

**ORDINANCE NO. 15-24**

**AN ORDINANCE REZONING IDENTIFIED PROPERTY  
AND AMENDING THE ZONING MAP**

**WHEREAS**, the City Planning Commission has heretofore held a public hearing upon request 5-1-24 to rezone certain property hereinafter described, and, having considered said request, recommended on January 9, 2024, 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:

Part of Lots 2, 3, and 4 of Sharum Plat #2, being filed for record October 26, 1957 and part of the North Half of Government Lot 1 of the Southwest Quarter of Section 30, Township 8 North, Range 31 West, Fort Smith, Sebastian County, Arkansas. Being more particularly described as follows:

Commencing at the Southeast corner of said North Half of Government Lot 1 of the Southwest Quarter, said point being marked with an existing magnetic nail; thence N87°21'24"W, 40.00 feet to a point on the West right-of-way line of Massard Road; thence along said right-of-way line, N02°50'11"E, 25.22 feet to the Point of Beginning, said point being marked with a set 1/2" rebar with cap stamped MWC 1369; thence leaving said right-of-way line, N87°29'28"W, 1298.31 feet to the West line of said North half; thence along said West line, N02°55'56"E, 418.54 feet to the Southwest corner of Lot 1, Blue Ember Smokehouse, being filed for record October 21, 2020 as Plat Record 2020-25799; thence along the South line of said Lot 1 and South line extended, S87°25'45"E, 567.33 feet to an existing 1/2" rebar; thence 17.72 feet along the arc of a curve to the left, said curve having a radius of 237.50 feet and being subtended by a chord having a bearing of N43°11'33"E and a distance of 17.72 feet, to an existing 1/2" rebar; thence N40°35'56"E, 34.04 feet to a point on the South right-of-way line of Phoenix Avenue, said point being marked with an existing 1/2" rebar; thence 186.50 feet along the arc of a curve to the left in said right-of-way line, said curve having a radius of 1040.00 feet and being subtended by a chord having a bearing of S76°47'07"E and a distance of 186.25 feet to the Northwest corner of Lot 2, Little Massard Addition, being filed for record July 5, 2022 as Plat Record 2022-16254, said point being marked with a set 1/2" rebar with cap stamped MWC 1369; Thence S02°50'11"W, 235.49 feet to the Southwest corner of said Lot 2, said point being marked with an existing 1/2" rebar; thence along the South line of said Lot 2, S87°24'33"E, 224.38 feet to the Southeast corner of said Lot 2, said point being marked with a set magnetic nail; thence along the East line of said Lot 2, N02°50'17"E, 230.18 feet to the Northeast corner of said Lot 2, said point being marked with an existing 1/2" rebar; thence along said South right-of-way line, S87°09'49"E, 51.72 feet to the Northwest corner of Lot 1, Little Massard Addition, being filed for record May 15, 2019 as Plat Record 2019-10104, said point being marked with a set 1/2" rebar with cap stamped MWC 1369; thence along the west line of said Lot 1, S02°50'11"W, 230.00 feet to the Southwest corner of said Lot 1, said point being marked with a set magnetic nail; thence along the South line of said Lot 1 and South line extended, S87°09'49"E, 238.65 feet to said West right-of-way line of


Massard Road, said point being marked with a set magnetic nail; thence along said right-of-way line, S02°50'11"W, 186.27 feet to the Point of Beginning, containing 10.10 acres, more or less.

more commonly known as 8100 Phoenix Avenue should be, and is hereby rezoned from Residential Single Family Duplex Low/Medium Density (RSD-2) 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 6<sup>th</sup> DAY OF February, 2024.

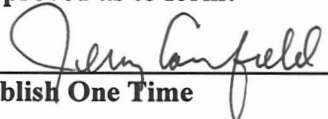
ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED:

  
\_\_\_\_\_  
Mayor

Approved as to form:

  
\_\_\_\_\_  
Publish One Time



December 15, 2023

**City of Fort Smith Planning Department**  
**City of Fort Smith Planning Commission**  
Fort Smith, Arkansas 72901

**RE: Request for Rezoning the Proposed Site Currently Zoned RSD-2 to PZD to Facilitate a Multi-Specialty Medical Clinic. ±9.79 Ac. Parcels: 18883-0000-03020-00, 18883-0000-03024-00, 18883-0000-03028-00, 18883-0000-03029-00, 18883-0000-03030-00, 18883-0000-03031-00, 18883-0000-03033-00, 18883-0000-03035-00.**

