PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT
AGENDA
ROSE ROOM
CREEKMORE PARK COMMUNITY CENTER
5:30 P.M.
FEBRUARY 10, 2015

I. ROLL CALL

II. APPROVAL OF MINUTES FROM JANUARY 13, 2015

III. STAFF COMMENTS AND PROCEDURES

1. Preliminary Plat – Arkansas Health Education College – Lot 1 – Mickle-Wagner-Coleman

2. Final Plat – Arkansas Health Education College – Lot 1 – Mickle-Wagner-Coleman

3. Conditional Use #1-2-15; A request by Danny Johnson, agent for the Fort Smith School District, for a conditional use for a pick-up/drop-off lane with canopy cover at front of Trusty Elementary School located at 3300 Harris Avenue. (companion item to item #5)

RECESS PLANNING COMMISSION
CONVENE BOARD OF ZONING ADJUSTMENT

4. Variance #5-2-15; A request by Terry Burruss, agent for Jim Meadows, for a variance from Section 27-704(2)(e) to allow for two (2) fifty (50) square foot signs located at 9505 Chad Colley Boulevard.

5. Variance #6-2-15; A request by Danny Johnson, agent for the Fort Smith School District, for a variance from 25 feet to 8 feet front yard setback located at 3300 Harris Avenue. (companion item to item #3)

623 Garrison Avenue
P.O.Box 1908
Fort Smith, Arkansas 72902
(479) 784-2216
FAX (479) 784-2462

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PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT
MINUTES
ROSE ROOM
CREEKMORE PARK COMMUNITY CENTER
5:30 P.M.
JANUARY 13, 2015

On roll call, the following Commissioners were present: Brandon Cox, Marshall Sharpe, Rett Howard, Michael Redd, Jennifer Parks, Richard Spearman, Don Keesee and Vicki Newton. Commissioner Bob Cooper, Jr. was absent.

Chairman Sharpe called for the vote on the Planning Commission minutes from the December 9, 2015, meeting. Motion was made by Commissioner Parks, seconded by Commissioner Howard and carried unanimously to approve the minutes as written.

Mr. Wally Bailey spoke on the procedures.

1. **UDO Amendments**

   Mr. Wally Bailey stated that staff is proposing the following two (2) amendments to the Unified Development Ordinance.

   1) An editorial change correcting the lettering for Section 27-330-7. Mr. Bailey asked that this item be withdrawn and not voted upon.
   2) An amendment adding a setback exception to 27-404 (C) allowing residential lots platted prior to the effective date of the UDO the option to use the 15' exterior side yard setback which was the exterior side yard setback for residential lots prior to the adoption of the UDO. Subdivisions platted before the UDO have difficulty meeting the increased exterior side yard setback requirements. Mr. Bailey provided the Planning Commission with a revised amendment and asked that they vote on the revised amendment. The revised amendment read as follows: "Residentially platted property prior to the effective date (August 12, 2009) of the UDO is permitted to use the 15' exterior side yard setback. This exemption does not include multifamily developments."

   Following a discussion by the Commission, the revised amendment to Section 27-404 (C) was approved by a vote of 8 in favor and 0 opposed.

2. **A request by Bill Browder for a Master Land Use Plan Amendment from Extra Territorial Jurisdiction Low Density Residential to Residential Attached located at 8225 and 8227 Texas Road. (companion item to item #3)**

3. **Rezoning #1-1-15; A request by Bill Browder for a zone change from Extra Territorial Jurisdiction Open-1 (ETJ O-1) to Residential Single Family Duplex Medium/High Density (RSD-3) by Classification located at 8225 and 8227 Texas Road. (companion item to item #2)**

   Ms. Maggie Rice read the staff reports indicating that the purpose of these requests is to facilitate a request by the property owner to annex the property into the City of Fort Smith.

   A neighborhood meeting was held on Friday, January 2, 2015, at 4:00 p.m. on site. Four (4) surrounding property owners were present at the neighborhood meeting with no objections to the proposed project.

   Mr. Bill Browder was present to speak on behalf of these requests.

   No one was present to speak in opposition to these requests.

   Following a discussion by the Commission, motion was made by Commissioner Spearman, seconded by Commissioner Howard and carried unanimously to amend this request to make approval subject to the Board of Director's approval of the petition to annex this property.

   Chairman Sharpe then called for the vote on these requests as amended.

2. **A request by Bill Browder for a Master Land Use Plan Amendment from Extra Territorial Jurisdiction Low Density Residential to Residential Attached located at 8225 and 8227 Texas Road. (companion item to item #3)**

   The vote on the Master Land Use Plan Amendment as amended was 8 in favor and 0 opposed.

3. **Rezoning #1-1-15; A request by Bill Browder for a zone change from Extra Territorial Jurisdiction Open-1 (ETJ O-1) to Residential Single Family Duplex Medium/High Density (RSD-3) by Classification located at 8225 and 8227 Texas Road. (companion item to item #2)**

The vote on the rezoning request as amended was 8 in favor and 0 opposed.

RECESS PLANNING COMMISSION
CONVENE BOARD OF ZONING ADJUSTMENT

4. **Variance #2-1-15; A request by Lucious Arter for a variance from 30 feet to 2.5 feet exterior side yard setback; from 7.5 feet to 5.8 feet interior side yard setback and from 10 feet to 9 feet rear yard setback located at 1525 North 43rd Street.**

   Ms. Brenda Andrews read the staff report indicating that the purpose of this request is to allow for the future construction of a bedroom addition to the north side of the residence. Ms. Andrews noted that the applicant has resolved the setback issues for the detached garage under construction in the backyard and, therefore, the variance from 7.5 feet to 5.8 feet interior side yard setback and from 10 feet to 9 feet rear yard setback will not be required. Ms. Andrews also noted an e-mail/memorandum from Stan Snodgrass about the potential future widening of North "O" Street.

   Mr. Lucious Arter was present to speak on behalf of this request.

   No one was present to speak in opposition to this request.

   Following a discussion by the Commission, motion was made by Commissioner Keesee, seconded by Commissioner Parks and carried unanimously to amend this request for the variance request for the exterior side yard setback against North "O" Street and to make the approval subject to all construction complying with the submitted site plan. All changes or amendments to the submitted development plan being permitted but limited to those described in Section 27-329-8 of the UDO. Any changes greater than those described in this section will require Planning Commission approval.

   Chairman Sharpe then called for the vote on the variance request for the exterior side yard setback as amended. The vote was 6 in favor and 2 opposed (Howard and Cox).

5. **Variance #3-1-15; A request by Galen Hunter, agent for Fort Smith Public Schools, for a variance from Section 27-602-4 (C) (screening of rooftop mechanical equipment) located at 3415 Newlon Road.**

   Mr. Wally Bailey read the staff report indicating that the purpose of this variance request is to allow the rooftop mechanical units to be unscreened from adjoining properties and street right-of-way.

Mr. Galen Hunter was present to speak on behalf of this request.

No one was present to speak in opposition to this request.

Following a discussion by the Commission, motion was made by Commissioner Howard, seconded by Commissioner Spearman and carried unanimously to amend this request to make approval subject to all units with exposed ducts and the kitchen exhaust being screened.

Chairman Sharpe then called for the vote on the variance request as amended. The vote was 8 in favor and 0 opposed.

6. **Variance #4-1-15; A request by Ryan Zaloudik, agent for Clear Channel Outdoor, for a variance from 300 square feet to 378 square feet maximum size of a sig located at 4898 Rogers Avenue (4900 Rogers Avenue)**

Ms. Brenda Andrews read the staff report indicating that the purpose of this variance request is to allow the applicant to increase the size of the west side of an existing static sign face. Ms. Andrews stated that the east face of the sign received a variance in October of 2014 (#30-10-14). Ms. Andrews also noted that the proposed larger sign would face west towards the residential area.

Ms. Andrews stated that a neighborhood meeting was held on Monday, January 5, 2015, at 1100 South "D" Street with no neighboring property owners in attendance.

Mr. Ryan Zaloudik, representing Clear Channel Outdoor, was present to speak on behalf of this request.

Mr. David Harris, 2025 South "V" Street, spoke in opposition to this request.

Following a discussion by the Commission, Chairman Sharpe called for the vote on the variance request. The vote was 6 opposed, 1 in favor (Spearman) and 1 abstention (Redd). The variance request was denied.

Meeting Adjourned!

SUBDIVISION COMMENTS
February 10, 2015

1. **Arkansas Health Education College, Lot 1 - Preliminary Plat, Mickle-Wagner-Coleman**

Zoning Designation:	Planned Zoning District (PZD)
Land Use:	The PZD approved January 6, 2015, allows a mixture of land uses that that will accommodate the development of the Arkansas College of Osteopathic Medicine, campus facilities, and supporting facilities.
Proposed Use:	College facilities and associated supporting facilities.

Staff recommends approval with the following conditions:

1) The developer must agree to meet all franchise and City utility easement requirements.

2) The preliminary and final plat must comply with the city's Subdivision Design and Improvement Standards and the Standard Specifications for Public Works Construction.

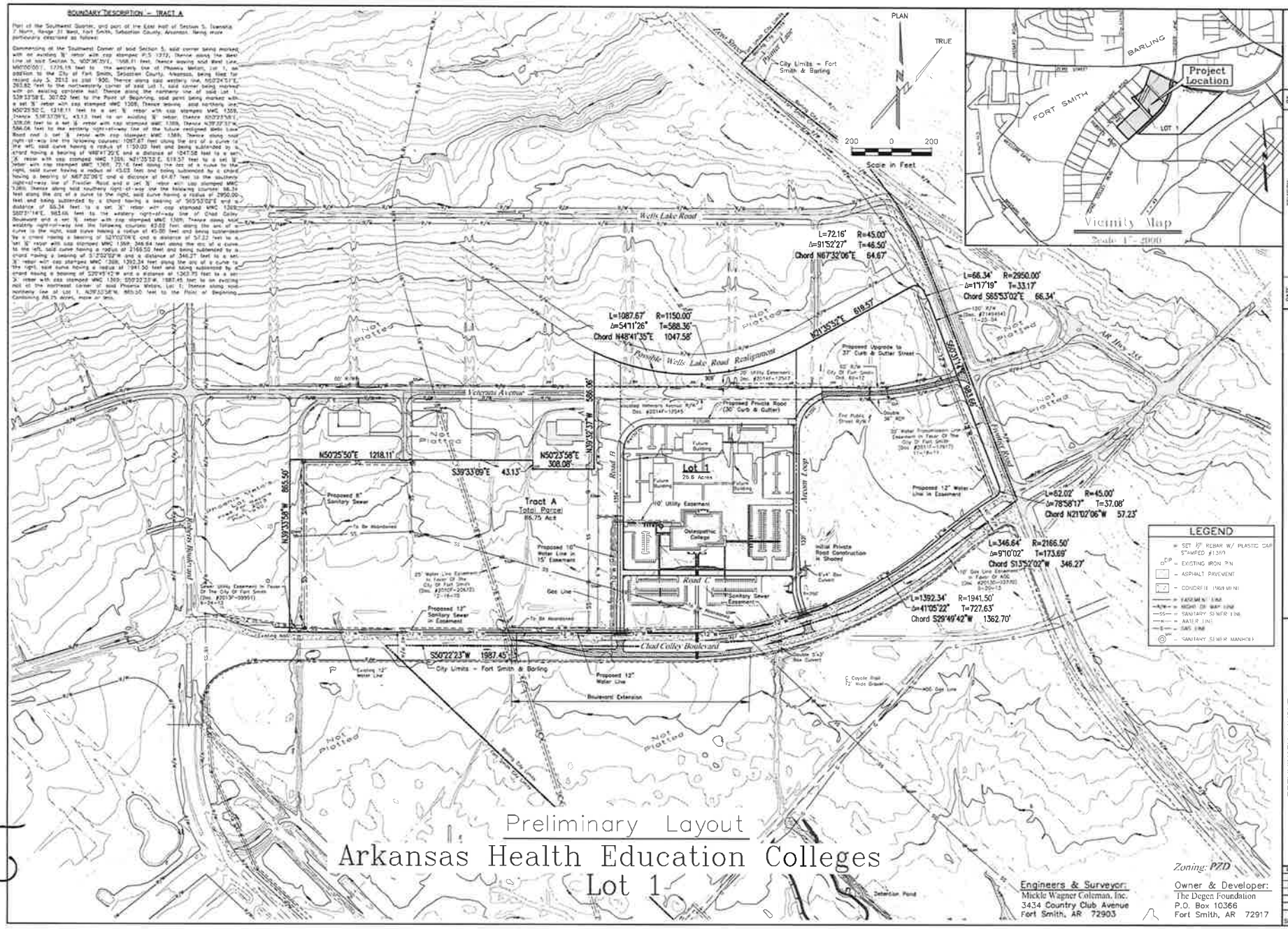
2. **Arkansas Health Education College, Lot 1 – Final Plat, Mickle-Wagner-Coleman**

Zoning Designation:	Planned Zoning District (PZD)
Land Use:	The PZD approved January 6, 2015, allows a mixture of land uses that that will accommodate the development of the Arkansas College of Osteopathic Medicine, campus facilities, and supporting facilities.
Proposed Use:	College facilities and associated supporting facilities.

We recommend approval of the final plat with the following condition:

After all required approvals of the plat and the affixing of all required signatures on the original tracing and other copies and associated documents, the plat will be filed with the county recorder.

