



CENTERTON PLANNING COMMISSION

June 7, 2022 @ 6:00 PM

AGENDA

Public comment period after the introduction of each agenda item

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES –

A. Planning Minutes – 05/17/2022

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

A. **HOP22-13 Vargas Heating and Air, LLC-** 133 Foxglove-(Zoned R3-D / Willow Crossing / Heat and Air home office) *Applicant: Andre Vargas*

B. **HOP22-14 MEC Home Repairs & Maintenance, LLC-**1389 W Centerton Blvd, Apt 215-(Zoned R4-MF / Centerpoint W / Home office) *Applicant: Mark Colvin*

C. **HOP22-15 C X B Holistics-**421 Curtis St-(Zoned R-2 / Sienna Estates / On-line essential oil sales) *Applicant: Ariana Smith*

D. **TS22-10 Centerton Retail Utility / Drainage Easements and ROW Dedication Plat-**645 E Centerton Blvd-(Zoned C2 / Easement Dedication) *Owner: A&K NWA, LLC, ; Engr: McClelland Consulting Engineers, Inc, (Planner: Donna Wonsower)*

5. OLD BUSINESS

6. NEW BUSINESS

A. **SUB21-06 Oakmont-Preliminary Plat-**N of Windsong Rd, W side of N Vaughn Rd (AR Hwy 279S) (Zoned R2 / 18.61 Ac / 61 SF Lots) *Developer: Carl Walker; Engr: Jorgensen and Associates, Cody Sims (Planner: Donna Wonsower)*

- **Preliminary Plat**
- **Adjacent Street Agreement**

B. **SUB22-01 The Pines Ph4 and Tract A-Preliminary-**11501 Walters Rd (272 SF Lots / 161.99 Ac / Zoned R3- SF)-*Owner: Schuber Mitchell, Arturo Elivo; Engr: Anderson Engineering, Molly Robb (Planner: Dianne Morrison Lloyd)*

- **Preliminary Plat**
- **Adjacent Street Agreement**

C. **SUB21-06 Crystal Cove Townhomes-Change Order-**Kinyon and Keller Rd-(Zoned RTH-MF12 / 30.99 Ac / 213 lots / 208 Dwelling Units / 5 Non-Buildable Lots) *Applicant: Tri-Star Contractors, Nick Goedereis; Engr: Swope Engineering, Phil Swope (Planner: Dianne Morrison Lloyd)*

- **Change order adding 13 SF Attached lots to approved Preliminary Plat**

NOTE: Although every effort on the part of the Planning Dept. is made to assure every Agenda is accurate and precise, periodically, for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice. Citizens are encouraged to call City Hall/Planning Dept. (479-795-2750 Ext 302) to verify if an item of interest remains scheduled to be heard on this date.

7. OTHER BUSINESS

- A. **SUB21-17 West Winds-Adjacent Street Agreement**-NW/C of Hwy 102 and Kitty Rd-(Zoned C2 and R3-SF / 60.47 Ac / 179 SF Lots / 3 Commercial Lots) *Developer: Tri-Star Contractors, Nick Goederis; Engr: Swope Engineering, Phil Swope (Planner: Donna Wonsower)*
 - **Adjacent Street Agreement Discussion Only**
- B. **CU22-02 Big Sky Ph2 Model Home**-CU Discussion regarding clarification of approval given on March 1st, 2022.
- C. **R3-MF and R4-MF-14.04.05 (A)**-Façade Discussion
- D. **Revised Fee Schedule**-Introduce Draft
- E. **HOP19-04 Tornado Tough and HOP21-28 Mow Joe Lawncare**-105 Cypress St-Homeowner is unable to attend, requests that discussion move to June 21, 2022 meeting.
- F. **PC I-Pads**-meeting packets

8. ANNOUNCEMENTS

- A. **Next Council Meeting: 06/14/2022 @ 6:00 PM**
- B. **Next PC Meeting: 06/21/2022 @ 6:00 PM**
- C. **Next Tech Review Meeting: 06/23/2022 @ 2:00 PM (Zoom)**

9. ADJOURN

NOTE: Although every effort on the part of the Planning Dept.is made to assure every Agenda is accurate and precise, periodically, for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice. Citizens are encouraged to call City Hall/Planning Dept. (479-795-2750 Ext 302) to verify if an item of interest remains scheduled to be heard on this date.



**PLANNING COMMISSION
MINUTES OF MEETING
June 7, 2022**

1. CALL TO ORDER

The Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 6:02 p.m.

2. ROLL CALL

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Amber Beale, John Sessoms, Craig Langford, Jerry Harris, and Tony Davis. Ben Lewis was absent. Others in attendance for the city were Planning Director Lorene Burns, Sr. Planner Dianne Morrison Lloyd, City Planner Donna Wonsower, City Engineer Alan Craighead, Fire Marshal Paul Higginbotham, and City Mayor Bill Edwards.

3. APPROVAL OF MINUTES

Chairman Jeff Seyfarth asked for a motion to approve minutes from the 05/17/2022 Planning Commission Meetings.

Jerry Harris made a motion to approve minutes from 05/17/2022 Planning Commission Meetings, with a Second from Craig Langford. All Commission Members voted in favor and the motion carried.