**Property Information:**           **Southwest of Phoenix Ave. and Massard Rd.**  
  **Northwest of South Jackson St. and Massard Rd.**  
  **Tract Size: ±9.79 Ac. Total**  
  **Proposed Use: Multi-Specialty Medical Building**  
  **Existing Zoning: Residential Single Family Duplex RSD-2**

**Current Owner:**                   Little Massard, LLC  
  109 N 6<sup>th</sup> Street, Fort Smith, AR 72901

**Applicant:**                           Olsson, Inc.  
  3537 N Steele Blvd, Suite 310, Fayetteville, Arkansas 72703

**A. Reason for Requesting the zoning change and how the proposal fulfills the intent/purpose of the planned zoning district.**

This letter serves as a request for rezoning the proposed site currently zoned RSD-2 to PZD to facilitate the development of a Multi-Specialty Medical Clinic. Rezoning is required to permit this land use. The request includes the following parcels: 18883-0000-03020-00, 18883-0000-03024-00, 18883-0000-03028-00, 18883-0000-03029-00, 18883-0000-03030-00, 18883-0000-03031-00, 18883-0000-03033-00, 18883-0000-03035-00. This tract of land is located in the southwest portion of the intersection of Phoenix Ave. and Massard Rd. and the Northwest portion of South Jackson St. and Massard Rd in Fort Smith.

Olsson is acting as an agent to Little Massard LLC and Mercy for rezoning to facilitate the development of the Multi-Specialty Medical Clinic. Because doctor’s office and clinic are not permitted in a RSD-2 zone, under the current zoning the medical facility would not be allowed. Additionally, traditional zoning would not allow the necessary height requirement of this facility. Rezoning to a PZD would allow the development and the necessary height to fit the facility on the unique site currently constrained by the

floodway and its lot configuration. Moreover, the demographics and land use of the area are changing. Commercial land uses and other medical facilities are located in close proximity. The City and community would benefit from a state-of-the-art medical facility in terms of health services and infill. The proposed PZD will comply with all UDO and all applicable overlay district code requirements attached to this land. The parcels will be platted as one lot.

The proposed PZD zoning for the development of a Multi-Specialty Medical Building is consistent with the purpose of the planned zoning district (PZD) intent, which is to “(1) establish a means to propose a development that does not strictly comply with the provision of the zone in which the property is located and cannot be achieved through traditional zoning, (2) provides for maximum flexibility diversification in the development of the property, (3) protects the character of both residential and non-residential areas of the city, (4) Encourage efficient use of land for preservation of sensitive environmental areas such as open space and topographic features, (5) encourage use of design features to achieve development is compatible with the area, (6) Allow for creative and imaginative design that will promote amenities beyond those expected in conventional developments.

**B. Current ownership information and any proposed or pending property sales.**

The property is currently owned by Little Massard LLC and there is a proposed property sale to Mercy for the development of a Multi-Specialty Medical Facility pending rezoning. See Attachment

**C. Comprehensive description of the scope, nature, and intent of the proposal.**

Olsson requests the rezoning of the aforementioned property from RSD-2 to PZD to facilitate the development of a 111,000 GSF 2-Story Multi-Specialty Medical Clinic. This facility would provide the community with state-of-the-art medical services. A PZD zoning would allow a 45 ft height to facilitate a 2-story building configuration, parking lot and site layout to fits the unique site that is constrained by the floodway and lot configuration. It is Mercy’s intention to meet all UDO, Phoenix Avenue, and Massard Road Overlay District requirements and regulations.

**D. Address the following (9) project concept items:**

- i. Street and lot layout

Three (3) existing access drives will be used to access the medical clinic, two (2) located off Phoenix Avenue and one (1) located off Massard Rd. There will be no

new access drives. Internal private drives and fire lanes will be provided for emergency services.

The development will meet the requirements of the UDO.

- ii. Site plan showing proposed improvements

See attached site plan and Birdseye Perspective Plans, Drawing and Elevations.

- iii. Buffer areas, screening, and landscaping.

The development will meet the requirements of the UDO.

Land adjacent to the floodway and the land between the east parking lot landscaping and the perimeter landscaping adjacent to Massard RD is anticipated to be undisturbed as a natural buffer area.

(See attached Site Plan and Birdseye Perspective Plans, Drawing and Elevations).

