

LEVY DEVELOPMENT OVERLAY

April 30,
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 'approved' Overlay Plans in March/April
- Proposal on May 12th Planning Commission agenda
- Potential May 26th 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

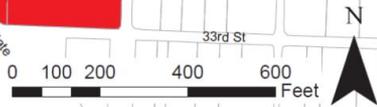
Levy
Form-Based Code Regulating Plan
DRAFT
Attachment 1
October 29, 2014



Legend

- Levy Mixed Residential
- Levy Mixed-Use
- Levy Open Space Recommended
- Levy Open Space - Required
- Pedestrian Priority
- Pedestrian-Friendly
- Camp Robinson Road
- Mixed-Use Street
- Neighborhood Street

Note: Parcels with no designation are considered General Frontage



LEVY REGULATING PLAN

BASE ZONING

- **Commercial Levy District (C-LEVY) (red zone)**
 - C-LEVY allows a mix of uses on each lot within the Mixed-Use area
 - Special Use Permits NOT allowed within C-LEVY
- **Mixed Residential (MR) (R-4 Multi-Family District)**
 - Gives flexibility in residential types and increases diversity in development types (yellow zone)
 - Special Use Permits NOT allowed within MR area

APPLICABILITY MATRIX

APPLICABILITY MATRIX

Table 2-1: LDO Section Applicability for Commercial Use

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

		LDO Sections											
		3	4	4.1 a	4.1 c	4.2b ii	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

Table 2-2: LDO Section Applicability for Residential Use

		LDO Sections										
		3	4	4.1 c	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

Table 2-3: LDO Section Applicability by Type of Review

	LDO Sections														
	3	4	4.1 a	4.1 b	4.2b	4.2c	4.3c	5	6	7	7.2	7.3	7.7	7.8	8
Subdivision Plan	•						•		•		•	•	•	•	•
Site Plan Review	•	•					•	•		•					•
Building Permit			•	•	•	•		•							

LDO Sections KEY

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

3	Permitted Use Criteria	5	Building Design Standards
4	Building Form & Site Development Standards	6	Street Design Standards
4.1	General to All Character Areas:	7	Streetscape and Landscape Standards
4.1a	Building Frontage	7.1	Sidewalks
4.1.b	Treatment of Street Intersections/Corner Buildings	7.2	Street Trees and Streetscape
4.1c	Parking and Service Access	7.3	Screening Standards
4.2	Mixed-Use Districts:	7.7	Utilities
4.2b	Building Placement	7.8	Parking Lot Landscaping
4.2bii	Building Frontage		
4.2c	Building Height**	8	Open Space Standards
4.3c	Lot Standards		

BUILDING FRONTAGE

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

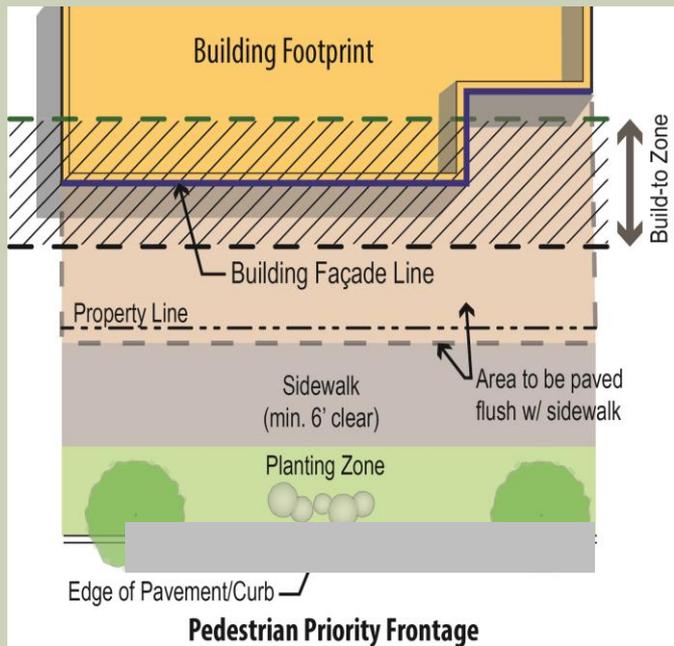
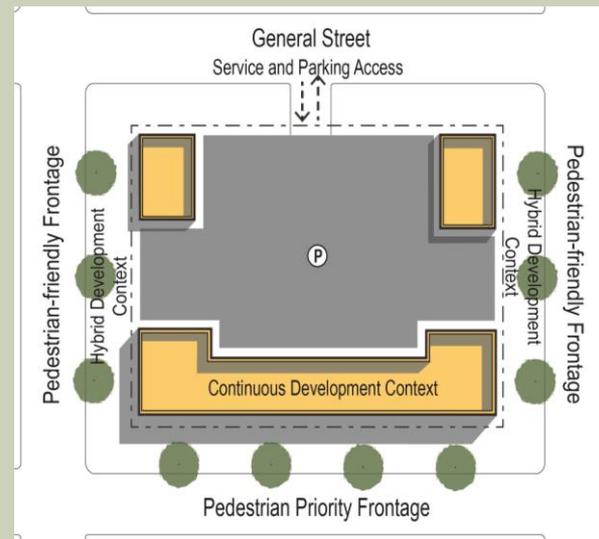