1, 2


BOUNDARY DESCRIPTION - TRACT A
PLAN
TRUE
Scale in Feet
Project Location
FORT SMITH
BARLING
LOT 1
Vicinity Map
Scale 1" = 2000'
Wells Lake Road
Veterans Avenue
Chad Colley Boulevard
Lot 1
25.6 Acres
Tract A
Total Parcel
86.75 Acre
Not Plotted
L=72.16' R=45.00'
Δ=91°52'27" T=46.50'
Chord N67°32'06"E 64.67'
L=66.34' R=2950.00'
Δ=1°17'19" T=33.17'
Chord S65°53'02"E 66.34'
L=1087.67' R=1150.00'
Δ=54°11'26" T=588.36'
Chord N48°41'35"E 1047.58'
N21°35'52"E 619.57'
N50°25'50"E 1218.11'
S39°33'09"E 43.13'
N50°23'58"E 308.08'
N39°33'58"W 865.50'
N39°32'37"W 586.06'
S50°22'23"W 1987.45'
L=62.02' R=45.00'
Δ=78°58'17" T=37.08'
Chord N21°02'06"W 57.23'
L=346.64' R=2166.50'
Δ=9°10'02" T=173.69'
Chord S13°52'02"W 346.27'
L=1392.34' R=1941.50'
Δ=41°05'22" T=727.63'
Chord S29°49'42"W 1362.70'
LEGEND
SET ½" REBAR W/ PLASTIC CAP STAMPED #1369
EXISTING IRON PIN
ASPHALT PAVEMENT
CONCRETE PAVEMENT
EASEMENT LINE
RIGHT OF WAY LINE
SANITARY SEWER LINE
WATER LINE
GAS LINE
SANITARY SEWER MANHOLE
Preliminary Layout
Arkansas Health Education Colleges
Lot 1
Zoning: PZD
Engineers & Surveyor:
Mickle Wagner Coleman, Inc.
3434 Country Club Avenue
Fort Smith, AR 72903
Owner & Developer:
The Degen Foundation
P.O. Box 10366
Fort Smith, AR 72917
MICKLE WAGNER COLEMAN
Engineers-Consultants-Surveyors
3434 Country Club Ave.
P.O. Box 1507
Fort Smith, Arkansas
(479) 649-8484
Fax: (479) 649-8486
info@mwc-engr.com
PRELIMINARY LAYOUT
ARKANSAS HEALTH EDUCATION COLLEGE
LOT 1
FORT SMITH, SEBASTIAN COUNTY, ARKANSAS
SHEET 1 OF 1

12

PLAT CERTIFIED CORRECT:

Douglas Roy Whitlock
Professional Surveyor
Arkansas No. 1359

PLANNING COMMISSION APPROVAL

Date . . . . . .

Chairman . . . . . .

Secretary . . . . . .

FILED FOR RECORD this . . . . . Day of . . . . . .
20 . . . . at . . . . . O'clock . . . . M.
Clerk and Ex-Officio Recorder

By . . . . . .

THIS PLAT FILED for the purpose of placing on record

Arkansas Health Education Colleges – Lot 1

The right-of-way as shown on this plat is hereby dedicated to the City of Fort Smith ("City") for public use. The easements known on this plat are hereby dedicated to the City for utility, drainage, access and other purposes. Any easement designated as a "utility easement" is dedicated to the City for the installation, operation and maintenance of City owned utilities and utilities, including cable TV, operated by utility companies having a franchise agreement with the City. The City and City franchised utility companies shall have access through and along designated easements for their personnel and equipment at all times with the authority to cut down and keep trimmed from the dedicated easements trees, hedges and shrubs that may interfere with or endanger such utilities. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within, the dedicated easement shall be provided.

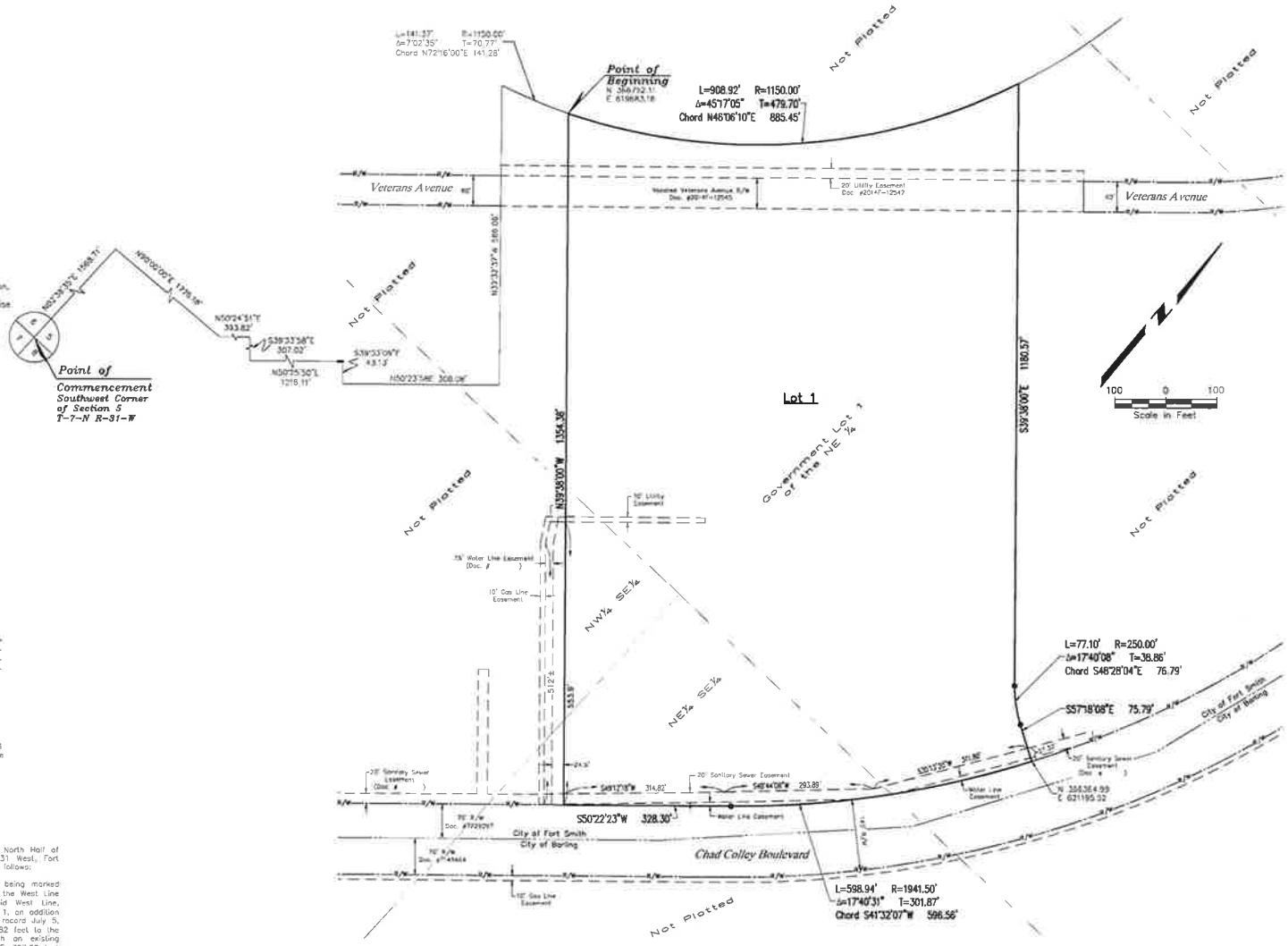
ALLOTTERS: **The Degen Foundation**

STATE OF ARKANSAS
COUNTY OF SEBASTIAN: Sworn and subscribed before me this . . . . . Day of . . . . . .
Notary Public . . . . . .
My Commission Expires . . . . . .

LEGEND

U.E.	Utility Easement	- - - - - - - - - -
Drg. Easmt.	Drainage Easement	- - - - - - - - - -
S.S. Easmt.	Sanitary Sewer Easement	- - - - - - - - - -
R/W	Right-of-Way	——R/W——

NOTES:
1. 1/2" Rebar Set At Property Corners.
2. All Right of Way Return Radii Are To Be 25.0'.
3. All Distances Along Curves Are Chord Distances Unless Otherwise Noted.
4. Basis of Bearings: Bearings are Grid, AR North Zone, NAD83
5. Basis of Coordinates: Coordinates are NAD83, Arkansas State Plane, North Zone, U.S. Feet



Arkansas Health Education Colleges
Lot 1

A Part of Government Lot 1 of the Northeast Quarter, and part of the North Half of the Southeast Quarter, all in Section 5, Township 7 North, Range 31 West, Fort Smith, Sebastian County, Arkansas

MICKLE-WAGNER-COLEMAN, INC.
Engineers Surveyors Consultants
P.O. Box 1507 Fort Smith, Arkansas
Scale: 1" = 100' January 2015

Owner & Developer
The Degen Foundation
P.O. Box 10366
Fort Smith, AR 72917

BOUNDARY DESCRIPTION

Part of Government Lot 1 of the Northeast Quarter, and part of the North Half of the Southeast Quarter, all in Section 5, Township 7 North, Range 31 West, Fort Smith, Sebastian County, Arkansas. Being more particularly described as follows:

Commencing at the Southwest Corner of said Section 5, said corner being marked with an existing ½" rebar with cap stamped PLS 1272; Thence along the West Line of said Section 5, N02°38'35"E, 1558.71 feet; Thence leaving said West Line, N50°00'00"E, 1776.18 feet to the westerly line of Phoenix Metals, Lot 1, an addition to the City of Fort Smith, Sebastian County, Arkansas, being filed for record July 5, 2013 as plat 1930; Thence along said westerly line, N50°24'51"E, 393.82 feet to the northwesterly corner of said Lot 1, said corner being marked with an existing concrete nail; Thence along the northerly line of said Lot 1, S39°33'58"E, 307.02 feet to an existing ½" rebar with cap stamped MWC 1369; Thence leaving said northerly line, N50°25'50"E, 1218.11 feet to an existing ½" rebar with cap stamped MWC 1369; Thence S39°33'09"E, 43.13 feet to an existing ½" rebar; Thence N50°23'58"E, 308.08 feet to an existing ½" rebar with cap stamped MWC 1369; Thence N39°32'37"W, 588.08 feet to an existing 1/2" rebar with cap stamped MWC 1369; Thence 141.37 feet along the arc of a curve to the left, said curve having a radius of 1150.00 feet and being subtended by a chord having a bearing of N72°16'00"E and a distance of 141.28 feet to the Point of Beginning; Thence 908.92 feet along the arc of a curve to the left, said curve having a radius of 1150.00 feet and being subtended by a chord having a bearing of N46°06'10"E and a distance of 885.45 feet; Thence S39°38'00"E, 1180.57 feet; Thence 77.10 feet along the arc of a curve to the left said curve having a radius of 250.00 and being subtended by a chord having a bearing of S48°28'04"E and a distance of 76.79 feet; Thence S57°18'08"E, 75.79 feet to a point on the westerly right-of-way line of Chad Colley Boulevard; Thence 598.94 feet along the arc of a curve to the right in said right-of-way line, said curve having a radius of 1941.50 feet and being subtended by a chord having a bearing of S41°32'07"W and a distance of 596.56 feet to an existing 1/2" rebar with cap stamped MWC 1369; Thence continuing along said right-of-way line, S50°22'23"W, 328.30 feet; Thence N39°38'00"W, 1354.38 feet to the Point of Beginning. Containing 26.62 acres, more or less.

Conditional Use

Memo

To: City Planning Commission

From: Planning Staff

Date: February 2, 2015

Re: Conditional Use #1-2-15 - A request by Danny Johnson, agent for the Fort Smith School District, for Planning Commission consideration of a Conditional Use request to develop a drop-off and pick-up lane and canopy at 3300 Harris Avenue (Companion to item #5)

PROPOSED CONDITIONAL USE

Approval of the conditional use and companion variance application will allow construction of a pick-up/drop-off lane and canopy cover located on Harris Avenue for Trusty Elementary School. The canopy will provide protection from the weather while picking up and dropping off children at the school.

LOT LOCATION AND SIZE

The subject property is on the south side of Harris Avenue between North 32nd Street and High Street. The tract contains an approximate area of 3.7 acres with approximately 440 feet of street frontage along Harris Avenue, 415 feet of street frontage along North 32nd Street, and 300 feet of street frontage along High Street.

EXISTING ZONING

The existing zoning on this tract is Residential Multifamily Medium Density (RM-3). Characteristics of this zone are as follows:

Purpose:

To provide for medium density attached homes, including multi-unit residential buildings in areas where such development already exists or is planned for the future. The RM-3 zoning district is appropriate in urban areas within the Residential Attached, Mixed Use Residential, Mixed Use Employment, Commercial Neighborhood, and General Commercial Land use categories of the Master Land Use Plan.

Permitted Uses:

Single-family, duplex dwellings, multifamily (apartment and condominiums), community residential facility, family and neighborhood group homes and retirement housing are examples of permitted uses.

3A

Conditional Uses:

Assisted living, bed and breakfast inn, dormitory, sorority, fraternity, rooming or boarding house, commercial communication towers, amateur radio transmitting towers, community recreation center, golf course, utility substation, country club, parks, college, primary and secondary schools, preschool, nursery schools, police and fire stations, daycare homes, senior citizen center, churches and rectory, convent, monastery are examples of uses permitted as conditional uses.

Area and Bulk Regulations:

Minimum Lot Size – 6,500 square feet
Maximum Density – 20 Dwelling Units/Acre
Minimum Lot Width at Building Line – 60 feet
Minimum Street Frontage – 20 feet
Front Yard Setback - 25 feet
Side Yard on Street Side of Corner Lot - 15 feet
Side Yard Setback – 7.5 feet
Rear Yard Setback - 10 feet
Side/Rear adjacent to RS district/development – 30 feet
Minimum building separation – 10 feet

Maximum Height - 40 feet (1+1)
Maximum Lot Coverage - 65%

SURROUNDING ZONING AND LAND USE

The areas to the north and west are zoned Residential Multifamily Medium Density (RM-3) and are developed as single family residences.

The areas to the south and east are zoned Industrial Light (I-1) and are developed as industrial.

PURPOSE OF CONDITIONAL USE

Certain uses are defined as conditional uses because of the potential harmful effects the use can cause to nearby properties and because the requirements to eliminate harmful effects vary from site to site. In considering conditional uses, the Planning Commission will review the overall compatibility of the planned use with the surrounding property as well as specific items such as screening, parking, and landscaping to make sure that no harmful effects occur to nearby properties.

CONDITIONS FOR A CONDITIONAL USE

All requirements for a Conditional Use must be met before any part of the use may be utilized. If any specific condition is not met, the Conditional Use authorization may be revoked by the City of Fort Smith pursuant to Section 27-314.

Requirements for a Conditional Use must begin to be met within one (1) year of the authorization unless a special time limit has been imposed by the Planning Commission. An extension of time beyond one (1) year or that imposed by the Planning Commission may be granted by the Director one (1) time for up to ninety (90) days.