- iv. Stormwater detention areas and drainage.

Underground stormwater detention areas will be provided under the parking lot to meet the City of Fort Smith Storm Drainage Standards.

- v. Undisturbed natural areas.

The following two areas will be left as undisturbed natural areas: 1) land adjacent to the floodway and 2) land east of the proposed parking lot landscaping and west of the perimeter landscaping adjacent to Massard RD.

- vi. Existing and proposed utility connections and extensions.

All utilities are accessible at the site. No new utility connections are needed. An (8) eight-inch water line exist between Whataburger and Chambers. A service line will be provided from this line as necessary. Irrigation and Fire Lines will need a reduced pressure backflow preventer. There is an existing 8" (eight) inch sanitary sewer line that runs between the Whataburger and Chambers Bank Sites. A proposed service extension will be required from this line to serve this facility.

- vii. Development and architectural design standards.

A 2-story 111,000 GSF Multi-Specialty Medical Clinic with a height of 45 feet is proposed. Architectural standards will meet or exceed all UDO standards. A minimum 100% of the gross wall area of the exterior building façade will be constructed of high-quality materials including natural stone masonry veneer, brick masonry, aluminum curtain wall, aluminum storefront systems, aluminum panels, glazing, and cast stone masonry as approved by the Planning Director. Final parapet height will be coordinated with final mechanical equipment design. All rooftop equipment will be screened in accordance with City of Fort Smith UDO Code and Phoenix Avenue Overlay District standards for screening of outdoor equipment. Retaining walls, plaza areas, walls, signage, and other amenities will be coordinated and constructed of high-quality materials.

The building and construction equipment will comply with any height restrictions as determined by the Fort Smith Regional Airport administration and FAA.

All exterior building and site lighting shall be in accordance with UDO, Section 27-602-5.

All screening shall be in compliance with the UDO.

See attached Birdseye Perspective Plan, Drawings, Elevations and Material Board.

viii. Building elevations.

See attached Birdseye Perspective Plan, Drawings, Elevations and Material Board.

ix. Proposed signage (type and size)

All signage will be compliant with UDO Code, Phoenix Avenue, and Massard RD Overlay District standards and requirements. The development will have two monument signs, one located at the Phoenix Avenue entry and one at the Massard Road entry. In addition, wall and directional signs are anticipated. All signage will be constructed of high-quality materials.

See attached Birdseye Perspective Elevations and Material Board.

**e. Proposed development phasing and timeframe**

No phasing is anticipated and the timeframe for construction will vary. It is assumed that design would begin shortly after closing on the property, but it is undetermined at this time.

**f. Identify land use designations**

Doctor's Office and Clinic

**g. Identify area and bulk regulations**

See Chart H

**h. Provide a chart comparing the proposed planned zoning district to the current zoning district requirements (land uses, setbacks, density, height, intensity, bulk and area regulations, etc.).**

See Chart H

**i. Provide a chart comparing the proposed land uses and the zoning district where such land uses are permitted.**

See Land Use Chart i and Chart i (reduced)

**j. Provide a chart articulating how the project exceeds the UDO requirements (e.g., increased landscaping, increase high quality materials on the façade, etc.).**

1. Limited land uses

See Proposed Zoning Comparison Chart

**k. Provide or attach a traffic study when required by the engineering department (consult with staff prior to submittal).**

Traffic Study was not requested at the pre-application conference.

**l. Provide a statement of availability of water and sewer (state size of lines).**

All utilities are accessible at the site. No new utility main extensions are needed. An (8) eight-inch water line exist between Whataburger and Chambers. A service line will be provided from this line as necessary. Irrigation and Fire Lines will need a reduced pressure backflow preventer. There is an existing 8" (eight) inch sanitary sewer line that runs between the Whataburger and Chambers Bank Sites. A proposed service extension will be required from this line to serve this facility.

See Attached Site Plan

**Statement of how the Development will relate to existing and surrounding properties in terms of land use, traffic, appearance, height and signage.**

The proposed Multi-Specialty Medical Clinic would blend in seamlessly with the surrounding land uses of retail, commercial and other medical facilities in proximity. It would provide needed infill where homes have been razed, replacing them with fine architecture and a state-of-the-art medical facility constructed of high-quality materials and site landscaping. Additionally, it is anticipated that land along the floodway and near Massard Rd will be left as natural undisturbed buffer areas. Height and signage will comply with UDO Code of Ordinances and Phoenix Ave, and Massard Rd. Overlay District standards and requirements. Furthermore, site amenities will be uniform in design and construction materials. The development is bordered by to arterial street that should be able to accommodate any increase in traffic as a result of this development.