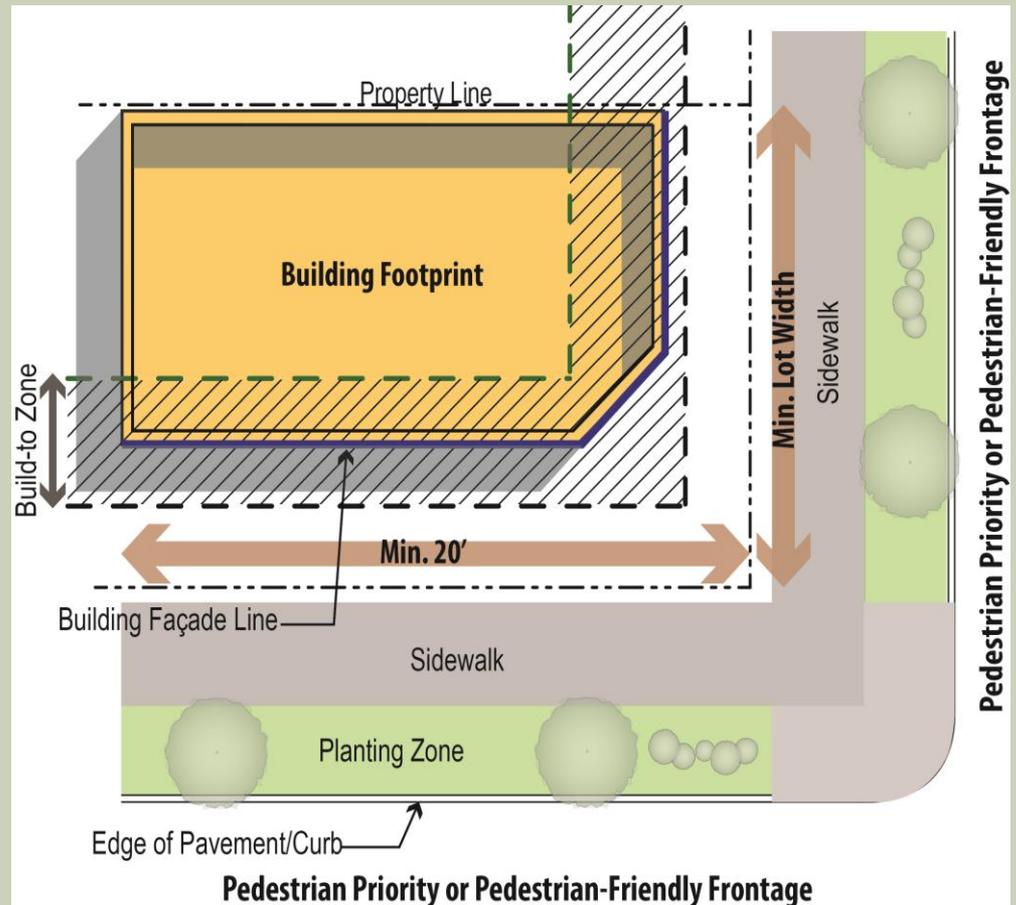
Illustration showing requirements along Pedestrian Priority Frontages



