

# PARK HILL OVERLAY PLAN

April 28,  
2015



# WELCOME

## ■ Who's in the room?

- Residents
- Business owners
- Property owners
- School district
- Lending institutions
- Developers
- Faith institutions
- Metroplan
- Elected officials
- City staff

# PROGRESS REPORT

- Coalition meetings held monthly
- First draft submitted to Planning Commission in November
- On PC agenda in December and January
- At January meeting City Staff directed to form workgroups
- Workgroups met weekly beginning in February
- Workgroups worked on:
  - Allowable use table
  - Applicability Matrix
  - Review process
- Workgroups 'approve' Overlay Plans in March/April
- Proposal on May 12<sup>th</sup> Planning Commission agenda
- Potential May 26<sup>th</sup> City Council agenda

# OPINION LETTERS



I, \_\_\_\_\_, \_\_\_\_\_ am in support of \_\_\_\_\_ the Park Hill Overlay Plan  
\_\_\_\_\_ am not in support of \_\_\_\_\_ the Levy Overlay Plan

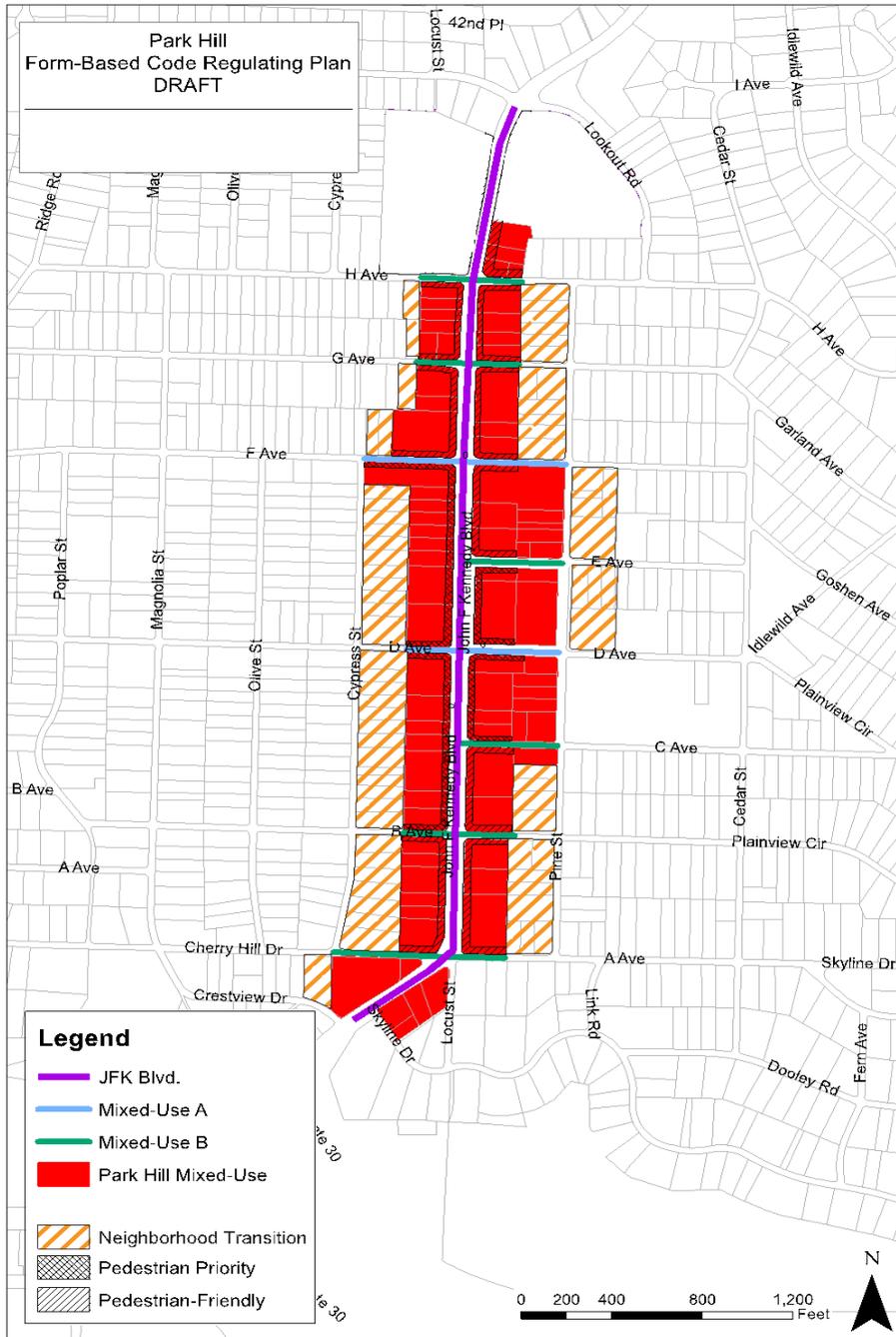
because:

If I were to change something about the plan, it would be:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Park Hill  
Form-Based Code Regulating Plan  
DRAFT



**Legend**

- JFK Blvd.
- Mixed-Use A
- Mixed-Use B
- Park Hill Mixed-Use
- Neighborhood Transition
- Pedestrian Priority
- Pedestrian-Friendly

