Massard Creek PZD
4401 Massard Road
February 14, 2014

Owner:
Cliff Cabaness
Trinity Multi-Family
6515 Zero Street
Fort Smith, AR 72903

Representative:
Tim A. Risley and Associates
#1 CON/ARC Place
6101 Phoenix Ave
Fort Smith, AR 72903

Summary:

A. The objective of the PZD rezoning is to achieve a higher and better utilization of the west side of the 42 acre tract adjoining Massard Road. With the improved traffic capacity of Massard and the continued growth on the east-side of the city, this property offers an attractive location for professional, medical and other services discipline as well as light neighborhood retail functions which benefit from visibility, ease of access and convenience.

B. The property is currently owned by Cliff Cabaness- PO Box 11655, Fort Smith, AR 72917. Cliff is the CEO of Trinity Multifamily here in Fort Smith and although he develops apartments, he does not intend to do so on this property, and instead, only wishes to rezone it to a PZD to give the property a higher use for potential buyers.

C. +The owner wishes to build a single family residence on the rear portion but has no interest in the development effort of the front 15-16 acres. He prefers to sell to a developer of his choice, subject to the PZD controls and constraints.

The office and light retail uses identified for the PZD provide a well buffered transition between the residential areas to the north and east. It is the PZD's intent to restrict or control those uses that are not in keeping with the "peace and tranquility" needs of the adjacent residential as well as enhance the conventional C-2 standards where deemed effective and reasonable.

The proposed PZD will meet or exceed the design requirements and development standards set forth in the United Development Ordinance, chapters 27-200, 27-500, 27-600 and 27-700 for light commercial zoning.

A pre-application conference was held on February 7th, 2014 at the City Planning Department offices. In attendance were Tim A. Risley, architect and owner's agent, with Wally Bailey, Brenda Andrews, Maggie Rice and Don Chavez. The application fee of $350.00 has been paid. The current zoning is Residential (RSD-2) and the owner is requesting the zoning change in order to sell for redevelopment of office and light commercial uses. The over-all property consists of ±41 acres. We propose only to re-zone approximately ±15 acres with the highest visibility to Massard Road. The north 2.8 acre section will be restricted to transitional office only uses restricted to those uses only later identified. The remaining 12.5 acres of the PZD will also be restricted to transitional office uses (later identified). The owner intends to construct his personal residence on the remaining ±26 acres behind the commercial development with a private drive off Massard Road at the west and a gated, private driveway connection to Meandering Way to the east. Two approx. ½ acre sections at Massard Road currently are owned by the Fort Smith Regional Airport and will remain in their possession with no construction.

We believe that a better and higher use for this property is light, neighborhood commercial, office and retail uses. Massard is a major thoroughfare and will support commercial buildings that can be utilized by the citizens that use this street on a daily basis. The owner intends to live on this property, adjacent to the new development and he certainly has many of the same concerns as the adjacent property owners have regarding drainage, noise, light and density. The approved uses and the possible conditional uses (subject to planning commission review and approval) are specifically listed herein they are based on the City's C-2 zone. The following uses will not be permitted:

- No residential or retail functions in the north 2.8 acres
- In the south ±12.5 acres the following will be excluded:
  - Multi-Family
  - Super market
  - Hospitals
  - Mental Hospitals
  - Group homes
  - Boarding houses
  - Carnivals and circuses
  - Communication towers-T.V. radio, cell or micro (Fort Smith Airport Height restriction.)
  - Utility substations
  - Golf courses
  - Recycling Center
  - Convenience stores are restricted to southern portion of Massard frontage. (See map)

D. General Scope:

1. No street or lot designations at this time.
2. See site plan attached.
3. Buffers, screening and landscaping:
   Existing 20' to 30' slope easement at Massard which in concert with right-of-way area will provide a generous green buffer to the street and walk. Said buffer to be planted per U.D.O with red maples at 50' o.c. and 10 shrubs. Shrubs to be grouped and clustered around stone boulders at a ratio of two per 30' of frontage. A continuous 36" tall hedge, masonry or landscape block screen will be required at the edge of parking areas with cars facing Massard. At the north end and northeast corner of the property adjacent to the residential attached and detached, the PZD will provide for a 6' opaque fence and a 40' treed buffer (sketch of same is attached). Said buffer will be a combination of pines and maples with Holly and Crepe Myrtles below. An opaque screen will be required along the east property line per the U.D.O. All other landscape features related to future streets, parking and building to be in accordance with U.D.O for C-2.

4. Storm drainage and retention will be determined in accordance with city standards. Options have been previously discussed.
5. Not known at this time.... Treed buffer, required setbacks and undeveloped landscaped areas will be provided.
6. Existing and Proposed Utilities: Power and gas are located along Massard. Sewer and water will be per Mickle Wagner Coleman's attachment. Actual drawing of water and sewer distribution will be determined in final plat with city engineer.
7. Development and Architectural Standards:

- The development standards for parking, loading and streets will comply with the U.D.O.
- All dumpsters will be screened with split face, painted C.M.U with opaque wood or metal gates.
- Landscape materials and types will meet the requirements of the U.D.O.

Architectural Standards: All buildings in the PZD shall meet the transitional and commercial standards of the U.D.O with the following upgraded enhancements:

- 100% of the exterior facades to be of high quality materials. Standard face, unfinished or painted C.M.U facades are prohibited. Split-face, honed, polished or glazed C.M.U materials are permitted.
- Industrial style prefabricated vertical rib or corrugated steel panels with exposed fasteners are prohibited. Smooth face horizontal or vertical metal panels with concealed fasteners are permitted. (See attached material photos for samples of same.)
- Wood and steel siding is permitted; Vinyl and plywood/pressboard siding is prohibited.

8. Façade elevations regarding massing elements to meet U.D.O.
9. Signage for the PZD will be per city ordinance in general but customized to prohibit highway type billboards; pylon signs of any size in excess of 20' tall; flashing or blinking electronic signage of any type or size. Ground mounted monument signs either backlighted or flooded are encouraged. On-building signage to be per ordinance. Lighted signage, canopies or building lighting shall be controlled to avoid spillage onto surrounding properties, Massard frontage excluded. Note: Signage for the offices only portion (2.8 acres) is restricted to ground mounted monument sign only.

E. Phasing and timeframe are unknown at this time.

F. Land use designations: The ±2.8 acres at the north end will accommodate the following uses:

Permitted Transitional/Office Uses:

- Automatic Teller Machine
- Bank, Credit Union, or savings institution (No drive-thru)
- Credit and finance establishment
- Insurance Office
- Investment Banking, securities, and brokerages
- Abstract Services
- Accounting, tax, bookkeeping, payroll

- Advertising and Media services
- Architectural/Engineering
- Consulting Services
- Graphic, industrial, interior design
- Legal Services
- Offices, Corporate
- Offices, General
- Property Management Services (Office only)
- Real Estate Agency
- Travel Arrangement and reservation services
- Business Support services
- Collection agency
- Facilities support services
- Office and administration services
- Doctor Office and Clinic
- Contractor's office
  - Office structures in the 2.8 acres shall meet the height, bulk, setbacks, intensity, area regulation of the over-all PZB but must utilize pitched /sloping roof forms with all exterior HVAC/mechanical equipment on grade.

The permitted uses for the remaining 12.5 acres of the PZD are as follows:

- Assisted Living
- Retirement Housing
- Bed and Breakfast Inn
- Clothing and Personal Items (Repair)
- Electronics and Appliances (New)
- Furniture and Home Furnishings (New)
- Hardware Store (Neighborhood)
- Locksmith
- Bookstore
- Bridal Shop
- Sewing Machine Store
- Cameras, photographic supplies and services
- Clothing, jewelry, luggage and shoe accessories
- Computer and software shop
- Gift shop
- Sporting goods, toys and musical instruments
- Beer, Wine and Liquor (Without drive-thru)
- Thrift Store
- Antique Shop
- Art dealers, art studio, galleries and supplies
- Arts and crafts shop
- Florist shop

- Hobby shop
- Tobacco Shop
- Bakery and confectionary shop
- Farmer's market
- Fruit and vegetable store
- Neighborhood store
- Cosmetics, beauty supplies and perfume stores
- Medical appliance services
- Optical shop
- Pharmacy or drug store
- Auto Insurance claims office
- Automatic Teller Machine
- Bank, Credit Union, or Savings Institution
- Fund, trust, or other financial establishment
- Insurance office
- Investment banking , securities, and brokerages
- Consumer Rental Center
- Video, music, software
- Abstract Services
- Accounting, tax, bookkeeping, payroll
- Advertising and media services
- Architectural, engineering
- Consulting services
- Graphic, industrial and interior design
- Legal services
- Offices, corporate
- Offices, General
- Property management services (office only)
- Real estate agency
- Travel arrangement and reservation services
- Business support services
- Collection agency
- Facilities support services
- Business support services
- Catering service
- Restaurant
- Barber shop/salon/spa/massage services
- Laundry and cleaning facilities (self service)
- Laundry, Cleaner
- Laundry, Cleaner (drop-off station)
- Photocopy Shop
- Photography studio
- Print shop
- Tailor shop

- Tanning salons
- Shoe repair shop
- Weight loss centers
- Animal and pet services (indoor)
- Veterinary clinic (no outdoor kennels)
- Parking lot (off site)
- Amusement Center (indoor)
- Fitness studio
- Government office
- Emergency Response Station
- Fire and rescue station
- Police substation (no incarceration)
- Doctor Office and Clinic
- Hospice residential care facility
- Child and youth services
- Wedding chapel
- Monument Sales
- Contractor's Office

PZD Conditional Uses: (Require planning commission approval)

- Auto Detailing Service
- Auto parts and accessories
- Auto glass, muffler, and seat cover shop
- Car wash (Self Service)
- Lawn and garden supplies
- Bicycle sales and service
- Convenience Store (with gasoline)
- Bar or tavern
- Restaurant (with drive-through service)
- Restaurant (with outdoor dining)
- Pet Cemetery
- Pet shop
- Pet supply store
- Courier or messenger services
- Mail services
- Data processing facility
- Museum
- Country club
- Bowling Alley
- Community recreation Center
- Health club
- Pool hall
- Swimming pool
- Park or playground (public and nonpublic)

- College, University or seminary
- Fine art and performance education
- Library or public art complex
- Nursery school
- Preschool
- Primary or secondary school
- School, business or professional
- Convention center
- Police station
- Diagnostic laboratory testing facility
- Nursing home
- Substance abuse treatment facility
- Day care center
- Senior citizen center
- Church, synagogue, temple or mosque
- Rectory, convent, monastery (accessory use)
- Cemetery, mausoleum, crematorium, funeral home, and mortuary
- Lodge or fraternal organization

The following specific PZD restrictions apply:

1. A convenience store (with gasoline sales) is permitted only on the Massard frontage on the central and southern portions of the site. A convenience store is subject to screening their sides and rear from adjacent uses; must comply with signage, site lighting and light spillage controls stated herein; must meet the landscaping requirement along Massard and may not utilize any outside speaker/sound systems. See PZD map.
2. Northeast corner of the PZD that is approximate to lot 20 of Wellington Place is a permitted retail/office function but must utilize a pitched /sloped roof form with all exterior HVAC/mechanical equipment on grade. Furthermore, the building must occupy the northern portion of the lot with parking and dumpsters to the south to further screen same from the residential area. See PZD map.