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

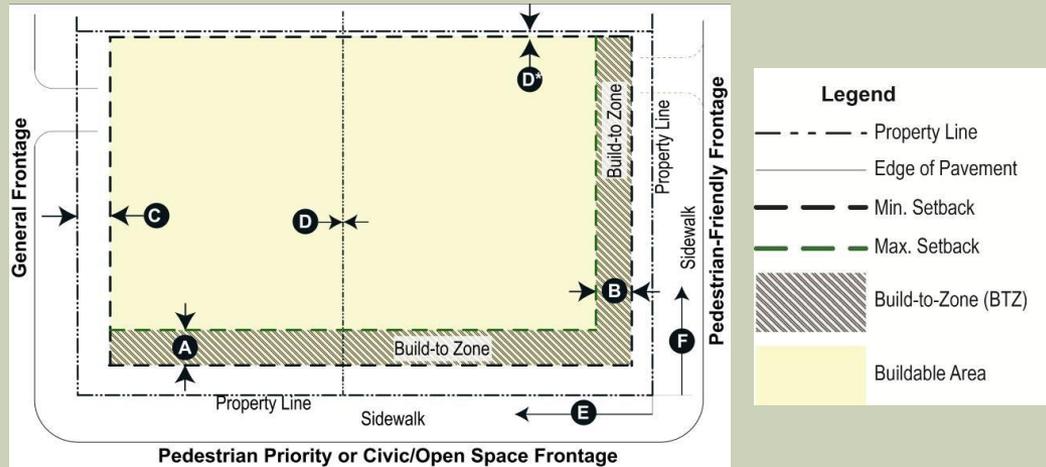


PARKING AND SERVICE ACCESS

- 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) Build-to Zones (BTZs) and Setbacks (Distance from property line to edge of the zone)

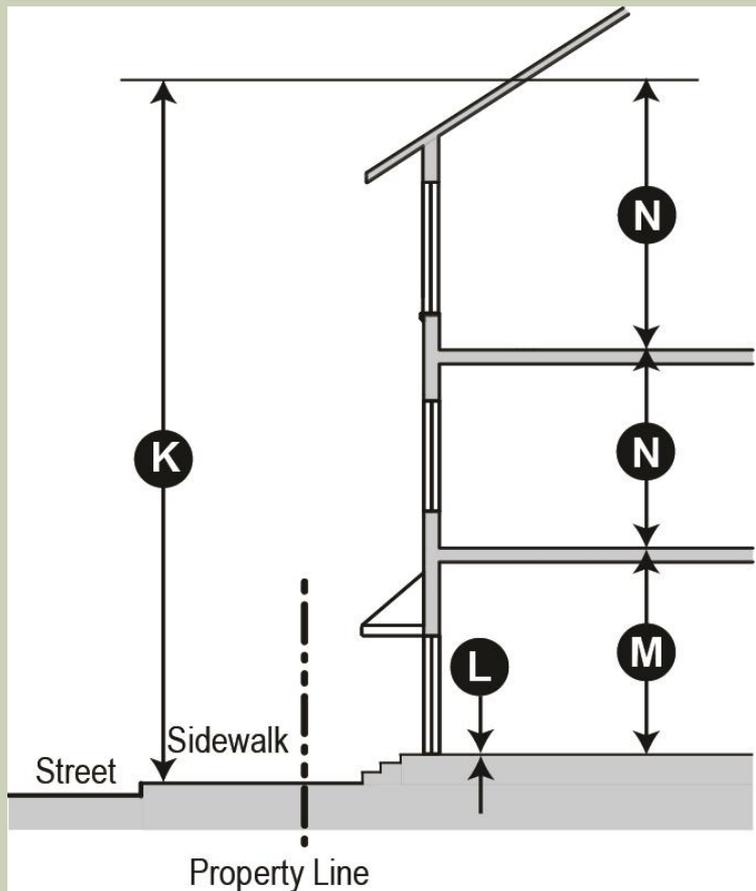
Pedestrian Priority Frontage /Open Space (BTZ)	5' min. setback – 15' max. setback	A
Pedestrian-Friendly Frontage (BTZ)	5' min. setback – 75' max. setback	B
General Frontage	5' min. setback; no max. setback	C
Side	0' min. setback; no max. setback	D
Rear	0' min. setback; no max. setback	D*

(ii) Building Frontage (Minimum % of lot's width that building's façade is required to cover along fronting street)

Pedestrian Priority /Open Space Frontage	70% min.	E
Pedestrian-Friendly Frontage	50% min.	F
General Frontage	None Required	