PARK HILL  
REGULATING  
PLAN

# BASE ZONING

- **Proposed new zone: Commercial Park Hill District (C-PH)**
  - Allows a mix of uses on each lot
  - Special Use Permits NOT allowed within the PHDO
  - Neighborhood Transition Areas: may not be used for surface parking lot as a primary use. If commercial surface parking is desired and permitted by base zoning, the following criteria must be followed:
    - Residential liner of townhomes or other small lot residential shall be built along the neighborhood edge to transition the surface lot into the neighborhood
    - Entrances to surface lot will not have driveways facing Pine Street or Cypress Street
    - Any frontage along east-west streets will use appropriate street screening

# APPLICABILITY MATRIX

## APPLICABILITY MATRIX

### PHDO Section Applicability for Commercial Use

If the gray area is dotted, it means that the ENTIRE section should be reviewed.

		PHDO Sections												
		3	4	4.1a	4.1c	4.2bii	5	6	7	7.3	7.8	8		
Commercial	Change of Use/Expansion of Existing Use	•			•									
	Addition/Expansion of Existing Building	•	•					•	•	•				•
	Addition <10 Parking Spaces			•	•	•								
	Addition >10 Parking Spaces			•	•	•					•	•		
	New Construction	•	•					•	•	•				•

Commercial – retail, office, restaurant, lodging, mixed-use building, apartment/multi-family building (5 or more units per lot), and live-work units

### PHDO Section Applicability for Residential Use

		PHDO Sections											
		3	4	4.1c	5	6	7	7.1	7.2	8			
Residential	Change of Use/Expansion of Existing Use	•		•									
	Remodel of Existing Building				•								
	Addition/Expansion of Existing Building	•	•		•			•	•				
	New Construction	•	•		•			•	•	•			

Residential – single-family, attached and detached; duplex, 2 units per lot; and mansion home buildings, 3-4 units per lot

### PHDO Section Applicability by Type of Review

Type of Review	PHDO Sections														
	2.2 bi	3	4	4.1a	4.1b	4.2b	4.2c	5	6	7	7.2	7.3	7.7	7.8	8
Subdivision Plan	•	•	•								•	•	•	•	•
Site Plan Review	•	•	•					•		•					•
Building Permit				•	•	•	•	•							

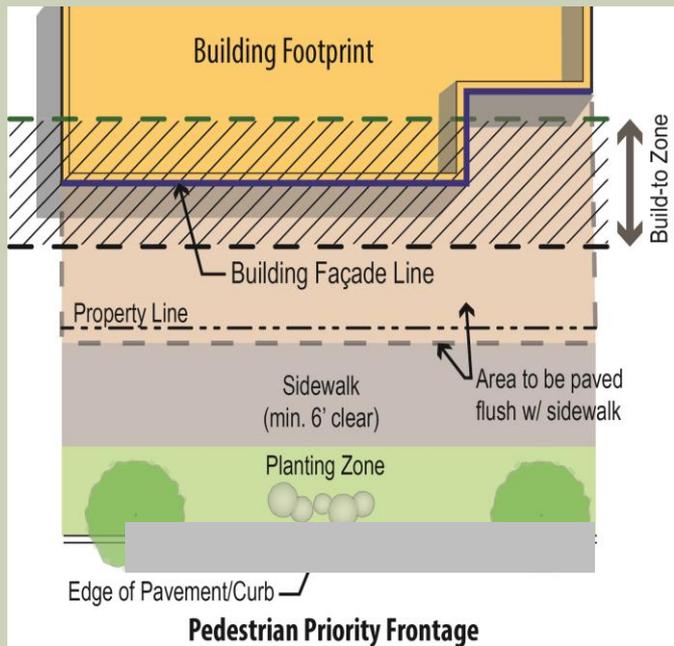
### PHDO Sections KEY

Only the subsections highlighted above are listed in this key. Use the page numbers below to find all subsections.

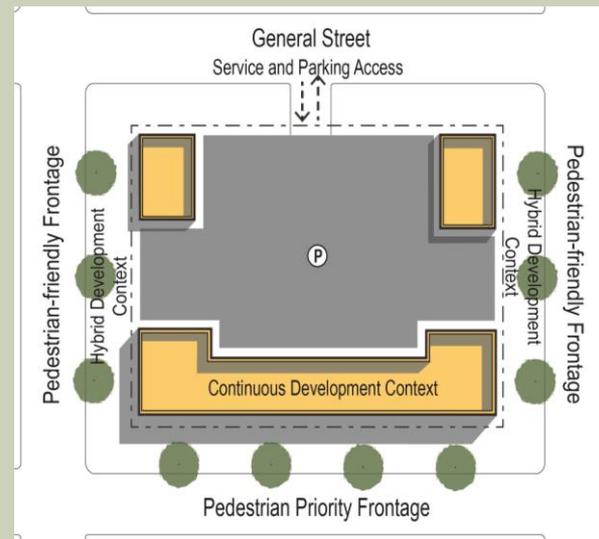
2.2bi	Lot Standards	5	Building Design Standards
3	Permitted Use Criteria	6	Street Design Standards
4	Building Form & Site Development Standards (pg. X)	7	Streetscape and Landscape Standards
4.1	General to All Character Areas:	7.1	Sidewalks
4.1a	Building Frontage	7.2	Street Trees and Streetscape
4.1.b	Treatment of Street Intersections/Corner Buildings	7.3	Screening Standards
4.1c	Parking and Service Access	7.7	Utilities
4.2	Mixed-Use Districts:	7.8	Parking Lot Landscaping
4.2b	Building Placement		
4.2bii	Building Frontage	8	Open Space Standards
4.2c	Building Height		