G. Area and Bulk Regulation. (Entire PZD- proposed)

Min. lot Size/Max Bldg. (s.f.)	Min. lot Width	Max Lot Coverage	Minimum Street Frontage	Max Height
42,000lot/30,000bldg	150ft	70%	50 feet	35feet

Setbacks (feet)

Front Setback	Side Setback	Street Side Setback	Rear Setback
25 feet	10 feet	10 feet	10 feet (30' if adjoining Residential)

1. Building separation shall be determined by the current city building and fire code.
2. Minimum parcel/lot size
   a. New district (by classification): Forty two thousand (42,000) square feet.

3. Maximum individual building square footage on a single lot: Thirty thousand (30,000) square feet.
4. Required street access: Major collector or higher

Area and Bulk Regulations (Existing RSD-2) for comparison

Density/ Min. Lot Size (s.f.)	Mint. Lot Width at Bldg. Line	Max Lot Coverage	Minimum Street Frontage	Max Height
4 dwellings/acre 10,500s.f.	75 feet	50%	50 Feet	35 Feet (see 27-404(D))

Setbacks

Front	Side	Street Side Corner Setback	Rear
30 Feet	7.5 Feet	30 Feet	10 Feet

1. Minimum building separation shall be ten (10) feet. (Ord. No. 16-12, 2, 2-21-12)

Comment: Coverage of structure is a bit higher in the PZD but height and setbacks are similar.

I. A comparison chart from a light commercial office PZD to RSD-2 exclusively residential yields no great surprises. Although all residential functions are permitted in C-2 they have purposely been removed from the PZD.

J. PZD Features vs. U.D.O

PZD	U.D.O
1. 40' treed buffer at north end with 6' opaque fence	opaque fence only
2. Roof form/pitched structures at north 2.8 acres and northeast corner near Wellington Place	Not required
3. Enhanced landscape and boulders at Massard ±25'-30' green space	10' wide strip with trees at 50' and 1 shrub at 10'
4. Additional convenience store restrictions in Area, noise and screening	None
5. Dumpster screens in split block –painted	Wood, Metal Panels Or shrubs
6. 100% quality materials at all exterior facades with CMU and metal panel restrictions	51%

7. Signage:
    - No Pole signs above 20'
    - No billboard signs
    - No blinking/flash signs — exceeds
    - No spillage from flood lighting — city ordinance
    - Monument signs encouraged
    - Building signage per ordinance
    - Ground mounted monument type signs only at north 2.8 acres

K. The Massard Creek PZD - Will be an attractive improvement to the Massard Corridor. The PZD makes a substantial effort to buffer the adjoining residential both visually and for sound. All traffic is to Massard.

L. Traffic study by Mickle Wagner Coleman is attached. Said study is based in a reasonable office/retail mix and intensity which results in a 22% increase in traffic and only 13% of road capacity.

M. Utility recap from Mickle Wagner Coleman is attached projecting expense and scope of final plat water and sewer improvements.

WILLIAM J. CLINTON
PRESIDENTIAL CENTER
LITTLE ROCK, ARKANSAS

ALUCOBOND

BOOK SMARTS

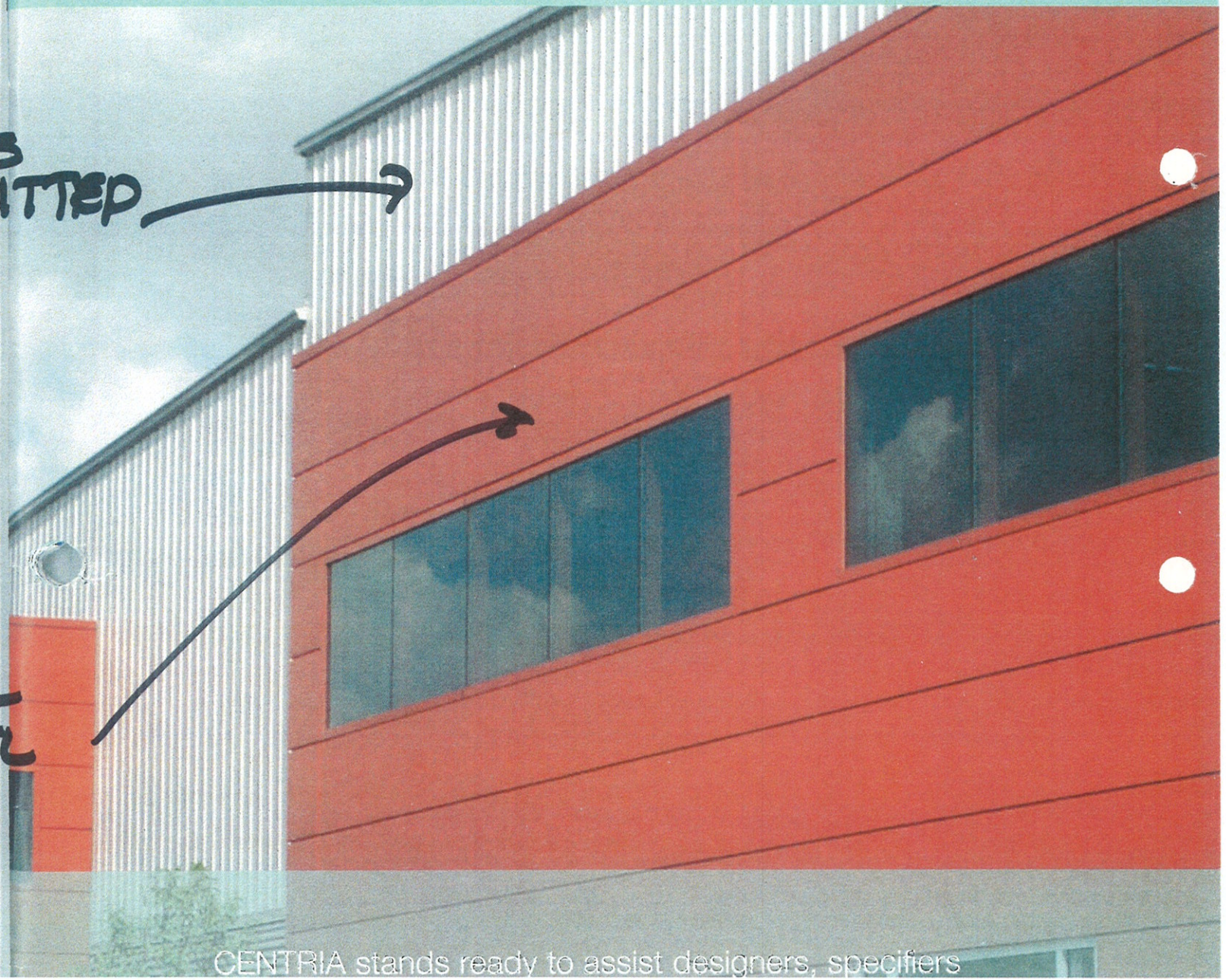
COVER TO COVER

With an exposed steel frame and bridgelike body cantilevered 90 feet out over the Arkansas River, the William J. Clinton Presidential Center expresses its faith in modern technology in dramatic fashion. The $165 million building complex sits on a 28-acre site on the south bank of the river, just a few minutes from downtown Little Rock. A principal design goal for the Center was to create an inviting, accessible complex that is visually and intellectually stimulating.

The 80,000-sq.-ft. main building is elevated off the ground in order to allow a new park to flow underneath. Clad in glass and metal, the Alucobond® Material makes a significant contribution to the innovative appearance that sets the Clinton Center apart from other presidential libraries. From the very beginning, Clinton stressed the importance of making the building environmentally responsible. The Center includes a number of energy-saving features and products and earned a silver LEED™ certification. Alucobond has also been utilized on the David L. Lawrence Convention Center in Pittsburgh, the largest building in the world to receive LEED certification.

WHO
Polshek Partnership Architects, New York, NY
Alucobond
Distributor/Fabricator/Installer:
BHN Corporation, Memphis, TN
HOW
130,000 sq. ft. of 4mm Alucobond Material attached with BHN's Custom Job Specific Dry Seal System

Technical Data



CENTRIA stands ready to assist designers, specifiers

Sears Centre
Hoffman Estates, IL
Ryan Companies US, Inc.