BUILDING HEIGHT

c) Building Height



(i) Principal Building Standards

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

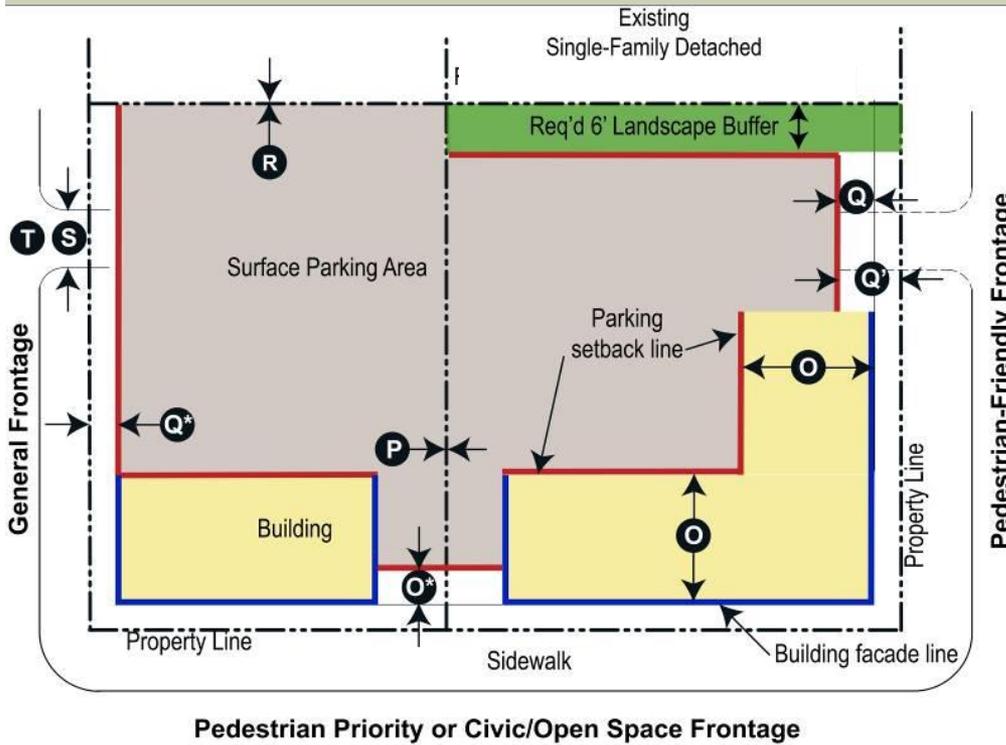
(ii) Accessory Building Standards

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

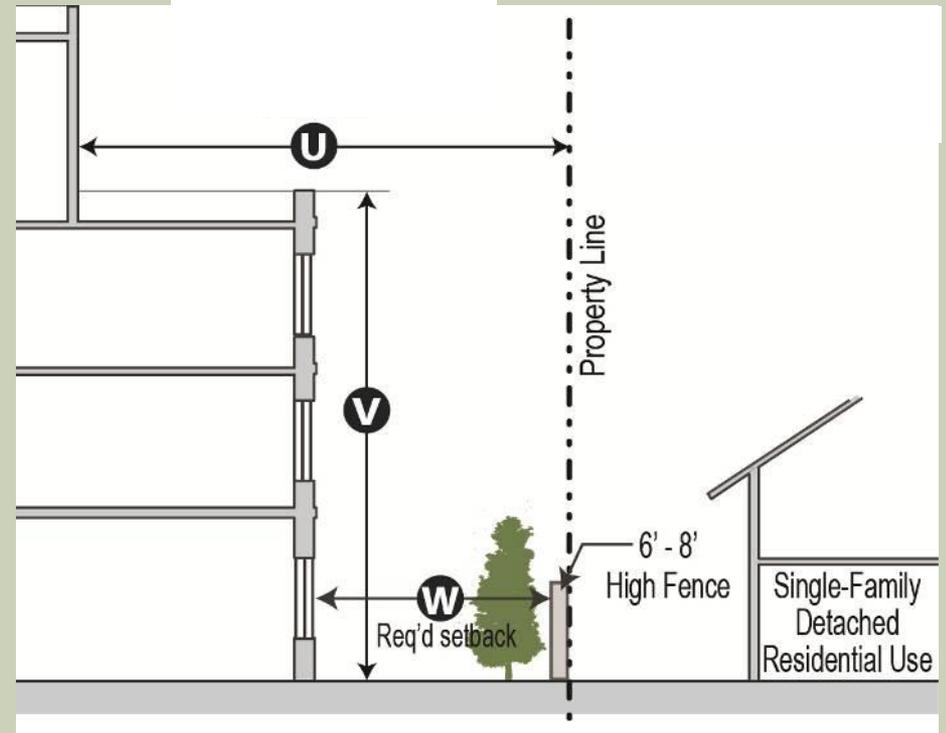
RESIDENTIAL TRANSITION STANDARDS

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.