# BUILDING FRONTAGE

- Pedestrian Priority (Ped Pri)
- Pedestrian Friendly (Ped Fri)
- General Frontage (Gen Front)



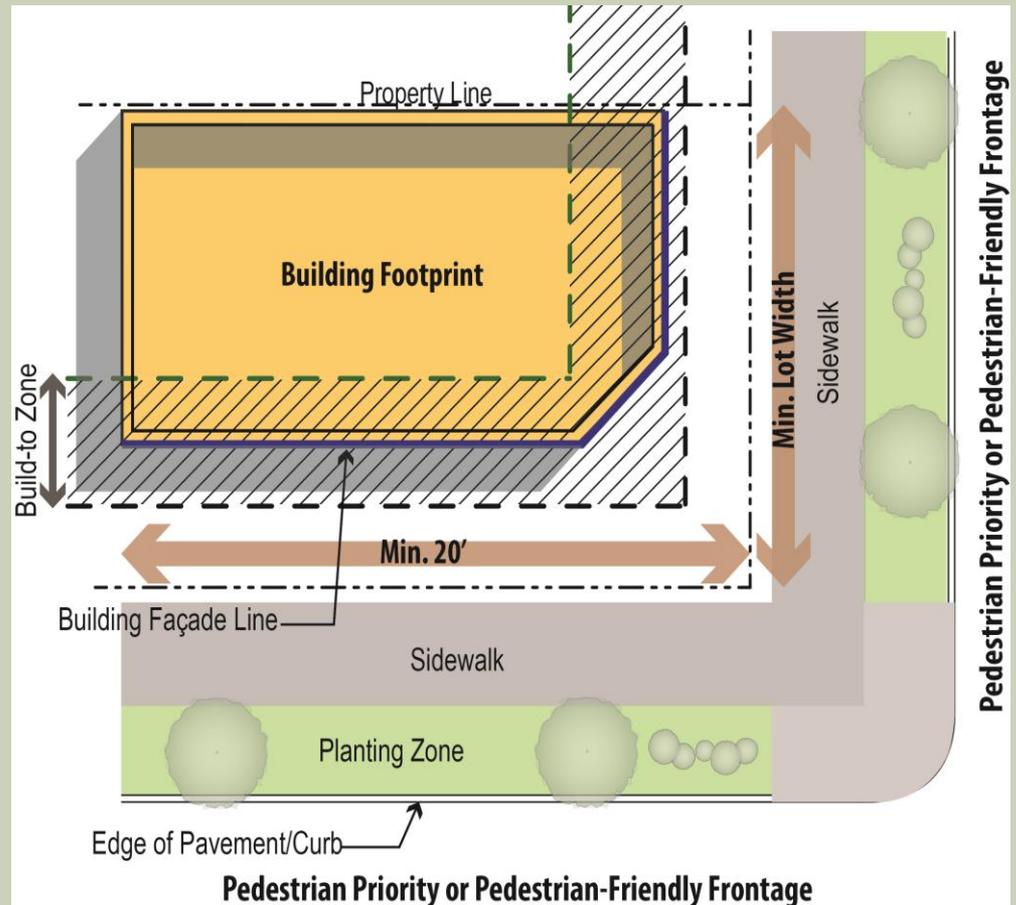
*Illustration showing requirements along Pedestrian Priority Frontages*



*Graphic Illustrating the Application of Street Type Designation Based on the Development Context*

# STREET INTERSECTIONS

- Build to the BTZ for min. of 20 ft. from corner (Ped Pri/Ped Fri)
- Corners of buildings can be taller than rest