MASTER LAND USE PLAN COMPLIANCE

The Master Land Use Plan classifies the site as Office, research and Light Industry. Approval of the variance will not conflict with the goals and objectives of the Master Land Use Plan.

SITE DESIGN FEATURES

Ingress/egress/traffic circulation – All employee ingress and egress will continue at the same drive locations on Harris Avenue and High Street

Easement/utilities – The developer must agree to meet all franchise and city utility easement requirements. Additionally, the development must comply with the City's Subdivision Design and Improvement Standards and the Standard Specification for Public Works Construction.

Drainage – No new drainage is proposed or required.

Right-of-way dedication – No new right-of-way dedication is proposed or required.

Landscaping – The plans show the application will retain the existing landscaping and install additional landscaping consisting of trees and shrubbery in front of the building.

Screening – No new screening is proposed or required.

Parking – No additional parking is proposed. However, the proposed drop-off and pick-up lane will eliminate some of the traffic congestion during peak times of the school day.

Signage – No new signage is proposed.

Lighting – No new lighting is proposed.

Setbacks – The proposed canopy will encroach the front yard setback. A companion variance application has been submitted.

Architectural features – The proposed canopy will have brick columns with a metal covering.

STAFF COMMENTS AND RECOMMENDATIONS

A neighborhood meeting was held Thursday February 5, 2015, 4:30 p.m. on site. No neighboring property owners attended the meeting.

Staff recommends approval of the application with the following comment:

Construction must comply with the submitted development plan. Changes or amendments to the submitted development plan are permitted but limited to those described in Section 27-329-8 of the UDO. Any changes greater than those described in this section will require Planning Commission approval.

Conditional Use # 1-2-15

APPLICATION FOR CONDITIONAL USE

Name of Property Owner: FORT SMITH SCHOOL DISTRICT

Name of Authorized Agent (if applicable) DANNY JOHNSON, TIM A. RISLEY & ASSOC.

Legal Description of property included in the conditional use request:

TRUSTY ELEMENTARY SCHOOL, MIDLAND HEIGHTS SUBDIVISION, LOT 2A, BLOCK 41.

Street Address of Property: 3300 HARRIS AVENUE
Fort Smith AR

Existing Zoning Classification:

RM-3

Proposed Zoning Classification (if applicable):

N/A

Describe Proposed Conditional Use Request, including the development of any construction proposed of the property:

ADD A PICK-UP/DROP-OFF LANE WITH CANOPY COVER AT FRONT OF SCHOOL

What amenities are proposed such as landscaping and screening?

NONE

DANNY JOHNSON
Owner or Agent Name (please print)

6101 PHOENIX AVE, CON-ARC #1
Owner or Agent Mailing Address

479-452-2636
Owner or Agent Phone Number

Signed:

Owner

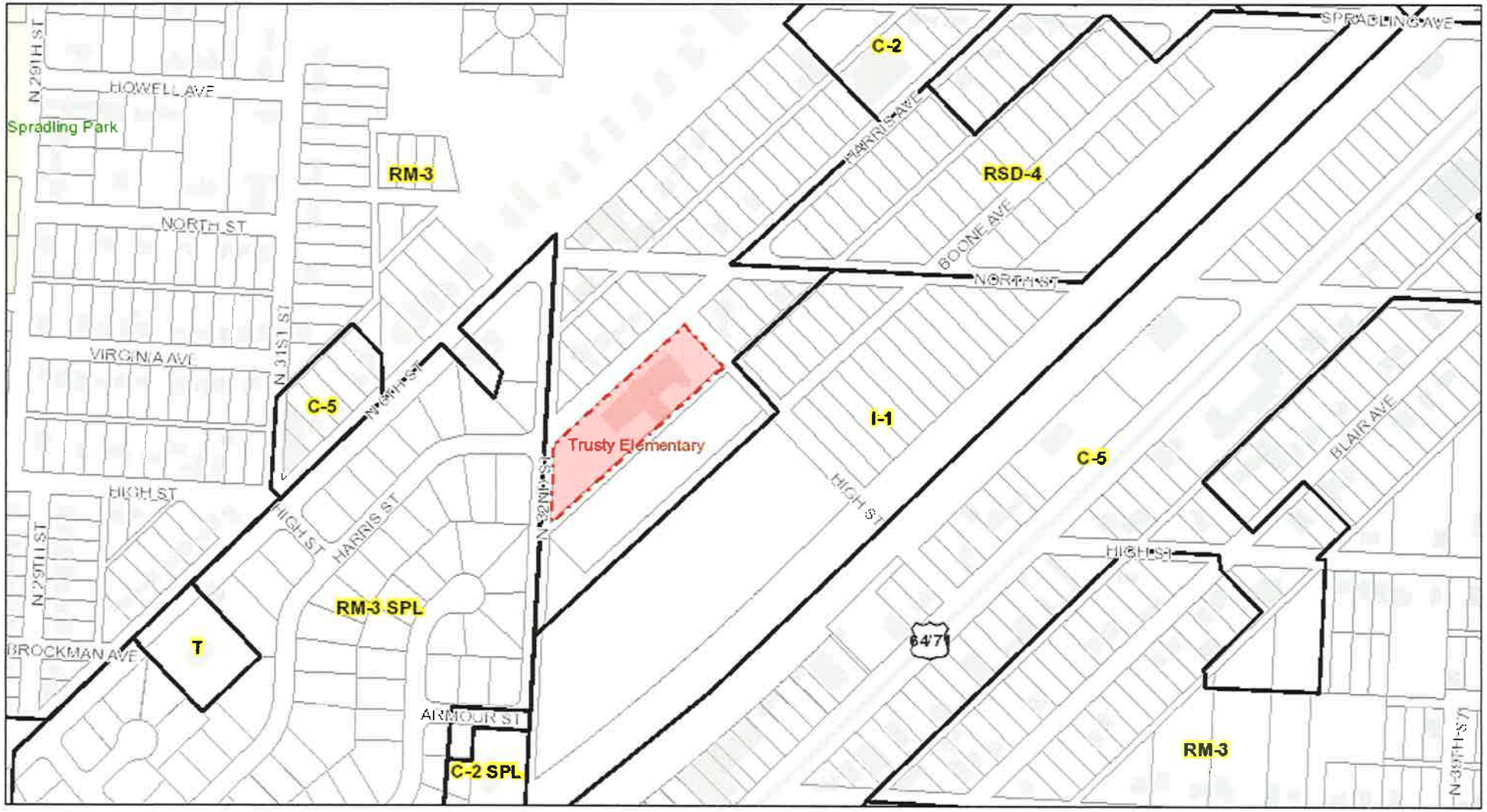
Or

Agent

3D

Conditional Use #1-2-15: Pick-up/Drop-off lane with canopy cover
3300 Harris Avenue

3E



January 22, 2015

Fort Smith City Limts

Zoning

Subdivisions

Building Footprints

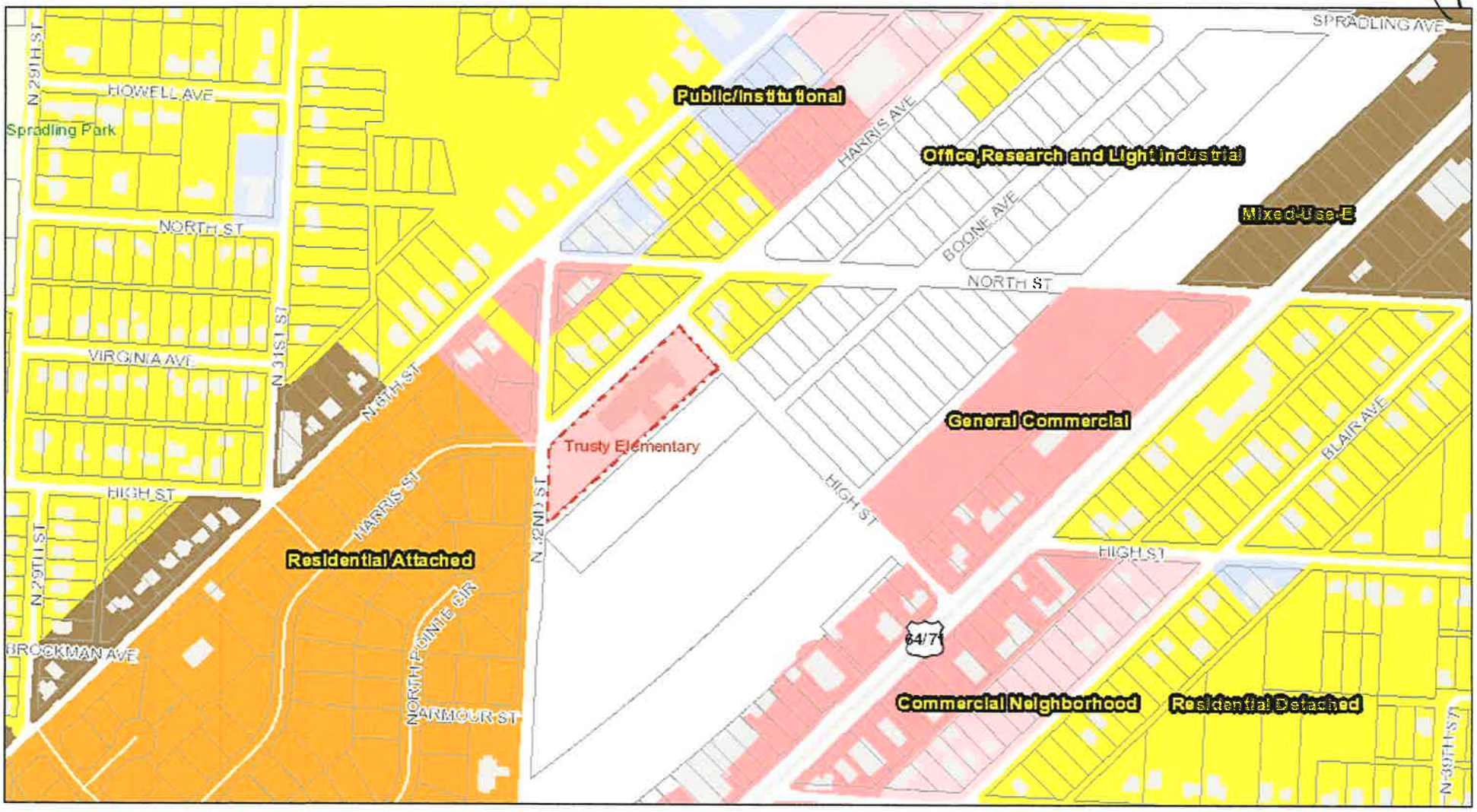
1:4,023

0 0.035 0.07 0.14 ft

0 0.05 0.1 0.2 m

City of Fort Smith GIS
Copyright 2013, City of Fort Smith

Master Land Use Map for Conditional Use and Variance at 3300 Harris Avenue



January 22, 2015

1:4,023

0 0.035 0.07 0.14 ft

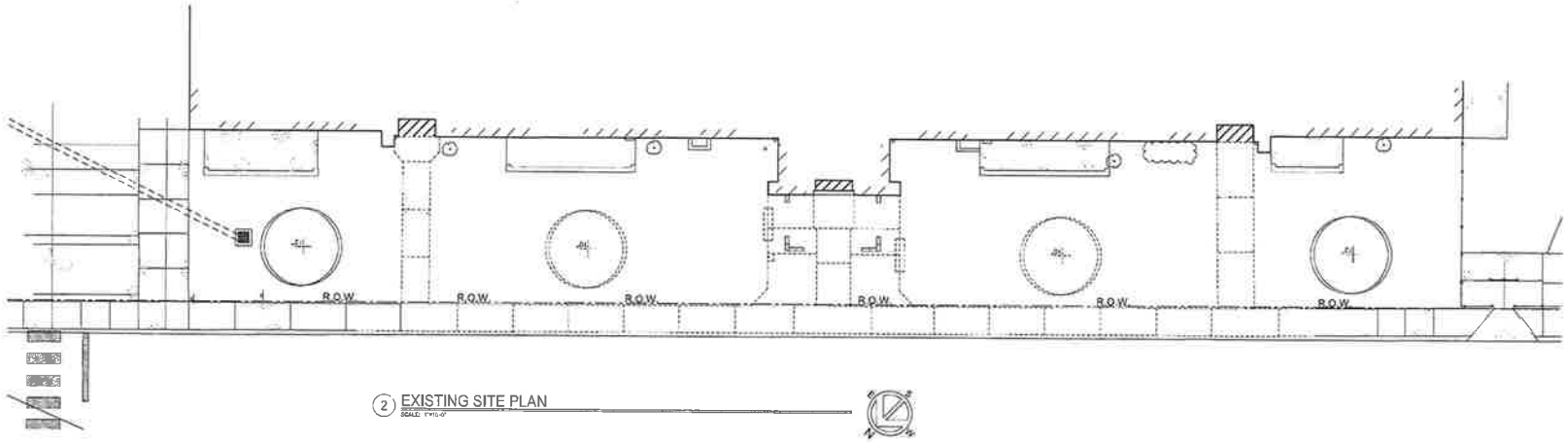
0 0.05 0.1 0.2 m

Fort Smith City Limts

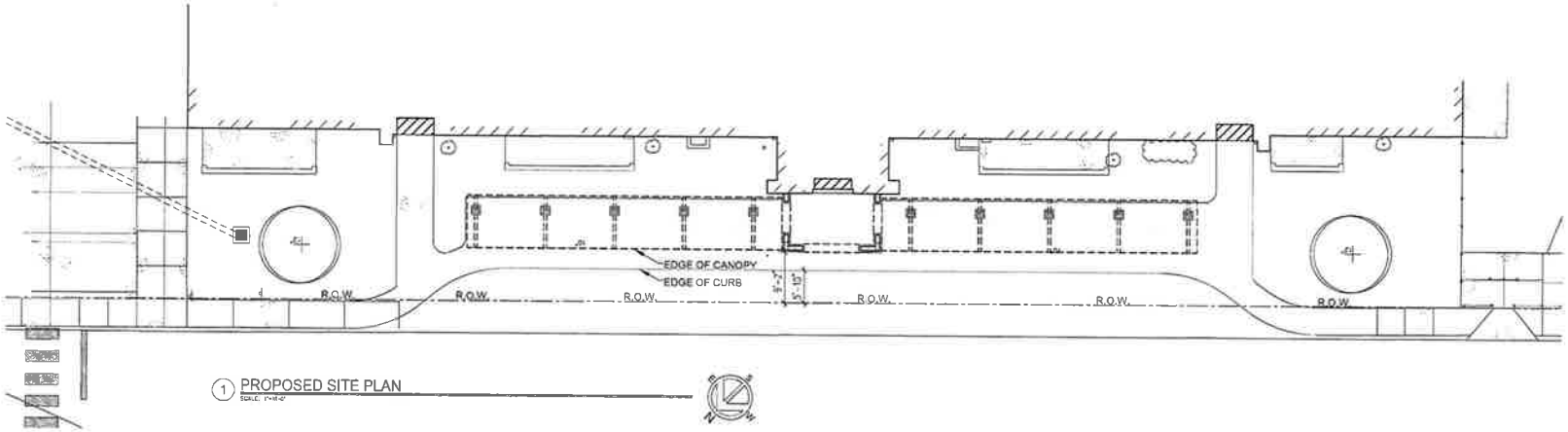
Subdivisions

Building Footprints

City of Fort Smith GIS
Copyright 2013, City of Fort Smith



2 EXISTING SITE PLAN
SCALE: 1"=10'-0"



1 PROPOSED SITE PLAN
SCALE: 1"=10'-0"

TIM A. RISLEY & ASSOCIATES
ARCHITECTS AND PLANNERS
#1 CONWAY PLACE · 6101 PHOENIX · FORT SMITH, ARKANSAS · 72903
PHONE · 479.452.2636 · FAX · 479.452.3925 · EMAIL · info@risley-associates.com