## Mercy Multi-Specialty Medical Building

	District Requirements				
	Proposed Zoning - PZD	Current Zoning - RSD2	Massard Rd Overlay	Phoenix Ave. Overlay	C-2
	Land Uses				
Lot Requirements	Medical Facility	Residential	Within 300 FT	Within 400 FT	Commercial
Min. Lot Size/Max. Bldg. Size	7,000 sq.ft/30,000 sq.ft.	4 dwellings per acre/10,500 sq.ft.	7,000 sq.ft/30,000 sq.ft.	7,000 sq.ft/30,000 sq.ft.	7,000 sq.ft/30,000 sq.ft.
Min. Lot Width at Bldg. Line	50 ft	75 ft.	50 ft	50 ft	50 ft
Min. Street Frontage	20 ft	50 ft.	20 ft	20 ft	20 ft
Max. Lot Coverage	60%	50%	60%	60%	60%
<b>Setbacks:</b>					
Front Setback	25 ft.	30 ft	25 ft.	25 ft.	25 ft.
Side Setback	10 ft.	7.5 ft.	10 ft	10 ft	10 ft
Street Side/Corner Setback	10 ft	30 ft.	10 ft	10 ft	10 ft
Rear Setback	10 ft	10 ft.	10 ft	10 ft	10 ft
Side/Rear (Adjoining SF Res. Dist. Development)	30 ft		30 ft	30 ft	30 ft
Height	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.
<b>Required Street Access</b>	Existing Arterials	Arterial, Residential Street			

## Mercy Multi-Specialty Medical Building

### Comparison of District Development Requirements

District Requirements	Proposed Zoning - PZD	Current Zoning - RSD2	Massard Rd Overlay	Phoenix Ave. Overlay	C-2
Land Uses	Medical Facility	Residential	Within 300 FT	Within 400 FT	Commercial
<b>Lot Requirements</b>					
Min. Lot Size/Max. Bldg. (sq.ft.)	7,000 sq.ft/30,000 sq.ft.	4 dwellings per acre/10,500 sq.ft.	7,000 sq.ft/30,000 sq.ft.	7,000 sq.ft/30,000 sq.ft.	7,000 sq.ft/30,000 sq.ft.
Min. Lot Width at Bldg. Line	50 ft	75 ft.	50 ft	50 ft	50 ft
Min. Street Frontage	20 ft	50 ft.	20 ft	20 ft	20 ft
Max. Lot Coverage	60%	50%	60%	60%	60%
<b>Setbacks:</b>					
Front Setback	25 ft.	30 ft	25 ft.	25 ft.	25 ft.
Side Setback	10 ft	7.5 ft.	10 ft	10 ft	10 ft
Street Side/Corner Setback	10 ft	30 ft.	10 ft	10 ft	10 ft
Rear Setback	10 ft	10 ft.	10 ft	10 ft	10 ft
Side/Rear (Adjoining SF Res. Dist. Development)	30 ft		30 ft	30 ft	30 ft
Height	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.
<b>Required Street Access</b>	Arterials	Arterial, Residential Street			
<b>Landscape Requirements</b>					
<b>Perimeter Landscaping</b>					
	Development will meet UDO requirements.	N/A	10 ft wide perimeter along public ROW	10 ft wide perimeter along public ROW	10 ft. wide landscape buffer along public street ROW; min. 1 tree & 10 shrubs /50 linear feet of ROW
	Development will meet UDO requirements.			Evergreen trees. Evergreen trees shall be minimum of five feet height at time of planting	