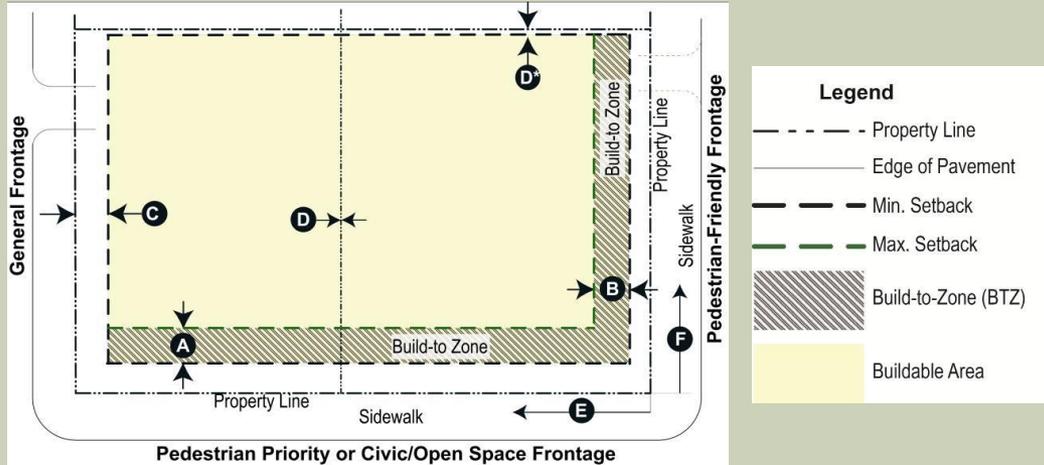


# PARKING AND SERVICE ACCESS

- Required off-street parking = min. ½ City standard – max. City standard
- Driveway location – Alley → Gen Front → Ped Fri → Ped Pri
- Driveway spacing limited to 1 driveway per block -or- per 200 ft if block is more than 400 ft.
- Shared driveways, joint use easements, joint access easements required for adjoining properties on Ped Fri/Ped Pri
- Street screen required for surface parking on Ped Fri/Ped Pri
- Fee in lieu for public improvements

# BUILDING PLACEMENT

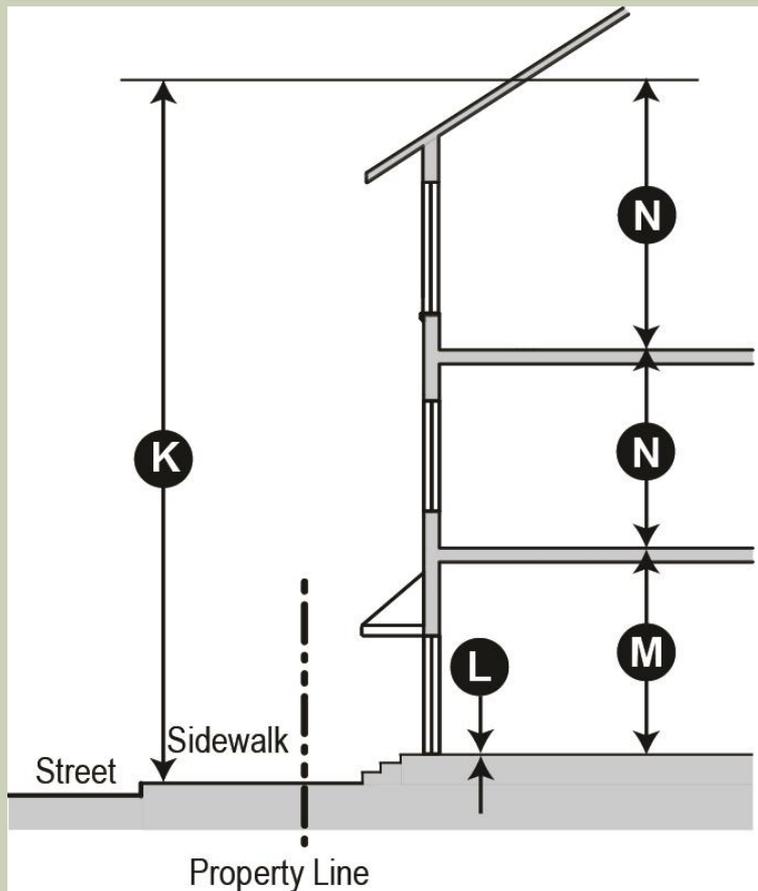
## (b) Building Placement



(i) <b>Build-to Zones (BTZs) and Setbacks</b> (Distance from property line to edge of the zone)		
Pedestrian Priority Frontage /Open Space (BTZ)	5' min. setback – 15' max. setback	<b>A</b>
Pedestrian-Friendly Frontage (BTZ)	5' min. setback – 75' max. setback	<b>B</b>
General Frontage	5' min. setback; no max. setback	<b>C</b>
Side	0' min. setback; no max. setback	<b>D</b>
Rear	0' min. setback; no max. setback	<b>D*</b>
(ii) <b>Building Frontage</b> (Minimum % of lot's width that building's façade is required to cover along fronting street)		
Pedestrian Priority /Open Space Frontage	70% min.	<b>E</b>
Pedestrian-Friendly Frontage	50% min.	<b>F</b>
General Frontage	None Required	

# BUILDING HEIGHT

## c) Building Height



### (i) Principal Building Standards

Building maximum	<ul style="list-style-type: none"> <li>4 stories</li> <li>Transition requirement if adjacent to detached single-family zoned residential</li> </ul>	<b>K</b>
First floor to ceiling height (fin. floor to structure of ceiling)	<ul style="list-style-type: none"> <li>12' min. for all frontages</li> </ul>	<b>M</b>
Ground floor finish level	<ul style="list-style-type: none"> <li>Maximum 12" rise for commercial ground floor.</li> </ul>	<b>L</b>
Upper floor(s) height (fin. floor to structure of ceiling)	<ul style="list-style-type: none"> <li>9' min.</li> </ul>	<b>N</b>