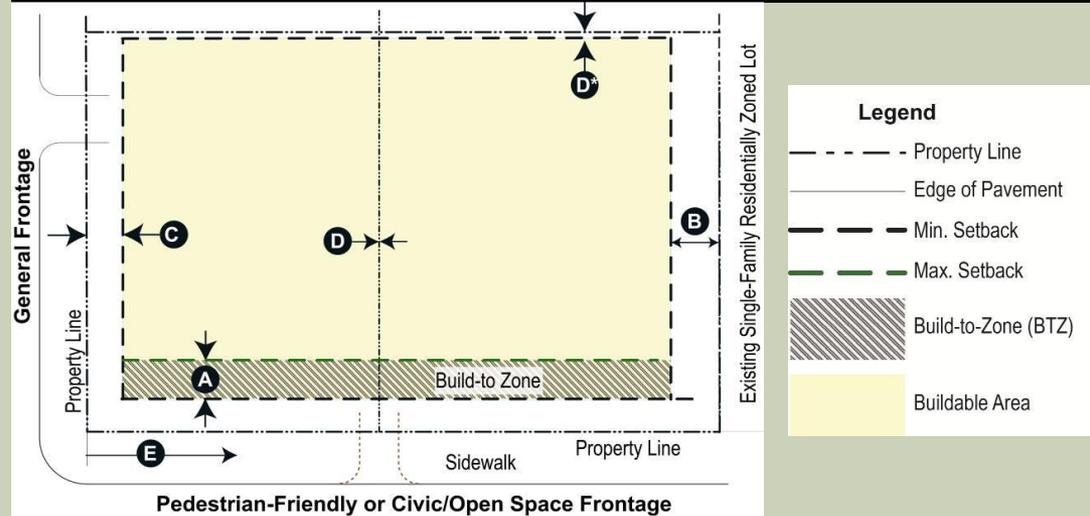
i.	Transition Area	25' min.	U
ii.	Max. Building Height at within Transition Area	3 stories	V
iii.	Required setback	Min. 10'	W

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 PLACEMENT

(b) Building Placement



(i) Build-to Zones (BTZs) and Setbacks

Pedestrian-Friendly or Civic/Open Space Frontage (BTZ)	5' min. setback – 20' max. setback	A
General Frontage	5' min. setback; no max. setback	C
Side Adjacent to SF-detached residentially zoned lot	10' min. setback; no max. setback	B
All other adjacencies	0' min. setback; no max. setback	
Rear Adjacent to SF-detached residentially zoned lot	10' min. setback; no max. setback	D*
All other adjacencies	0' min. setback; no max. setback	

(ii) Building Frontage (Minimum % of lot's width that building's façade is required to cover along fronting street)

Pedestrian-Friendly Frontage	50% min.	E
General Frontage	None Required	

LOT STANDARDS

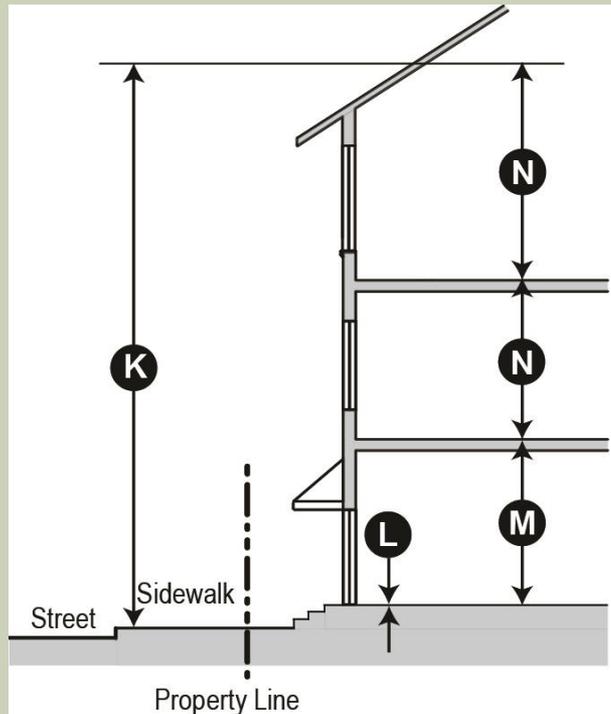
Lot Standards

Lot Width

- Min. 18' for single-family attached/townhome buildings
- Min. 40' for single-family detached buildings
- No min. for commercial and mixed use buildings
- Alley corner clips shall not exceed 5' from the corner of the lot.

BUILDING HEIGHT

d) Building Height



(i) Principal Building Standards

Building maximum	<ul style="list-style-type: none"> 5 stories Transition requirement if adjacent to detached single-family zoned residential 	K
First floor to floor height (fin. floor to structure of ceiling)	<ul style="list-style-type: none"> 10' min. for all frontages 	M
Ground floor finish level	<ul style="list-style-type: none"> 18" min. above sidewalk for ground floor residential uses along Pedestrian-Friendly Frontages that are also setback less than 10' from the front property line 12" maximum for non-residential 	L
Upper floor(s) height (fin. floor to structure of ceiling)	<ul style="list-style-type: none"> 9' min. 	N