	Development will meet UDO requirements.			Grass or Groundcover. Grass may be sodded or seeded provided, in drainage swales or areas subject to erosion are solid sod, erosion-reducing mat or suitable mulch used and nurse grass seed sown for immediate protection until complete coverage is achieved.	
<b>Trees &amp; Shrubs Count</b>	Development will meet UDO requirements.		Min. 1 tree & 10 shrub per 50 linear ft of ROW	Min. 1 tree & 10 shrub per 50 linear ft of ROW	
<b>Site Triangle Requirements</b>					
Required at all street intersections and intersection of driveways with streets					
1) Shrubs restrictions	Development will meet UDO requirements.		2' Max. shrub height	2' Max. shrub height	2' Max. shrub height
2) Tree restrictions	Development will meet UDO requirements.		trees may be permitted as long as only the tree trunk is visible between the ground and 8 ft. above	trees may be permitted as long as only the tree trunk is visible between the ground and 8 ft. above	trees may be permitted as long as only the tree trunk is visible between the ground and 8 ft. above
<b>Landscape Screening</b>					
					10 ft. along public ROW
	Development will meet UDO requirements.				Dense vegetative landscape buffer to provide a solid continuous visual screen equally effective in winter/summer
	Development will meet UDO requirements.				where walls or fencing are used for parking lot screening, the perimeter landscaping required must be installed on the ROW side of the wall/fence but not in the ROW
<b>Height of Screening</b>					
	Development will meet UDO requirements.				Visual screening walls, fences, berms, or combination 4ft. - 6 ft. high
<b>Vegetation Screening</b>	Development will meet UDO requirements.				4ft. - 6ft. high
<b>Parking Lot Screening</b>					
<b>Interior Landscaping for Vehicular Use Areas</b>					

<b>Requirements</b>	Development will meet UDO requirements.			Required for open vehicular areas 6000 sq ft or 20 or more vehicular parking spaces	Shrub height Min. 3 ft. high
<b>Vehicular Use Areas</b>	Development will meet UDO requirements.			1) For each 100 sq ft or fraction thereof of vehicular use area a min. of 5 sq ft of landscaped area shall be constructed and maintained. A min. size for the landscaped area shall be 64 sq ft. and no individual landscape area may be larger than 350 sq ft. unless the vehicular use area is over 30,000 sq ft.; if the vehicular use area is in excess of 30,000 sq ft, no individual landscape area may be larger than 1,500 sq ft.	Vehicular use area containing > 6,000 sq.ft. or 20 + parking spaces, interior landscaping is required along the public ROW
	Development will meet UDO requirements.			2) Setbacks: trees are required to be setback 4 ft from the edge of pavement	Min. 5 sq.ft. of landscaped area/100 sq.ft. or fraction thereof of vehicular use area
<b>Landscape Area Size</b>	Development will meet UDO requirements.			3) Vehicular Overhang: Parked vehicles Max. overhang of landscaping is 2.5' and concrete or wheel stops are required	Min. size for landscape area 64 sq. ft.; Parking areas < 30,000 sq.ft./ Max. 350 sq.ft. individual landscape area
<b>Landscape Materials</b>	Development will meet UDO requirements.			Materials. Required landscape areas shall be planted using living tree, shrub, grass or groundcover plants identified in Subsections D, E,F, G.	
	Development will meet UDO requirements.			Deciduous trees. Minimum thickness of 2-inches above ground trunk at time of planting	
	Development will meet UDO requirements.			Evergreen trees. Evergreen trees shall be minimum of five feet height at time of planting	

<b>Setbacks</b>	Development will meet UDO requirements.				Trees are required to be setback 4 ft. from edge of pavement.
<b>Vehicle Overhang</b>	Development will meet UDO requirements.				Max. overhang of Landscape area $\leq$ 2.5 ft.
<b>Buffer Zones</b>					
	Development will meet UDO requirements.				6 ft. opaque screening fence, wall or landscape buffer shall be provide along any side or rear property line adjacent to residential property
<b>Vehicle Parking</b>					
<b>Automobile</b>	Development will meet UDO requirements.	Max. 6 parked vehicles/front & side exterior yard			1 space/400 sq ft GFA for Medical clinics or offices
	Development will meet UDO requirements.				Shared parking between adjacent or closely related developments are strongly encouraged.
<b>Bicycle Parking Racks</b>	Development will meet UDO requirements.				1 bicycle rack/20 automobile parking spaces
<b>Architectural Design Requirements</b>					
<b>Commercial Building Design Standards</b>					
	Development will meet UDO requirements.				All visible façade shall be of unified building characteristics
	Development will meet UDO requirements.				Main entrance of building should face a pedestrian plaza or space with a direct pedestrian connection
	Development will meet UDO requirements.				Building should be located to minimize conflicts between pedestrians and automobiles
	Development will meet UDO requirements.				Buildings should be oriented primarily to the street and entrances easily identifiable
	Development will meet UDO requirements.				Entrances should be easily identifiable as primary points of access to the building