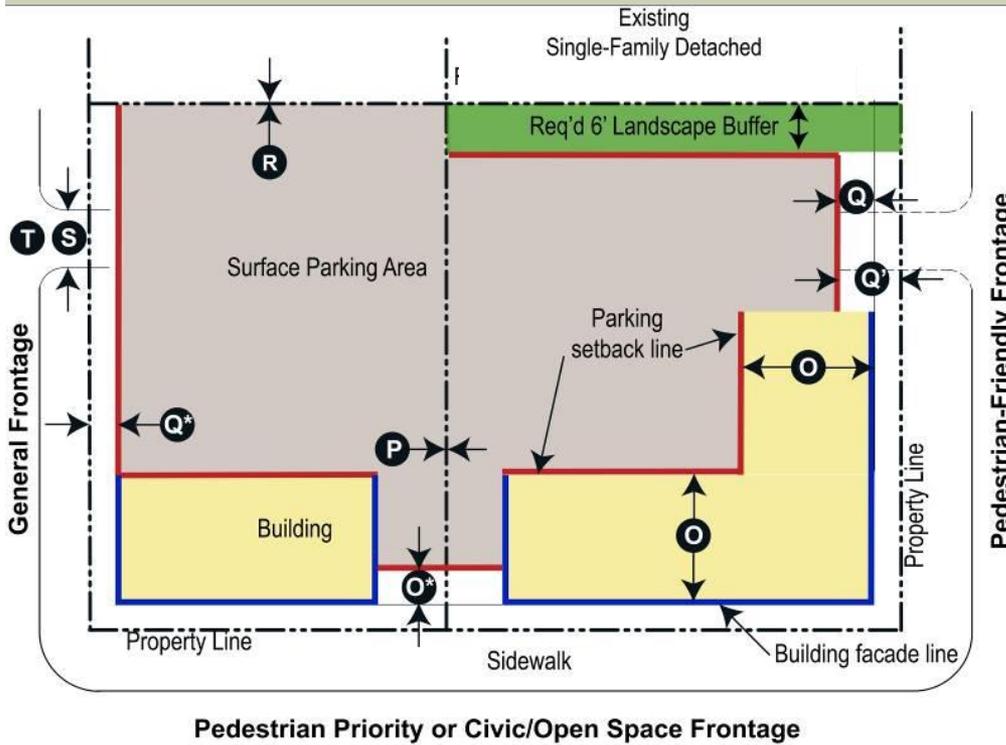
### (ii) Accessory Building Standards

Accessory buildings shall meet the standards for Principal Building standards in the Mixed-Use Character Area.

# PARKING AND SERVICE ACCESS

## (d) Parking & Service Access

### (i) Surface Parking Setbacks



Pedestrian Priority or Civic/Open Space Frontage	<ul style="list-style-type: none"> <li>Shall be located behind the principal building along that street frontage; or</li> <li>Min. 3' behind the building façade line along that street</li> </ul>	<p>O*</p> <p>O</p>
Pedestrian-Friendly Frontage	<ul style="list-style-type: none"> <li>Min. 3' behind the building façade line along that street or</li> <li>Min. 6' behind the property line along that street (if no buildings along the street frontage)</li> </ul>	<p>Q</p> <p>Q*</p>
General Frontage	<ul style="list-style-type: none"> <li>Min. 3' behind the property line along that street</li> </ul>	<p>Q*</p>
Side	<ul style="list-style-type: none"> <li>6' (min) only if adjacent to any single-family detached residentially zoned lot;</li> <li>0' for all other adjacencies</li> </ul>	<p>P</p>
Rear	<ul style="list-style-type: none"> <li>6' (min) only if adjacent to any single-family detached residentially zoned lot;</li> <li>0' for all other adjacencies</li> </ul>	<p>R</p>

