

ORDINANCE NO. 51-23

AN ORDINANCE REZONING IDENTIFIED PROPERTY
AND AMENDING THE ZONING MAP

WHEREAS, the City Planning Commission has heretofore held a public hearing upon request 11-5-23 to rezone certain property hereinafter described, and, having considered said request, recommended on May 25, 2023, that said change be made;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF DIRECTORS OF THE
CITY OF FORT SMITH, ARKANSAS:

That the following property to-wit:

Lot 13, Block 72, Fitzgerald Addition

more commonly known as 605 and 615 North 19th Street, should be, and is hereby rezoned to a Planned Zoning District (PZD). The approved zoning classification is based and conditioned upon the Planned Zoning District provisions of Section 27-341 of the Unified Development Ordinance and the Planned Zoning District Project Booklet reviewed by the Fort Smith Planning Commission and approved hereby, which Project Booklet shall be filed in the office of the City Clerk.

The zoning map of the City of Fort Smith is hereby amended to reflect said zoning.

PASSED AND APPROVED THIS 20th DAY OF June, 2023.

ATTEST:

Sherril Gard
City Clerk

APPROVED:

[Signature]
Mayor

Approved as to form:

[Signature]
Publish One Time

PZD Booklet

for

Harbor House Men's Recovery Center

615 N. 19th Street

Fort Smith, AR 72901

Rezoning to PZD

April 14, 2023



A. Reason for rezoning:

An interior renovation of the existing structure is planned as well as an addition of dining, offices, and kitchen space to the north of the existing structure. The property is currently a business for substance abuse recover and houses offices, dining facilities, a commercial kitchen, classrooms, and temporary housing for their clients.

B. Current Ownership:

Harbor House, Inc.

Phone: 479-785-4083

Address: 615 North 19th Street, Fort Smith, AR 72901

There are no pending or proposed property sales at this time.

C. Summary Description of the Scope:

An interior renovation of the existing structure is planned as well as an addition of dining, offices, and kitchen space to the north of the existing structure. The parking lot will be modified.

D. General Project Scope:

1. Street and Lot Layout:
 - a. See attached property survey. The property is located on North 19th Street with side streets being North F Street and North G Street.
2. Site plan showing proposed improvements:
 - a. See attached site plan.
3. Buffer areas, screening, and landscaping:
 - a. Existing landscaping can be found along the property.
 - b. Future additions or redevelopment will meet UDO Section 27-602-3
4. Storm water detention areas and drainage:
 - a. All stormwater detention areas and drainage will comply with city standards.
5. Undisturbed natural areas:
 - a. This is an urban site and the property has been developed with buildings, site features, parking lots, or landscaping.
6. Existing and proposed utility connections and extensions:
 - a. No utility work is proposed at this time. All utilities are existing.
7. Development and architectural design standards:
 - a. Any future work will meet or exceed UDO standards. All future buildings to be 100% high quality materials.
8. Building elevations:
 - a. Any future work will meet or exceed UDO standards. All future buildings to be 100% high quality materials.
9. Proposed signage:
 - a. Signage to meet UDO Section 27-704.2 (32 SF max size of sign)
 - b. No pylon signs will be allowed.

E. Proposed Development Phasing and Timeframe:

- a. An interior renovation of the existing structure is planned as well as an addition of dining, offices, and kitchen space to the north of the existing structure.

F. Identify Land Use Designations:

- a. Residential attached

G. Identify Area and Bulk Regulations:

Minimum lot size: 5000 SF
Minimum lot width at BSL: 50'
Maximum lot coverage: 70%
Maximum height: 40'
Additional height: See 27-404 D of the UDO

Setbacks

Front: 20'
Side: 5'
Street Side/Corner: 15'
Rear: 4' existing, 20' new construction
Minimum Street Frontage: 50'
Minimum Building Separation: Per current building or fire code

H. Chart comparing the proposed planned zoning district to the current zoning district requirements (land uses, setbacks, density, height, intensity, bulk and area regulations, etc.)

	Harbor House PZD	Residential Multifamily High Density - RM-4
Minimum lot size:	5000 SF	5000 SF
Minimum lot width at BSL:	50'	50'
Maximum lot coverage:	90%	70%
Maximum height:	40'	40 feet
Additional height:	See 27-404 D of the UDO	See 27-404 D of the UDO
Setbacks		
Front:	20'	20'
Side:	5'	5'
Street Side/Corner:	15'	15'
Rear:	4' (existing)	5'
Side/Rear adjacent to RF Dist/Development:	4' (existing) 20' new construction	40'
Minimum Street Frontage:	20'	20'
Minimum Building Separation:	10'	10'

- I. Chart comparing the proposed land uses and the zoning district where such land uses are permitted.
 - a. See attached Chart 1.

- J. Articulate how the project exceeds the UDO requirements
 - a. The property will exceed the UDO by:
 - i. Only allowing monument and facade signage
 - ii. The land use chart exceeds the UDO requirements by selective land use requirements.
 - iii. All new construction to utilize 100% high quality materials.

- K. Statement of how the development will relate to the existing and surrounding properties in terms of land use, traffic, appearance, and signage.
 - a. The Harbor House property hopes to set an example of an upstanding development for their current neighborhood by the use of high-quality materials and a well maintained, historic building. The development is congruent with surrounding properties in terms of land use and the design of the structure compliments the surrounding uses.

- L. Traffic Study:
 - a. A traffic study is not required for this property.

- M. Site Utilities:
 - a. Water and sewer utilities are currently in place for the development.
 - b. See property survey for sizes and locations.