HVAC AND CANOPY RENOVATION
FOR
TRUSTY ELEMENTARY SCHOOL
FORT SMITH, ARKANSAS

Drawn by: RETT

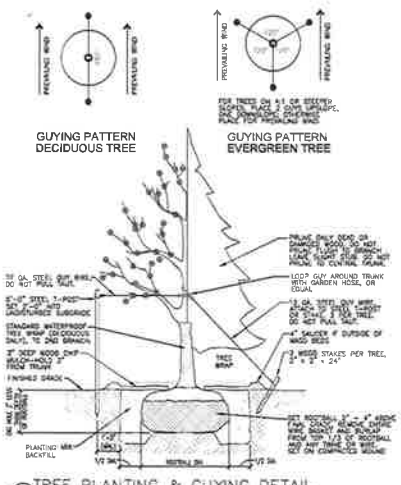
14-45

A1

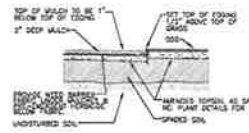
PLANT SCHEDULE				
MARK	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE/SPACING
A		M.T. CRAPE MYRTLE	LAGERSTROEMIA INDICA 'DYNAMITE'	8'-10' HT, MIN.(3) 1" CANES (MED)
B		LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	25 GAL. / 8'-10' HT.
C		DWARF MAIDEN GRASS	MISCANTHUS SINSENSIS 'ADAGIO'	3 GAL.
D		COMPACT JAPANESE HOLLY	ILEX CRENATA 'COMPACTA'	3 GAL. / 3' O.C. 24" MIN. HT. @ PLANTING
E		DWF. NANDINA	NANDINA DOMESTICA 'FIRE POWER'	2 GALLON
F		VARIEGATED LIRIOPE	LIRIOPE MUSCARI 'VARIEGATA'	1 GALLON
		SOD = BERMUDA		

NOTES

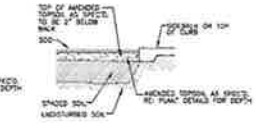
1. AN AUTOMATIC IN-GROUND IRRIGATION SYSTEM IS TO BE PROVIDED TO COVER ALL DEVELOPED AREAS, COMPLETE WITH 7 DAY, 24 HOUR PROGRAMMABLE TIMER & RAIN SENSOR.
2. REPAIR ANY DAMAGED LAWN AREAS NOT COVERED BY SOD, CONCRETE, PAVING OR PLANTER BEDS WITH BERMUDA SEED AND STRAW.
3. PROVIDE INSULATED GREEN 'HOT-BOX' COVER SET ON CONCRETE PAD AT BACKFLOW PREVENTER.
4. PROVIDE SEPARATE IRRIGATION METER.
5. BOULDERS ARE TO BE NATURAL WASHED SANDSTONE, IRREGULAR SHAPE 3'-6" LONG, 2'-6" WIDE2'-0" TALL SET 6"-8" INTO GRADE.
6. RIVER ROCK MULCH WHERE NOTED TO BE 3/4" TO 2" SIZES, NATURAL WASHED RIVER PEBBLES, MIXED COLORS, 3" MINIMUM THICKNESS OVER WEED BARRIER.
7. PVC SLEEVES, AS INDICATED ON DRAWINGS FOR IRRIGATION SYSTEM, TO BE INSTALLED BY GENERAL CONTRACTOR. EXTEND A MINIMUM OF 18" BEYOND PAVING, 18" MINIMUM BELOW GRADE AND ENDS SHALL BE CLEARLY MARKED.
8. PRIOR TO COMMENCING WORK, REVIEW THE CONDITIONS ON SITE, INCLUDING SUBSURFACE SOIL AND DRAINAGE, WITH THE GENERAL CONTRACTOR.



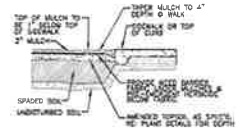
2 TREE PLANTING & GUYING DETAIL
SCALE : 3/8" = 1'-0"



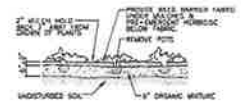
3 PLANTER BED / SOD
SCALE : 3/8" = 1'-0"



4 SOD / SIDEWALK
SCALE : 3/8" = 1'-0"



5 PLANTER BED / SIDEWALK



6 TYP. GROUND COVER BED
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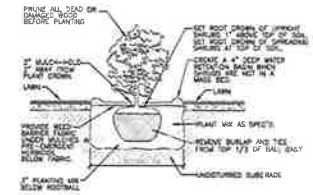
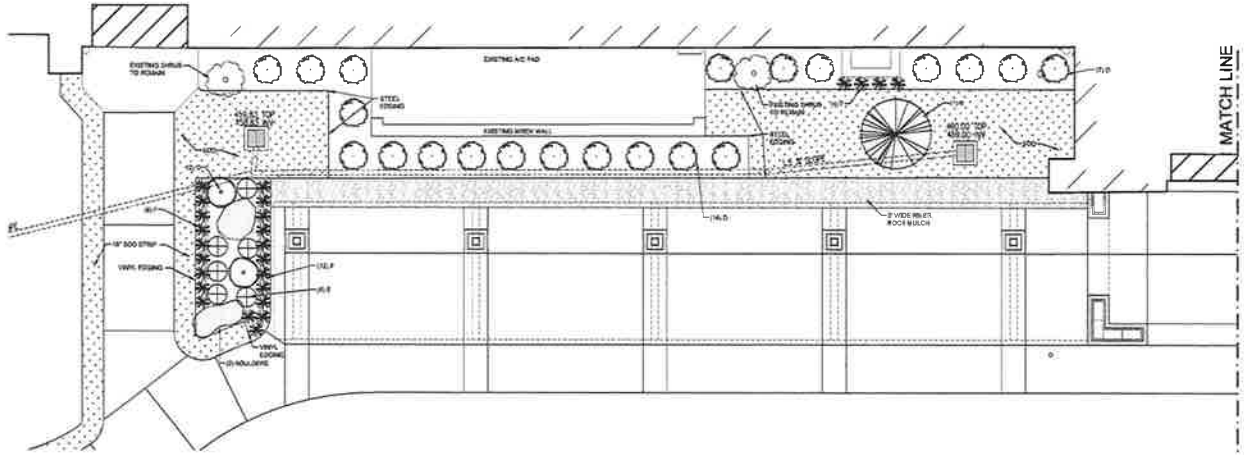
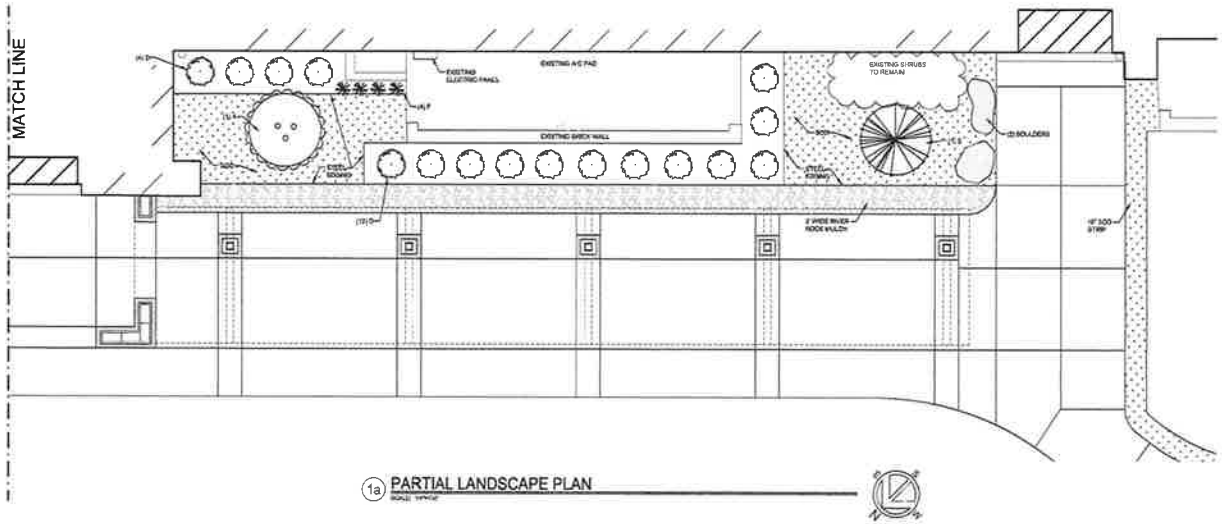


7 TYP. SHRUB PLANTING DETAIL
SCALE : 3/8" = 1'-0"



1b PARTIAL LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



1a PARTIAL LANDSCAPE PLAN

TIM A. RISLEY & ASSOCIATES
ARCHITECTS AND PLANNERS
#1 CONVARC PLACE - 6101 PHOENIX - FORT SMITH, ARKANSAS - 72903
PHONE - 479.452.3935 - FAX - 479.452.3935 - EMAIL - tim@risley-associates.com