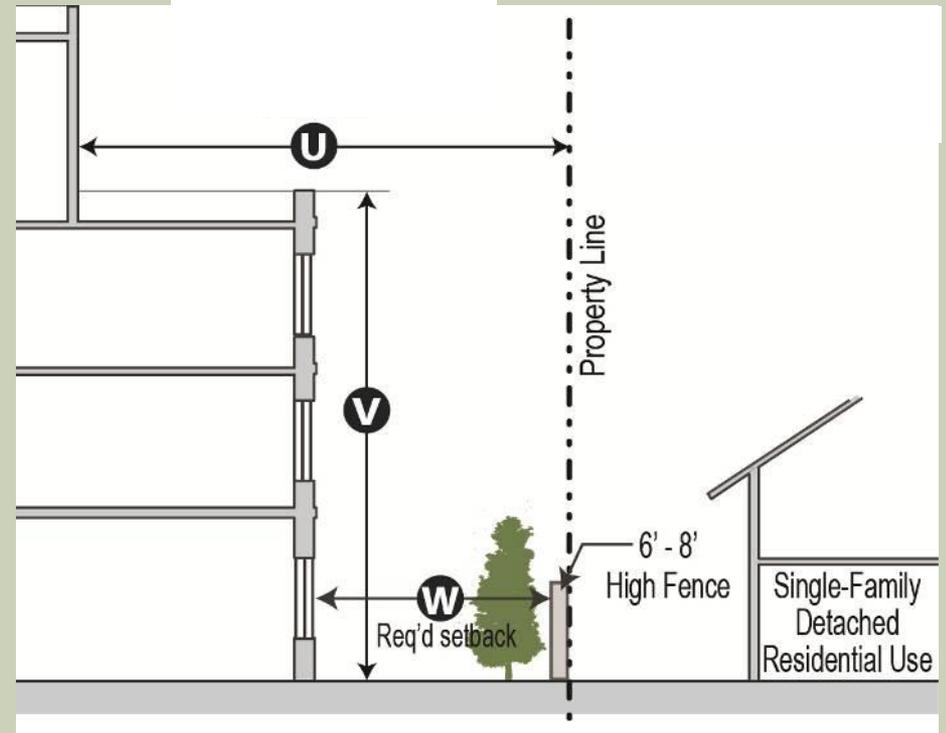
# RESIDENTIAL TRANSITION STANDARDS

## Residential Transition Standards

The following transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to existing single-family detached residentially zoned lot.

i.	Transition Area	25' min.	<b>U</b>
ii.	Max. Building Height at within Transition Area	3 stories	<b>V</b>
iii.	Required setback	Min. 10'	<b>W</b>

A Residential Transition Area fence (minimum 6 feet and maximum 8 feet high) shall be required when adjacent to an existing single-family detached residentially zoned lot and shall be optional for all other adjacencies. The required fence shall NOT be chain link or vinyl. A 6-foot wide landscape buffer with evergreen shrubs planted at 3' on center and 6' min. in height at maturity shall also be required to be planted within the landscape buffer parallel to the SF-residential lot line. (see surface parking setbacks illustration)



# BUILDING DESIGN STANDARDS

- **Building Orientation and Entrances**
  - Buildings and entrances oriented toward Ped Pri/public sidewalks
  - Secondary entrances from parking areas/alleys
  - Design guidelines for primary entrances
- **Façade Composition**
  - **Commercial**
    - Min. 24” building projections (Bldgs. greater than 60 ft. long)
    - Architectural element every 20 ft. (Bldgs. Less than 60 ft. long)
      - Changes in material/color/texture
      - Building entrances/windows/arcades/balconies/etc.
  - **Residential**
    - At least one: porch/stoop/eave/forecourt/courtyard/balcony
    - First floor at least 18” above sidewalk if setback less than 10 ft.

# BUILDING DESIGN STANDARDS

## ■ Façade Transparency/Glazing Requirements

Façade Frontage Type →	Pedestrian Priority or Pedestrian-Friendly Frontage	General Frontage	All other facades
<b>Commercial Use or Mixed Use Buildings</b>			
Ground Floor	60% (min.)	None	None
Upper Floor(s)	30% (min.)	None	None
<b>Residential Use Buildings</b>			
Ground Floor	40% (min.)	None	None
Upper Floor(s)	20% (min.)	None	None

## ■ Commercial Ready Standards

- Entrance directly onto sidewalk
- No parking between sidewalk and building (Ped Pri)

# BUILDING DESIGN STANDARDS

- **Shading Requirements**
  - At least 60% sidewalk along buildings shaded by canopies/awnings/street trees/similar
- **Exterior Building Materials**
  - EIFS only for moldings/detailing (Ped Pri/Ped Fri). Other frontages on upper floors only.
  - 50% non-glazed surfaces mix of stone, brick, stucco
- **Design of Automobile Related Building and Site Elements**
  - Primary entrance along Ped Pri
  - Drive through lanes/auto service bays/gas station canopies:
    - No frontage on Ped Pri unless no other option
    - Must be screened
  - Loading/trash pick up along alleys/Gen Front/Ped Fri if no other options