VERTICAL FLUSH PANEL

VERSAPANEL 2.50 WIND LOAD SPANS – FT-IN										
Gage Face/Liner	No. Spans	Fast.† Clip	Load - psf							
			20	25	30	35	40	45	50	55	60
26/26	1	1	12-0*	12-0	10-0	8-7	7-6	6-8	6-0	5-5	5-0
	2	1	12-0*	11-9*	10-0	8-7	7-7	6-10	6-3	5-9	5-3
	3	1	13-4	13-0	10-10	9-4	8-2	7-3	6-7	6-0	5-6

Description

Factory foam-insulated wall and roof panel system

SUBSTRATES

- Standard – 26/26 G-90 galvanized steel face and liner with HCFC-free foam insulated core
- Optional gages available, consult CENTRIA

JOINERY

- Double tongue-and-groove joinery with factory-applied air and vapor seal

SURFACE FINISH

- Versawall Exterior – Non-directional embossing, flat, striated or planked. For non-embossed and non-striated, consult CENTRIA
- Versapanel Exterior – Non-directional embossing, planked or flat
- Interior – Non-directional embossing, planked
- Optional Duracast textured finish is available for Versawall and Versapanel wall applications, consult CENTRIA for panel length options

PANEL WIDTH

- Versawall – 30" [762mm], 36" [914mm]
- Versapanel – 36" [914mm]

PANEL LENGTH

- 6' to 40' [1.83m–12.19m] standard
- 48' [14.63m] max. consult CENTRIA

PANEL THICKNESS

- Versawall – 2" [51mm], 2-3/4" [70mm], 4" [102mm] nom.
- Versapanel – 1-3/4" [44mm], 2-1/2" [64mm], 4" [102mm]

"R" VALUE

Versawall

- 2" [51mm] depth – R14
- 2-3/4" [70mm] – R20
- 4" [102mm] – R27

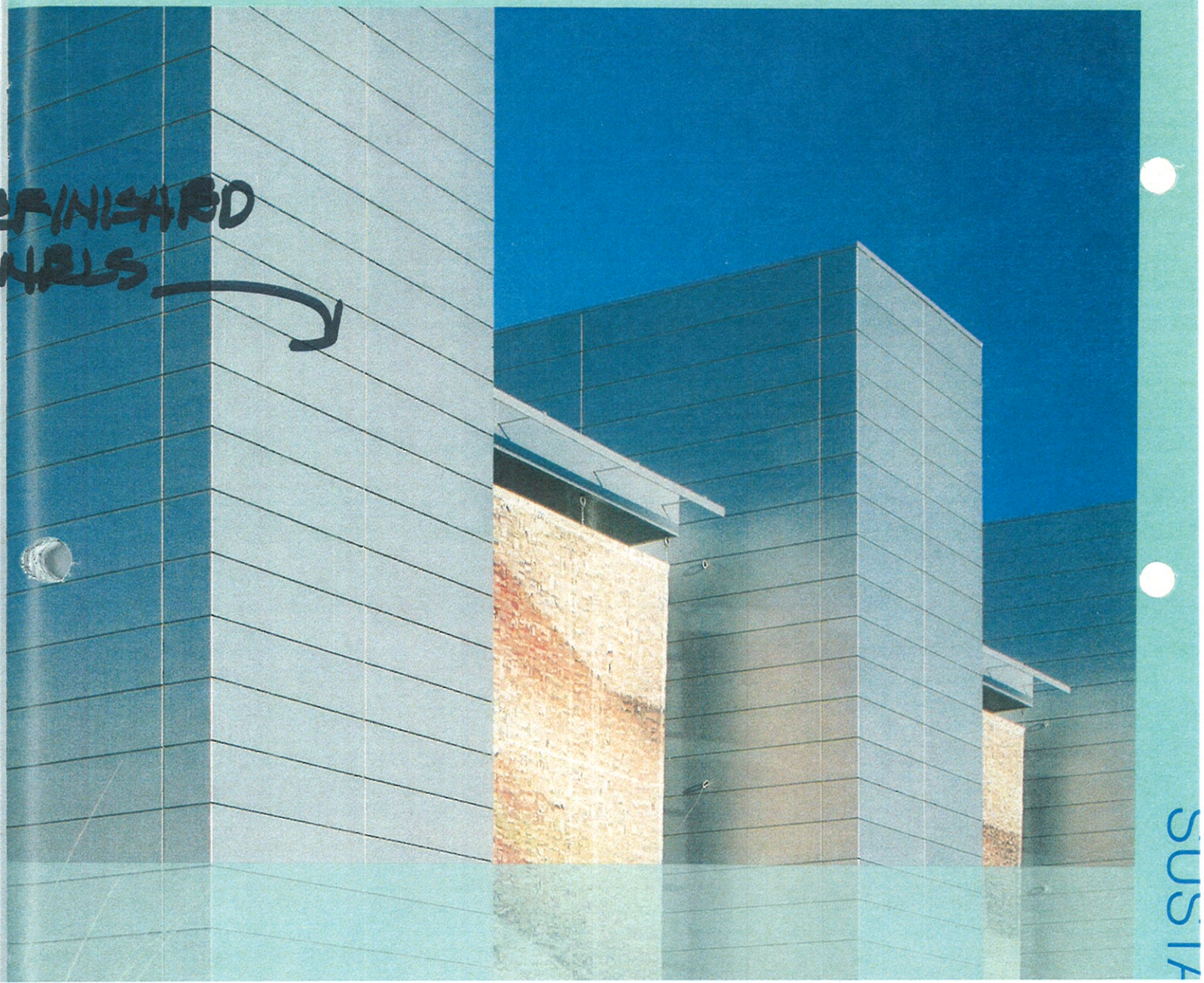
Versapanel

- 1-3/4" [44mm] – R14
- 2-1/2" [64mm] – R19
- 4" [102mm] – R27

R-values are based on ASTM C1363 testing.

