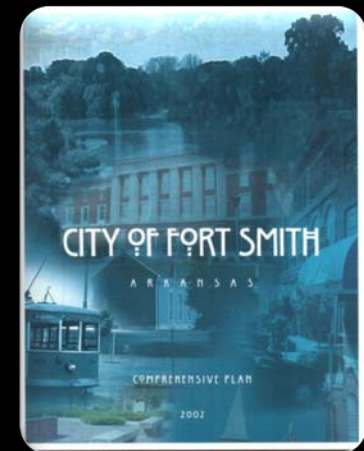


In the beginning...

Fort Smith Comprehensive Plan

The City of Fort Smith adopted the Comprehensive Plan in 2002. This plan set forth a framework that established goals to guide the growth and progress of the City of Fort Smith.



The Comprehensive Plan set the stage for several other documents and programs including:

- Fort Smith Property Maintenance Code
- Good Neighbor's Program
- Unified Development Ordinance
- Parking Ordinances
- Citywide Historic Preservation Plan

Building Safety Division

When we do our job,
nothing happens.

(Your other public safety department.)

What is a construction code?

The construction code is a set of rules that specify the minimum acceptable level of safety for constructed objects such as buildings and non-building structures. The main purpose of construction codes are to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures.

Source: Wikipedia – Building Code

Types of Inspections:

- Building
- Electrical
- Plumbing
- HVACR
- (Fire)

Building Safety Division by the Numbers:

- **3,190 building permits were issued in 2009**
- **13,119 inspections occurred in 2009**
- **252 commercial plan reviews conducted in 2009**
- **535 residential plan reviews conducted in 2009**

The types of permits issued include:

- New Construction
- Remodel
- Repair
- Demolition
- Sheds, Driveways, Carports, Swimming Pools
- Tanks



First Responders?




Blueprints are prepared and submitted to the local building and fire code approval process. When the plans are approved to be in compliance with all the construction and fire codes a building permit is issued.

Inspections are conducted to be certain that what is built looks like the approved plan. A certificate of occupancy is issued at the completion of the job allowing for the move in or occupancy.

These are the “proactive” components that make a building free of fire.

Thanks to changes that include improvements in building and fire codes and inspection methods and techniques. From 1977 through 2006, according to a study by Marty Ahrens of the National Fire Protection Association, fires dropped by half, from 3,264,000 to 1,642,500. Measured by fires per capita, the drop is closer to two-thirds, with 5.5 fires per 1,000 Americans.

A photograph of a fire truck at night. The truck is in the foreground, and a large fire is burning in the background, illuminating the scene. The fire is very bright and intense, with thick smoke rising from it. The fire truck is a white cab with a dark body, and its lights are on. The background is dark, with the fire providing the main source of light.

“It occurred to me that we are really “last responders”, simply because manual fire suppression is the last and, many times, desperate stop on the fire protection food chain”

***Retired Chief Alan Brunacini
Quote from Fire Engineering, June 2008***

Neighborhood Services Division

Preserving and protecting
Fort Smith's neighborhoods.

The Neighborhood Services Division is responsible for enforcement of the following items:

- Parking Ordinances
- Environmental Codes
 - Grass must be mowed and kept under six inches
 - Properties must be kept free of trash or debris
- Graffiti Cleanup
- Property Maintenance Code
- Inoperable Vehicles
- Overcrowding



History of the Property Maintenance Code

In 2004, the Board of Directors adopted a resolution implementing the Property Maintenance Code in a limited area of the City, which included the Belle Grove Historic District, the Lutheran-Duval neighborhood, and downtown.



On January 16, 2007, the Board of Directors adopted a resolution that authorizes the implementation of the Property Maintenance Code citywide.

Key Features of the Property Maintenance Code

Exterior

- It must be in good repair with no deterioration, damaged or loose elements.
- It must be structurally sound. Staircases, porches, balconies and other structural elements must safely perform their intended functions.
- It must be kept in sanitary condition with no litter or debris on porches and other parts of the exterior structure.
- It must prevent the elements (rain, snow, and wind) and rodents from entering the interior of the structure.



Interior

- Adequate light and ventilation must be provided
- Adequate space must be provided to prevent overcrowding
- The interior must be sanitary and clean
- All electrical, mechanical, and heating equipment must be capable of providing the minimum levels of safety, illumination, comfort, utility, and convenience.
- Fire safety systems must be provided.