	Development will meet UDO requirements.				Corner buildings at gateways or prominent intersection should be designed to emphasize the gateway or intersection location (larger bulk, tower forms, peaked roofs, over-side windows, sloped parapets and appurtenances.
	Development will meet UDO requirements.				Building projections (chimneys, flues, vents, gutters and down spouts, etc.) shall match the permanent color of the surface from which they project or match the building's trim color
	Development will meet UDO requirements.				Buildings, walls, trees, topography, and other site feature shall be oriented & arranged to define circulation areas and lend a human scale to the development
	Development will meet UDO requirements.				Pad sites shall be clustered together to define street edges and entry points or enclose and create interesting places between buildings, such as public outdoor seating, landscaped areas, or other focal points.
	Development will meet UDO requirements.				Shared parking agreements between adjacent or closely related developments are strongly encouraged

	Development will meet UDO requirements.		Exterior building façade must be constructed with 100% high quality materials (brick, wood, native stone, tinted glass, stucco, exterior insulated finished systems or tinted/texture concrete masonry units. Smooth-face concrete block, plain or untextured tilt-up panels and prefabricated steel panels are prohibited as the predominant facade.	51 % of the gross wall area or greater exterior building façade must be of high quality materials such as (brick, wood, native stone, tinted glass, cementitious siding, stucco, exterior insulated finished systems (EIFS) or tinted/texture concrete masonry units). Smooth-faced concrete block, plain or untextured tilt-up panels and prefabricated steel panels are prohibited as the predominant facade	6 ft. opaque screening fence, wall or landscape buffer shall be provided along any side or rear property line adjacent to residential property
	Development will meet UDO requirements.			Incorporate recurring unifying and identifiable theme for entire development	
	Development will meet UDO requirements.			All facades of the building that are visible from the finish grades of adjoining properties or public streets shall have design characteristics similar to the building's front façade.	
<b>Mechanical equipment</b>					
<b>Screening</b>					
	Development will meet UDO requirements.			Mechanical equipment, heating/cooling systems, trash receptacles and utility boxes shall be completely screened from adjoining properties and street right-of-way.	All mechanical equipment, heating/cooling systems, trash receptacles and utility boxes shall be screened from adjoining properties and street ROW
	Development will meet UDO requirements.				Screening for roof mounted equipment shall be architecturally incorporated into the roof with visually compatible materials

	Development will meet UDO requirements.			- Ground mounted equipment shall be screened with fence or wall.	No barbed wire, sheet metal, wood slat, split log, tarps or other nonconventional fencing materials
	Development will meet UDO requirements.			- Roof Mounted equipment shall be incorporated into the roof.	
	Development will meet UDO requirements.			- Chainlink, barbed wire or sheet metal fencing material is <b>prohibited</b> .	
<b>Commerical &amp; Outdoor Lighting Fixtures (shall be installed &amp; maintained)</b>					
<b>Requirements</b>					
<b>Security,walkway, roadway and parking lot lighting</b>					
	Development will meet UDO requirements.				Shielded light fixtures only
	Development will meet UDO requirements.				All light fixtures shall be equipped with automatic timing devices and comply as follows:
	Development will meet UDO requirements.				a. Light fixtures used to illuminate objects flags, statues, or any object mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend past the illuminated object.
	Development will meet UDO requirements.				b. Upward directed architectural, landscape or decorative direct light emission shall have at least 90% of their total distribution pattern within the profile of the illuminated structure.
	Development will meet UDO requirements.				c. Recreational and sports facility lighting shall be shielded whenever possible and have directional and glare control devices



	Development will meet UDO requirements.				d. Externally illuminated signs including commercial billboard, building identification or other illuminated signs shall comply as follows:
	Development will meet UDO requirements.				1. Top mounted light fixtures that are shielded
	Development will meet UDO requirements.				2. When top mounted fixtures are not feasible, illumination from other positioned light fixtures shall be restricted to the sign area. Visors or other directional control devices shall be use to keep spill light to an absolute minimum.
	Development will meet UDO requirements.				e. All other outdoor lighting shall use shielded light fixtures
	Development will meet UDO requirements.				All light fixtures, except street lighting and on one or two - family dwellings, shall be designed installed and maintained to prevent light trespass as follows:
	Development will meet UDO requirements.				1. At 5 ft. above the property line of the subject property illuminations from light fixtures shall not exceed 0.1 foot-candles in a vertical plane on residentially zoned property.
	Development will meet UDO requirements.				2. Outdoor light fixtures shall be directed so the there will not be any objectionable direct glare source visible from any property. Light fixtures near adjacent property may require speial shielding devices to preve light trespass.

