rupple Road. A copy of the relevant pages in the PZD booklet for this Planning Area along with a proposed site plan and elevations of the apartments are attached to this report. The applicant has indicated proposed modification to the PZD booklet in redline format (Exhibit 'C').

Public Comment: Staff did receive a phone call from a neighbor who opposes the amendment as they are concerned about increased density to this area and associated impacts on compatibility

and traffic. The same neighbor would prefer to see the large mound of dirt on-site stay with trees planted on the slopes, as they are interested in seeing more green spaces in the area.

Recommendation: Staff finds that permitting the subject planning areas in The Links PZD to build an additional 122 units and permitting apartments along Rupple Road to be appropriate. The proposed layout and elevations are compatible with the existing properties nearby and loosely conforms to the Wedington Corridor Plan's vision for this property. An additional 122 units is not expected to have a significantly detrimental impact on traffic or public services. The property could still be utilized for commercial uses and there is also vacant commercial land within walking distance on Wedington Drive.

DISCUSSION:
At the November 13, 2018 Planning Commission meeting, this item was forwarded with a recommendation for approval by a vote of 4-3-0, with Commissioners Hoffman, Scroggin, and Niederman voting 'no'. Additional conditions placed on the amendment by Planning Commission are:

1. An additional vehicular access point onto Rupple Road must be added somewhere between Congressional Road and Golf Club Drive.
2. Buildings must be oriented towards the street.

Commissioners who voted against the proposal were concerned about losing commercial property along Rupple Road, the intensity of the proposed apartment typology, and future streetscapes along Rupple Road.

BUDGET/STAFF IMPACT:
N/A

Attachments:

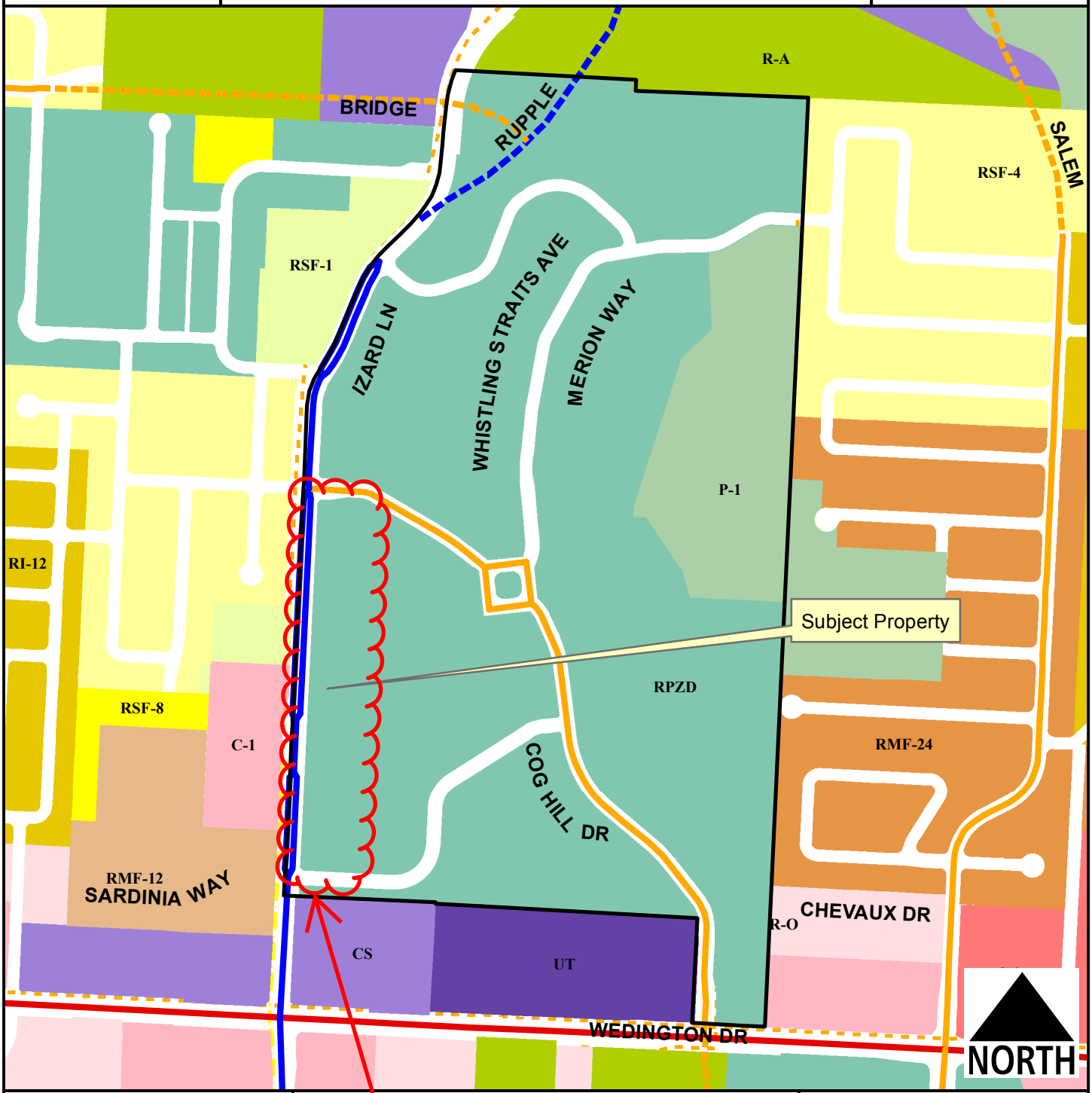
- Exhibit A
- Exhibit B
- Exhibit C
- Planning Commission Staff Report

ADM18-6377

Close Up View

THE LINKS PZD AMENDMENT

18-6377
EXHIBIT 'A'



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint

Area of proposed change

Feet

0 220 440 880 1,320 1,760

1 inch = 600 feet

- Residential-Agricultural
- RSF-1
- RSF-4
- RSF-8
- RI-12
- RMF-12
- RMF-24
- Residential-Office
- C-1
- C-2
- Urban Thoroughfare
- Community Services
- Commercial, Industrial, Residential
- P-1

18-6377
EXHIBIT 'B'

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 30 WEST, AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 31 WEST, AND A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 WEST, AND A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 31 WEST, ALL IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°42'05"E 617.60' AND N03°03'08"E 102.59' FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7 AND RUNNING THENCE S87°03'27"E 93.41' TO A SET IRON PIN, THENCE N02°40'05"E 1716.06' TO A FOUND IRON PIN, THENCE N02°40'00"E 2143.06' TO A FOUND IRON PIN, THENCE N87°46'42"W 715.35' TO A FOUND IRON PIN, LOCATED AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, THENCE N02°27'56"E 46.74' TO A FOUND IRON PIN, LOCATED AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, THENCE N86°58'50"W 751.69' TO THE CENTERLINE OF RUPPLE ROAD, THENCE ALONG SAID CENTERLINE S20°20'50"W 44.46', S14°10'34"W 65.18', S09°16'42"W 44.03', S06°40'25"W 54.50', S05°18'51"W 54.60', S04°54'39"W 54.72', S04°57'12"W 59.85', S07°17'28"W 55.76', S13°38'10"W 52.31', S23°24'21"W 49.39', S32°18'04"W 47.75', S36°38'10"W 37.75', S40°31'21"W 59.19', S44°51'16"W 60.06', S46°48'24"W 67.32', S44°39'19"W 56.83', S39°09'37"W 55.03', S30°55'13"W 66.99', S24°56'32"W 57.82', S22°38'12"W 58.87', S22°23'40"W 54.61', S22°23'30"W 58.25', S23°21'56"W 55.44', S27°27'36"W 58.17', S31°39'13"W 58.36', S31°28'21"W 57.48', S21°21'38"W 54.39', S09°23'27"W 60.29', S02°47'11"W 51.61', S01°55'43"W 51.38', S02°08'41"W 57.15', S02°26'03"W 49.97', S02°30'26"W 51.03', S02°49'34"W 51.91', S02°57'05"W 54.52', S02°54'57"W 52.46', S02°50'56"W 55.16', S02°43'15"W 48.89', S02°33'25"W 54.35', S02°31'07"W 51.57', S02°25'23"W 56.41', S02°19'43"W 50.93', S02°27'09"W 38.77', S02°34'15"W 44.03', S03°12'55"W 52.16', S02°57'10"W 49.78', S02°33'54"W 51.59', S02°57'20"W 63.38', S03°10'04"W 52.97', S02°59'07"W 52.35', S02°31'09"W 51.19', S03°12'19"W 54.91', S02°13'15"W 33.15', S02°14'57"W 49.48', S02°42'49"W 48.61', S02°37'18"W 50.94', S02°42'26"W 49.47', S02°18'12"W 48.56', S02°45'16"W 52.85', S02°38'45"W 52.94', S02°54'55"W 41.80', S02°54'55"W 360.64', THENCE LEAVING SAID CENTERLINE S87°30'27"E 629.81' TO A CORNER POST, THENCE S03°09'47"W 7.60' TO A SET IRON PIN, THENCE S86°50'13"E 1088.84', THENCE S03°03'08"W 434.54', THENCE ALONG SAID RIGHT-OF-WAY S87°02'59"E 209.22' TO THE POINT OF BEGINNING, CONTAINING 152.23 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Crafton Tull Sparks