Neighborhood Services By the Numbers:

**Staff: One Field Supervisor
Four Field Inspectors
Three Office Clerks**

Property Maintenance Code Enforcement:

	2009				2010			
	New Cases	Active Cases	Inspections	Court	New Cases	Active Cases	Inspections	Court
January	42	245	238	4	26	308	222	10
February	21	249	188	9	21	320	196	10
March	36	266	266	6	40	325	330	3
April	44	276	248	12	42	338	506	9
May	22	277	235	10	38	350	297	4
June	88	339	261	9	46	366	339	4
July	25	342	305	10	27	332	313	8
August	22	344	316	9	24	283	269	8
September	17	356	81	4	26	267	251	5
October	14	324	187	7				
November	14	317	198	3				
December	24	323	176	9				
Year To Date	369	323	2699	92	290	267	2723	61

Environmental Code Enforcement:

	2009			2010		
	Inspections	Warnings	Assigned to Contractor	Inspections	Warnings	Assigned to Contractor
January	597	545	4	771	745	1
February	722	658	21	642	628	31
March	617	555	34	787	741	23
April	744	679	35	601	535	18
May	568	464	74	708	646	85
June	675	592	88	776	696	100
July	854	754	80	798	723	179
August	815	729	121	706	668	172
September	642	581	107	710	598	153
October	616	573	48			
November	574	550	48			
December	309	296	39			
Year to Date:	7733	6976	699	6499	5980	762



Good Neighbor's Program

The City of Good Neighbors is a program established by the City of Fort Smith to help citizens comply with the Property Maintenance Code. For additional information contact Fort Smith Planning Department at 784-2216 or visit our website at www.fortsmithgoodneighbors.com

Community Development

Creating opportunities for
homeowners.

Each year the City receives varying amounts of funds for Community Development from the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME) Programs.

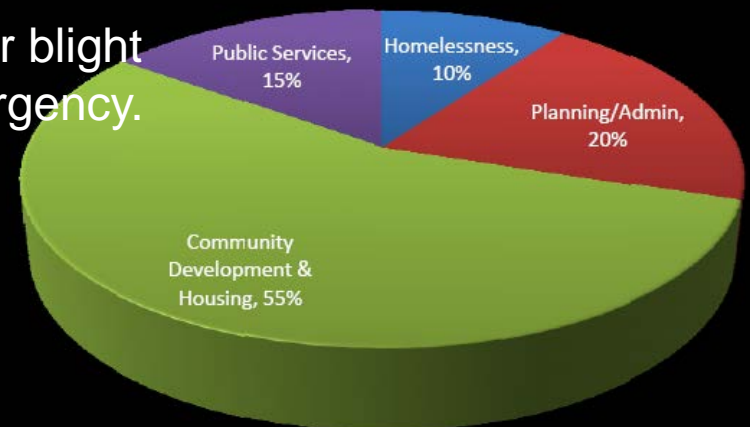
What is CDBG?

The City of Fort Smith provides grant assistance through the Community Development Block Grant (CDBG) funds received through HUD. Local applicants are awarded funding on an annual basis. Traditionally, the rehabilitation of owner-occupant housing has been the largest single use of CDBG funds in Fort Smith.

What are eligible uses of funds?

In order to qualify for CDBG funding, an activity must further one or more of the National Objectives:

- Benefit low and/or moderate income
- Aid in the prevention or elimination of slums or blight
- Meet a community need having a particular urgency.



What is HOME?

The (HOME) program is the largest Federal block grant to cities designated exclusively to create affordable housing for low income households.

HOME provides funding to retain and expand the amount of affordable housing for very-low, low, and moderate income families. Program funds may be used for:

- housing rehabilitation
- rehabilitation
- new construction
- housing assistance
- first time homebuyer financing and administrative services



CDBG Budget Year 2010

Project Name	Allocation Amount
CDBG- Unprogrammed Funds	\$61,374
City of Fort Smith Administration	\$176,473
City of Fort Smith Rehab Admin	\$50,000
City of Fort Smith Housing Asst	\$214,710
Community Dental Clinic/Fees	\$ 15,000
Community Services Clearinghouse	\$16,354
CSCDC- Credit Repair	\$ 6,000
CSCDC – Clayton Park – Infr	\$10,229 Yr 35 \$72,129 Yr 36
Crisis Intervention Center/Cs Mgmt	\$19,000
Ft Smith Children’s Emerg. Shelter	\$9,345
Ft Smith Housing Authority/Acq/Site	\$75,000
Fountain of Youth/Client Fees	\$ 8,000
Hannah House/Const Trans Housing	\$ 32,236
Heart to Heart/ Baby Items	\$14,000
Lend-A-Hand/Chaffee Crossing/Eng	\$20,000
Lincoln Youth Childcare / Fees	\$18,000
Next Step Day Room /Case Mgmt.	\$19,000
Next Step Day Room / Esther Home	\$ 9,000
Next Step Day Room / Acq/Ren Homeless	\$56,000
WestArk RSVP/ Community Outreach	\$8,000
Year 36	\$899,621
Year 35	\$ 10,229
Total Allocation	\$909,850