HVAC WINDOW AND CANOPY RENOVATION
FOR
TRUSTY ELEMENTARY SCHOOL
FORT SMITH, ARKANSAS

TIM ALAN RISLEY
REGISTERED ARCHITECT
NO. 1184
ARKANSAS

Revisions

Drawn By: RETT

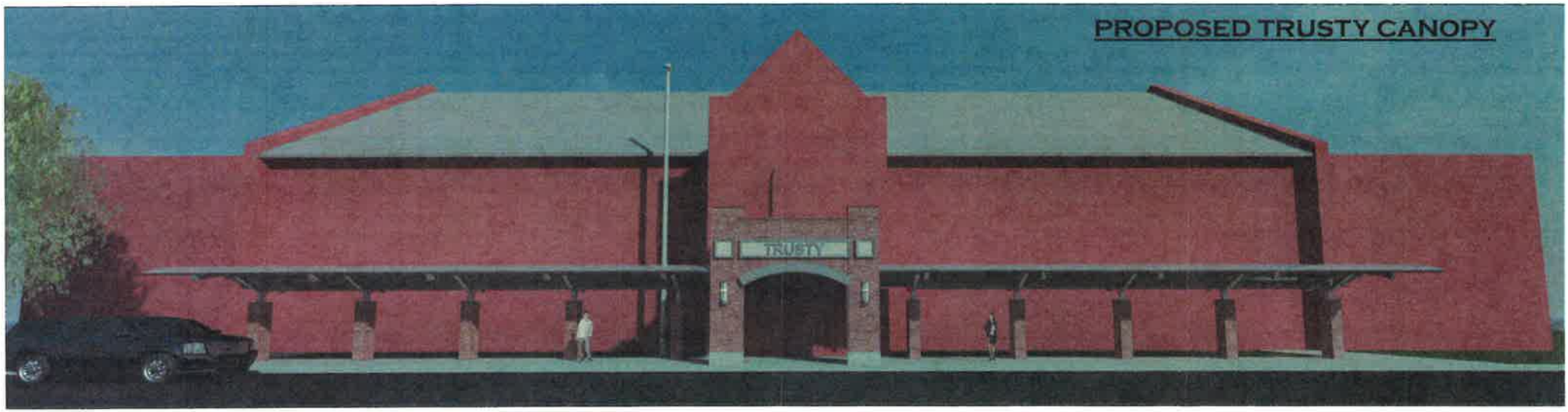
12 MARCH 2019
Date

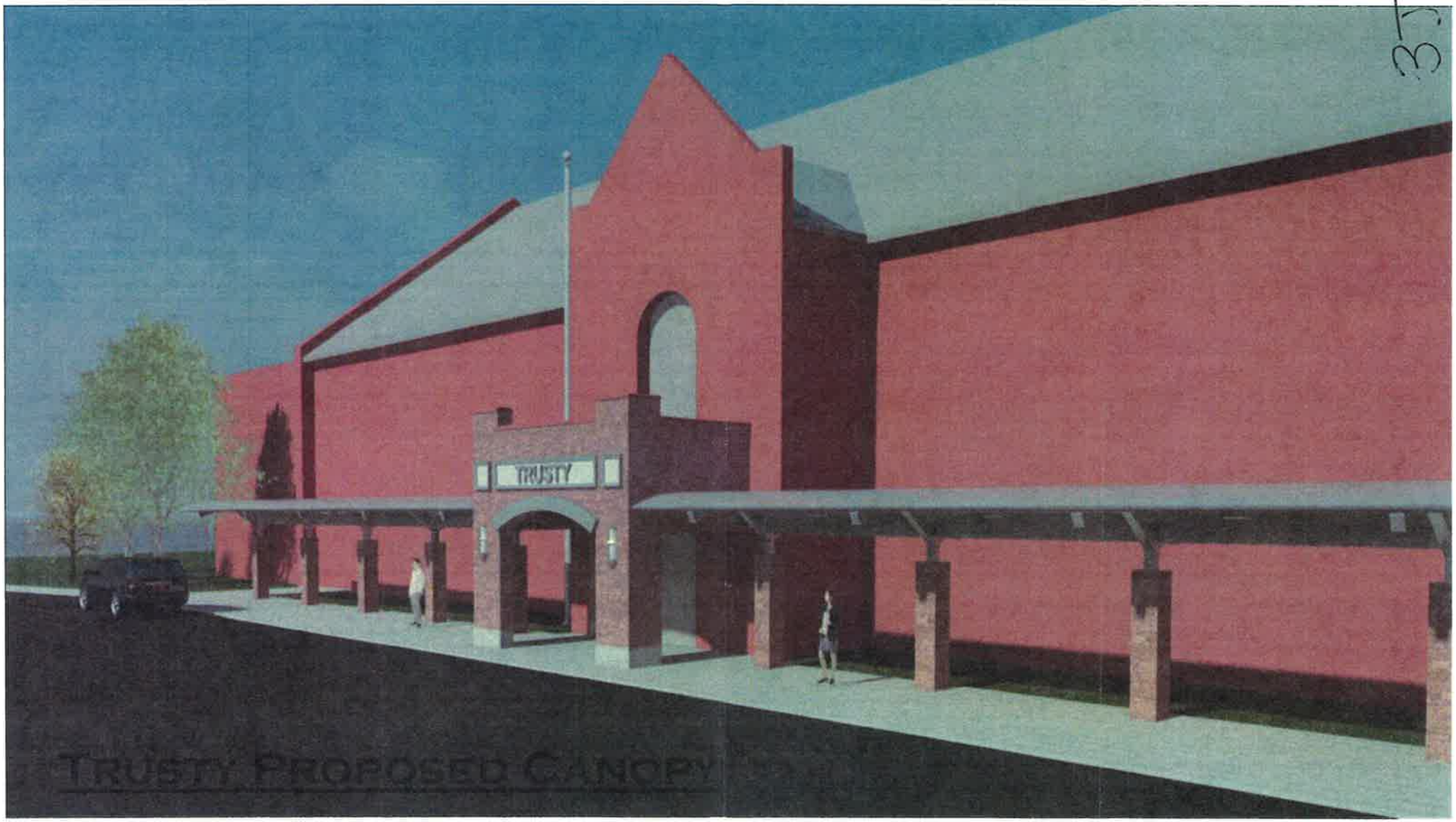
1/4=1'0"
Scale

L1
Sheet #

3/4

3H





37

Variance

Memo

To: City Planning Commission

From: Planning Staff

Date: January 30, 2015

Re: Variance #5-2-15 - A request by Terry Burruss, agent, for Board of Zoning Adjustment consideration of a zoning variance request from Section 27-704-1(2)(E) one sign per frontage to two signs per frontage at 9505 Chad Colley Boulevard

REQUESTED VARIANCE

The approval of this variance would allow a single sign to be placed on either side of the entrance of the apartment complex. Section 27-704-1(2)(E) of the UDO allows multifamily developments one sign per frontage thus the need for a variance

LOT LOCATION AND SIZE

The subject property is on the east side of Chad Colley Boulevard south of Massard Road. The tract contains an area of 38 acres with approximately 1,100 feet of street frontage along Chad Colley Boulevard.

EXISTING ZONING

The existing zoning on this tract is Residential Multifamily Medium Density (RM-3 SPL). Characteristics of this zone are as follows:

Purpose:

To provide for medium density attached homes, including multi-unit residential buildings in areas where such development already exists or is planned for the future. The RM-3 zoning district is appropriate in urban areas within the Residential Attached, Mixed Use Residential, Mixed Use Employment, Commercial Neighborhood, and General Commercial Land use categories of the Master Land Use Plan.

Permitted Uses:

Single-family, duplex dwellings, multifamily (apartment and condominiums), community residential facility, family and neighborhood group homes and retirement housing are examples of permitted uses.

4A

Conditional Uses:

Assisted living, bed and breakfast inn, dormitory, sorority, fraternity, rooming or boarding house, commercial communication towers, amateur radio transmitting towers, community recreation center, golf course, utility substation, country club, parks, college, primary and secondary schools, preschool, nursery schools, police and fire stations, daycare homes, senior citizen center, churches and rectory, convent, monastery are examples of uses permitted as conditional uses.

Area and Bulk Regulations:

Minimum Lot Size – 6,500 square feet
Maximum Density – 20 Dwelling Units/Acre
Minimum Lot Width at Building Line – 60 feet
Minimum Street Frontage – 20 feet
Front Yard Setback - 25 feet
Side Yard on Street Side of Corner Lot - 15 feet
Side Yard Setback – 7.5 feet
Rear Yard Setback - 10 feet
Side/Rear adjacent to RS district/development – 30 feet
Minimum building separation – 10 feet

Maximum Height - 40 feet (1+1)
Maximum Lot Coverage - 65%

SURROUNDING ZONING AND LAND USE

The areas to the north are zoned Not Zoned and are undeveloped.

The areas to the east are zoned Commercial Moderate and are undeveloped.

The areas to the south are zoned Not Zoned and are undeveloped.

The areas to the west are zoned Residential Single Family Medium/High Density and Residential Single Family-Duplex medium/high Density and are developed as residences.

MASTER STREET PLAN CLASSIFICATION

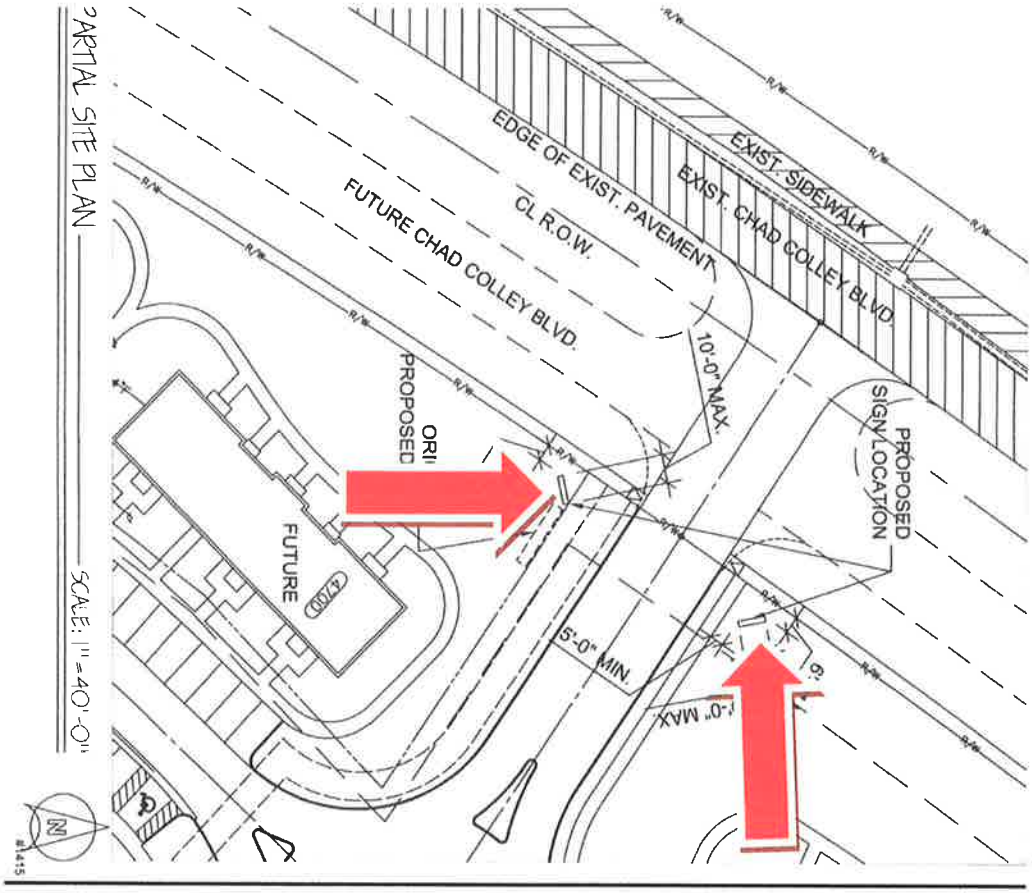
The Master Street Plan classifies Chad Colley Boulevard as Major Arterial.

MASTER LAND USE PLAN COMPLIANCE

The Chaffee Crossing Redevelopment Plan currently classifies this property as Mixed-Use: Residential/Commercial/Office.

APPLICANT HARDSHIP

The applicant states that the lengthy street frontage as well as the boulevard street dictates the placement of signage of both sides of the entry. This will not only frame the entry drive but facilitate ease of entry recognition. While this may be more about aesthetics it also fits with the scale of the project and the placement of the entry.



STAFF COMMENTS AND RECOMMENDATIONS

A variance was approved in October 2011 to allow the minimum required square footage of signage to increase from 24 to 100 square feet. The applicant is asking for two (single sided) signs with each sign not exceeding 50 square feet in size. This request will not increase the square footage of signage that was approved in 2011.

If the BZA approves this variance, staff requests that it substantiate its reason for approval in accordance with Section 27-337-2 of the Unified Development Ordinance, which permits the granting of a variance only when it is demonstrated that such action is in keeping with the spirit and intent of the provisions of the zoning chapter.

Staff recommends approval of the application.

Var. #5-2-15

APPLICATION FOR VARIANCE

Notice is hereby given that the undersigned, as owner(s) of the following property in the Fort Smith District of Sebastian County, Arkansas, to-wit: (Legal Description)

See Attached

Address of property 9505 Chad Colley Boulevard, Existing or Proposed

Zoning Classification RM-3 SPL, has filed with the Planning Department a written application pursuant to Article 5-6 of Ordinance 2324 of the City of Fort Smith, Arkansas, to secure a variance from the literal provisions of the zoning ordinance as follows:

Office Use Only-List the Specific Variance Requested and Applicant Stated Hardship

FROM		**TO**	
_____	-	_____	Front Yard Setback or Minimum Distance from Right-of-Way
_____	-	_____	Exterior Side Yard Setback
_____	-	_____	Interior Side Yard Setback
_____	-	_____	Rear Yard Setback
_____	-	_____	Maximum Height of Structure
_____	-	_____	Minimum Distance Between Structures on the Same Lot
_____	-	_____	Minimum Lot Area (Square Feet)
_____	-	_____	Minimum Lot Frontage
_____	-	_____	Maximum Size of a Sign

one sign per frontage - two signs per frontage Other: Section 27-704(2)(e) (-50 s.f. per sign)

The undersigned will present said application to the Board of Zoning Adjustment at the first regular City Planning Commission meeting following the expiration of seven (7) days from the date of this publication, at which meeting the Board of Zoning Adjustment will conduct a public hearing on

4D

said application. All interested persons are invited to attend and are entitled to be heard. This notice is published this _____ day of _____, 20____.

Signed:

TERRY BURNESS (ARCHITECT)
Owner or Agent Name *(please print)*

_____
Owner

or

501·376·3676
Owner or Agent Phone Number

_____
Agent

11912 KANIS / SUITE F·8
Owner or Agent Mailing Address

LR, AR 72211

Variance #_____

4E

Legal Description
Reserve at Chaffee Crossing

Part of the Northwest Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 17, part of the Southeast Quarter of the Northeast Quarter, part of the Northwest Quarter of the Northeast Quarter, and part of the Northeast Quarter of the Northeast Quarter of Section 18, all in Township 7 North, Range 31 West, Fort Smith, Sebastian County, Arkansas. Being more particularly as follows:

Commencing at the Northeast Corner of said Northeast Quarter of the Northeast Quarter of Section 18; Thence along the north line of said Northeast Quarter of the Northeast Quarter, N87°12'44"W, 854.56 feet to the easterly right-of-way line of Chad Colley Boulevard; Thence S42°01'30"W, 38.44 feet along said easterly right-of-way line to an existing ½" rebar with cap stamped MWC 1369; Thence continuing along said easterly right-of-way line, 33.67 feet along the arc of a curve to the left to an existing ½" rebar with cap stamped MWC 1369 and the Point of Beginning, said curve having a radius of 4430.00 feet and being subtended by a chord having a bearing of S41°48'26"W and a distance of 33.67 feet; Thence leaving said easterly right-of-way line, S47°56'00"E, 1455.00 feet to an existing ½" rebar with cap stamped MWC 1369 on the westerly right-of-way line of the relocated U.S. Highway 71; Thence along said westerly right-of-way line of U.S. Highway 71, S19°49'15"W, 837.94 feet to a set ½" rebar with cap stamped MWC 1369; Thence continuing along said westerly right-of-way line, S31°39'59"W, 307.76 feet to a set ½" rebar with cap stamped MWC 1369; Thence leaving said westerly right-of-way line, N47°56'00"W, 1664.53 feet to a set ½" rebar with cap stamped MWC 1369 on said easterly right-of-way line of Chad Colley Boulevard; Thence along said easterly right-of-way line the following bearings and distances: N27°24'14"E, 23.80 feet to a set ½" rebar with cap stamped MWC 1369; N62°55'16"W, 20.00 feet to a set ½" rebar with cap stamped MWC 1369; 708.49 feet along the arc of a curve to the right, said curve having a radius of 4430.00 feet and being subtended by a chord having a bearing of N32°18'27"E and a distance of 707.73 feet to a set ½" rebar with cap stamped MWC 1369; S53°06'40"E, 20.00 feet to a set ½" rebar with cap stamped MWC 1369; N37°12'27"E, 49.00 feet to a set ½" rebar with cap stamped MWC 1369; N52°21'00"W, 20.00 feet to a set ½" rebar with cap stamped MWC 1369; 314.21 feet along the arc of a curve to the right to the Point of Beginning, said curve having a radius of 4430.00 feet and being subtended by a chord having a bearing of N39°33'27"E, 314.15 feet. Containing 40.00 acres, more or less.

The description includes Reserve at Chaffee Crossing, Lot 1.