The Links at Fayetteville

Master Development Plan

City Counsel Approved: 5/15/07

EXHIBIT 'C' - ADM 18-6377

Project Representative:

Crafton, Tull, Sparks & Associates, Inc.
10825 Financial Center Parkway, Suite 300
Little Rock, AR 72211
Phone: 501-664-3245
Fax: 501-664-6704

Project Owner/Developer:

The Links at Fayetteville, A Limited Partnership
1200 East Joyce Boulevard
P.O. Box 13000
Fayetteville, AR 72703
Phone 479-521-6686

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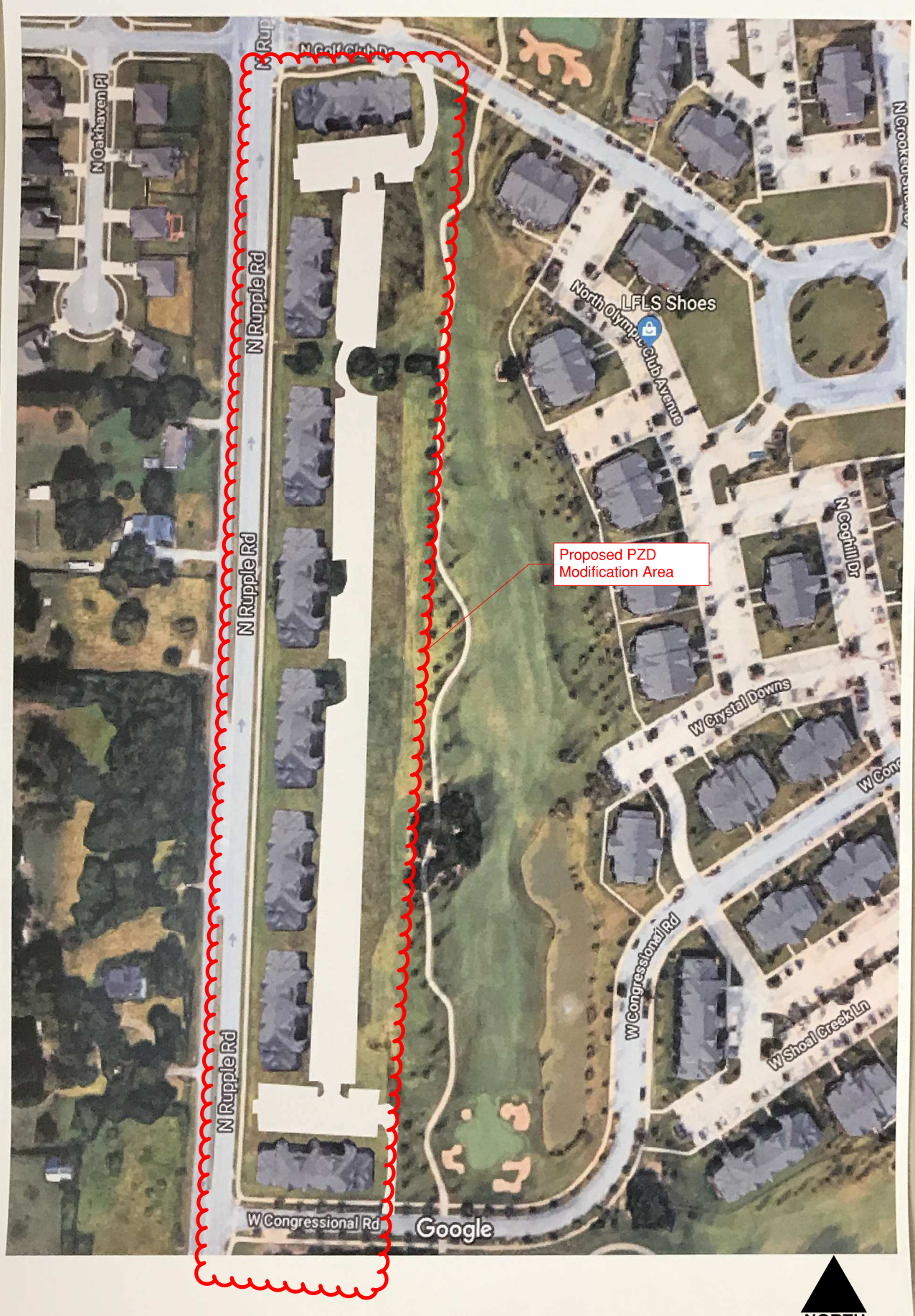
THE LINKS @ FAYETTEVILLE

FAYETTEVILLE, ARKANSAS

Crafton, Tull, Sparks & Associates, Inc.
Engineers & Surveyors


N Oakhaven Pl
N Rupple Rd
N Rupple Rd
N Rupple Rd
N Rupple Rd
N Golf Club Dr
LFLS Shoes
North Olympic Club Avenue
N Crooked Stick Dr
N Coghill Dr
Proposed PZD
Modification Area
W Crystal Downs
W Congressional Rd
W Congressional Rd
W Shoal Creek Ln
Google
NORTH

A) Current Ownership
The current ownership of the property is The Links at Fayetteville, A Limited Partnership.

B) Scope of Project
The Links at Fayetteville is designed around the idea that density, variety and walk-ability in a modern development can be achieved while preserving 68% of the community in green areas such as a golf course, ponds, tree preservation area, park dedication, and trail corridor. Organically situated within this natural setting, The Links at Fayetteville anticipates the range of residential, entertainment, service and recreation opportunities that will be attractive to all citizens in the population of Northwest Arkansas. Keeping the greater Fayetteville community in mind, The Links at Fayetteville offers an affordable, upscale housing area with amenities in walking distance. The Links at Fayetteville vision of a first class community goes hand in hand with the vision of Northwest Arkansas.

Overall Summary of Density

Non-Residential uses	120,888	SF
Residential units	~~1258~~ **1380**	units
Recreational buildings	16388	SF

C) General Project Concept
1) Street and Building Layout
The site plan for The Links at Fayetteville has been designed as a community development that provides pedestrian access to its abundance of amenities. This goal is achieved by providing interior public streets that extend from the perimeters of the site and converge to a central "Town Center" destination.

A "streetscape" is developed by reducing building setbacks along the curvilinear public streets providing wider sidewalks, parallel parking, and street trees. Direct access from most residential units to the sidewalks encourages the use of the street and its pedestrian opportunities.

Traditional parking lots are positioned behind the buildings so they are screened from the public streets. Mixtures of buildings are provided along the public streets and have been positioned so no identical building will be directly across from each other.