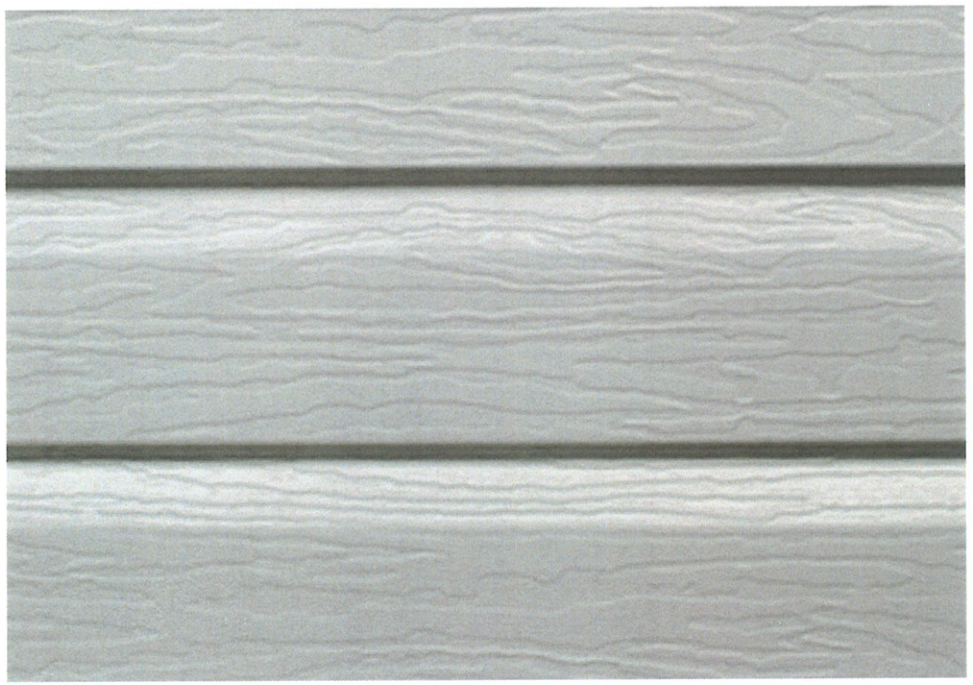
Sustainability

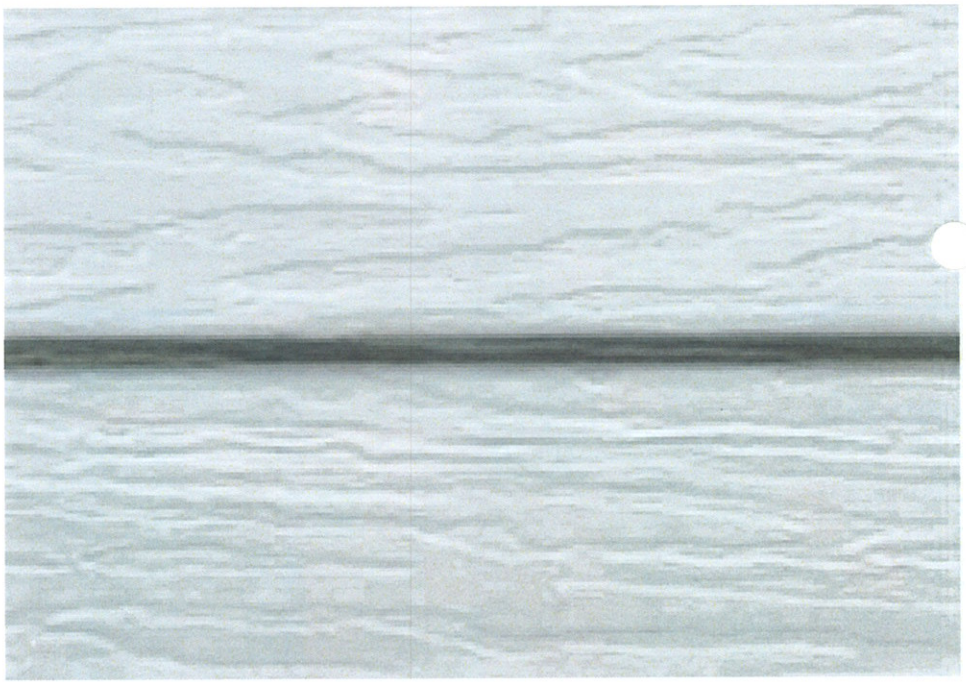
In the Environmentalist's Mind



SUSTA

ALCOA
STEEL
WOOD
GRAIN





Fort Smith Use Matrix							J	K	L	M	N	O					Q	R	S	T	U		W	X	Y	AB	Z	AC	AD	AE	AF	
						Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD
P = Permitted Use, C = Conditional Use, A = Accessory Use									R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4	
Size or density restrictions for any use may be noted in the district																																
Residence or Accommodation																																
	Private Household																															
		Single Family building																				P	P	P	P	P	P				
			Accessory residential dwelling unit																													
Structure			Detached				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
			Duplex											P	P	P	P	P	P	P	P	P										
			Guest house				A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										
			Manufactured home																	P												
			Mobile home park																	C												
			Mobile home subdivision																	C												
			Row house										P							P												
			Zero lot line dwelling unit										P							P												
		Multifamily development															P	P	P	P	C			P	P	P	P	P				
			Community residential facility															P	P	P				P	P	P	P	P				
			Group home, family				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P				
			Group home, neighborhood														P	P	P	P				P	P	P	P	P				
			Homeless shelter																	C							C	C	C				
			Orphanage																	C				C	C	C	C	C				
			Transitional dwelling																	P												
	Housing for the Elderly																															
		Assisted living															C	C	C	C	C	C		P	P	P	P	P				P
		Retirement housing															P	P	P	P	P	P		P	P	P	P	P				P
	Hotels, Motels, or other Accommodations																															
		Bed and breakfast inn															C	C	C	C	C	C	C	P	P	P	P	P				P
		Dormitory, sorority, fraternity															C	C	C	C				C	C	C	C	C				
		Hotel/motel																								P	P	P				
		Rooming or boarding house															C	C	C	C				P	P	P	P	P				
	General Sales or Services																															
	Automobile Sales or Service																															
		Auto & vehicle impoundment or holding yard (no salvage)																									C		P	P	P	
		Auto and vehicle dealer																									P	P	P	P	P	
		Auto and vehicle towing (wrecker)																									P		P	P	P	
		Auto auction																											P	P	P	
		Auto body shop and paint (new parts)																									C		P	P	P	
		Auto detailing service																						C	P	P	P	P	P	P	P	C
		Auto glass, muffler, and seatcover shop																						C	C	C	P		P	P	P	C
		Auto parts and accessories sales																						C	P	P	P	P	P	P	P	C
		Auto quick lube																							P	P	P	P	P	P	P	
		Auto repair																									P		P	P	P	
		Auto repair or assembly (salvage parts)																													P	
		Boat or marine craft dealer																									P		P	P	P	
		Car wash - full service																									P		P			

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD
P = Permitted Use, C = Conditional Use, A = Accessory Use			R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4	
Car wash self-service																		C	P	P	P	P	P			C
Gasoline service station																				P	P		P	P	P	
Motorcycle or ATV sales & service																					P		P	P	P	
Tire sales																					P		P	P	P	
Truck stop/travel plaza																					C		C	C		
Heavy Consumer Goods Sales or Service																										
Agricultural equipment and supplies (sales & service)																					P	P	P	P	P	
Appliance repair - (Large)																					P		P	P	P	
Appliance repair (Small)																			P	P	P	P	P	P	P	
Bus, truck sales and service																					P		P	P	P	
Clothing and personal items (repair)																		P	P	P	P	P				P
Commercial,industrial machinery & equipment (sales & service)																					P		P	P	P	
Department store, warehouse club or superstore																				P	P					
Computer and software shop																	P	P	P	P	P	P	P			P
Electronics and appliances (new)																		P	P	P	P	P	P			P
Electronics and appliances (used)																					P		P			
Floor, paint, wall coverings, window treatments																			P	P	P	P	P			
Furniture or home furnishings (new)																		P	P	P	P	P	P			P
Furniture or home furnishings (used)																					P	P	P			
Furniture repair and upholstery shop																					P		P	P	P	
Greenhouse (sales)																				P	P	P	P			
Hardware store																			P	P	P		P			
Hardware store (neighborhood)																		P				P	P			P
Home improvement center																				P	P		P			
Lawn and garden supplies																		C	P	P	P	P	P			C
Locksmith																	P	P	P	P	P	P	P			P
Lumber yard and building materials																							P	P	P	
Mall or shopping center																				P	P					
Manufactured home and mobile home sales and service																					P		P	P	P	
Oil and gas equipment (sales and service)																							P	P	P	
Sand, gravel, stone, or earth sales and storage																					C		P	P	P	
Swimming pool sales and supply store (w/o storage yard)																			P	P	P	P	P			
Truck or tractor sales and service facility																					P		P	P	P	
Durable Consumer Goods Sales or Service																										
Bait and tackle shop																			P	P	P	P	P			
Bicycle sales and service																	C	C	P	P	P	P	P			C
Bookstore															P		P	P	P	P	P	P				P
Bridal shop															P	P	P	P	P	P	P	P				P
Cameras, photographic supplies and services															P		P	P	P	P	P	P				P
Clothing, jewelry, luggage, shoes, accessories															C		P	P	P	P	P	P				P
Gift shop															P		P	P	P	P	P	P				P
Sewing machine store (sales & service)																		P	P	P	P	P				P
Sporting goods, toys, & musical instruments																		P	P	P	P	P				P
Thrift store																		P	P	P	P	P	P			P

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD
P = Permitted Use, C = Conditional Use, A = Accessory Use			R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4	
Consumer Goods, Other																										
Antique shop															P		P	P	P	P	P	P				P
Art dealers, art studio, galleries, supplies															P		C	P	P	P	P	P				P
Arts and craft shop															P		P	P	P	P	P	P				P
Flea market (indoor)																					P	P	P			
Flea market (outdoor)																							C			
Florist shop															P		P	P	P	P	P	P				P
Hobby shop															P		P	P	P	P	P	P				P
Office supply store																			P	P	P	P	P			
Pawnshop																					P		P			
Pawnshop (no outside storage)																			P	P	P	P	P			
Tobacco shop																	P	P	P	P	P	P				P
Grocery, Food, Beverage, Dairy																										
Bakery or confectionery shop															P		P	P	P	P	P	P				P
Beer, wine and liquor store (with drive-through)																		C	P	P	P	P				
Beer, wine and liquor store (without drive-through)																		P	P	P	P	P				P
Convenience store (with gasoline sales)																		C	P	P	P	P	P			C
Farmer's market																		P	P	P	P	P	P			P
Fruit and vegetable store															P		C	P	P	P	P	P	P			P
Grocery store or supermarket															P		P	P	P	P	P	P	P			
Neighborhood store															P			P	P	P	P	P				P
Health and Personal Care																										
Cosmetics, beauty supplies, and perfume stores																	P	P	P	P	P	P				P
Medical appliance services																		P	P	P	P	P	P			P
Optical shop																	P	P	P	P	P	P				P
Pharmacy or drug store																	P	P	P	P	P	P				P
Finance and Insurance																										
Auto insurance claims office																		P	P	P	P		P			P
Automatic teller machine																P	P	P	P	P	P	P	P			P
Bank, credit union, or savings institution																P	P	P	P	P	P	P	P			P
Credit and finance establishment																P	P	P	P	P	P	P	P			P
Fund, trust, or other financial establishment															P	P	P	P	P	P	P	P	P			P
Insurance office															P	P	P	P	P	P	P	P	P			P
Investment banking, securities, and brokerages															P	P	P	P	P	P	P	P	P			P
Rental and Leasing																										
Auto (rental and leasing)																					P		P	P	P	
Commercial, industrial machinery & equipment																					P		P	P	P	
Consumer rental center																		P	P	P	P	P	P			P
Oil and gas field equipment																							P	P	P	
Video, music, software																		P	P	P	P	P				P
Business, Professional, Scientific, and Technical Services																										
Professional Services																										
Abstract services															P	P	P	P	P	P	P	P	P			P
Accounting, tax, bookkeeping,payroll															P	P	P	P	P	P	P	P	P			P

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD
P = Permitted Use, C = Conditional Use, A = Accessory Use			R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4	
Advertising and media services															P	P	P	P	P	P	P	P	P			P
Architectural, engineering															P	P	P	P	P	P	P	P	P			P
Carpet and upholstery cleaning																			P	P	P	P	P	P	P	
Consulting services															P	P	P	P	P	P	P	P	P			P
Extermination and pest control																					P		P	P	P	
Graphic, industrial, interior design															P	P	C	P	P	P	P	P	P			P
Investigation and security services																			P	P	P	P	P	P		
Janitorial services																			P	P	P	P	P	P		
Legal services															P	P	P	P	P	P	P	P	P			P
Medical laboratory																							P	P	P	
Medical laboratory (no animal research/testing)																			C	C	C	C	P	P		
Offices, corporate															P	P	P	P	P	P	P	P	P			P
Offices, general															P	P	P	P	P	P	P	P	P	P	P	P
Property management services (office only)															P	P	P	P	P	P	P	P	P			P
Real estate agency															P	P		P	P	P	P	P	P			P
Travel arrangement and reservation services															P	P		P	P	P	P	P	P			P
Administrative Services																										
Business support services															P	P	P	P	P	P	P	P	P			P
Collection agency															P	P	P	P	P	P	P	P	P			P
Employment agency																			P	P	P	P	P			
Employment agency (day labor)																					P		P			
Facilities support services															P	P	P	P	P	P	P	P	P			P
Office and administrative services															P	P	P	P	P	P	P	P	P			P
Telemarketer/call center																			P	P	P	P	P			
Food Services																										
Bar or tavern																		C	C	C	P	P	P			C
Beer garden																			C	C	C	P	C			
Catering service																		P	P	P	P	P	P			P
Food distribution center																							P	P		
Mobile food services																					P		P	P		
Restaurant															P		C	P	P	P	P	P	P			P
Restaurant (with drive-in services)																			P	P	P		P			
Restaurant (with drive-through services)																		C	P	P	P	P	P			C
Restaurant (with outdoor dining)																		C	C	C	C	P	C			C
Vending																					P		P	P		
Personal Services																										
Bail bonds office																					P	P	P	P		
Barber shop/salon/spa/massage services															P		C	P	P	P	P	P				P
Laundry (commercial/industrial)																							P	P	P	
Laundry and cleaning facilities (self-service)																	P	P	P	P	P		P			P
Laundry, cleaner																		P	P	P	P		P			P
Laundry, cleaner (drop-off station)																	P	P	P	P	P	P	P			P
Photocopy shop																	P	P	P	P	P	P	P			P
Photography studio															P		P	P	P	P	P	P	P			P