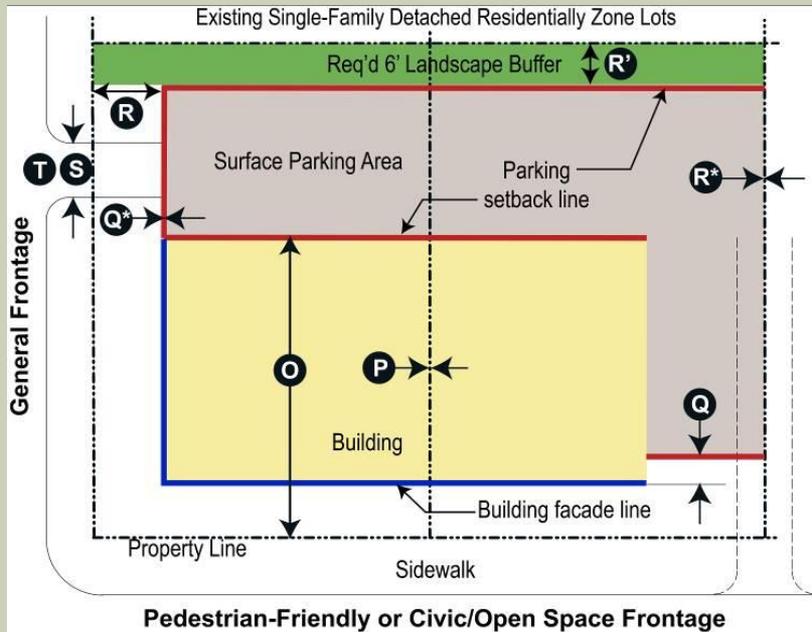
(ii) Accessory Building Standards

Building Height	2 stories max.
BTZ/Setbacks	Shall be placed behind the front façade of the principal building along Pedestrian-Friendly Frontages. If the principal building has no Pedestrian-Friendly Frontage, then the accessory building shall be placed behind the Building Façade Line of the primary building along a General Frontage street.

PARKING AND SERVICE ACCESS

(e) Parking & Service Access

i. Surface Parking Setbacks



Standards for **S** and **T** in the illustrations above are referenced in standards for Driveways, Alleys and Service Access section below.

Pedestrian-Friendly or Civic/Open Space Frontage	<ul style="list-style-type: none"> Shall be located behind the principal building along that street frontage; or Min. 3' behind the building façade line along that frontage 	O
		Q
General Frontage	<ul style="list-style-type: none"> At or behind the building façade line along that frontage; or Min. 6' behind the property line along that street 	Q*
		R
Side / Rear	<ul style="list-style-type: none"> Adjacent to SF-detached residentially zoned lot 6' min. 	R'
Side / Rear	<ul style="list-style-type: none"> All other adjacencies 0' min 	P R*

ii. Driveways and Service Access

1. Parking driveway width (at the throat)	See LDO Section 4	S
2. Driveways and off-street loading and unloading	See LDO Section 4	T

RESIDENTIAL TRANSITION STANDARDS

(f) 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. This requirement shall NOT apply if an alley or other similar R-O-W separates the subject lot and the existing single-family detached residential lot.

i. Transition Area 20' min.

U

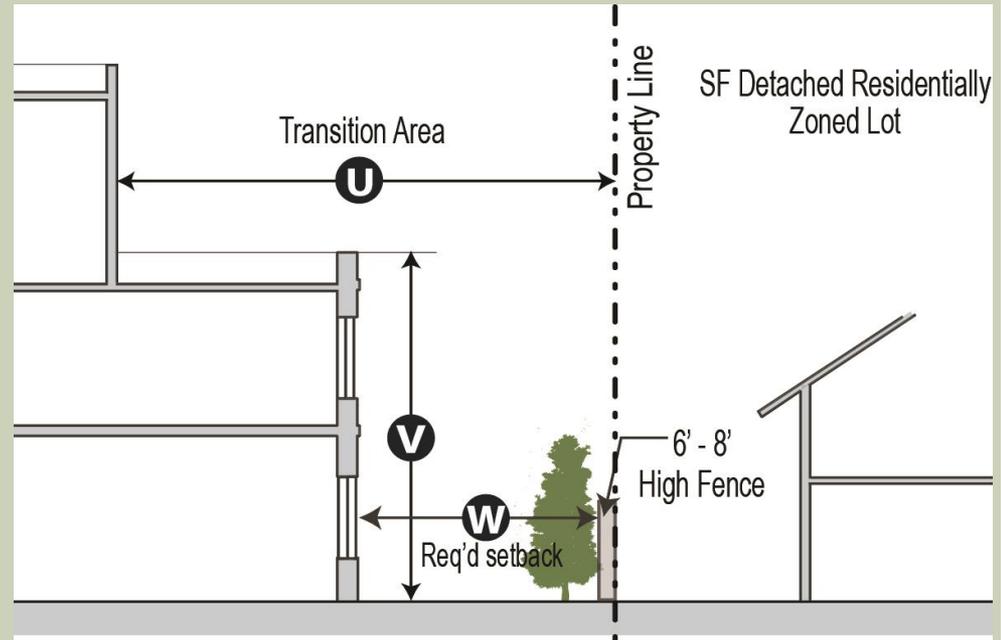
ii. Max. Building Height at within Transition Area 2 stories