The public streets proposed all lead to a central "Town Center" were mixed use development will be provided including restaurants, retail, and office space. The layout is a typical town square that creates a destination spot for the community.

2) Site Plan Showing Proposed Improvements
Proposed improvements to the city include the dedication of over 17 acres of wooded and open green space to the Parks Department including many large canopy trees. Other

improvements include the design and development of a walking trail to be located along a tributary of Hamstring Creek for potential access to trail in the park area to be provided by City of Fayetteville Parks Department. Improvements for the residents in the area include a 9-hole golf course, a swimming pool, and a club house. Additional amenities include lakes, playgrounds, and picnic areas.

Several internal streets will be constructed that will provide for pedestrian and vehicular traffic. Rupple Road is designated as an arterial street and planned to be a boulevard with landscape median. It is the intent to construct half the boulevard, east side, the length of the project.

Reference: Overall concept plan sheet 3 in this booklet and full size plats provided separately with this R-PZD.

3) Buffer Areas
Substantial areas of tree preservation and parkland along the eastern border of the property will buffer the neighboring developments. The golf course and tree preservation will buffer the north border. Some golf course area will be seen on the western edge along Wedington Road. The south edge has some golf course buffer as well as some tree preservation for a buffering area.

4) Tree Preservation/Green Space
The Links at Fayetteville will be required to meet 25% canopy preservation for the site. Onsite mitigation will be provided for planning areas that can not meet the 25% requirement. As earlier noted, green space and tree preservation is an important consideration in this development. Parkland dedication is at 17.32 acres and approximately 100% tree canopy, while golf course dedication is at 47.07 acres, with large sections of tree preservation proposed. These two alone are 45% of the available property. However, we are adding an additional 39.12 acres of green space for The Links at Fayetteville community. This brings the total number of green space to be 103.5 acres, or 68%.

5) Storm Water Detention Areas and Drainage
Storm drainage from the area travels predominately to the east side of the development. The water will have to pass through the golf course area and the dedicated park area into Hamstring Creek Tributary HS 2. In addition to water flowing through the buffered areas, The Links at Fayetteville will have a series of small lakes for detention purposes to meet the Drainage Ordinance of the City of Fayetteville. The developer has agreed to construct a well, off park land, that will provide water fro the existing pond to remain on park property. Said well will also provide irrigation resources to the golf course.

6) Undisturbed Natural Areas
Parkland dedication will be approximately 17 acres and additional tree preservation areas that will remain undisturbed and natural are shown on the master plan.

7) Existing and Proposed Utility Connections

Utility connections such as water can easily be made to the existing water main located within the right-of-way of Wedington Drive. A gravity sewer main flows to the west along Hamstring Creek Tributary HS 2 just to the north of The Links at Fayetteville. This sewer main could serve the entire community.

8) Development and Architectural Standards

Five primary building types will be arranged on the site along with numerous support structures. In the "town center" four "mixed use" buildings will be incorporated to create the "town square" area. The "mixed use" buildings will house commercial and/or office uses with one building providing a fitness/community center on the first floor with residential units on the top 2 floors. A 4-story building (Churchill) will be constructed along the "streetscape" consisting of 22-2 bed/2 bath apartment units, and will be incorporated in strategic areas to take advantage of golf course/park views. A townhouse plan will be introduced in groupings along Rupple road. These townhouses are 1032 sf with 2 bed/1.5 bath design. These 3 buildings are completely new entries in the Lindsey repertoire. The remaining two building types are both 2 story, 12 unit buildings containing 8-2 bedroom and 4-1 bedroom units each. All five primary building types shall be constructed of 50% brick with "hardi-lap" siding accents.

Custom & Classic Building: The "Custom" and "Classic" buildings are both 2 story 12 unit buildings designed with classic Architectural elements and proportion rooflines and facades are varied and delineated with dormer/balcony elements and 2 story "Veranda" entry. The buildings make use of masonry (50%) and hardi-lap siding with stucco board on its exterior.

Churchill Building "4-Story": The "Churchill 4-story" will be incorporated to provide alternative massing throughout the development. This is a 22-unit building designed with architectural elements alluding to the "Bungalow" style. The building uses an entry/egress balcony on the parking lot side and individual "stacked" balconies on the street side to create vertical visual elements and private outdoor areas. These buildings are constructed of masonry (50%) and hardi-lap siding with "wrought-iron" look railings.

Mixed Use Building: The "mixed-use" building is a 3-story 19 unit building with approximately 6575 sq ft of commercial/office space on the ground floor. The mixed use building is designed with a 1920's urban flavor and eclectic style. The buildings are constructed completely of masonry exteriors.

Parkway Town Homes: The "Parkway Townhome" building is a 2 story structure typical townhouse plan with 2 bedrooms and a bath on the second floor and the kitchen/dining/living area on the 1st floor. These buildings can be connected in groups of up to 6 units before a separation and can be varied in floor elevation to adapt to the planned topography. The front entrance for the units along Rupple Road will face the public street and be considered the primary entrance.

Single Family Homes: Single family homes are located in 2 areas. "Group one" is located on Rupple road between the 2 access roads. "Group two" is located along the northern access road adjacent to the golf course. "Group one" will be comprised of rear loading homes that have the "fronts" along Rupple road and the golf course and have their 2 car garage access from a private drive between the 2 rows of houses. The private outdoor space for each home shall be located between houses. The homes in "group two" shall have their "fronts" along the proposed public street and incorporate a single car garage attached to the side of the home and pushed to the back wall of the home to create a second parking space in the drive and keep the garage doors as remote from the street as possible. All single family lots will be platted as "zero lot-line" allowing the homes to be built on the lot lines in both areas and also to allow the homes in "group two" to be attached at the garage portion of the home. The single family homes will have varying facades and materials and be designed in a traditional style.

9) Building Elevations

The buildings elevations included in this booklet are arranged with the planning area that it would be built in.

D) Proposed development phasing and time frame

The development of the community is planned in 3 phases to span over the next 5-10 years. Thirty percent of the multi-family units will be offered for sale as condominiums or as single family homes, for each phase of the development. The 1st floor of the mixed-use buildings in the town center will be offered as commercial/office space for lease with one of the buildings serving as a fitness/community center for the tenants and property owners of the development.

The phasing of this development, sales of condominiums, and lease of commercial/office space is based on market trends and growth in the Fayetteville market over the course of the project. With this R-PZD zoning, the developer reserves the option to lease the condominiums if negative market forces dictate and reserves the option to convert the first floor of the mixed-use buildings to multi-family dwellings if market forces are not favorable.

Phase I

Phase I of The Links at Fayetteville will be to construct approximately 600 dwelling units, the golf course, the club house with amenities, and the park dedication. Interior roadways will be constructed to serve the units and amenities constructed in the first phase. Improvements to Rupple Road will be a part of phase I that will extend from Weddinton Road to Mount Comfort. A description of those improvements and cross-sections are included as "Exhibit A".This initial phase will begin to allow affordable and attainable housing and provide amenities of a golf course, club house, swimming pool, and a tennis court. Construction will begin in Summer 2007 and be completed in early 2009.

Phase II

In phase II, approximately 300 more residential units will be constructed with favorable market conditions. This phase may include some of the town center, town homes, and single family planning areas. Outside developers are expected to build in the "Market area" along Weddington Road and Rupple Road in this phase as well. Phase II is anticipated to be completed by 2014.

Phase III

Phase III will include the construction of any remaining un-built units. Construction of the remaining areas will be dependent on market conditions. Phase III is anticipated to be completed by 2018.

E & F) Proposed Planning Areas and Development Standards for Each Planning Area

Planning Area I - Market District

The Market Area is designed to encourage the functional grouping of these commercial and retail enterprises catering to the residents of the surrounding area. Banks and restaurants will be located within easy walking distance of the residents not only of The Links at Fayetteville, but also within walking or short commute distance for the surrounding area. This area is strategically positioned along the Arterial corridor of Weddington Road and Rupple Road, so this it may provide visibility and accessibility to the surrounding area. Additionally, there will be limited access to Weddington Road and Rupple Road.

