OVERALL DEVELOPMENT PLAN

10.67 ACRES ALONG HWY 412

This document outlines plans for mixed-use development of an approximately 10.67 acre tract along the north side of Highway 412 approximately 8,000 feet west of Interstate 49 in Tontitown, Arkansas. The properties are identified as Parcels 830-37579-000 and 830-37570-000 according to the Washington County Assessor, and is currently zoned C-2, General Commercial. The development will include multi-family townhouses and multi-family flats on 9.57 acres of the property. The remaining 1.10 acres will remain C-2. Directly northeast of the proposed development is the Vineyards multi-family residential subdivision.

The purpose of this development is to provide multiple housing options along Highway 412. The townhouse/flat combination will be comparable to the Vineyard Subdivision. The layout also allows for portion of the property to the south to remain commercial for future development.

The development includes one zoning district: PRD

A) PRD, Planned Residential Development

The 9.57 acres of proposed development includes townhouses and Flats within a Planned Residential District (PRD). A total of 22 buildings are proposed using a combination of five different types. Building Types A and B will be six units each, Building Type C and D will have eight units each, and Building Type E will have sixteen units. All of the buildings will include varied rooflines, colors, and architectural elements, but all will have a consistent unifying overall theme and appearance. The streets within the PRD will be private, and no on-street parking will be allowed. The PRD includes a large common open space just south of the Club House.

The multi-family residential portion of the development is proposed to be developed as a PRD for the following reasons:

- The development plan and zoning change will be reviewed in one process. This will prevent concerns regarding a “bait and switch” whereby the city and adjacent owners are potentially misled regarding the type of development to be undertaken and provide clarity and transparency for all parties regarding the characteristics of the development.
- The approved PRD plan will remain intact even if transfer of ownership were to occur, ensuring that the multi-family development can only be constructed as originally proposed.
- The approved PRD will represent a commitment by both the developer and the City.
- The approved PRD allows enhanced design through flexibility and variance from the established site requirements and development standards of the Zoning and Subdivision Codes, providing for variation in design and arrangement of structures, and coordination of project characteristics with features of a particular site.
- The PRD process allows the Planning Commission and the City Council to make more informed decisions and thereby guide development more effectively in the best interest of the City.

The requested PRD will provide the following:

- The proposed development will increase choice in the types of environment and living units available to the public in the area
- The proposed townhomes will increase variety in the housing types in the area to accommodate the varying price points of the community
- Energy-efficient site design and building features
- Common, useable open space and recreations areas well in excess of the 15% required by the Zoning Code
- Efficient use of land resulting in smaller networks of utilities and streets, thereby lowering costs
- Environment of stable character in harmony with the surrounding development
- The layout of the PRD will provide for efficient use of infrastructure

The Zoning Code indicates that a PRD should incorporate smart growth principles and traditional neighborhood design. The proposed development especially complies with the following elements specified in the Zoning Code:

- The overall development provides a range of housing opportunities and choices, and the PRD in particular will provide living units and an environment not typical of the area, but which will be in harmony with surrounding development
- The layout and building type of the PRD will foster a walkable, close-knit neighborhood
- The PRD will be a distinctive, attractive community and promote a strong sense of place
- The efficient layout of the PRD will preserve open space available for common use
- The attractive, mixed use of the overall development and the smooth transition of uses provided will strengthen and encourage growth in existing communities
- The PRD provides an interconnected network of narrow streets that are safe and pleasant for pedestrians due to the inclusion of enclosed two-car garages for each unit and the relatively short block length which discourages excessive vehicular speeds. The lack of through streets within the PRD further discourages excessive speeds and minimizes traffic volume within the development, while still providing convenient, safe access to all units as well as multiple routes with access Highway 412 and Har-Ber Avenue via Phase I in Vineyards Subdivision. The overall development will increase interconnectivity between neighborhoods in a safe and effective manner. The street layout within the PRD maximizes access while still maintaining a defined neighborhood area
- The PRD provides an open space for common use as a recreation/park area serving as a high quality public space

The PRD has a gross area of 9.57 acres. The size of the proposed PRD exceeds the minimum 3 acre lot area required by the Zoning Code for a PRD. With a total of 156 units, the overall density of the PRD is 16.3 units per acre.

The PRD infrastructure, including water, sewer, streets, sidewalks, open spaces, and lighting will all be constructed in one phase. Once the infrastructure is in place, the residential unit construction will begin.
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The PRD will permit the following uses:

- Dwelling – Townhouse or Rowhouse
- Park – Neighborhood

Development of a PRD allows for modification of certain development standards. The following section details which of the allowable modifications are requested in the proposed PRD. Due to the multi-family nature of the development and proposed density, the applicable portion of the Zoning Code serving as the basis for modifications is the R-4, High Density Residential District.

- Density: Residential density exceeds to Zoning Code (R-4 districts) - modification required to allow 16.3 density
- Building Setbacks: Proposed building setbacks for the PRD are as follows:

  Front setback: 20'
  Side setback: 20'
  Rear Setback (along north line of PRD): 25'

- Height of buildings or structures: Building height will not exceed 40 feet which conforms to Zoning Code (all residential districts) - no modification required
- Lot size, depth, or width: Lot conforms to minimum area, depth and width requirements per Zoning Code (R-4 Districts) - no modification required
- Required off-street parking spaces – each unit has a 2-car attached garage and a driveway capable of parking two additional vehicles which conforms to off-street loading requirements – no modification required
- Street widths – Design standards for local streets require a minimum street section of 30 feet. The proposed private streets within the PRD will be 25' wide (measured from Back of Curb to Back of Curb). This is a modification reducing the street width by 5' compared to the requirement for a public street. This requested modification is in line with the Zoning Code §153.050 Planned Residential Development (PRD), (A) General Description, (4) Smart Growth and Traditional Neighborhood Design, (f) "Provide an interconnected network of narrow streets that are safe and pleasant for pedestrians and which provide a variety of routes for local traffic"

The zoning code requires a PRD to provide common open space of at least 15% of the net acreage of the PRD. With a net acreage of 9.57 acres, the minimum required common open space for the proposed

PRD would therefore be 1.64 acres. The proposed layout includes 3.37 acres (35% of net PRD acreage) of common open space, including side and back yards of the townhomes as well as the large open common area at the south end of the PRD. This area is exclusive of the proposed right-of-way, streets, sidewalks, and buildings. A detention pond in the southeast corner of the development will provide sufficient capacity for the multi-family portion of the development.

The developer of a PRD is required to provide a mechanism by which the common open space will be preserved and maintained. For the proposed PRD, the open space is not designated as a separate, individual lot. Rather, the entire PRD will be one parcel, with the property owner responsible for maintaining the entire property, including the open space at the southern end, all side and back yards, as well as the streets, sidewalks, and other features.