HOME Budget (2010)

Agency Name	Allocation Amount
CSCDC, Inc. DPA (20 households)	\$47,451 Yr 16
	\$64,139 Yr 17
CSCDC, Inc. Chdo – Acq/Rehab/Resale (3 units)	\$121,000
CSCDC, Inc. – Chdo Operating	\$ 5,000
Fort Smith HOME Administration	\$5,271 Yr 16
	\$49,330 Yr 17
Fort Smith Housing Authority –New Construction (1 unit)	\$85,000
Lend A Hand, Inc. Chdo – Acq/Rehab/Resale (3 units)	\$192,830CR
Lend A Hand, Inc. – Chdo Operating	\$ 5,000
Year 17	\$522,299
Year 16	\$ 52,722
Total Allocation	\$575,021

Planning and Zoning

**Do you live next door to a
salvage yard?**

You are welcome.

What is zoning?

Zoning is a device of land use planning used by local governments. Theoretically, the primary purpose of zoning is to segregate uses that are thought to be incompatible. In practice, zoning is used to prevent new development from interfering with existing residents and businesses and to preserve the “character” of a community.

Source: Wikipedia - Zoning

**The Unified Development Ordinance
was adopted and implemented in 2009.**

**The UDO is a complete rewrite of
Fort Smith's zoning and
subdivision regulations.**

Purpose of the Unified Development Ordinance:

- To stabilize and conserve property values.
- To protect streets, schools and utilities from overloading by limiting population density.
- To provide locations for each land use which are properly related to traffic, utilities and other land uses.



Purpose of the Unified Development Ordinance:

- To separate conflicting types of traffic by requiring the proper relation of land uses.
- To reduce or eliminate congestion by providing adequate off-street parking and loading spaces.



- To improve quality of life and aesthetics by providing adequate light, air and open space.

**The
Unified Development Ordinance
provides:**

Landscaping

- Perimeter landscaping and subdivision frontage landscaping are required.



Design Guidelines

The guidelines apply to all new multifamily, commercial, and industrial development. These guidelines encompass building façade material, lighting, landscaping, and screening.



Mixed Use Districts.



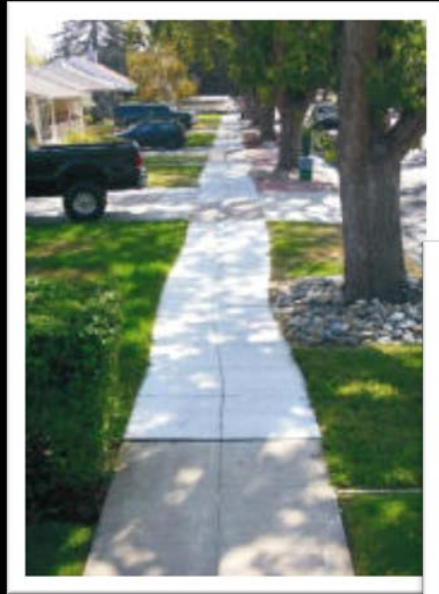
Promote the opportunity for people to work, meet, shop and use services in the vicinity of their residences.

These districts provide for residential and commercial mixed use developments to serve the community. Mixed Use Districts provide flexibility and innovation in layout, land use, and development designs.



Sidewalks

- They are required on both sides of all arterial, collector, and commercial streets and on one side of an internal residential street.

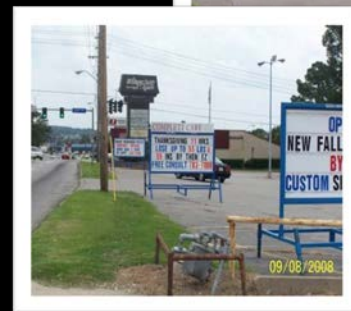


Access Management

- A Traffic Impact Analysis and a Traffic Statement (TIA/TS) are tools to evaluate the interaction between the study of transportation infrastructure and proposed land use development projects.

A TIA works to:

- Identify adverse impacts to the existing transportation system.
- Identify proper location of driveways, signals, road improvements.
- Assist with long term planning to provide good and coordinated development.



Citywide Historic Preservation Plan

- First Citywide Preservation Plan for Fort Smith and Fort Smith was the first city in Arkansas to adopt a Citywide Preservation Plan.