(a) **Permitted Uses**

Unit 1 City wide uses
Unit 5 Government facilities
Unit 12 Offices, studios and related services
Unit 13 Eating places
Unit 15 Neighborhood shopping goods
Unit 16 Shopping goods
Unit 19 Commercial recreation, small sites
Unit 25 Professional offices

(b) **Conditional Uses**

Unit 2 City wide uses by conditional use permit
Unit 14 Hotel, Motel, and amusement facilities
Unit 17 Trades and Services
Unit 24 Home Occupation
Unit 34 Liquor store
Unit 35 Outdoor music establishment

(c) **Residential Density and Non-residential Intensity**

Planning area acreage: 7.82 acres
Number of Dwelling Units: ~~None~~ **240 Maximum combined with adjacent Townhome Area, 30 units per acre maximum**
Non-Residential square feet: 78,200
Residential Density: ~~NA~~ **30 Units Per Acre**
Non-residential Intensity (square feet/acre): 10,000

Bulk and Area Regulations

(d)	Min Lot width	none	
(e)	Min Lot area	none	
(f)	Land Area per dwelling unit: NA		
(g)	Min Front Setback	~~20~~ **0**	feet
	Min Side Setback	10	feet

Min Rear Setback 20 feet

(h) The maximum building height shall be ~~50 feet.~~ **30 feet at the eave.**

(i) On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot.

Site Planning

(j) Landscaping – In accordance to the Fayetteville Landscape Ordinance

(k) Parking will be in accordance with the Unified Development Code

(l) Architectural Design standards shall be in accordance with the attached building elevations that follow this planning area description. They shall also be consistent with the description of buildings as identified on page 6 of the PZD booklet. All buildings are to be 70% brick/masonry.

(m) Signage shall be in accordance with the Unified Development Code

PROPOSED BUILDING ELEVATIONS

(Must meet UDC 166.23 Design Standards

EXTERIOR ELEVATION at FRONT

EXTERIOR ELEVATION at SIDE

EXTERIOR ELEVATION at SIDE

EXTERIOR ELEVATION at REVERSE

PRELIMINARY NOT FOR CONSTRUCTION

FUGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT AIA

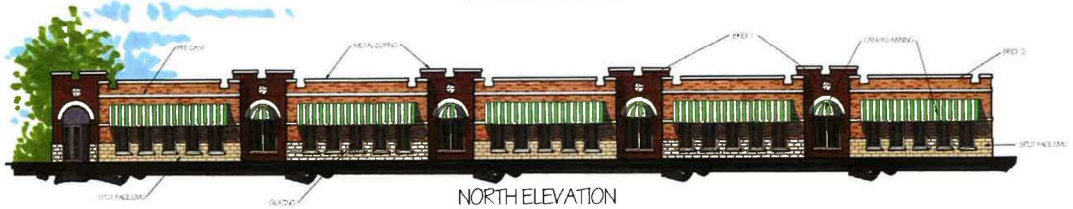
DESCRIPTION
PROJECT
CITY & STATE

PRELIMINARY NOT FOR CONSTRUCTION

A-4.1

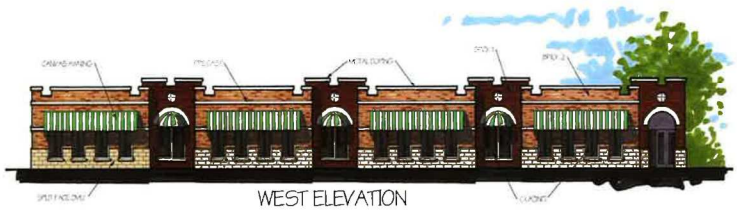
RETAIL BUILDING - william kim fugitt, aia

SOUTH ELEVATION



NORTH ELEVATION

EAST ELEVATION



WEST ELEVATION

RETAIL BUILDING - william kim fugitt, aia

Planning Area V – Public Park

The purpose of the Parkland Dedication Area and the tree preservation areas is to encourage a sense of community through use of natural areas allowing space for outdoor recreation. Open spaces, preserved tree space and walking trail combine to form a pleasant, natural setting intermingled with the more urban spaces in The Links at Fayetteville. These areas will also serve as a wide buffer area between The Links at Fayetteville and neighboring developments to the east and north.

(a) **Permitted Uses**

Unit 1 City wide uses

(b) **Conditional Uses**

Unit 4 Cultural and recreational facilities

(c) **Residential Density and Non-residential Intensity**

Planning area acreage: 17.32 acres
Number of Dwelling Units: NA
Non-Residential square feet: NA
Residential Density: NA
Non-residential Intensity (square feet/acre): NA

Bulk and Area Regulations

No permanent structures proposed for this planning area

Site Planning

(j) Landscaping – In accordance to the Fayetteville Landscape Ordinance
(k) Parking will be in accordance with the Unified Development Code
(l) No Buildings Proposed
(m) Signage shall be in accordance with the Unified Development Cod

Planning Area VI Parkway Town Homes

The parkway town homes will provide an element of property ownership to the overall planned zoning district. The parkway town homes are strategically positioned between the proposed multi-family uses and the single family uses to the west. The town homes are planned to include two-story traditional town home dwellings with bed-rooms upstairs and living areas down stairs. The Parkway town homes are built adjoining each other but are sold separately.

(a) **Permitted Uses**

Unit 1 City wide uses
Unit 9 Two family dwellings
Unit 10 Three family dwellings
Unit 26 Multi family dwellings

(b) **Conditional Uses**

Unit 24 Home Occupation

(c) **Residential Density and Non-residential Intensity**

Planning area acreage: 5.28 acres
Number of Dwelling Units: ~~75~~ **30 Units Per Acre Max. 240 Units Max Combined with adjacent market district**
Non-Residential square feet: N/A
Residential Density: ~~15 units/acre~~ **30 Units Per Acre**
Non-residential Intensity (square feet/acre): NA

Bulk and Area Regulations

(d)	Min Lot width	16
(e)	Min Lot area	500 sq ft
(f)	Land Area per Dwelling Unit:	~~2000 sq ft~~ **1400 sq ft.**
(g)	Facing on to Rupple Road	
	Min Front Setback	~~10 ft~~ **none**
	Min Side Setback	none
	Min Rear Setback	none

(h) Buildings are to be **3** stories with a maximum ~~building~~ **eave** height of ~~35~~ **30 feet**

(i) ~~The proposed town homes will either be sold has a horizontal property regime or lots will be created over the building footprint, in which case 100% of the lot will be occupied by the building.~~

Site Planning

(j) Landscaping – In accordance to the Fayetteville Landscape Ordinance
(k) Parking will be in accordance with the Unified Development Code
(l) Architectural Design standards shall be in accordance with the attached building elevations that follow this planning area description. They shall also be consistent with the description of buildings as identified on page 6 of the PZD booklet. All buildings are to be 70% brick/masonry or hardi-plant siding.
(m) Signage shall be in accordance with the Unified Development Code

Proposed Building Elevations

EXTERIOR ELEVATION at FRONT

EXTERIOR ELEVATION at SIDE

EXTERIOR ELEVATION at SIDE

EXTERIOR ELEVATION at REVERSE

PRELIMINARY NOT FOR CONSTRUCTION

FUGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT AIA

DESCRIPTION
PROJECT
CITY & STATE

PRELIMINARY NOT FOR CONSTRUCTION

A-4.1

PARKWAY TOWN HOMES

G) Zoning Districts Comparison Chart

Current District (R-PZD)
PA-1 Garden District
PA-2 Parkway Town Homes
PA-3 Clubhouse
PA-4 Condominiums
PA-5 Mixed Use Development
PA-6 Market District
PA-7 Open Space/Parks/Tree Preservation