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD
P = Permitted Use, C = Conditional Use, A = Accessory Use			R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4	
Print shop																		P	P	P	P	P	P	P	P	P
Shoe repair shop															P		P	P	P	P	P	P				P
Tailor shop															P		P	P	P	P	P	P				P
Tanning salons															P		C	P	P	P	P	P				P
Tattoo/body piercing parlor																			P	P	P	P				
Weight loss centers																		P	P	P	P	P				P
Pet and animal services																										
Animal and pet services (indoor)																		P	P	P	P	P	P	P	P	P
Animal and pet services (outdoor)																					P		P	P	P	
Animal shelter																							P	P	P	
Equestrian facilities																							P	P	P	
Kennels																					P		P	P	P	
Pet cemetery																		C	C	C	C		C	C	C	C
Pet shop																		C	P	P	P	P	P	P		C
Pet supply store																		C	P	P	P	P	P	P	P	C
Veterinary clinic (no outdoor kennels)																		P	P	P	P	P	P	P	P	P
Veterinary clinic (with outdoor kennels)																					P		P	P	P	
Automobile Parking Facilities																										
Parking garage																			C	C	P	P	P	P	P	
Parking lot (commercial)																					P	P	P	P	P	
Parking lot (off site) (See Section 27-601-11)																C	C	P	P	P	P	P	P	P	P	P
Manufacturing and Wholesale Trade																										
Food, Textiles and Related Products																										
Animal food processing																							C	C	P	
Clothing manufacturing																							P	P	P	
Food and beverage processing																							P	P	P	
Leather and allied products																									P	
Textiles																								P	P	
Tobacco manufacturing																								P	P	
Wood, Paper and Printing Products																										
Cabinet and woodwork shop																							P	P	P	
Furniture or home furnishings																								P	P	
Manufacturing, boxes/containers/corrugated																							P	P	P	
Manufacturing, packaging material																							P	P	P	
Paper and printing materials																							P	P	P	
Wood products manufacturing plant																								P	P	
Chemicals, Metals, Machinery, and Electronics Mfg.																										
Acid manufacturing																									P	
Asphalt or concrete batching plant (permanent)																									P	
Chemicals, plastics and rubber industry																								C	P	
Electrical equipment, applicance and components mfg.																							P	P	P	
Explosives manufacturing																									C	
Foundary or metal-works facility																								P	P	
Laboratory (manufacturing)																							P	P	P	

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD
P = Permitted Use, C = Conditional Use, A = Accessory Use			R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4	
Machine, welding, or sheet metal shop																							P	P	P	
Nonmetallic manufacturing																								C	P	
Petroleum and coal products																									C	
Pharmaceutical manufacturing																							P	P	P	
Refinery																									C	
Tire retreading																									P	
Miscellaneous Manufacturing																										
Auto manufacturing																								P	P	
Barge and ship manufacturing																									P	
Boat manufacturing																							P	P	P	
Dolls, toys, games, musical instruments																							P	P	P	
Jewelry and silverware																							P	P	P	
Manufacturing, batteries																							P	P	P	
Manufacturing, fibergass																								P	P	
Manufacturing, foam products																								P	P	
Manufacturing, heavy																									P	
Manufacturing, light																							P	P	P	
Manufacturing, medium																								P	P	
Manufacturing, motors, drives, and generators																								P	P	
Office supplies																							P	P	P	
Wholesale Trade Establishment																										
Durable goods																					P	P	P	P	P	
Electrical, plumbing, heat & air conditioning																							P	P	P	
Nondurable goods																					P	P	P	P	P	
Warehouse and Storage Services																										
Auto salvage yard																									P	
Building materials salvage yard																								P	P	
Bulk petroleum storage																									P	
Container storage																					P		P	P	P	
Mini storage warehouse																					P		P	P	P	
Packaging and distribution center																							P	P	P	
Petroleum distribution facility																							C	P	P	
Portable storage Unit																					P		P	P	P	
Vehicle storage yard																					P		P	P	P	
Warehouse																							P	P	P	
Transportation, Communication, Information and Utilities																										
Transportation Services																										
Airport																							P	P	P	
Bus station and terminal																					C	C	C	C	C	
Courier and messenger services																		C	P	P	P	P	P	P	P	C
Ferry boat facility																							P	P	P	
Heliport																			A	A	A	A	P	P	P	
Limousine service																					P	C	P	P	P	
Mail services																	C	C	P	P	P	P	P	P	P	C

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD
P = Permitted Use, C = Conditional Use, A = Accessory Use			R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4	
Marina																							P	P	P	
Motor freight terminal																							P	P	P	
Moving and storage																							P	P	P	
Moving company																					P		P	P	P	
Pipeline transportation																								P	P	
Port facility																								P	P	
Rail transportation																						P	P	P	P	
Taxicab service																					P		P	P	P	
Communications and Information																										
Commercial communication towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	P	P	P	C	P	P	P	
Data processing facility																		C	P	P	P	P	P			C
Motion pictures and sound recording studios																			P	P	P	P	P	P	P	
Printing commercial/industrial																							P	P	P	
Telecommunications and broadcasting studios																			P	P	P	P	P	P	P	
Utilities and Utility Services																										
Amateur radio transmitting towers			C	C	C	C	C	C	C	C	C	C	C	C			C	C	P	P	P	C	P	P	P	
Electric power plant																							C	C	P	
Hazardous waste treatment and disposal																									C	
Incinerator																									P	
Nuclear power plant																									C	
Radio, television, and microwave transmitting towers																		C	P	P	P	C	P	P	P	
Recycling center																							C	P	P	
Recycling collection station																		C	C	C	C	C	P	P	P	
Sanitary landfill																									P	
Solid waste collection																								P	P	
Utility shop, storage yard or building																					C		P	P	P	
Utility substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	
Wastewater treatment plant																								P	P	
Arts, Entertainment, and Recreation																										
Performing Arts or Supporting Establishments																										
Drive-in theater																					C		C			
Movie theater																				P	P	P				
Performance theater															P					P	P	P				
Carnival or circus (temporary with permit)																		P	P	P	P	P	P	P		
Fairground/rodeo ground																					P		P	P		
Museums and Other Special Purpose Recreational Institutions																										
Historical or archaeological institution															P							C				
Museum															P			C	C	C	C	P				C
Zoos, botanical gardens, arboreta																					C	P	C	C		
Amusement, Sports, or Recreation Establishment																										
Amusement center (indoor)																		P	P	P	P	P	P			P
Amusement center (outdoor)																					C	C	C	C		
Convention/Event center																		C	C	P	P	P	P			
Bingo parlor																				P	P	P				

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD
P = Permitted Use, C = Conditional Use, A = Accessory Use			R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4	
Casino gaming business																							C	C	C	
Country club	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C					C
Dance hall/night club																				P	P	P	P			
Private club																				P	P	P	P			
Race track																								C	C	
Fitness, Recreational Sports, Athletic Club																										
Bowling alley																		C	P	P	P	P	P			C
Community recreation center										C	C	C	C	C			C	C	C	C	C	C	C			C
Driving range (outdoor)																				C	P	P	P	P	P	
Golf course			C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	C	C		C	C	C	
Pistol Range (Indoor)																					C	C	C	C	C	
Health club															P			C	C	P	P	P	P	P		C
Fitness studio															P			P	P	P	P	P	P			P
Indoor Games Facility																										
Miniature golf course																			P	P	P	P	P			
Pool hall																		C	C	C	P	P	P			C
Sexually oriented business (see Ft. Smith Muni. Code Sec.14-141)																					P			P	P	
Skating rink																				P	P	P	P			
Sports complex/athletic field																					C	C	C	C		
Swimming pool																		C	C	C	P	C	C			C
Water park																					C		C			
Camps, Camping, and Related Establishments																										
Camps, camping, and related establishments																					C		P	P		
Natural and Other Recreational Parks																										
Park or playground (public and nonpublic)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C
Education, Public Administration, Health Care and Other Institutions																										
Educational Services																										
College, university, or seminary	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C	C	C	C	C			C
Fine art and performance education														C	C	C	C	C	C	C	C	C	C			C
Library or public arts complex			C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C			C
Nursery school	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C
Preschool	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C
Primary and secondary school	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C			C
School, business professional														C	C	C	C	C	C	C	C	C	C			C
School, technical or trade																					C	C	C	C		
Public Administration - Government																										
Criminal justice facility																						C	C	C		
Detention facility																						C	C	C		
Government office															P		P	P	P	P	P	P	P			P
Public Safety																										
Emergency response station																C	P	P	P	P	P	C	P	P	P	P
Fire and rescue station	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	P	P	P	P	P	P	P	P
Police station																	C	C	C	C	C	C	C	C	C	C
Police substation (no incarceration)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	P	P	P	P	P	P	P	P