	Development will meet UDO requirements.				3. Illuminance and luminance requirements shall conform to the Engineering Society of North America (IESNA) Lighting Handbook
	Development will meet UDO requirements.				Outdoor lighting for security purposes shall reduce, activated by motion sensor devices, or turned-off during non-operating hours (illuminated signs are excluded)
	Development will meet UDO requirements.				All lighting shall be designed to prevent misdirected or excessive artificial light and to maximize energy efficiency.

**Monument Signs**

	Development will meet UDO requirements.		1/lot, Max. 6 ft High; Properties having two street frontages are allowed 2 signs	1/lot, Max. 6ft. High; Properties having frontage on 2 streets is allowed 2 signs	
	Development will meet UDO requirements.		Each lot is allowed maximum total of 6 sq ft traffic directional signs	Each lot is allowed maximum total of 6 sq ft traffic directional signs	

**Sign Size**

	Development will meet UDO requirements.		Each sign shall be a max. 6 ft high (inclusive of the base & display area) and shall be max. 1 sq ft per linear foot of frontage with a max. 75 sq ft	Each sign shall be a max. 6 ft high (inclusive of the base & display area) and shall be max. 1 sq ft per linear foot of frontage with a max. 75 sq ft	
	Development will meet UDO requirements.		Size may be increase 20% if only the name and/or logo of the retail center or business park is used on the monument sign	Size may be increase 20% if only the name and/or logo of the retail center or business park is used on the monument sign	

**Wall Sign Allowance**

	Development will meet UDO requirements.		Primary structure sign =/ 20% of wall area; each accessary structure =/ 5% of the wall area	Primary structure sign =/ 20% of wall area; each accessary structure =/ 5% of the wall area	
<b>Contents</b>					
	Development will meet UDO requirements.		50% or < of the monument sign can be used for advertising. The remaining area of the monument sign is limited to the name and /or logo.	50% or < of the monument sign can be used for advertising. The remaining area of the monument sign is limited to the name and /or logo.	
<b>Principal Structure</b>					
	Development will meet UDO requirements.		Limited to name and/or logo of business; directional information meeting the size requirement are permitted.	Limited to name and/or logo of business; directional information meeting the size requirement are permitted.	
<b>Accessory Structure</b>					
	Development will meet UDO requirements.		Limited to building identification directional information and the name and/logo of the business	Limited to building identification directional information and the name and/logo of the business	
	Development will meet UDO requirements.		Outdoor advertising signs shall not be permitted on the principal or accessory structure, wall sign or traffic direction sign.	Outdoor advertisig signs shall not be permitted on the principal or accessory structure, wall sign or traffic direction sign.	
<b>Notes:</b>					
	Development will meet UDO requirements.		(The regulations applicable to all portions of tracts of real property located within 300 feet of the right-of-way line; excluding residential)	(The regulations applicable to all portions of property within 400 feet of the right-of-way line; excluding residential)	

## Multi-Specialty Medical Building

### Fort Smith Land Use Matrix Excerpt

P = Permitted Use C = Conditional Use A = Accessory Use	Zoning District											
	RSD-2	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	PZD
<b>Residence or Accommodation</b>												
<b>Private Household</b>												
<b>Single-family building</b>												
Detached	P	P	P									
Duplex	P	P	P									
Guest house	A	A	A									
Multifamily Development		C			P	P	P	P	P			
Group home, family	P	P	P									
<b>Hotels, Motels, or other Accommodations</b>												
Bed and breakfast inn			P		P	P	P	P	P			
Dormitory, sorority, fraternity					P	P	P	P	C			
Hotel/motel							P	P	P			
Roominghouse or boarding house							P	P	P			P
<b>General Sales or Services</b>												
<b>Grocery, Food, Beverage, Dairy</b>												
Bakery or confectionery shop		P		P	P	P	P	P	P	P		
Beer, wine and liquor store (drive-through)					C	P	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		
Farmer's market					P	P	P	P	P	P		P
Fruit and vegetable store		P		C	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		
<b>Health and Personal Care</b>												
Cosmetics, beauty supplies, and perfume stores				P	P	P	P	P	P	P		
Medical appliance services												P
Optical shop				P	P	P	P	P	P	P		P