Proposed District (R-PZD)
PA-1 Market District
PA-2 Clubhouse
PA-3 Multi-Family/golf course
PA-4 Town Center
PA-5 Public Park
PA-6 Parkway Town Homes
PA-7 Single-Family/golf course

Zoning Comparison						
Planning Area	**Permitted Use Units**	**Number of Dwelling Units**	**Density**	**Square footage of Non-residential use**	**Intensity**	**Area (acreage)**
Existing Wellspring PZD Zoning						
PA-1	1,8	150	6	NA	NA	28.55
PA-2	1,8,9,10,26	300	14	NA	NA	29.13
PA-3	1,4,12,19	NA	NA	12000	*	1.44
PA-4	1,10,26	500	40	50000	*	16.65
PA-5	1,5,8,9,10,12,13, 15,16,19,25,26	225	10	461000	*	33.13
PA-6	1,5,12,13,15,16, 19,25	NA	NA	25000	*	3.33
PA-7	1	NA	NA	NA	NA	40.00
TOTAL		**1175**		**548,000**		**152.23**
Proposed Links at Fayetteville PZD Zoning						
PA-1	1,5,12,13,15,16, 19,25	~~NA~~ 240*	~~NA~~ 30	78200*	10000	7.82
PA-2	1,4,5,12,13,15,19,20,26	1	0.19	16388	3170	5.17
PA-3	1,12,19,20,26	1000	13	NA	NA	78.66
PA-4	1,4,5,12,13,15,16,19,25,26	108	36	26300	8651	3.04
PA-5	1	NA	NA	NA	NA	17.32
PA-6	1,9,10,26	75	15	NA	NA	5.28
PA-7	1,8	74	3	NA	NA	34.94
TOTAL		**~~1258~~ 1380**		**120,888**		**152.23**

*** 240 residential units could be built at no more than 30 units per acre on the townhouse are and the adjacent market district along Rupple Road. If these residential units are added, the 78,200 square feet of non-residential square footage will not be built and therefore waived.**

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Harry Davis, Planner

MEETING DATE: November 13, 2018 UPDATED W PC RESULTS

SUBJECT: **ADM 18-6377: Administrative Item (3600 W. PLAYER LN./THE LINKS PZD AMENDMENT, 400):** Submitted by HUGH JARRATT for properties located at 3600 W. Player Ln. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 152.23 acres. The request is to amend the existing PZD to allow Use Unit 26 along Rupple Rd. and build 122 additional units.

RECOMMENDATION:
Staff recommends forwarding **ADM 18-6377** to City Council, based on the findings contained in this report.

RECOMMENDED MOTION:
"I move to forward ADM 18-6377 to City Council with a recommendation for approval and all conditions as recommended by staff."

BACKGROUND:
The property contains 152.23 acres and is located on the north side of Wedington Drive and east of Rupple Road, with frontage on both of those streets. The property is developed with the Links at Fayetteville apartment complex and golf course. Bryce Davis Park is located directly adjacent to the east, as well as some single family subdivisions and multi-family development. To the north is undeveloped farmland. Surrounding land use and zoning are listed in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Largely agricultural	R-A
South	Commercial strip center, mini-storage	CS, UT, R-A, C-PZD
East	Single family, multi-family homes, church, Bryce Davis Park	RSF-4, R-O, C-1, RMF-24, P-1
West	Developing subdivisions and single family homes	RSF-4, RSF-1, R-PZD, C-1, RMF-12

Request: The applicant proposes to amend the Links at Fayetteville PZD to allow for the development of apartments in Planning Areas I and VI. The amendment would increase the number of units allowed in the overall Links PZD to 1,380 (up from 1,258) and allow for 240 units to be constructed along Rupple Road. The applicant states this property has remained vacant for 11 years since the Links began construction and are requesting the amendment to make use of

the property.

Planning Area I, the Market District, and Planning Area VI, Parkway Town Homes, are approximately 7.90 acres and were originally intended for commercial and townhome uses along Rupple Road. A copy of the relevant pages in the PZD booklet for this Planning Area along with a proposed site plan and elevations of the apartments are attached to this report.

Public Comment: Staff did receive a phone call from a neighbor who opposes the amendment as they are concerned about increased density to this area and associated impacts on compatibility and traffic. The same neighbor would prefer to see the large mound of dirt on-site stay with trees planted on the slopes, as they are interested in seeing more green spaces in the area.

Recommendation: Staff finds that permitting the subject planning areas in The Links PZD to build an additional 122 units and permitting apartments along Rupple Road to be appropriate. The proposed layout and elevations are compatible with the existing properties nearby and loosely conforms to the Wedington Corridor Plan's vision for this property. An additional 122 units is not expected to have a significantly detrimental impact on traffic or public services.

Recommended Motion: Staff recommends forwarding **ADM 18-6377** to the City Council for approval with the following conditions:

Conditions of Approval:

1. Staff comments on the proposed PZD booklet must be fully addressed and revisions submitted prior to submitting this project to City Council. These revisions include:
    a. Under (B) Scope of Project, the number of proposed residential units must be consistent with the amendment;
    b. Under Planning Area 1, with the addition of multi-family units, the Residential Density and Non-residential Density section will change in terms of residential density and number of dwelling units;
    c. Under Planning Area 1, the Bulk and Area regulations will need to address building height;
    d. The final elevations for Planning Area 1 and 6 will need to meet UDC 166.23 Urban Residential Design Standards, including but not limited to the number of allowed buildings of one type;
    e. Under Planning Area 6 in Residential Density and Non-residential Intensity, the number of dwelling units and the residential density need to be specific and updated for the proposed number of units, land area, and new building typology;
    f. Under Planning Area 6 in Bulk and Area Regulations, please ensure the land area per dwelling unit calculation is still correct and the new proposal meets this requirement;
    g. Under Planning Area 6 in Bulk and Area Regulations, it is not required for you to put a height limit measured in terms of feet, but if we are to enforce that requirement it would need a unit of measurement attached to "42";

2. All conditions of approval from the previously approved R-PZD 07-2452 Links at Fayetteville shall apply.

3. Existing tree preservation easements that need to be vacated to accommodate the proposed development must be vacated prior to Large Scale Development approval.

4. A traffic study may be required for this project before Large Scale Development approval.

5. Approval of this PZD modification does not grant approval of the development details for the project. The proposed apartment buildings will be required to be reviewed for compliance with all Unified Development Code requirements as part of the standard development review process. Development improvements include but will not be limited to new street trees along Rupple Road.