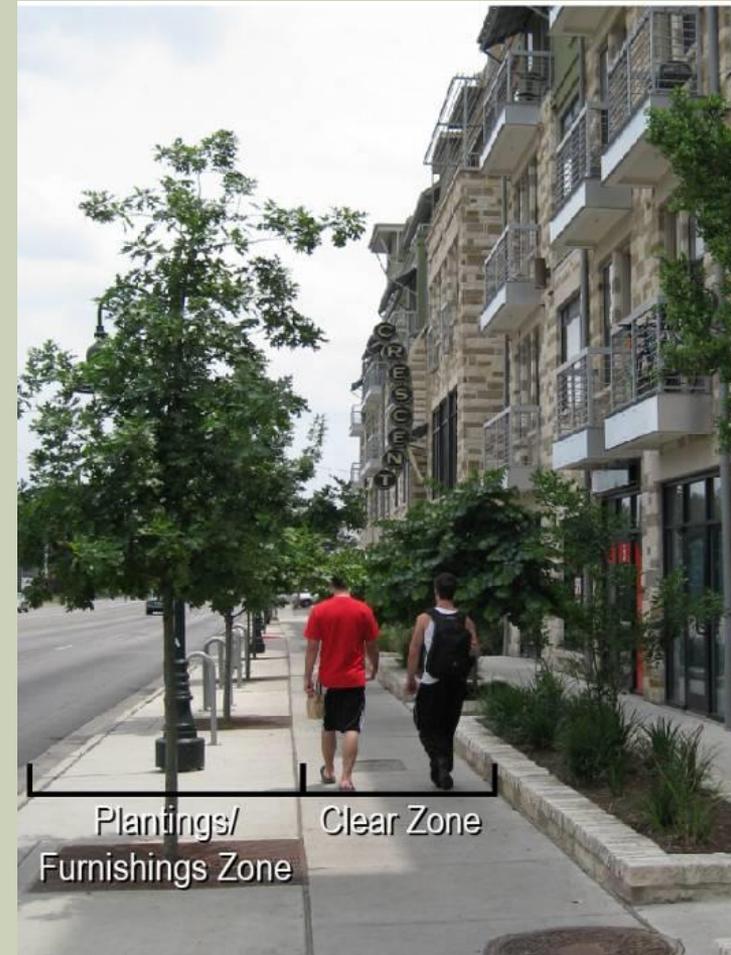
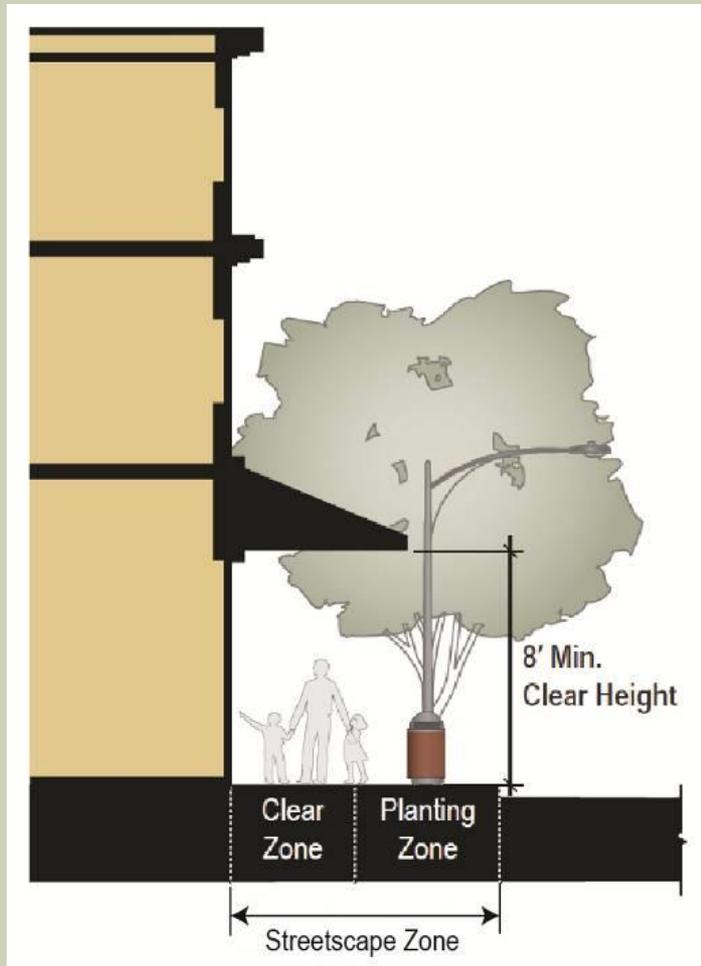
# STREET DESIGN STANDARDS

Street Classification	John F Kennedy Blvd.	Mixed-Use A Street	Mixed-Use B Street	Alley
<b>Standard</b>				
Min. Sidewalk width (includes planting zone and clear zone) (feet)	10'	9'	9' (one side)	N/A
Min. Planting Zone width (feet) [Street trees may be in tree wells along Type 'A' frontages]	5'	4'	4'	N/A
Street Trees Req'd (see Section 8.2 for standards)	Yes (Tree wells or bioswale systems)	Yes (Tree wells or planting areas)	Yes (Tree wells or planting areas)	No
Recommended Development Frontage	Pedestrian Priority or Pedestrian-Friendly	Pedestrian Priority or Pedestrian Friendly	Pedestrian Friendly	None

# STREETSCAPE AND LANDSCAPE STANDARDS

Planting zone  
= trees and  
furniture

Clear zone =  
pedestrian  
walkway



# STREETSCAPE AND LANDSCAPE STANDARDS

- **Street Trees and Streetscape**
  - Street trees required
  - 3 ft. from curb, 40-60 ft. apart
  - 6 ft. x 6 ft. planting area with street grate
- **Screening Standards**
  - Surface parking screened (Ped Pri/Ped Fri)
  - Service areas and roof mounted equipment screened
- **Street Lighting**
  - No taller than 20 ft.
  - Between every other street tree, lined up with trees
  - Consistent throughout PHDO

# STREETSCAPE AND LANDSCAPE STANDARDS

- Exterior Lighting
  - Commercial development and parking lots
- Street Furniture
  - Benches and bike racks lined up with lights and trees
  - Trash cans required at corners or near front entry
  - Benches recommended along Ped Pri
- Utilities
  - From building to property line should be buried
  - Along JFK, no above ground utility lines within streetscape zone
  - Encourage underground along all other streets except alleys
  - Switchgear and transformer pads must not be visible