4F

VARIANCE INFORMATION FORM

The following paragraph (Section 27-337-2) of the Fort Smith Unified Development Ordinance defines the criteria for granting a variance:

> The Board of Zoning Adjustment shall hear requests for variances from the literal provision of the zoning chapter in instances where strict enforcement of the zoning chapter would cause undue hardship due to circumstances unique to the individual property under consideration, and shall grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning chapter. The Board of Zoning Adjustment shall not permit, as a variance, any use in a zone that is not permitted under the chapter. The Board of Zoning Adjustment may impose conditions in the granting of a variance to insure compliance and to protect adjacent property.

1. To aid the Board of Zoning Adjustment in arriving at a decision on your application, please note the lot information requested and check the appropriate answer to each of the questions that follow.

Yes	No	
✓		Is this variance needed because of previous actions taken by yourself?
	X	Is this variance needed because of previous actions taken by a prior owner?
✓		A zoning hardship is present only when a property has no reasonable use without a variance. Do you have use of your property without a variance?
	✓	Is the variance needed due to the unique circumstances of the property (such as lot area, lot width, setbacks, yard requirements, or building height)? If yes, please explain on the following page. – SEE EXPLANATION ON FOLLOWING PAGE
	X	Is the lot of an odd or unusual shape?
	X	Does the lot have "radical" topography (steep, unbuildable slopes - streams or bodies of water - unstable or eroded area)?
✓		Does the lot contain required easements other than those that might be located on its perimeter?
	X	Is any part of the lot in a flood plain or flood way?
	X	Is the lot smaller than minimum lot area or minimum frontage for its zoning classification?
	X	Is the lot developed with structures in violation of current zoning requirements?
✓		Does the lot front any street classified as an arterial or collector on the Master Street Plan? CHAD COLEY

4G

Explanation of question #4 (if applicable)

WE ARE REQUESTING A VARIANCE TO SHOW 2 ENTRY SIGNS IN LIEU OF ONE. WE ARE MAINTAINING LESS SIGN AREA THAN THAT PREVIOUSLY APPROVED. THE PROJECT HAS A STREET FRONTAGE OF APPROXIMATELY 1200 FEET...

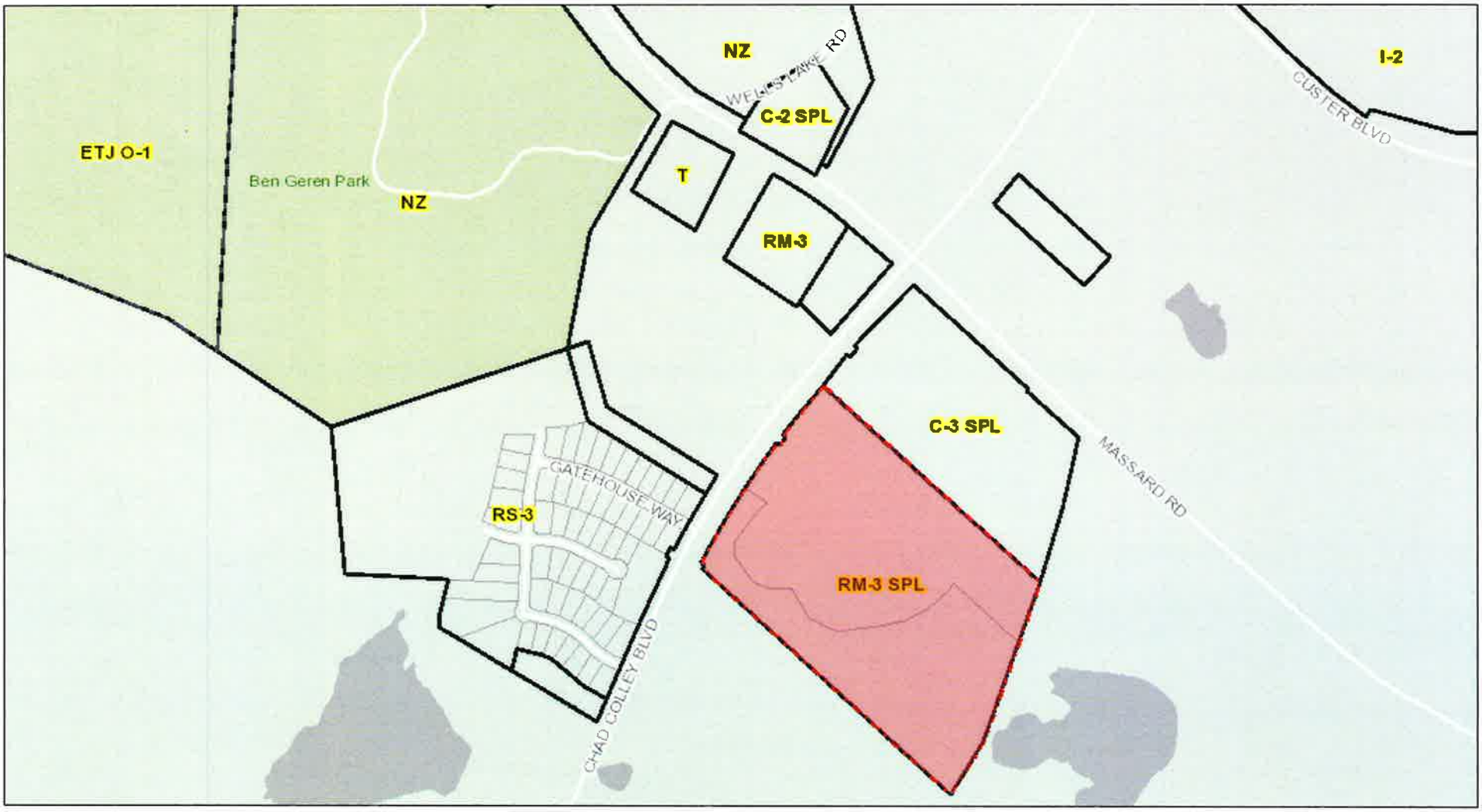
2. Describe how the strict enforcement of the zoning code causes an undue hardship for your project:

WE BELIEVE THAT THE STREET FRONTAGE COMBINED WITH OUR BOULEVARD ENTRY DICTATES THE PLACEMENT OF SIGNAGE ON EACH SIDE OF THE ENTRY TO NOT ONLY "FRAME" THE ENTRY DRIVE,

3. List any special circumstances/conditions which exist that have not been created by the owner/applicant and do not apply to other properties in your area:

BUT FACILITATE EASE OF ENTRY RECOGNITION. WHILE THEY MAY BE MORE ABOUT AESTHETICS, IT ALSO FITS WELL WITH THE SCALE OF THE PROJECT AND THE PLACEMENT OF THE ENTRY

Variance #5-2-15: Section 27-704(2)(e) to allow for two 50 square footage signs
9505 Chad Colley Boulevard



January 20, 2015

Fort Smith City Limts

Zoning

Subdivisions

1:8,046

0 0.05 0.1 0.2 ft

0 0.1 0.2 0.4 m

City of Fort Smith GIS
Copyright 2013, City of Fort Smith

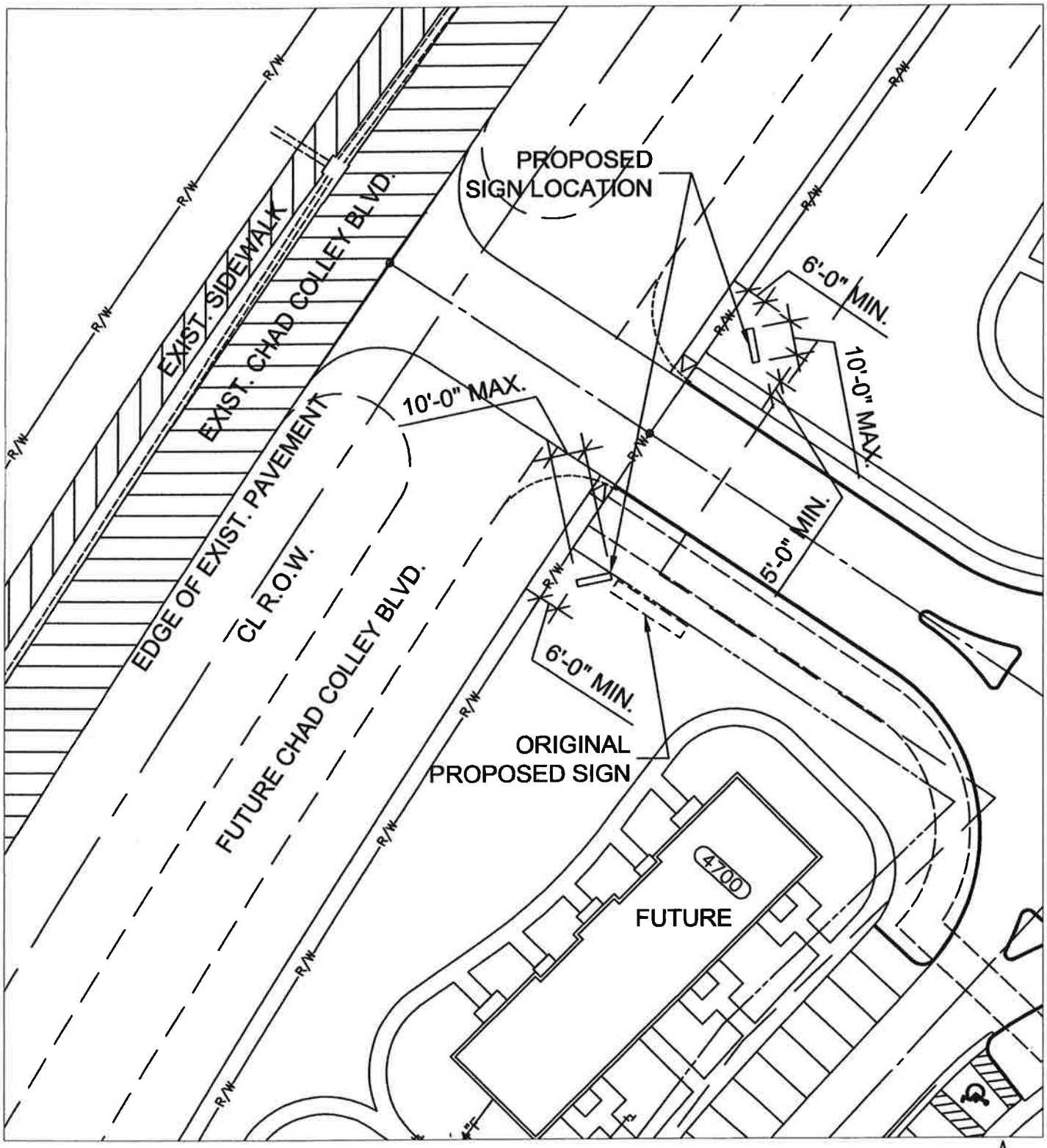
terry burtuss Architect
11912 KANIS ROAD, SUITE F-8
LITTLE ROCK, ARKANSAS 72211
501-376-3676 FAX 376-3766

design, planning and interiors

PROPOSED SIGN LOCATION FOR:
RESERVE AT CHAFFEE CROSSING PHASE II
FORT SMITH, AR

01/15/15

#1415



PARTIAL SITE PLAN — SCALE: 1" = 40'-0"

N

#1415

4J

terry burtuss Architect

11912 KANIS ROAD, SUITE F-8
LITTLE ROCK, ARKANSAS 72211
501-376-3676 FAX 376-3766

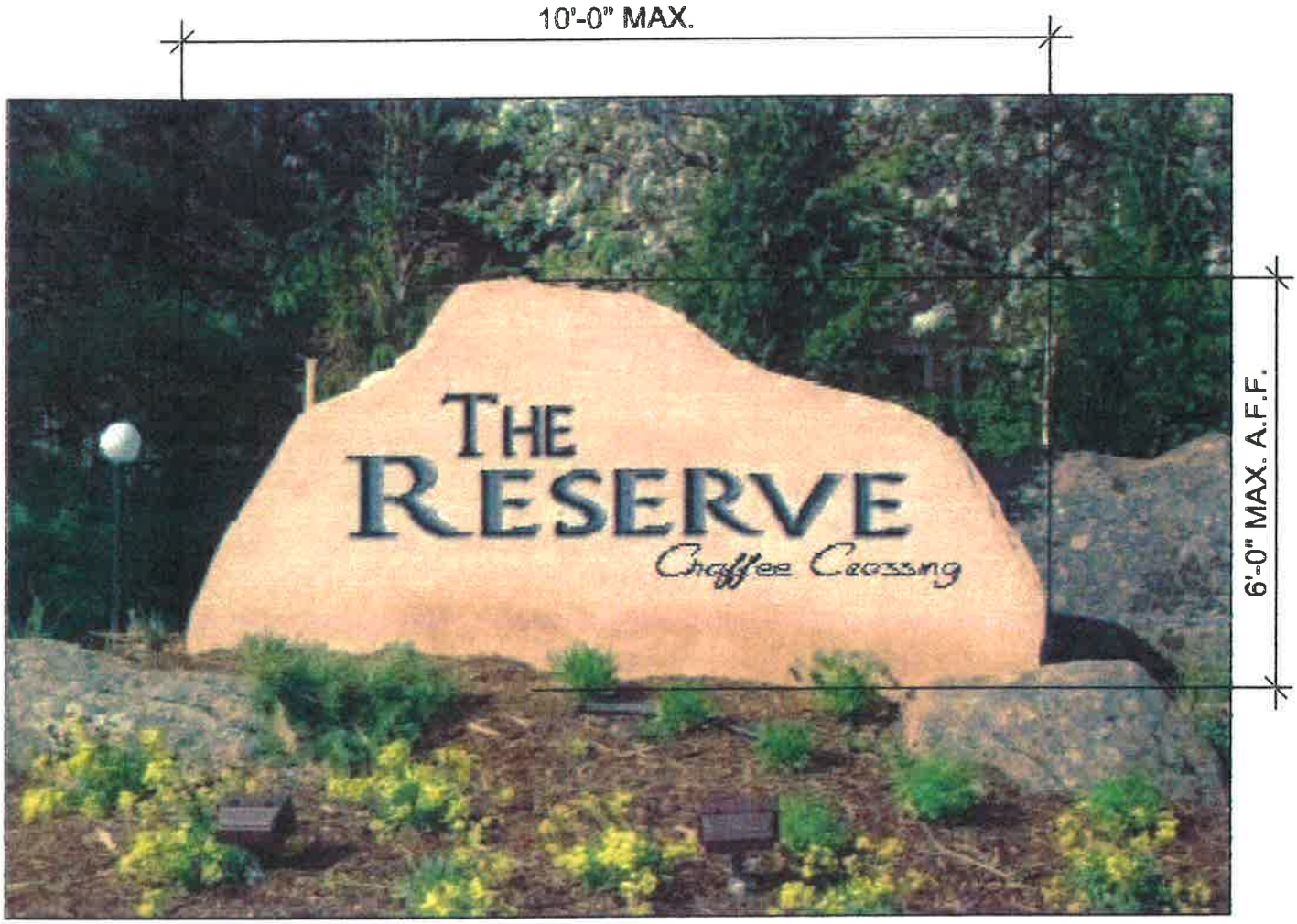
design, planning and interiors

PROPOSED SIGN LOCATION FOR:
RESERVE AT CHAFFEE CROSSING PHASE II

FORT SMITH, AR

01/15/15

#1415



SIGN MOCKUP — NOT TO SCALE

#1415

4K

Variance

Memo

To: City Planning Commission

From: Planning Staff

Date: February 2, 2015

Re: Variance #6-2-15 - A request by Danny Johnson, agent for the Fort Smith School District, for Board of Zoning Adjustment consideration of a zoning variance request from 25 feet to 8 feet front yard setback located at 3300 Harris Avenue (Companion to item #3)

REQUESTED VARIANCE

Approval of the variance will allow construction of a pick-up/drop-off lane and canopy cover on Harris Avenue for Trusty Elementary School. The canopy will provide protection from the weather while picking up and dropping off children at the school.