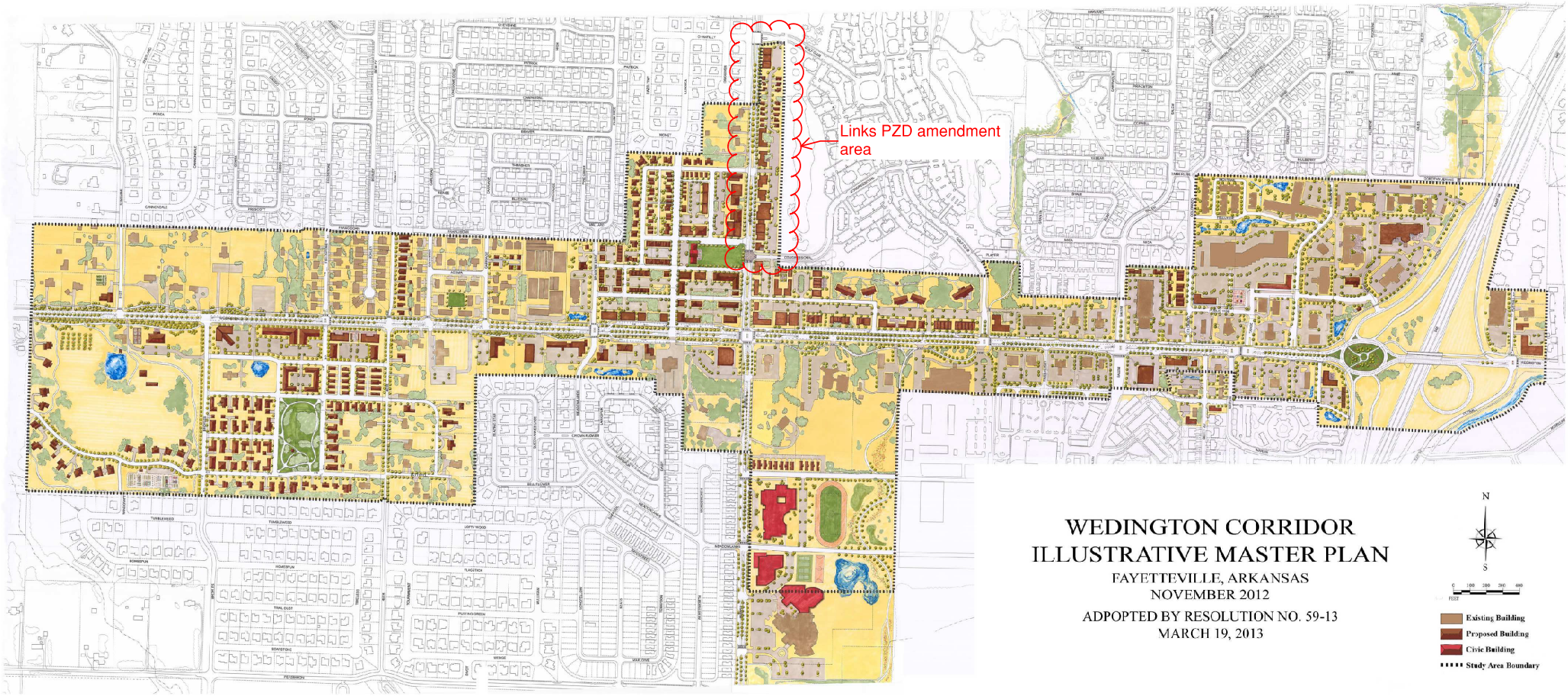
PLANNING COMMISSION ACTION:	**Required**	**YES**
Date: November 13, 2018	❒ **Tabled**	☒ **Forwarded** ❒ **Denied**
Motion: Sharp	Motion to forward with recommendation of approval with added conditions (see below) and staff conditions	
Second: Autry	Motion passes	
Vote: 4-3-0		

BUDGET/STAFF IMPACT:
None

Attachments:

- Wedington Corridor Illustrative Plan
- Applicant's letter request
- Amended sections of PZD booklet
- Proposed PZD master plan amendment
- One Mile Map
- Close Up Map
- Current Land Use

Added conditions by PC:
-Vehicular access point must be added somewhere between Congressional Road and Golf Club Drive
-Buildings must be oriented towards the street



WEDINGTON CORRIDOR
ILLUSTRATIVE MASTER PLAN

FAYETTEVILLE, ARKANSAS
NOVEMBER 2012

ADOPTED BY RESOLUTION NO. 59-13
MARCH 19, 2013

N
S

0 100 200 400
FEET

Existing Building
Proposed Building
Civic Building
Study Area Boundary

WRITTEN DESCRIPTION

The Links at Fayetteville Commercial Properties, A Limited Partnership (hereinafter "The Links") would like to amend the original 2007 PUD to add Use Unit 26 to the Marketplace District and would like to add the attached elevations to the approved elevations allowable within The Links at Fayetteville PUD.

In addition to the additional use unit and elevation, The Links requests an increased density necessary to construct up to 240 multi-family units comprising 8 buildings along the undeveloped property it owns to the east of Rupple Road between Congressional Drive and Golf Club Drive.

This land has remained vacant for over eleven (11) years and The Links would like to utilize the property to its highest and best use. In order to best utilize the property, The Links requests the City vacate certain Tree Preservation Easements, in return for the on-site protection of an equal area which contains higher priority trees located within the original Links at Fayetteville PUD.

A) Current Ownership
The current ownership of the property is The Links at Fayetteville, A Limited Partnership.

B) Scope of Project
The Links at Fayetteville is designed around the idea that density, variety and walk-ability in a modern development can be achieved while preserving 68% of the community in green areas such as a golf course, ponds, tree preservation area, park dedication, and trail corridor. Organically situated within this natural setting, The Links at Fayetteville anticipates the range of residential, entertainment, service and recreation opportunities that will be attractive to all citizens in the population of Northwest Arkansas. Keeping the greater Fayetteville community in mind, The Links at Fayetteville offers an affordable, upscale housing area with amenities in walking distance. The Links at Fayetteville vision of a first class community goes hand in hand with the vision of Northwest Arkansas.

Overall Summary of Density

Non-Residential uses	120,888	SF
Residential units	~~1258~~ **1,380**	units
Recreational buildings	16388	SF

C) General Project Concept
1) Street and Building Layout
The site plan for The Links at Fayetteville has been designed as a community development that provides pedestrian access to its abundance of amenities. This goal is achieved by providing interior public streets that extend from the perimeters of the site and converge to a central "Town Center" destination.

A "streetscape" is developed by reducing building setbacks along the curvilinear public streets providing wider sidewalks, parallel parking, and street trees. Direct access from most residential units to the sidewalks encourages the use of the street and its pedestrian opportunities.

Traditional parking lots are positioned behind the buildings so they are screened from the public streets. Mixtures of buildings are provided along the public streets and have been positioned so no identical building will be directly across from each other.

The public streets proposed all lead to a central "Town Center" were mixed use development will be provided including restaurants, retail, and office space. The layout is a typical town square that creates a destination spot for the community.

2) Site Plan Showing Proposed Improvements
Proposed improvements to the city include the dedication of over 17 acres of wooded and open green space to the Parks Department including many large canopy trees. Other

Planning Area I - Market District

The Market Area is designed to encourage the functional grouping of these commercial and retail enterprises catering to the residents of the surrounding area. Banks and restaurants will be located within easy walking distance of the residents not only of The Links at Fayetteville, but also within walking or short commute distance for the surrounding area. This area is strategically positioned along the Arterial corridor of Weddington Road and Rupple Road, so this it may provide visibility and accessibility to the surrounding area. Additionally, there will be limited access to Weddington Road and Rupple Road.

(a) **Permitted Uses**

Unit 1 City wide uses
Unit 5 Government facilities
Unit 12 Offices, studios and related services
Unit 13 Eating places
Unit 15 Neighborhood shopping goods
Unit 16 Shopping goods
Unit 19 Commercial recreation, small sites
Unit 25 Professional offices
Unit 26 Multifamily Residential

(b) **Conditional Uses**

Unit 2 City wide uses by conditional use permit
Unit 14 Hotel, Motel, and amusement facilities
Unit 17 Trades and Services
Unit 24 Home Occupation
Unit 34 Liquor store
Unit 35 Outdoor music establishment

(c) **Residential Density and Non-residential Intensity**

Planning area acreage: 7.82 acres
Number of Dwelling Units: None
Non-Residential square feet: 78,200
Residential Density: NA
Non-residential Intensity (square feet/acre): 10,000

Bulk and Area Regulations

(d)	Min Lot width	none		
(e)	Min Lot area	none		
(f)	Land Area per dwelling unit:	NA		
(g)	Min Front Setback	~~20~~	~~feet~~	**None**
	Min Side Setback	10	feet	

A-4.1 EXTERIOR ELEVATION at FRONT
Scale : 1/8"=1'-0"

2 A-4.1 EXTERIOR ELEVATION at SIDE
Scale : 1/8"=1'-0"

3 A-4.1 EXTERIOR ELEVATION at SIDE
Scale : 1/8"=1'-0"

4 A-4.1 EXTERIOR ELEVATION at REVERSE
Scale : 1/8"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

FUGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT AIA
479-521-6686

DESCRIPTION
PROJECT
CITY & STATE

PRELIMINARY NOT FOR CONSTRUCTION

A-4.1
July 21, 2015

Planning Area VI Parkway Town Homes

The parkway town homes will provide an element of property ownership to the overall planned zoning district. The parkway town homes are strategically positioned between the proposed multi-family uses and the single family uses to the west. The town homes are planned to include two-story traditional town home dwellings with bed-rooms upstairs and living areas down stairs. The Parkway town homes are built adjoining each other but are sold separately.