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD
P = Permitted Use, C = Conditional Use, A = Accessory Use			R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4	
Health and Human Services																										
Community health and welfare clinic																			C	C	C	C	C			
Diagnostic laboratory testing facility																C		C	C	C	P	C	P			C
Doctor office and clinic															P	P		P	P	P	P	P	P	P		P
Hospice residential care facility																P		P	P	P	P	P				P
Hospital																C		P	P	P	P	P				
Mental health hospital																C		C	C	C	C	C				
Nursing home																C		C	C	C	C					C
Substance abuse treatment facility																C		C	C	C	C					C
Social Assistance, Welfare, and Charitable Services																C										
Child and youth services (office)																	P	P	P	P	P	P				P
Day care Home (12 or less)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C										
Day care center															C			C	C	C	C	C	C	C		C
Community food services																					C	C	C			
Emergency and relief services																			P	P	P		P			
Family support services																					P	P	P			
Senior citizen center											C	C	C	C	C	C	C	C	C	C	C	C	P			C
Vocational rehabilitation																					C		C	C		
Religious Institutions																										
Church, synagogue, temple, mosque	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C
Rectory, convent, monastery											C	C	C	C	C	C	A	A	A	A	A	A	A			A
Note: educational/hospital facilities owned or run by																										
religious institutions are classified by use not ownership																										
Wedding chapel															P			P	P	P	P	P				P
Death Care Services																										
Cemetery, mausoleum, crematorium, funeral home, & mortuary																		C	C	C	C		C			C
Monument (manufacturing)																							P	P		
Monument (sales)																		P	P	P	P		P	P		P
Associations, Nonprofit Organizations																										
Lodge or fraternal organization															C			C	C	C	C	C	P	P		C
Construction-Related Businesses																										
Contractor's office																P	P	P	P	P	P	P	P	P	P	P
Contractor's shop and storage yard																					C		P	P	P	
Glass sales and service																					P		P	P	P	
Landscaping contractor																					C		P	P	P	
Sign contractor																					C		P	P	P	
Mining and Extraction Establishments																										
Coal mining																									C	
Metallic mining																								C	P	
Non-metallic manufacturing and mining																								C	P	
Agriculture, Forestry, Fishing, and Hunting																										
Grain storage and processing																									C	P
Livestock yard, feed lot, holding pens, and auction facility																									C	C
Commercial grower																							P		P	

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD
P = Permitted Use, C = Conditional Use, A = Accessory Use			R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,(	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4	
Tanning and Slaughtering of Animals or Fowl																										
Animal slaughter and processing																								C	C	
Note: Section 4-5 of the Fort Smith Municipal Code prohibits																										
the collection or keeping of hogs or swine within the																										
Fort Smith city limits																										
Forestry and Logging																										
Fishing, Hunting and Trapping, Game Preserves																										
Taxidermy shop																					P		P	P		

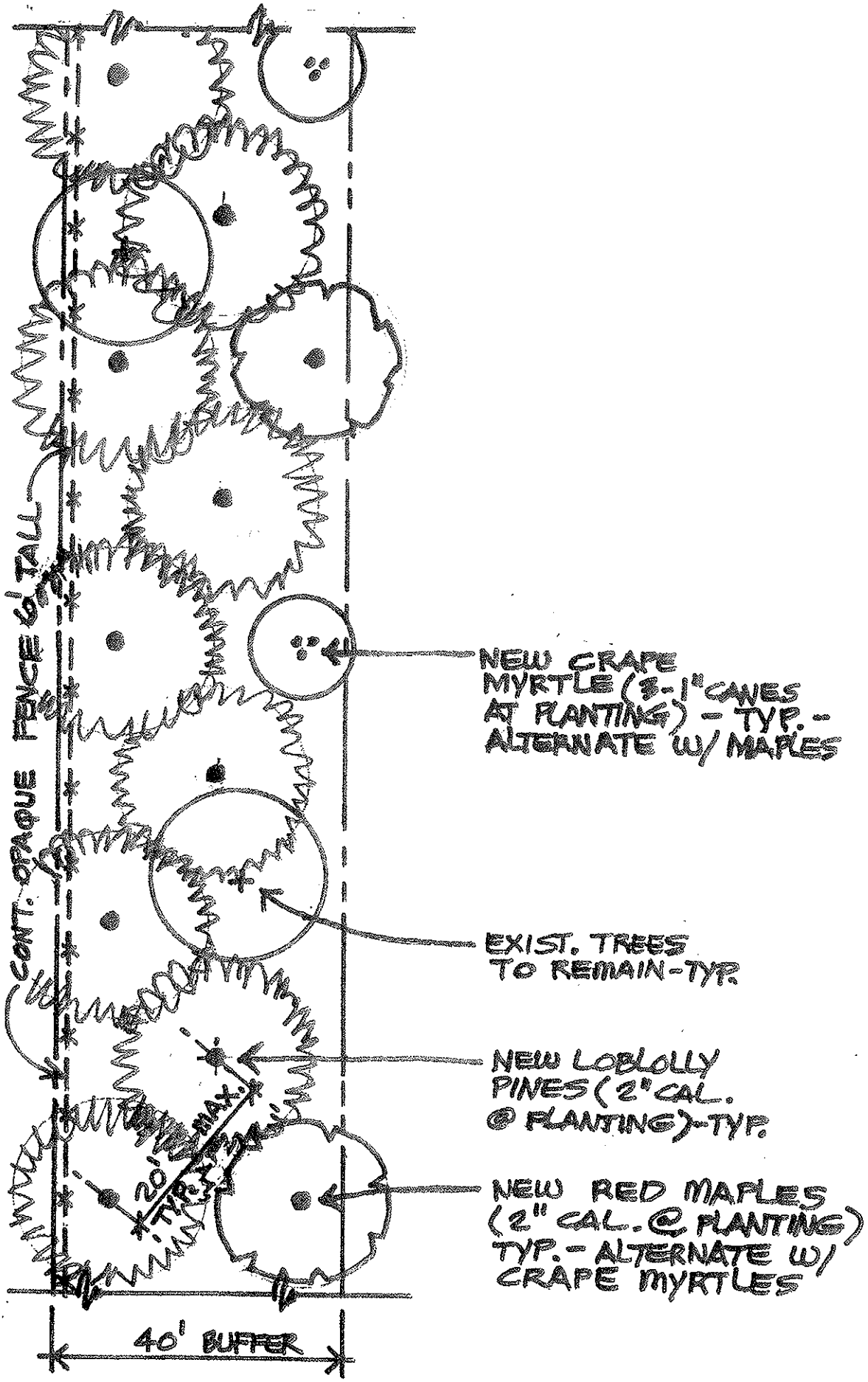
PLANNED ZONING DITRICT
CERTIFICATION STATEMENT

I, Cliff Cabaness, property owner of Massard Creek, also known as 4401 Massard Road, do hereby certify that the Project Booklet for a Planned Zoning District complies with the City of Fort Smith's Planned Zoning District regulations as defined in Section 27-341 of the Fort Smith Unified Development Ordinance.

I hereby agree to the terms and conditions within the Project Booklet, and I therefore request the City of Fort Smith to approve the rezoning.

Signature

Date



PROPOSED TYPE A BUFFER SCREENING

MASSARD CREEK PDZ

TIM A. RISLEY & ASSOCIATES

BASIS OF DESIGN
Office Park at Massard Creek
December 19th, 2013

TRAFFIC

GENERAL

The proposed Office Park at Massard Creek (as seen in Image 1) is the subdivision and development of a 41-acre (approx.) tract of land on the east side of Massard Road near the intersection with Louisville Street. The tract is anticipated to be divided into a 15-acre (approx) office and retail park consisting of nine (9) buildings, and a 26-acre (approx), single family residential lot.

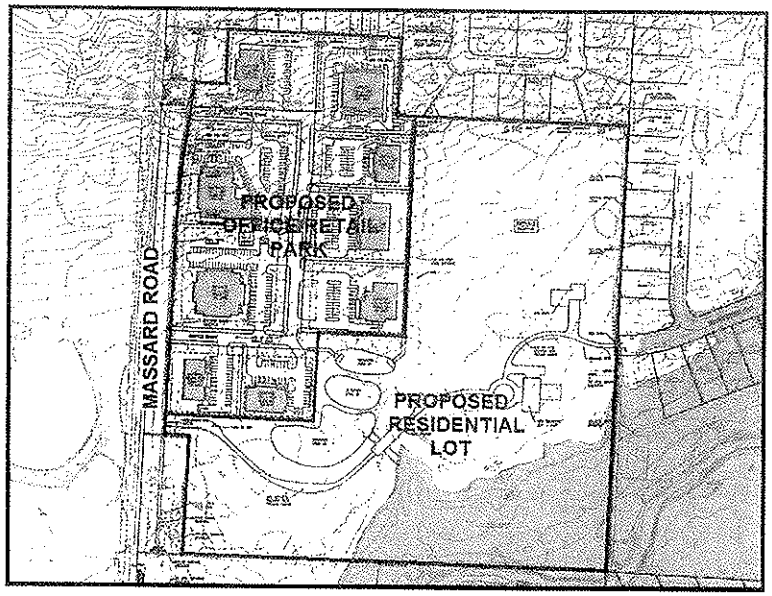


Image 1: Basic Project Layout

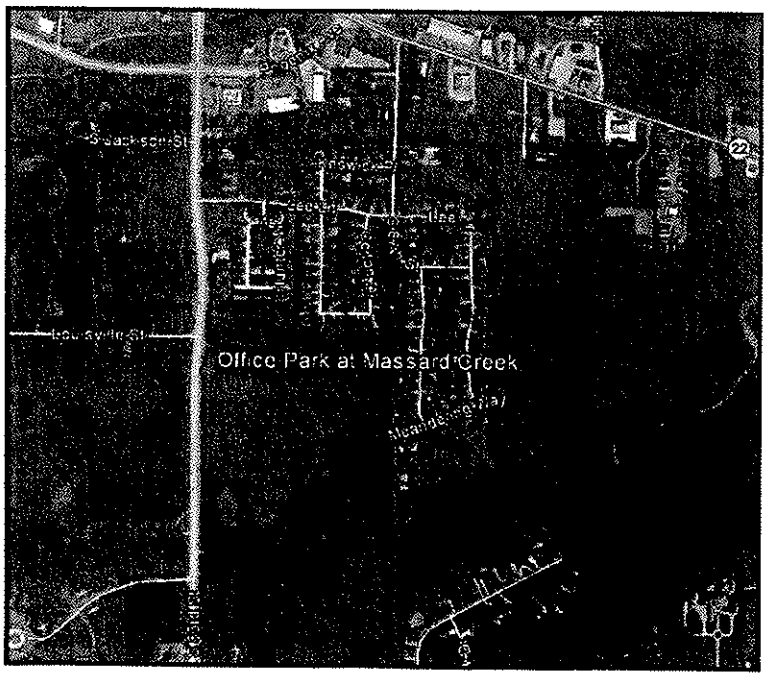


Image 2: Aerial View of Project Location

REFERENCES

1. Trip Generation, 7th Edition, Institute of Transportation Engineers (2003)
2. 2012 Traffic Count Map, Fort Smith, Sebastian County, Arkansas Highway and Transportation Department (2012)
3. Fundamentals of Traffic Engineering, Homburger, Kell and Perkins (1992)