LOT LOCATION AND SIZE

The subject property is on the south side of Harris Avenue between North 32nd Street and High Street. The tract contains an approximate area of 3.7 acres with approximately 440 feet of street frontage along Harris Avenue, 415 feet of street frontage along North 32nd Street, and 300 feet of street frontage along High Street.

EXISTING ZONING

The existing zoning on this tract is Residential Multifamily Medium Density (RM-3). Characteristics of this zone are as follows:

Purpose:

To provide for medium density attached homes, including multi-unit residential buildings in areas where such development already exists or is planned for the future. The RM-3 zoning district is appropriate in urban areas within the Residential Attached, Mixed Use Residential, Mixed Use Employment, Commercial Neighborhood, and General Commercial Land use categories of the Master Land Use Plan.

Permitted Uses:

Single-family, duplex dwellings, multifamily (apartment and condominiums), community residential facility, family and neighborhood group homes and retirement housing are examples of permitted uses.

5A

Conditional Uses:

Assisted living, bed and breakfast inn, dormitory, sorority, fraternity, rooming or boarding house, commercial communication towers, amateur radio transmitting towers, community recreation center, golf course, utility substation, country club, parks, college, primary and secondary schools, preschool, nursery schools, police and fire stations, daycare homes, senior citizen center, churches and rectory, convent, monastery are examples of uses permitted as conditional uses.

Area and Bulk Regulations:

Minimum Lot Size – 6,500 square feet
Maximum Density – 20 Dwelling Units/Acre
Minimum Lot Width at Building Line – 60 feet
Minimum Street Frontage – 20 feet
Front Yard Setback - 25 feet
Side Yard on Street Side of Corner Lot - 15 feet
Side Yard Setback – 7.5 feet
Rear Yard Setback - 10 feet
Side/Rear adjacent to RS district/development – 30 feet
Minimum building separation – 10 feet

Maximum Height - 40 feet (1+1)
Maximum Lot Coverage - 65%

SURROUNDING ZONING AND LAND USE

The areas to the north and west are zoned Residential Multifamily Medium Density (RM-3) and are developed as single family residences.

The areas to the south and east are zoned Industrial Light (I-1) and are developed industrial.

MASTER STREET PLAN CLASSIFICATION

The Master Street Plan classifies Harris Avenue, North 32nd Street, and High Street as all local roads.

MASTER LAND USE PLAN COMPLIANCE

The Master Land Use Plan classifies the site as Office, research and Light Industry. Approval of the variance will not conflict with the goals and objectives of the Master Land Use Plan.

APPLICANT HARDSHIP

The applicant states that the variance is needed to accommodate the proposed canopy and associated pick-up and drop-off lane. Although it is noted in the applicant's application that the project would involve widening Harris Avenue, the proposed pick-up and drop-off area will be out of the right-of-way.

STAFF COMMENTS AND RECOMMENDATIONS

A neighborhood meeting was held Thursday February 5, 2015, 4:30 p.m. on site. No neighboring property owners attended the meeting.

If the BZA approves this variance, staff requests that it substantiate its reason for approval in accordance with Section 27-337-2 of the Unified Development Ordinance, which permits the granting of a variance only when it is demonstrated that such action is in keeping with the spirit and intent of the provisions of the zoning chapter.

In staff's opinion, the proposed canopy will have no negative impacts on surrounding areas and provide needed weather protection for the associated pick-up and drop-off area.

Var. # 6-2-15

APPLICATION FOR VARIANCE

Notice is hereby given that the undersigned, as owner(s) of the following property in the Fort Smith District of Sebastian County, Arkansas, to-wit: (Legal Description)
TRUSTY ELEMENTARY SCHOOL, MIDLAND HEIGHTS SUBDIVISION, LOT 2A, BLOCK 41.

Address of property 3300 HARRIS AVENUE, Existing ~~or Proposed~~

Zoning Classification RM-3, has filed with the Planning Department a written application pursuant to Article 5-6 of Ordinance 2324 of the City of Fort Smith, Arkansas, to secure a variance from the literal provisions of the zoning ordinance as follows:

Office Use Only-List the Specific Variance Requested and Applicant Stated Hardship

FROM		TO	
25'	-	8'	Front Yard Setback or Minimum Distance from Right-of-Way
	-		Exterior Side Yard Setback
	-		Interior Side Yard Setback
	-		Rear Yard Setback
	-		Maximum Height of Structure
	-		Minimum Distance Between Structures on the Same Lot
	-		Minimum Lot Area (Square Feet)
	-		Minimum Lot Frontage
	-		Maximum Size of a Sign
	-		Other:

The undersigned will present said application to the Board of Zoning Adjustment at the first regular City Planning Commission meeting following the expiration of seven (7) days from the date of this publication, at which meeting the Board of Zoning Adjustment will conduct a public hearing on

5D

said application. All interested persons are invited to attend and are entitled to be heard. This notice is published this 21 day of JANUARY, 2015.

Signed:

DANNY JOHNSON,
TIM A. RISLEY & ASSOCIATES
~~Owner or~~ Agent Name *(please print)*

Owner

or

479-452-2636
~~Owner or~~ Agent Phone Number

Agent

6101 PHOENIX AVE., CON-ARC #1
~~Owner or~~ Agent Mailing Address

Variance #_____

5E

VARIANCE INFORMATION FORM

The following paragraph (Section 27-337-2) of the Fort Smith Unified Development Ordinance defines the criteria for granting a variance:

> The Board of Zoning Adjustment shall hear requests for variances from the literal provision of the zoning chapter in instances where strict enforcement of the zoning chapter would cause undue hardship due to circumstances unique to the individual property under consideration, and shall grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning chapter. The Board of Zoning Adjustment shall not permit, as a variance, any use in a zone that is not permitted under the chapter. The Board of Zoning Adjustment may impose conditions in the granting of a variance to insure compliance and to protect adjacent property.

1. To aid the Board of Zoning Adjustment in arriving at a decision on your application, please note the lot information requested and check the appropriate answer to each of the questions that follow.

Yes	No	
✓		Is this variance needed because of previous actions taken by yourself?
	✓	Is this variance needed because of previous actions taken by a prior owner?
✓		A zoning hardship is present only when a property has no reasonable use without a variance. Do you have use of your property without a variance?
✓		Is the variance needed due to the unique circumstances of the property (such as lot area, lot width, setbacks, yard requirements, or building height)? If yes, please explain on the following page.
	✓	Is the lot of an odd or unusual shape?
	✓	Does the lot have "radical" topography (steep, unbuildable slopes - streams or bodies of water - unstable or eroded area)?
	✓	Does the lot contain required easements other than those that might be located on its perimeter?
	✓	Is any part of the lot in a flood plain or flood way?
	✓	Is the lot smaller than minimum lot area or minimum frontage for its zoning classification?
	✓	Is the lot developed with structures in violation of current zoning requirements?
✓		Does the lot front any street classified as an arterial or collector on the Master Street Plan?

5F

Explanation of question #4 (if applicable)

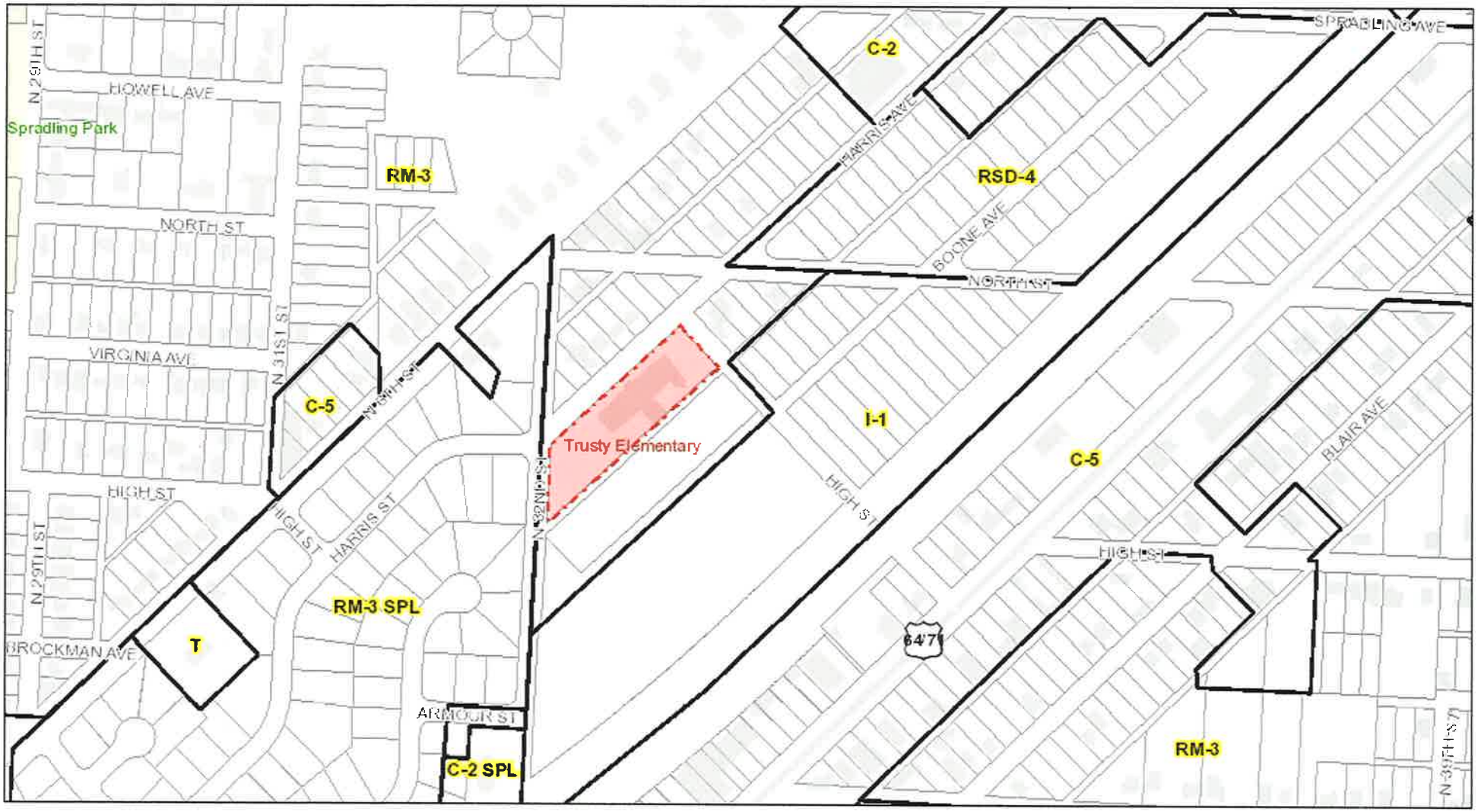
VARIANCE IS NEEDED TO REDUCE THE FRONT YARD SETBACK FROM TWENTY FEET TO EIGHT FEET TO ALLOW FOR THE WIDENING OF HARRIS AVE. FOR A PICK-UP/ DROP-OFF LANE AND CANOPY COVER FOR THE SCHOOL.

2. Describe how the strict enforcement of the zoning code causes an undue hardship for your project:

3. List any special circumstances/conditions which exist that have not been created by the owner/applicant and do not apply to other properties in your area:

#5

Variance #6-2-15: From 25' to 8' front yard setback
3300 Harris Avenue



January 22, 2015

1:4,023

0 0.035 0.07 0.14 ft

0 0.05 0.1 0.2 m

Fort Smith City Limts

Building Footprints

Zoning

Subdivisions

City of Fort Smith GIS
Copyright 2013, City of Fort Smith

PLAT CERTIFIED CORRECT:

Neal B. Wagner
Reg. Professional Land Surveyor
Arkansas No. 154

PLANNING COMMISSION APPROVAL
Date 1-24-97
Chairman
Secretary

FILED FOR RECORD, this 24 Day of Jan 1997 at 3:22 O'clock P.M.
Clerk and Ex-Officio Recorder
by

THIS PLAT FILED for the purpose of replatting and placing on record

REPLAT OF BLOCKS 36 & 41 — MIDLAND HEIGHTS

The right-of-way as shown on this plat is hereby dedicated to the City of Fort Smith ("City") for public use. The easements shown on this plat are hereby dedicated to the City for Utility, drainage, access and other purposes. Any easement designated as a "utility easement" is dedicated to the City for the installation, operation and maintenance of City owned utilities and utilities, including cable TV, operated by utility companies having a franchise agreement with the City. The City and City franchised utility companies shall have access through and along designated easements for their personnel and equipment at all times with the authority to cut down and keep trimmed from the dedicated easements trees, hedges and shrubs that may interfere with or endanger such utilities. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within, the dedicated easement shall be provided.

ALLOTTERS: UNIVERSAL PACKAGING CO.