(a) **Permitted Uses**

Unit 1 City wide uses
Unit 9 Two family dwellings
Unit 10 Three family dwellings
Unit 26 Multi family dwellings

(b) **Conditional Uses**

Unit 24 Home Occupation

(c) **Residential Density and Non-residential Intensity**

Planning area acreage: 5.28 acres
Number of Dwelling Units: ~~75~~ **per PUD Maximum**
Non-Residential square feet: N/A
Residential Density: 15 units/acre
Non-residential Intensity (square feet/acre): NA

Bulk and Area Regulations

(d) Min Lot width 16
(e) Min Lot area 500 sq ft
(f) Land Area per Dwelling Unit: 2000 sq ft
(g) Facing on to Rupple Road
Min Front Setback ~~10 ft~~ **None**
Min Side Setback none
Min Rear Setback none

(h) Buildings are to be ~~2~~ **3** stories with a maximum building height of ~~35~~ **42**
(i) ~~The proposed town homes will either be sold has a horizontal property regime or lots will be created over the building footprint, in which case 100% of the lot will be occupied by the building.~~

EXTERIOR ELEVATION at FRONT

EXTERIOR ELEVATION at SIDE

EXTERIOR ELEVATION at SIDE

EXTERIOR ELEVATION at REVERSE

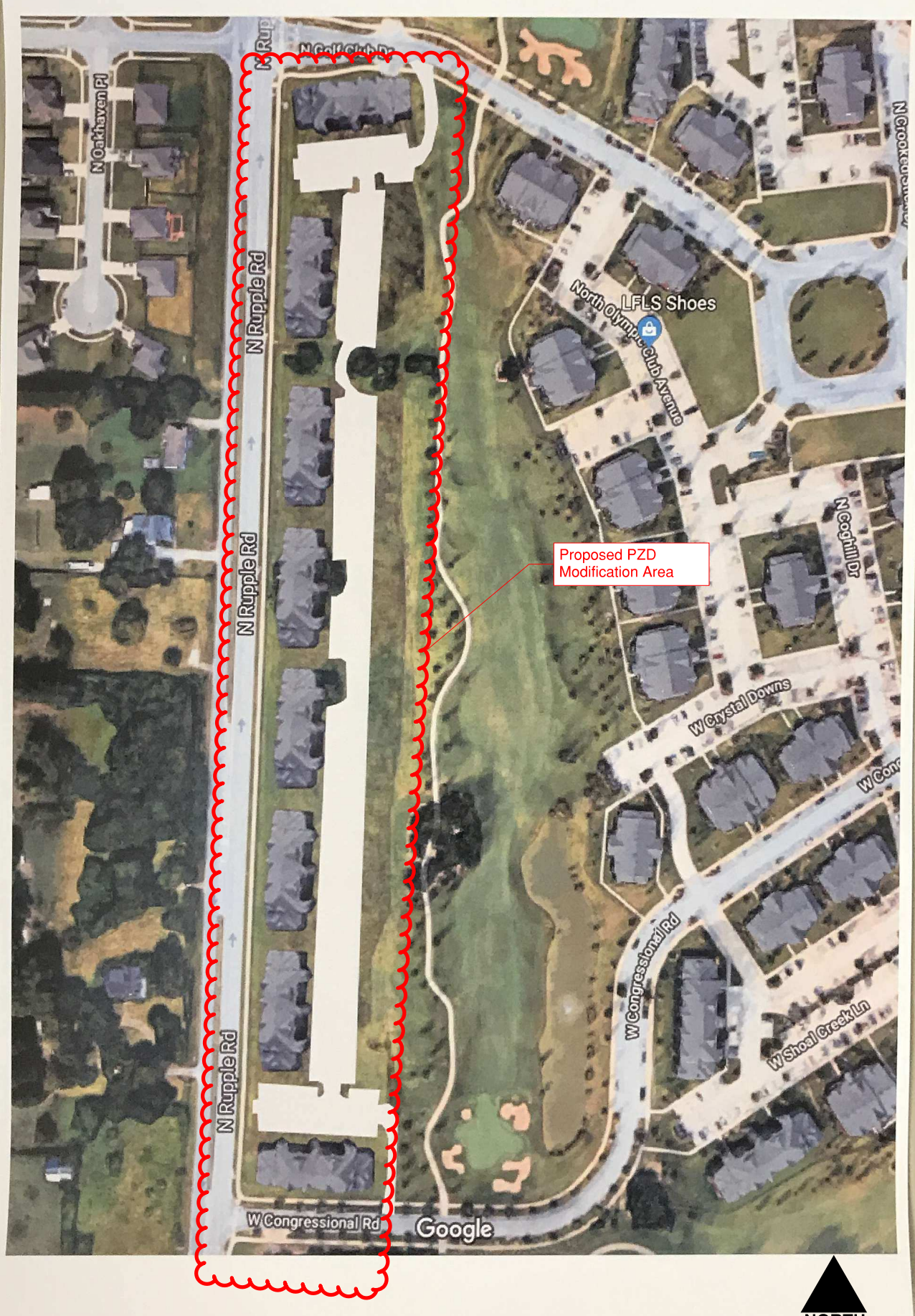
PRELIMINARY NOT FOR CONSTRUCTION

F UGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT AIA

DESCRIPTION
PROJECT
CITY & STATE

PRELIMINARY NOT FOR CONSTRUCTION

A-4.1

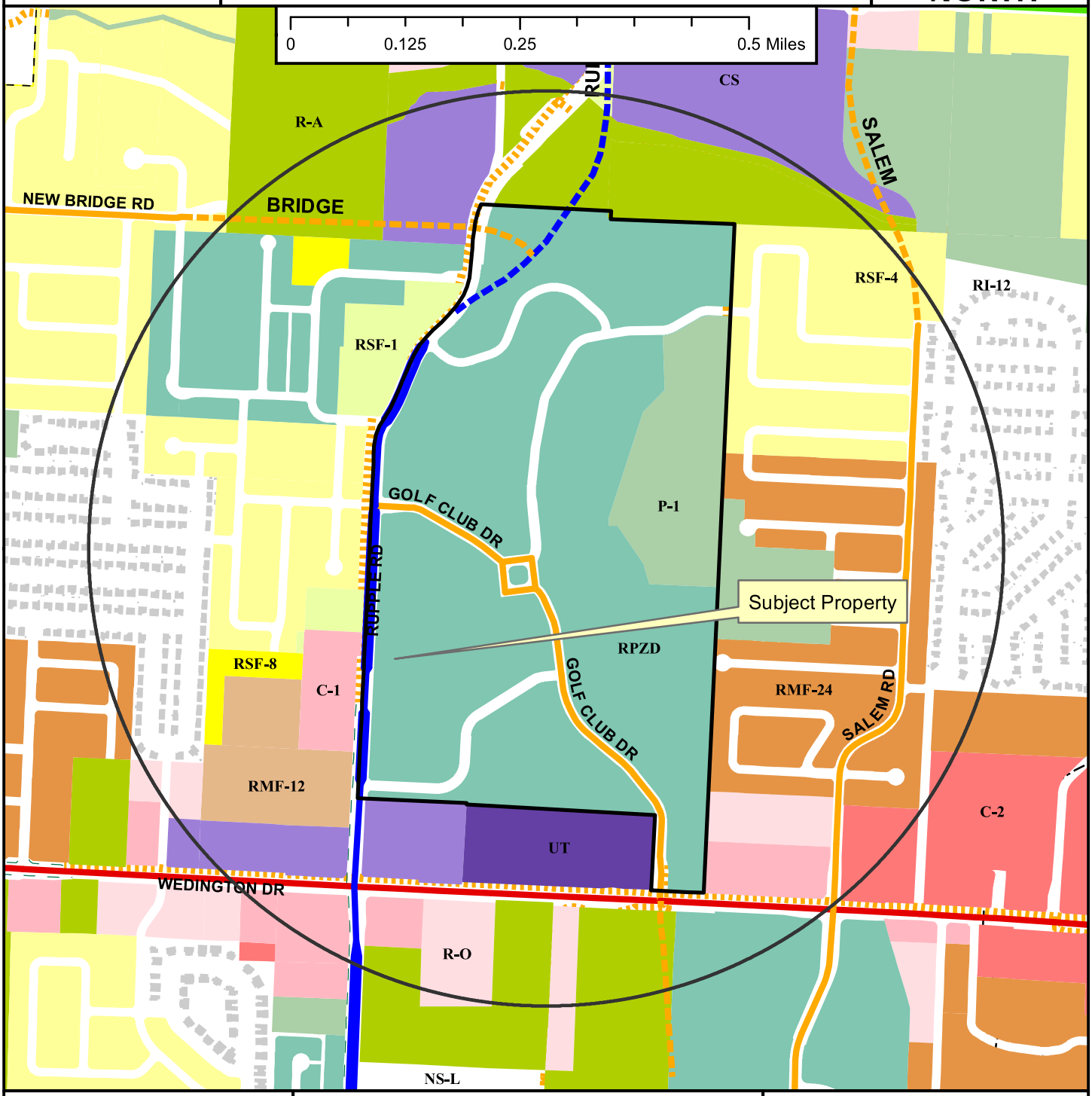

N Oakhaven Pl
N Rupple Rd
N Rupple Rd