A few of the Plans Recommendations:

- Enhance rehabilitation and preservation of Fort Smith's Historic Neighborhoods.
- Enhance rehabilitation and preservation of Downtown Buildings
- Increase heritage tourism



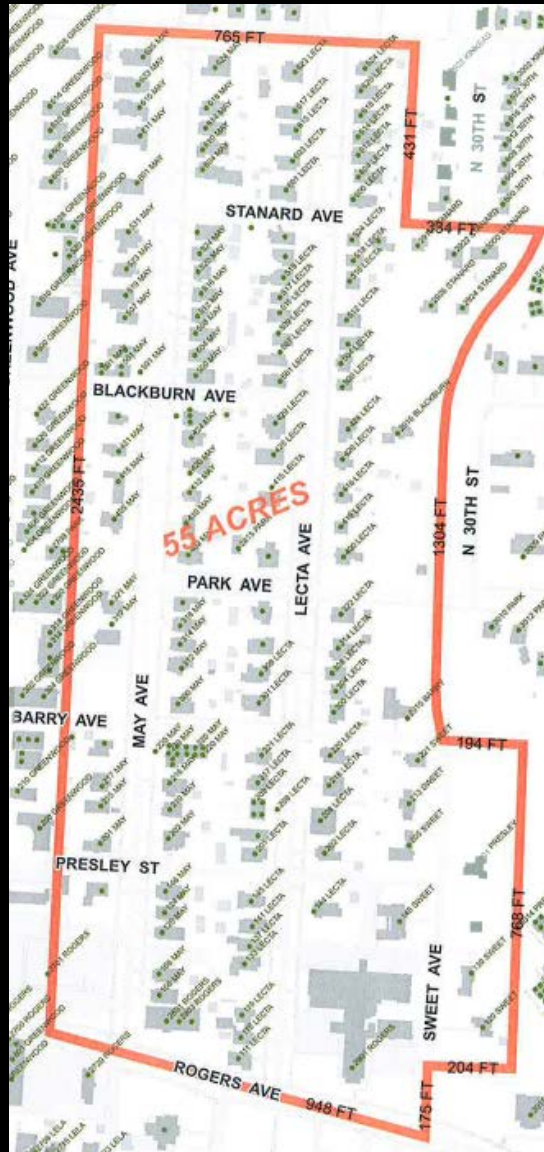
FORT SMITH,
ARKANSAS

CITYWIDE
HISTORIC
PRESERVATION
PLAN

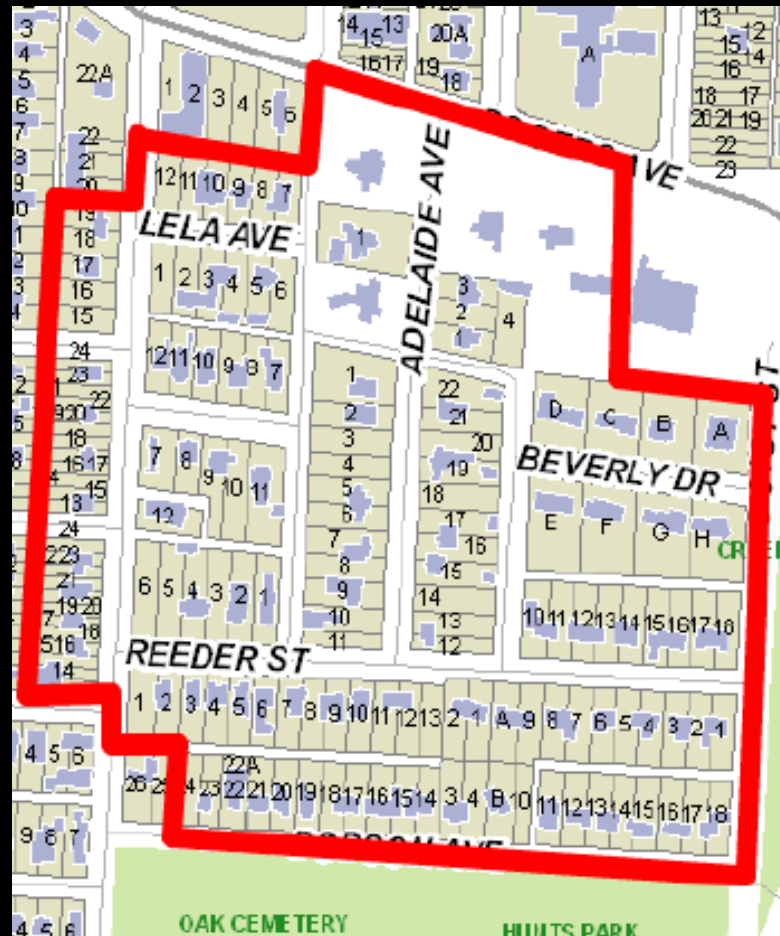
2009

• • •
Thomason & Associates
Preservation Planners
Nashville, Tennessee

Newly listed May-Lecta-Sweet Historic District



Newly Listed Fishback Neighborhood Historic District



**All of the documents we've
discussed can be viewed and
downloaded online at:**

www.fortsmithar.gov