V

iii. Required setback Min. 10'

W

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
Commercial Use or Mixed Use Buildings			
Ground Floor	60% (min.)	None	None
Upper Floor(s)	30% (min)	None	None
Residential Use Buildings			
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

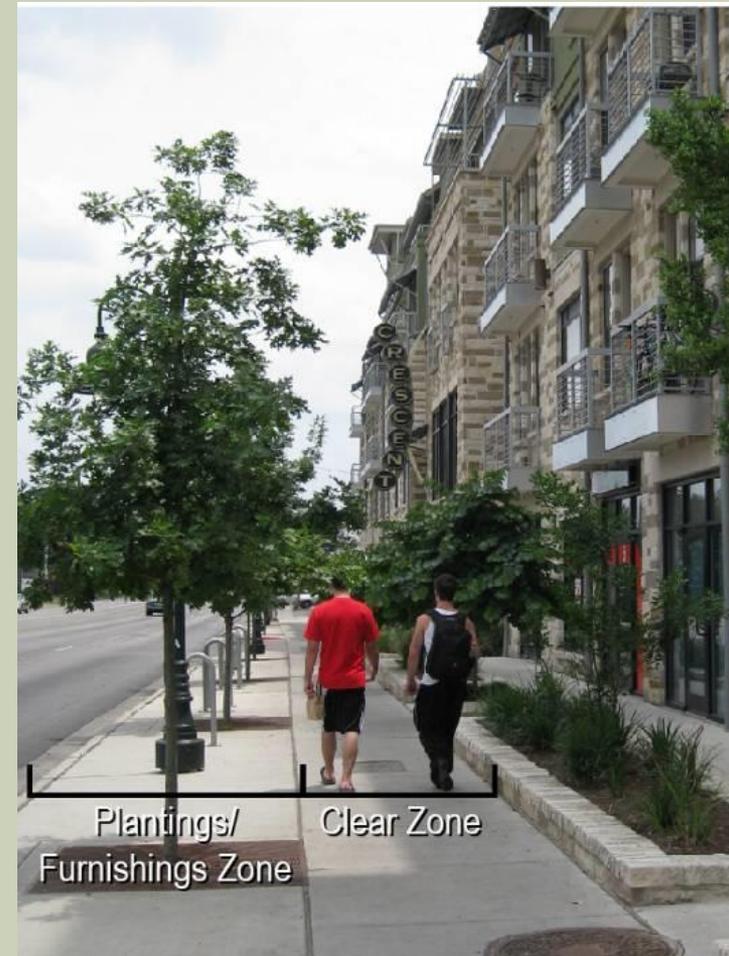
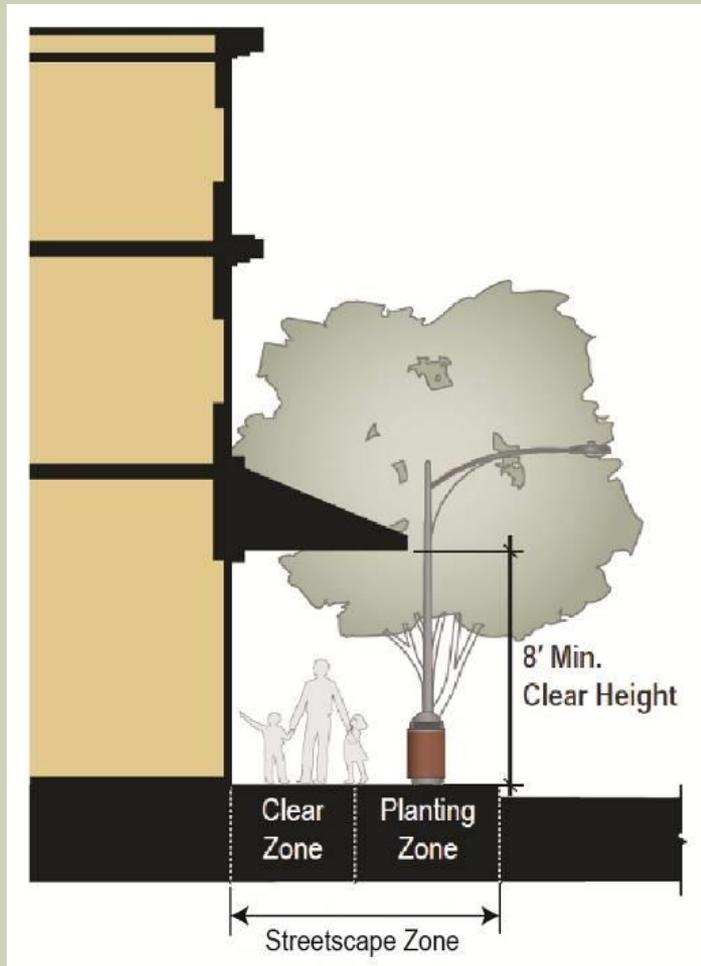
Table 6-1: Required Public Sidewalk Standards by Street Type