N Rupple Rd
N Rupple Rd
N Golf Club Dr
LFLS Shoes
North Olympic Club Avenue
N Crooked Stick Dr
N Coghill Dr
Proposed PZD
Modification Area
W Crystal Downs
W Congressional Rd
W Congressional Rd
W Shoal Creek Ln
Google
NORTH

ADM18-6377

One Mile View

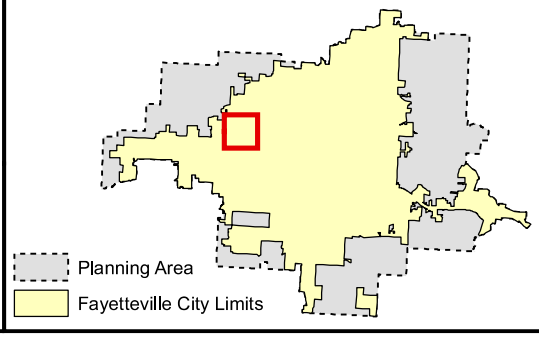
THE LINKS PZD AMENDMENT

NORTH



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Building Footprint



Zoning

RESIDENTIAL SINGLE-FAMILY
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RT-12 Residential Two and Three-family
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

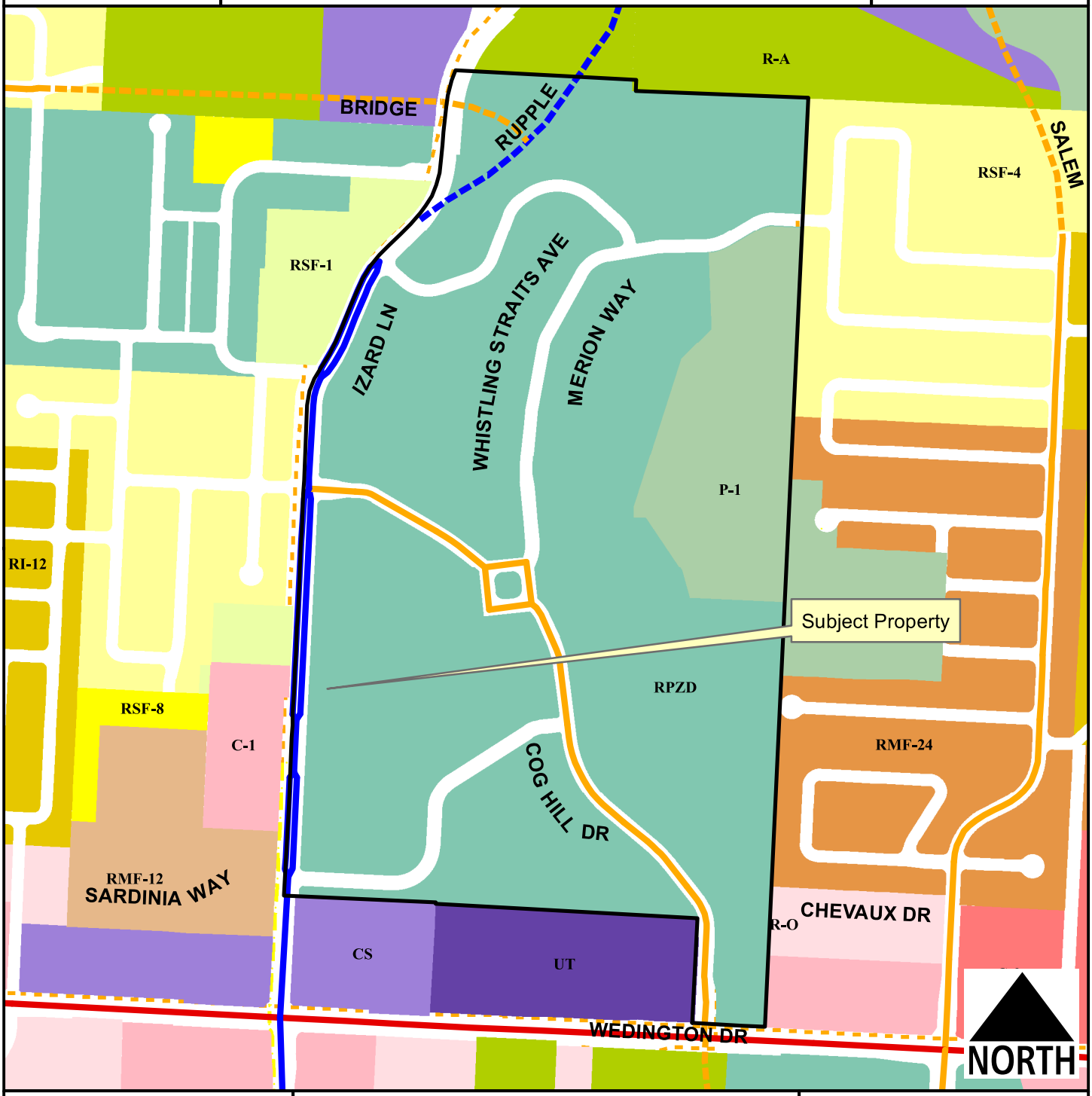
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

ADM18-6377

Close Up View

THE LINKS PZD AMENDMENT



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint

Feet

0 220 440 880 1,320 1,760

1 inch = 600 feet

- Residential-Agricultural
- RSF-1
- RSF-4
- RSF-8
- RI-12
- RMF-12
- RMF-24
- Residential-Office
- C-1
- C-2
- Urban Thoroughfare
- Community Services
- Commercial, Industrial, Residential
- P-1

ADM18-6377

Current Land Use

THE LINKS PZD AMENDMENT

NORTH

Streets Planned
MSP Class
- COLLECTOR
- PRIN ARTERIAL PKWY

Streets Existing
MSP Class
- COLLECTOR
- PRIN ARTERIAL PKWY
- PRINCIPAL ARTERIAL
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 220 440 880 1,320 1,760

1 inch = 600 feet

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway