

FORT CHAFFEE REDEVELOPMENT AUTHORITY

DEVELOPMENT PLAN

APPLICATION & CHECKLIST

Please fill out this form completely, supplying all necessary information and documentation to support the request. Incomplete applications will not be placed on FCRA's Design Review Committee agenda or the applicable municipal Planning Commission agenda until missing information is furnished.

Name of Development: \_\_\_\_\_

Site Address / Location / Phase: \_\_\_\_\_

Purpose of Approval Request: Preliminary Development Plan Full Development Plan Landscaping Signage Other

If partial approval was previously received, what was the date of that approval? \_\_\_\_\_

Chaffee Crossing Land-Use Designation: \_\_\_\_\_ Current Zoning \_\_\_\_\_

Proposed Zoning \_\_\_\_\_

Total Acreage: \_\_\_\_\_ Number of Lots (Res) / Gross Building SF (Non-Res) \_\_\_\_\_

Indicate ONE contact person for this request:

Developer (Primary Contact):

Representative (Engineer, Surveyor, Architect, etc.):

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Phone \_\_\_\_\_

Phone: \_\_\_\_\_

Office ( ) \_\_\_\_\_

Office ( ) \_\_\_\_\_

Mobile ( ) \_\_\_\_\_

Mobile ( ) \_\_\_\_\_

Fax ( ) \_\_\_\_\_

Fax ( ) \_\_\_\_\_

APPLICANT: I certify that the foregoing statements, to the best of my knowledge and belief, are true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I also authorize the stated representative to represent me in correspondence and meetings with the Fort Chaffee Redevelopment Authority or its representatives.

Name (printed): \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Note that FCRA's review and approval of the submitted Development Plan does not constitute a grading or building permit, nor an approval by the appropriate municipality's planning, engineering, or public works departments. This review is only to confirm compliance with the Chaffee Crossing Master Development Guidelines. Each application is required to secure all necessary approvals of the appropriate municipality in addition to FCRA's approval of the project prior to beginning grading or construction. This checklist is provided for informational purposes to assist developers with coordination of reviews by FCRA and the corresponding municipality related to the proposed project.

**Additional Notes: (1) Once a Development Plan is approved by the FCRA's Design Review Committee (DRC), if all required permits are not secured within one year, the developer will need to resubmit a Development Plan to the DRC for re-approval. (2) If there are any changes made to a Development Plan subsequent to its approval by the DRC, the developer must submit revised plans to the DRC for approval prior to receiving permits.**

**Checklist of items to be provided with this application:**

- FCRA Development Plan Application Form- **all three (3) pages. Page 1 must be signed.**
- Site Survey or Current Plat
- Date of expected City of Fort Smith or City of Barling Application date: \_\_\_\_\_
- Date of expected City of Fort Smith or City of Barling Planning meeting date: \_\_\_\_\_
- Date, time, and location of Neighborhood Meeting (if required by the municipality): \_\_\_\_\_

**ALL SUBMISSIONS MUST INCLUDE:**

- Digital copy of the development plan with clear title information displayed
- Preliminary Plat or Development Plan showing the following:
  - Names, addresses, and contact information for developer
  - North arrow & bar scale
  - Phase numbers and boundaries, if applicable
  - Building setbacks
  - Proposed street layout
  - Existing streets and rights of way adjacent to the project
  - For non-residential, locations of proposed buildings and parking areas
  - Location and size of proposed signage
- Landscape Plan showing the following:
  - Buffer widths and proposed plantings (species, count, and location) where applicable along street right of ways and adjacent properties
  - Common Area landscape plantings (species, count, and location)
  - For non-residential project, parking lot landscape plantings (species, count, and location)

**For RESIDENTIAL PROJECTS, plans must include:**

- The lot/unit count per phase
- Lot layout with lot dimensions and areas
- Representative example floor plans of proposed units/homes conveying the general size and planned structures
- Representative color elevations with materials noted or photographs of proposed units/homes; images shall convey the exterior quality and materials of the planned structures

*NOTE: FCRA requires 100% high-quality exterior materials. If materials not listed in the FCRA Development Guidelines booklet are proposed, a table must be included stating the percentage of each material to be used on each side of the structure.*

- Representative sketch or photo of proposed monument signage (if any) including dimensions, materials to be used, and lighting plan (if any)
- Cut sheets for proposed public space items such as:
  - Streetlights (poles and fixtures)
  - Mailboxes
  - Street sign poles
  - Other items as planned by the developer to be placed within the public space
- Plans and/or narrative describing any proposed amenities within the project; digital color renderings and a materials list are required for buildings (including a note with if materials are not 100% high quality and the associated percentages on each side of the structure)

**For NON-RESIDENTIAL PROJECTS, plans must be accompanied with the following:**

- Gross floor area by use and associated parking requirements
- Color rendering showing any elevation of the proposed project which is visible from a public right of way.
- Color elevations showing all four sides of each proposed building with materials noted

*NOTE: FCRA requires 100% high-quality exterior materials. If materials not listed in the FCRA Development Guidelines booklet are proposed, a table must be included stating the percentage of each material to be used on each side of the structure.*

- Representative color sketch or photo of proposed signage (if any) including dimensions, materials to be used, and lighting plan (if any)
- Cut sheets for proposed public space items such as:
  - Streetlights (poles and fixtures)
  - Mailboxes (if applicable)
  - Street sign poles
  - Other items as planned by the developer to be placed within the public space