TRAFFIC COUNTS -

Per Reference 1, the following calculations were made:

Undeveloped Property - **Current Use**

Average Daily Traffic (Contributing)

ADT = 0 VPD

Peak Hour Traffic (Contributing)

PH (AM/PM) = 0 VPH

General Office - **Future Use**

Given: 52,500 square-foot General Office Building (1/2 Development)

Average Daily Traffic (Contributing)

ADT(weekday) = (11.01 ADT/1000 sq-ft)*(52,600 sq-ft)
= 579 VPD (weekday average)

ADT(Saturday) = (2.37 ADT/1000 sq-ft)*(52,600 sq-ft)
= 125 VPD (Saturday average)

ADT(Sunday) = (0.98 ADT/1000 sq-ft)*(52,600 sq-ft)
= 52 VPD (Sunday average)

Peak Hour Traffic (Contributing)

PH (AM) = (1.55 VPH /1000 sq-ft)*(52,600 sq-ft)
= 82 VPH

PH (PM) = (1.49 VPH /1000 sq-ft)*(52,600 sq-ft)
= 79 VPH

Retail - **Future Use**

Given: 52,600 square-foot Specialty Retail Center (1/2 Development)

Average Daily Traffic (Contributing)

ADT(weekday) = (44.32 ADT/1000 sq-ft)*(52,500 sq-ft)
= 2327 VPD (weekday average)

ADT(Saturday) = (42.04 ADT/1000 sq-ft)*(52,500 sq-ft)
= 2208 VPD (Saturday average)

ADT(Sunday) = (20.43 ADT/1000 sq-ft)*(52,500 sq-ft)
= 1073 VPD (Sunday average)

Peak Hour Traffic (Contributing)

PH (AM) = (6.84 VPH /1000 sq-ft)*(52,500 sq-ft)
= 360 VPH

PH (PM) = (5.02 VPH /1000 sq-ft)*(52,500 sq-ft)
= 264 VPH

Residential - **Future Use**

Given: (1) Single Family Home

Average Daily Traffic (Contributing)

ADT(weekday) = 10 VPD (weekday average)

ADT(Saturday) = 11 VPD (Saturday average)

ADT(Sunday) = 9 VPD (Sunday average)

Peak Hour Traffic (Contributing)

PH (AM) = 1 VPH

PH (PM) = 2 VPH

Increase in Average Daily Traffic

ΔADT(weekday) = 2916 VPD (weekday average increase)

ΔADT(Saturday) = 2344 VPD (Saturday average increase)

ΔADT(Sunday) = 1134 VPD (Sunday average increase)

Increase in Average Daily Traffic Along Massard Road

From Reference 2, the Average Daily Traffic along Massard Road at the subject location is approximately 13000 VPD. The fully developed property can be expect to add 2916 VPD (for a projected total of 15916 VPD).

Increase in Peak Hour with Regard to Total Roadway Capacity

The critical period is the Peak Hour (AM) hourly traffic generated by the site (443 VPH). Assuming a total roadway capacity of 3400 VPH (1800 VPH for the inside lane and 1600 VPH for the outside lane), the traffic generated by the development represents 13.03% of total roadway capacity. Assuming a much more conservative 1940 VPH (for divided 4-lane roadways with a speed of 30-46 MPH, from Reference 3) the generated traffic represents 22.84% of total roadway capacity.

CONCLUSIONS -

The subject property, when fully developed, will moderately increase traffic flows along Massard Road; Peak Hour (PM) Traffic is expected to increase by 443 VPH and Average Daily Traffic (weekday) is expected to increase by 2916 VPD.

A1.0

PLANNED ZONING DISTRICT

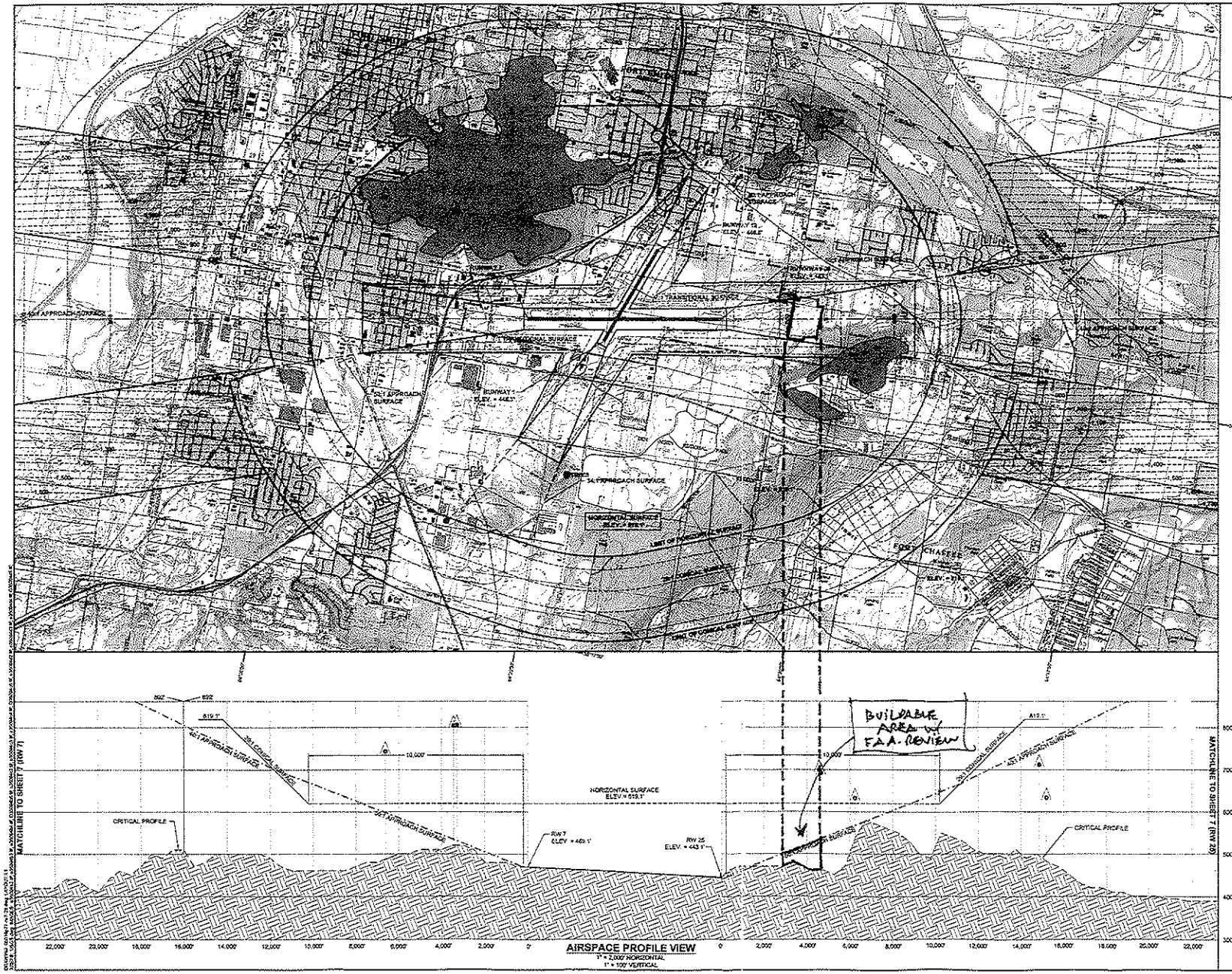
AT

MASSARD CREEK

FORT SMITH, AR

TIM A. RISLEY & ASSOCIATES
ARCHITECTS AND PLANNERS

61 CONARC PLACE • 6101 PHOENIX • FORT SMITH, ARKANSAS • 72903
PHONE - 479.452.2636 • FAX - 479.452.3925 • EMAIL - info@risley-associates.com



N

MAGNETIC DEC. 3° 4'E (2005)

NOTES:

1. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL (MSL).
2. THIS EXHIBIT DEPICTS AIRPORT IMAGINARY SURFACES AS DEFINED IN FEDERAL AVIATION REGULATION PART 77 SECTION 25.
3. RUNWAY 25 END ELEVATION BASED ON FUTURE THRESHOLD LOCATION.
4. GROUND PROFILE DEPICTS HIGHEST TERRAIN IDENTIFIED FROM USGS MAP ACROSS LENGTH AND WIDTH OF FAR PART 77 APPROACH SURFACES.
5. PLEASE REFER TO INNER PORTION OF THE APPROACH SURFACE DRAWINGS FOR DETAILS ON ANY CLOSE-IN OBSTRUCTIONS TO THE RUNWAY APPROACH, PRIMARY, AND TRANSITIONAL SURFACES AS WELL AS RUNWAY DATA AND PENETRATIONS TO OTHER CRITICAL SURFACES.
6. ALL OBSTRUCTIONS SHOULD BE EITHER LIGHTED OR REMOVED.
7. EPA TITLE 14, PART 77 REQUIRES AN FAA 7460-1 FORM BE SUBMITTED FOR ANY CONSTRUCTION OR ALTERATION WITHIN 20,000 FEET OF THE CLOSEST POINT OF THE RUNWAY WHICH PENETRATES A SLOPE OF 100' TO 1' (1V:100H).
8. BASE MAPS TAKEN FROM USGS 7.5 - MINUTE SERIES QUADS:

BURNVILLE, AR	1987	SOUTH FORT SMITH, AR	1987
CREEKWOOD, AR	1987	FORT CHAFFEE, OK	1987
HACKETT, AR	1987	ALMA, AR	1987
SPIRO, OK	1989	VAN BUREN, AR	1987
LAVACA, AR	1987	FORT SMITH, AR	1987
SHELDAG, AR	1987	MULDROW, OK	1996

9. ALL FAR PART 77 SURFACES DEPICTED REPRESENT ULTIMATE AIRPORT DEVELOPMENT PLAN.
10. TERMINUS IDENTIFIED FROM FAA INSTRUMENT APPROACH PROCEDURE (FORM 8260-3).
11. ARKANSAS CODE, TITLE 27 - TRANSPORTATION, CHAPTER 117 - AIRPORT ZONING, SECTION 115, MINIMUM DISTANCE BETWEEN TOWERS AND P PENALTY FOR NON-COMPLIANCE - EXEMPTIONS

A. FOR PURPOSES OF THIS SECTION, AN "OBSTRUCTION FACILITY" MEANS ANY PUBLIC-USE AIRPORT OR MILITARY AIRPORT WHICH HAS A HARD SURFACE RUNWAY.