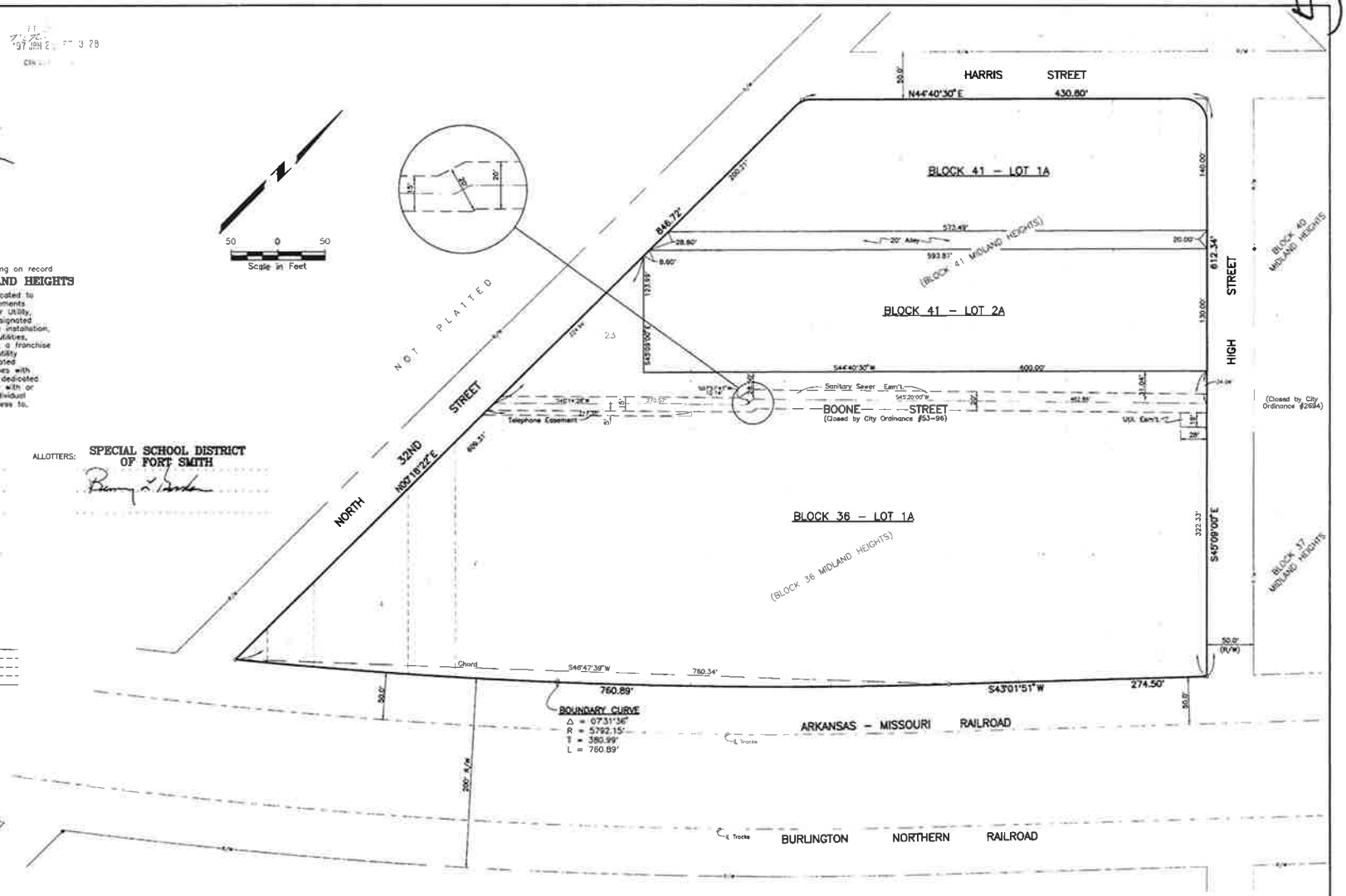
ALLOTTERS: SPECIAL SCHOOL DISTRICT OF FORT SMITH

STATE OF ARKANSAS
COUNTY OF SEBASTIAN: Sworn and subscribed by me this 23rd Day of January, 1997
Notary Public
My Commission Expires 8-1-2000

LEGEND

BSL	Building Setback Line	
UE	Utility Easement	
Drg Esm't	Drainage Easement	
S.S. Esm't	Sanitary Sewer Easement	
R/W	Right-of-Way	R/W

NOTES: 1. 1/2" Iron Pins Set At Property Corners.
2. 25' Radius Return at Intersections.



LEGAL DESCRIPTION

Block 36 & Block 41 of Midland Heights as filed for record June, 1902, and the closed portion of Boone Street which is between said Blocks 36 & 41.

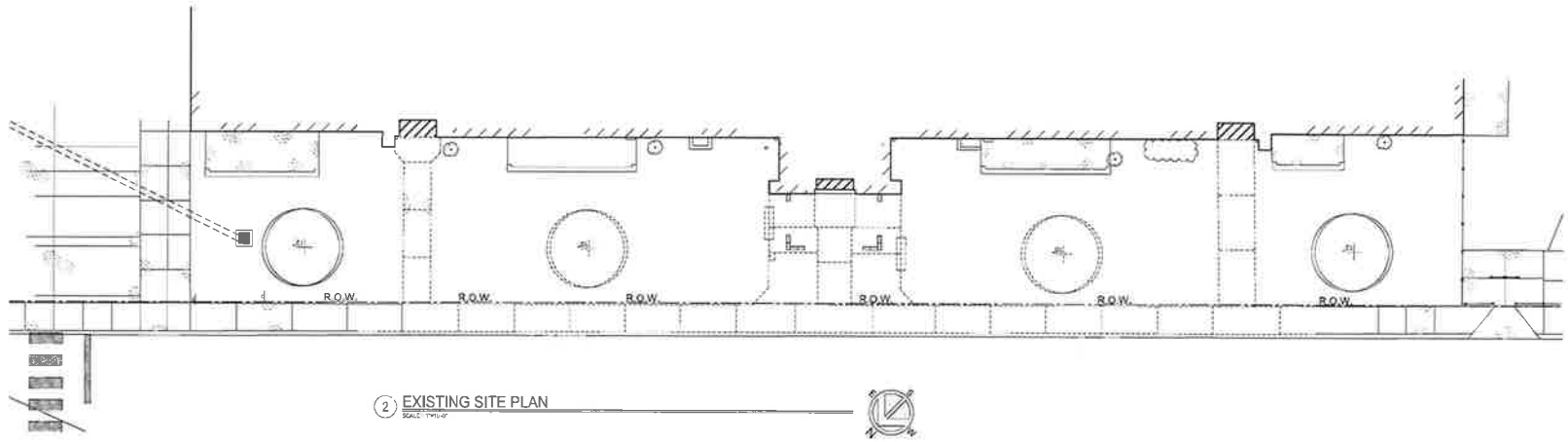
Bearings based on MWA property survey of Lots 1-13, Block 37, & Lots 1-8, Block 40, of Midland Heights, dated February, 1981.

MIDLAND HEIGHTS

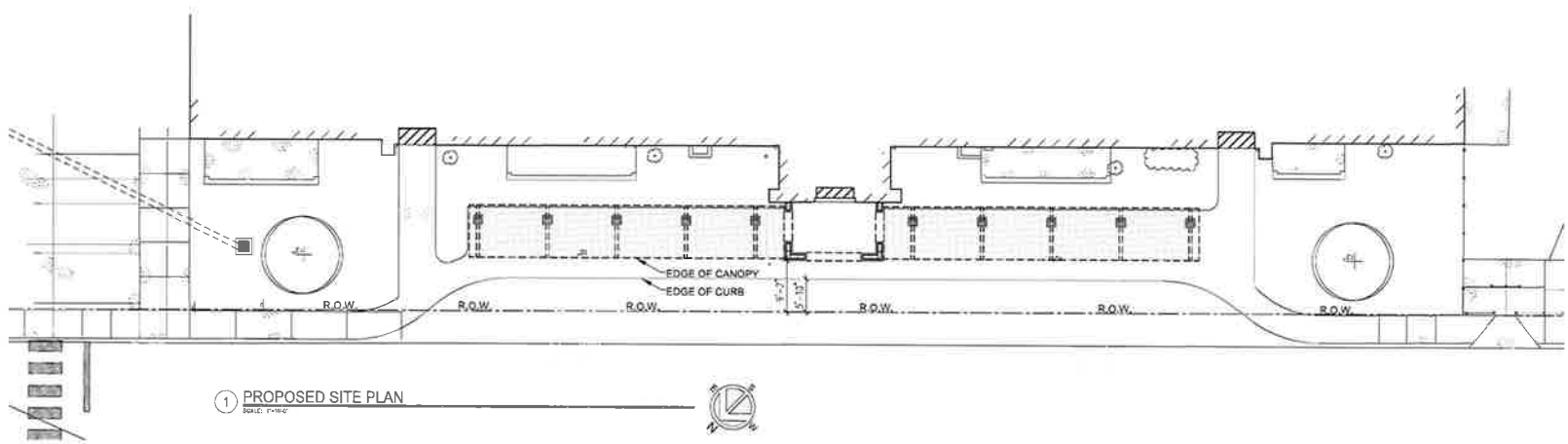
Replat of Block 36 & Block 41

MICKLE-WAGNER-COLEMAN, INC.
Engineers Surveyors Consultants
P.O. Box 1507 Fort Smith, Arkansas
Scale: 1" = 50' November, 1996

Owner and Developer
UNIVERSAL PACKAGING CO. & SPECIAL SCHOOL DISTRICT OF FORT SMITH
P.O. Box 4190 Fort Smith, Arkansas
P.O. Box 1948 Fort Smith, Arkansas



2 EXISTING SITE PLAN
SCALE: 1"=10'-0"



1 PROPOSED SITE PLAN
SCALE: 1"=10'-0"

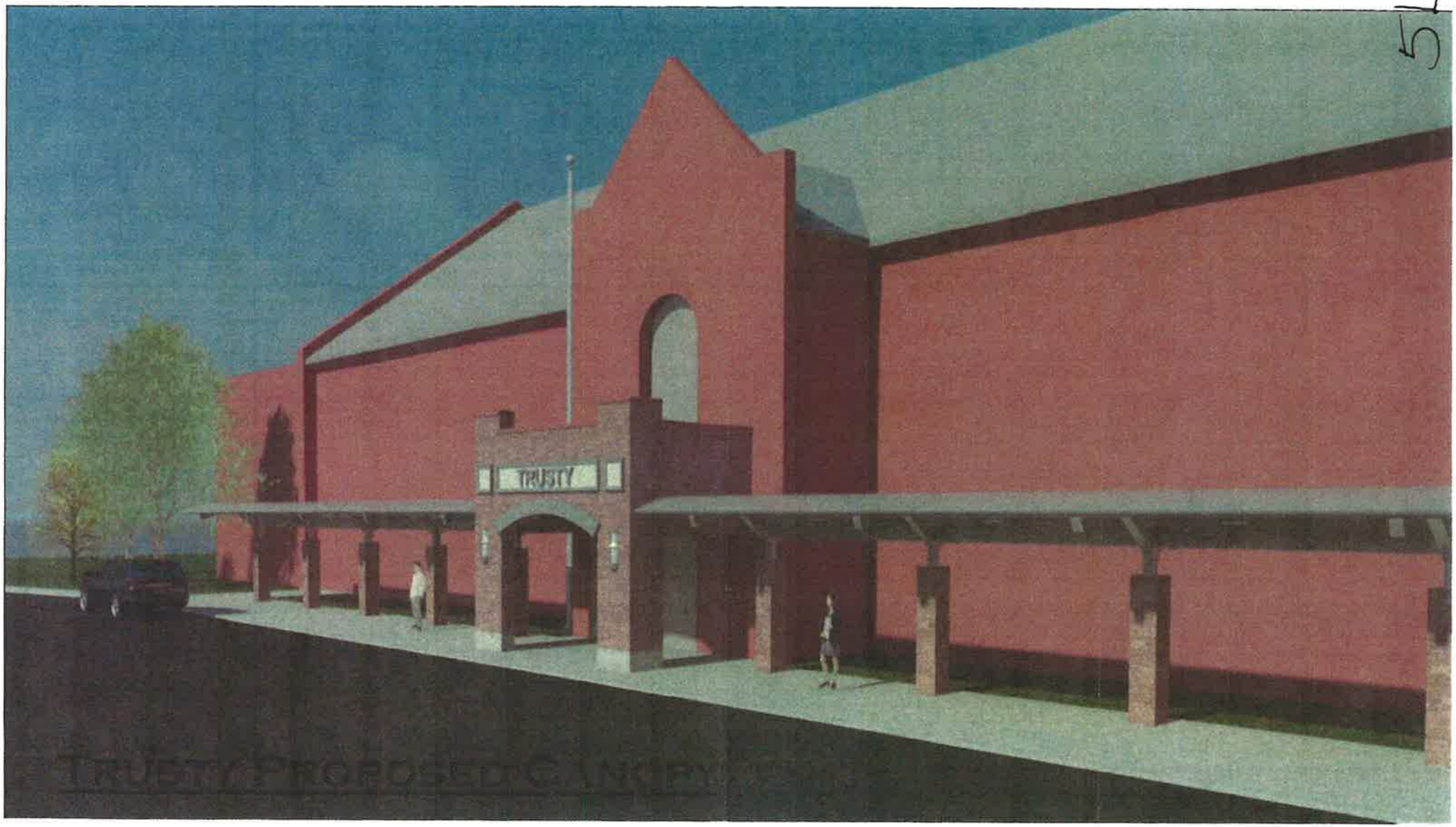
TIM A. RISLEY & ASSOCIATES
ARCHITECTS AND PLANNERS
#1 CONVARC PLACE · 6101 PHOENIX · FORT SMITH, ARKANSAS · 72903
PHONE · 479.452.2036 · FAX · 479.452.3925 · EMAIL · info@risley-associates.com

HVAC AND CANOPY RENOVATION
FOR
TRUSTY ELEMENTARY SCHOOL
FORT SMITH, ARKANSAS

Drawn by RETT

A1

PROPOSED TRUSTY CANOPY
TRUSTY



TRUSTY PROPOSED CANOPY

52