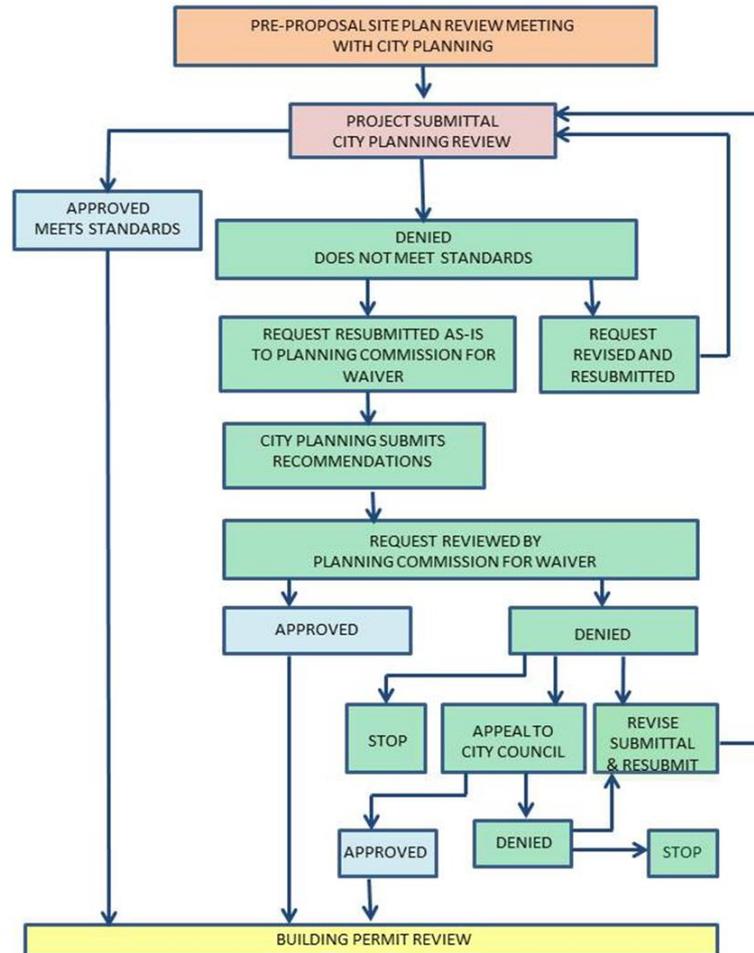
# OPEN SPACE STANDARDS

- Commercial
  - Applies to lots 2+ acres
- Residential
  - Applies to buildings with 8+ dwelling units per acre

<b><i>Residential Density (dwelling units per acre)</i></b>	<b><i>Private Common Open Space Standard Proposed (area of private common space per dwelling unit)</i></b>
0 – 7 DU / acre	Not required
8 – 19 DU / acre	Provide minimum of 160 sf per dwelling unit
20 – 29 DU / acre	Provide minimum of 120 sf per dwelling unit
30 – 39 DU / acre	Provide minimum of 80 sf per dwelling unit
40 – 79 DU / acre	Provide minimum of 60 sf per dwelling unit
More than 80 DU / acre	Provide minimum of 40 sf per dwelling unit

# DEVELOPMENT REVIEW PROCESS

## PARK HILL OVERLAY DISTRICT SITE PLAN & BUILDING REVIEW PROCESS



# ALLOWABLE USE TABLE

## C-PH ALLOWABLE USES TABLE

Permitted Uses	PH
Acid Manufacturing	
Adult Entertainment, Nightclub	
Ag. Implements Repair, Service, Sales	
Agriculture (farming)	
Air Express Service (drop-off center)	C
Airplane Manufacturing	
Airplane Repair, Storage, Sales	
Airports	
Ambulance Sub-Station (w/ residence)	
Ammonia Manufacturing	
Ammunition Manufacturing	
Amphitheaters	C
Amusement Parks	C
Animal Boarding	C
Animal Hospitals	X
Apiary	
Appliance Stores	C
Appraiser	X
Aquarium	X

### KEY

**X = allowable use**

**C = conditional use**

**Blank = not allowed**

# NEXT STEPS

- May 12<sup>th</sup> - 4:45pm - Planning Commission meeting
- May 26<sup>th</sup> - 6pm - City Council meeting
- May 28<sup>th</sup> - Implementation Coalition meeting
- Ongoing: IMPLEMENTATION and ACTIVATION

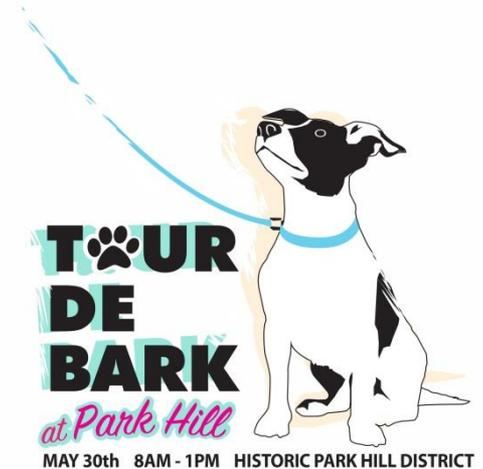
# COMMUNITY EVENTS

May 5<sup>th</sup>  
6pm

PHNA Annual Gathering  
Idlewild Park



May 30<sup>th</sup>  
10am - 1pm  
PHBMA  
Tour de Bark



# CONTACTS

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[www.nlr.ar.gov/jumpstart](http://www.nlr.ar.gov/jumpstart)