B. NO STRUCTURE IN EXCESS OF ONE HUNDRED FEET (100') IN HEIGHT MAY BE CONSTRUCTED WITHIN TWENTY-FIVE HUNDRED FEET (2,500') FROM EITHER SIDE OF A RUNWAY CENTERLINE RUNNING THE FULL LENGTH OF THAT RUNWAY, INCLUDING THE RUNWAY PROTECTION ZONE AND RUNWAY SAFETY AREA, EXTENDING OUTWARD FROM THE APPROACH END OF ANY RUNWAY FOR TEN (10) NAUTICAL MILES, AND RISING UPWARD FROM THAT RUNWAY END SURFACE AT A SLOPE OF SIXTY-FIVE FEET (65') HORIZONTALLY TO ONE FOOT (1') VERTICALLY FOR THE SEVEN (7) NAUTICAL MILES OF ANY AERONAUTICAL FACILITY USED BY THE PUBLIC UNLESS A PERMIT FOR SUCH CONSTRUCTION HAS BEEN ISSUED BY THE GOVERNING BODY RESPONSIBLE FOR OPERATIONS AT THE AERONAUTICAL FACILITY.

C. THE GOVERNING BODY OF AN AERONAUTICAL FACILITY MAY LEVY A FINE NOT TO EXCEED ONE THOUSAND DOLLARS ($1,000) PER DAY AGAINST THE OWNER OF ANY STRUCTURE CONSTRUCTED IN VIOLATION OF THIS SECTION. THE FINE MAY BE LEVIED FOR EACH DAY UNTIL THE STRUCTURE IS REMOVED.

D. THIS SECTION DOES NOT APPLY TO ANY STRUCTURE EXISTING ON MARCH 25, 1986, NOR TO ANY STRUCTURE WHICH HAS CONSTRUCTION IN PROGRESS ON MARCH 25, 1986.

LEGEND

- EXTENDED RUNWAY CENTERLINE
- PART 77 SURFACE ELEVATIONS
- MOST DEMANDING PART 77 SURFACE
- FUTURE RUNWAY PROTECTION ZONE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- OBSTRUCTION GROUP AREAS
- APPROXIMATE TOWER ANTENNA LOCATION
- OBSTRUCTION LIGHT LOCATION

SCALE: 1"=2000' (2000 0 2000 4000 FEET)

NO.	REVISIONS	BY	APP.	DATE

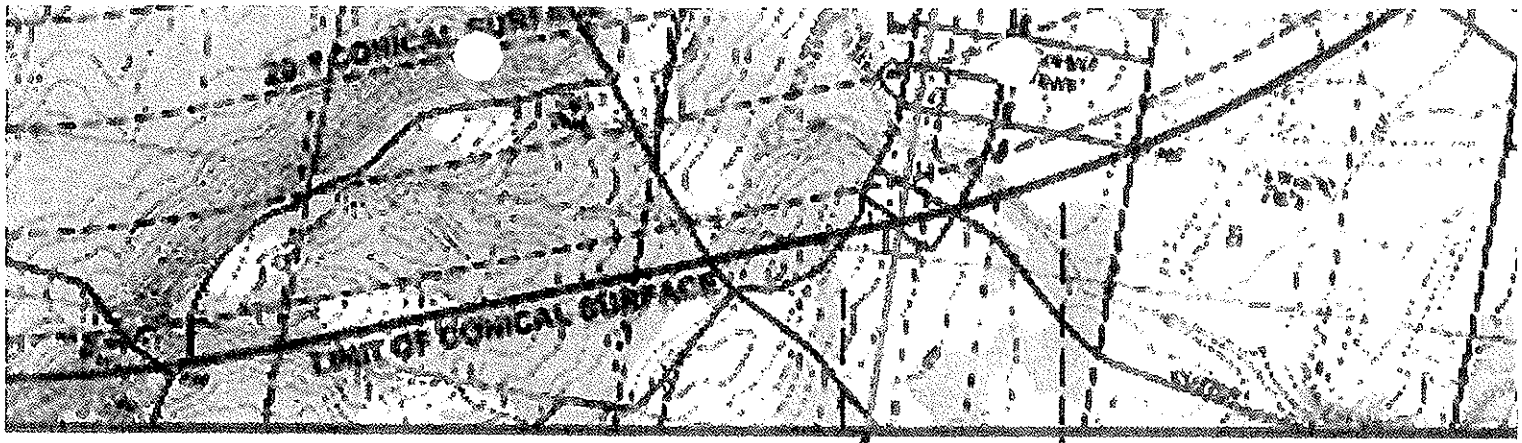
PART 77 SURFACES - AIRSPACE DRAWING (RW 7-25)

FORT SMITH REGIONAL AIRPORT
FORT SMITH, ARKANSAS

DELTA AIRPORT CONSULTANTS, INC.
www.deltaairport.com

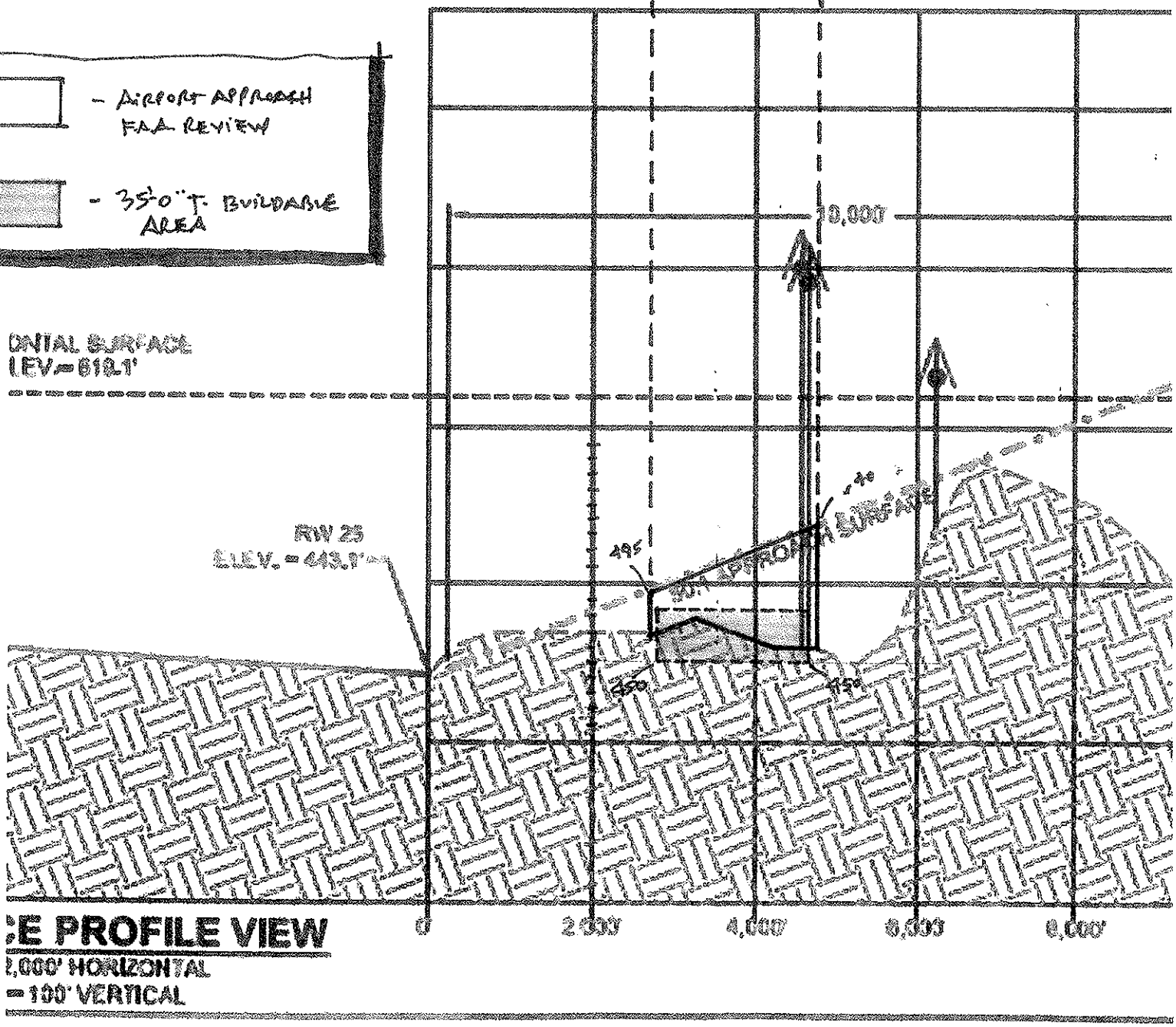
DRAWN BY:	MLT	SCALE:	1" = 2000'
CHECKED BY:	DWD	DATE:	JUNE 2006

SHEET 6 OF 18



- AIRPORT APPROACH FAA REVIEW

- 35'-0" T. BUILDABLE AREA



E PROFILE VIEW

,000' HORIZONTAL
= 100' VERTICAL