	Zoning District											
	RSD-2	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	PZD
Pharmacy or drug store				P	P	P	P	P	P	P	P	P
<b>Business, Professional, Scientific, and Technical Services</b>												
<b>Professional Services</b>												
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
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
Consulting services		P	P	P	P	P	P	P	P	P		P
Graphic, industrial interior design		P	P	C	P	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	P
Offices, corporate		P	P	P	P	P	P	P	P	P	P	P
Offices, general		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		
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
<b>Administrative services</b>												
Business support services		P	P	P	P	P	P	P	P	P		
Collection agency		P	P	P	P	P	P	P	P	P		
Employment agency (day labor)												
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		
Telemarketer/call center												
<b>Automobile Parking Facilities</b>												
Parking Garage						C	C	P	C	P	P	P
Parking lot (off site) (See Section 27-601-11)					P	P	P	P	C	P	P	P
<b>Transportation, Communication, Information and Utilities</b>												
<b>Transportation Services</b>												
Courier and messenger services		C	C	C	C	P	P	P	P	P	P	
Heliport						A	A	A	A	P	P	P
Mail Services					C	P	P	P	P	P	P	P

	Zoning District											
	RSD-2	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	PZD
<b>Communications and Information</b>												
Commercial communication towers	C			C	C	P	P	P	P	P	P	
Data processing facility					C	P	P	P	P	P		
<b>Utility and Utility Services</b>												
Amateur radio transmitting towers	C			C	C	P	P	P	C	P	P	
Radio, television, and microwave transmitting towers				C	P	P	P	C	P	P		
Recycling collection station					C	C	C	C	C	P	P	
Utility Substation	C	C	C	C	C	C	C	C	C	P	P	
<b>Arts, Entertainment, and Recreation</b>												
<b>Fitness, Recreational Sports, Athletic Club</b>												
Country Club	C		C	C	C	C	C	C				
Bowling alley					C	P	P	P	P	P		
Community recreation center	C				C	C	C	C	C	C		
Golf course				C	C	C	C	C		C	C	
Health club		P			C	C	P	P	P	P	P	P
Fitness studio		P			P	P	P	P	P	P		P
<b>Education, Public Administration, Health Care and Other Institutions</b>												
<b>Education Services</b>												
College, University, or seminary	C		C	C	C	C	C	C	C			C
Fine art and performance education		C	C	C	C	C	C	C	C	C		C
Library or public arts complex	C	C	C		C	C	C	C	C			C
Nursery school	C	C	C	C	C	C	C	C	C			
Preschool	C	C	C	C	C	C	C	C	C			C
Primary and secondary school	C	C	C		C	C	C	C	C	C		C
School, business professional		C	C	C	C	C	C	C	C			
<b>Public Administration- Government</b>												
Government office		P		P	P	P	P	P	P	P		
<b>Public Safety</b>												
Emergency response station			C	P	P	P	P	P	P	P	C	
Fire and rescue station			C	P	P	P	P	P	P	P	P	
Police station				C	C	C	C	C	C	C	C	

	Zoning District											
	RSD-2	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	PZD
Police substation (no incarceration)	C	C	C	P	P	P	P	P	P	P	P	
<b>Health and Human Services</b>												
Community health and weflare clinic							C	C	C	C	C	
Diagnostic laboratory testing facility					C	C	C	P	C	P		
Doctor's Office and clinic		P	P		P	P	P	P	P	P	P	P
Hospice and residential care facility			P		P	P	P	P	P	P		P
Hospital			C		P	P	P	P	P	P		P
Mental Health Hospital			C		C	C	C	C	C	C		P
Nursing Home			C		C	C	C	C				P
Substance abuse treatment facility			C		C	C	C	C				C
Social Assistance, Welfare, and Charitable Services												
Child and youth services (office)				C	C	C	C	C	C			P
Day care home (12 or less)	C	C	C									
Day care center					C	C	C	C	C			P
Shelter for abused persons					C	C	C	C	C	C		
Emergency and relief services							P	P		P		P
Senior citizen center			C	C	C	C	C	C	C	P		
<b>Religious Institutions</b>												
Church, synagogue, temple mosque			C	C	C	C	C	C	C	C		P
Rectory convent, monastery		C	C	A	A	A	A	A	A	A		P
Wedding chapel		P			P	P	P	P	P	P		