Street Classification	Camp Robinson	Mixed-Use Street	Neighborhood Street	Alley
Standard				
Min. Sidewalk width (includes planting zone and clear zone) (feet)	12'	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 7.2 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 LDO

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 Camp Robinson, no above ground utility lines within streetscape zone
 - Encourage underground along all other streets except alleys
 - Switchgear and transformer pads must not be visible

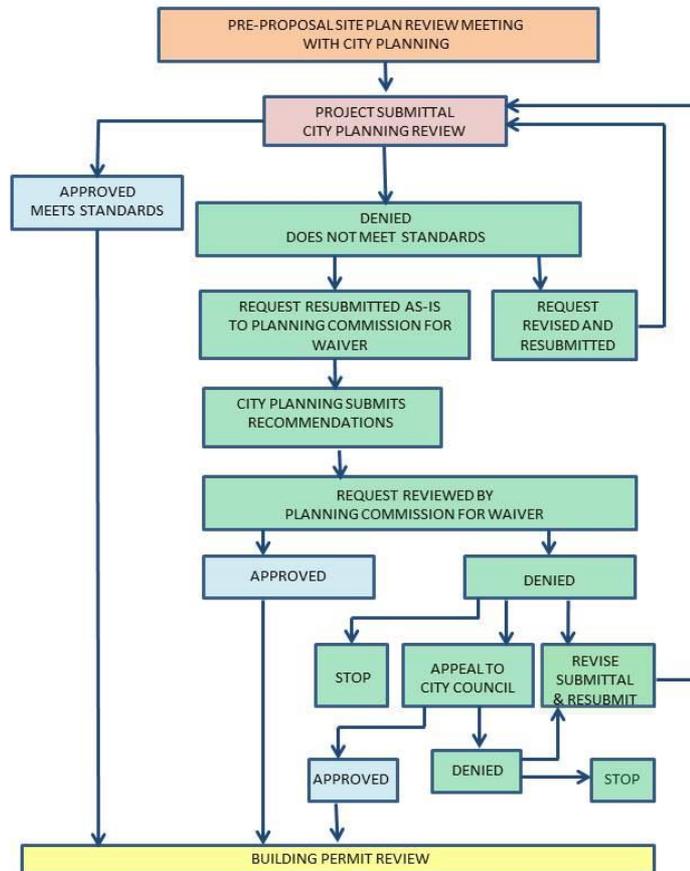
OPEN SPACE STANDARDS

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

<i>Residential Density (dwelling units per acre)</i>	<i>Private Common Open Space Standard Proposed (area of private common space per dwelling unit)</i>
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

LEVY OVERLAY DISTRICT SITE PLAN & BUILDING REVIEW PROCESS



ALLOWABLE USE TABLE

C-L ALLOWABLE USES	
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)	C
Ammonia Manufacturing	
Ammunition Manufacturing	
Amphitheaters	C
Amusement Parks	
Animal Boarding	C
Animal Hospitals	C
Apiary	

KEY

X = allowable use

C = conditional use

Blank = not allowed

NEXT STEPS

- **May 12th – 4:45pm – Planning Commission meeting**
- **May 26th – 6pm – City Council meeting**
- **May 28th – Implementation Coalition meeting**
- **Ongoing: IMPLEMENTATION and ACTIVATION**

COMMUNITY ORGANIZATIONS

- Levy Merchants Association
 - First Tuesdays 7:45a-9:00a
 - Levy Baptist Church

COMMUNITY ORGANIZATIONS

Neighbors United for Levy

- First Mondays from 6:30p- 7:30p
- North Heights Community Center
4801 Allen Street

Contacts

- Adam Hicks, President
501-993-5371 (m)
hicksar@gmail.com
- Robert Fureigh, Secretary
501-240-7800 (m)
fureigh@gmail.com



Facebook:

Neighbors United for Levy (NUFL)

NUFL Community Garden:

5402 Allen Street

CONTACTS

■ Robert Voyles

- Planning Director / Levy Project Manager
 - 501.975.8870
 - rvoyles@nlr.ar.gov

■ Jenna Rhodes

- Jump Start Coordinator
 - 816.916.2325
 - jdrhodes@nlr.ar.gov

www.nlr.ar.gov/jumpstart