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

A.) HOP22-13 Vargas Heating and Air, LLC- 133 Foxglove-(Zoned R3-D / Willow Crossing / Heat and Air home office) *Applicant: Andre Vargas*

B.) HOP22-14 MEC Home Repairs & Maintenance, LLC-1389 W Centerton Blvd, Apt 215-(Zoned R4-MF / Centerpoint W / Home office) *Applicant: Mark Colvin*

C.) HOP22-15 C X B Holistics-421 Curtis St-(Zoned R-2 / Sienna Estates / On-line essential oil sales) *Applicant: Ariana Smith*

D.) TS22-10 Centerton Retail Utility / Drainage Easements and ROW Dedication Plat-645 E Centerton Blvd-(Zoned C2 / Easement Dedication) *Owner: A&K NWA, LLC, ; Engr: McClelland Consulting Engineers, Inc, (Planner: Donna Wonsower)*

Amber Beale make a motion to approve with John Sessoms as second. No one was opposed.

5. OLD BUSINESS – NONE

6. NEW BUSINESS

A.) SUB21-07 Oakmont-Preliminary Plat-N of Windsong Rd, W side of N Vaughn Rd (AR Hwy 279S) (Zoned R2 / 18.61 Ac / 61 SF Lots) *Developer: Carl Walker; Engr: Jorgensen and Associates, Cody Sims (Planner: Donna Wonsower)*

- **Preliminary Plat**

- Jared Inman with Jorgensen and Associates was present to give the project overview.
- Donna Wonsower gave the staff report. Staff received Adjacent Street Agreement and are comfortable with approving plat contingent on adjustment of Adjacent Street Agreement. Right of Way will be dedicated with final plat. Wetland Assessment was received showing no FEMA wetlands. Tree preservation plan was received. Staff recommends approval of drainage report.
- John Sessoms had concerns about scaling and lot size in regard to R2 zoning requirements. Donna explained this plan has a variance to reduce lot requirement, as shown on the plat.
- Ruby Davies, who owns property to the north of this subdivision, had concerns with drainage on the SE corner. Jared offered to work with them on grading to address the concerns with assurance that the water will flow. They also questioned whether there would be privacy fences. Jared said owners are not required to put up privacy fences.
- Joey Ingle had questions regarding street trees and Right of Way dedication and received confirmation ROW will be dedicated to the city.
- The adjacent street agreement will be brought to the Planning Commission for consideration at a later date. Joey Ingle had questions regarding ARDOT ROW and roadway widening of a State Highway.
- A minor correction was made to the project name, as it was previously referred to as SUB21-06.

Tony Davis made motion to approve SUB21-07 Oakmont-Preliminary Plat-N of Windsong Rd, W side of N Vaughn Rd (AR Hwy 279S) (Zoned R2 / 18.61 Ac / 61 SF Lots) with Jerry Harris as second. No one opposed, and motion passed.

B.) SUB22-01 The Pines Ph4 and Tract A-Preliminary-11501 Walters Rd (272 SF Lots / 161.99 Ac / Zoned R3- SF)-Owner: Schuber Mitchell, Arturo Elivo; Engr: Anderson Engineering, Molly Robb (Planner: Dianne Morrison Lloyd)

- **Preliminary Plat**
- **Adjacent Street Agreement**

- Arturo Elivo was present to give project overview. This is a continuation of the Pines phases 1-3.
- Dianne Morrison Lloyd gave staff report. Future phases are planned. Staff recommends approval of adjacent street agreement contingent on remaining staff comments as applicable. Developers are building new lift station to serve future phases. Water will be connected to existing waterline on Walters Rd. Property is not in flood plain. Staff requests wetland inventory before building begins. Staff has approved Adjacent Street Agreement. The developer will be constructing the full width of Short Rd to connect with Walters Rd. Short Rd and Walters Rd are both designated as Collectors on the MSP.
- Lorene Burns had questions regarding the width of Walters Rd. Dianne clarified 40-ft would be dedicated on Walters Rd on the developer's side. Walters Rd is being paved 19-ft from the centerline making the road approximately 31-ft.
- Joey Ingle had questions about Short Rd and the proposed storm sewer and curb/gutter improvements. Arturo Elivo said developers are doing limited full improvements on Short Rd. Full road improvements to Short Rd will be completed in the future phases to the west since they own both sides of the road to the west.

John Sessoms made a motion to approve SUB22-01 The Pines Ph4 and Tract A-Preliminary-11501 Walters Rd (272 SF Lots / 161.99 Ac / Zoned R3- SF) with Joey Ingle as second. There was no opposed.

C.) SUB21-06 Crystal Cove Townhomes-Change Order-Kinyon and Keller Rd-(Zoned RTH-MF12 / 30.99 Ac / 213 lots / 208 Dwelling Units / 5 Non-Buildable Lots) Applicant: Tri-Star Contractors, Nick Goedereis; Engr: Swope Engineering, Phil Swope (Planner: Dianne Morrison Lloyd)

• Change order adding 13 SF Attached lots to approved Preliminary Plat

- Phil Swope was present to give project overview. Owners are requesting to add 13 additional SF lots. Will not impact Adjacent Street agreement.
- Dianne Morrison Lloyd gave the staff report. An additional parcel to the north was purchased to allow for adequate detention for the development. The additional acreage allows for a larger detention pond and the addition of 13 SF attached lots. Other utility information laid out previously are not changing. Proposed density increased to 6.48 from 6.24. The max is 12.0.

Joey Ingle made a motion to approve SUB21-06 Crystal Cove Townhomes-Change Order-Kinyon and Keller Rd-(Zoned RTH-MF12 / 30.99 Ac / 213 lots / 208 Dwelling

Units / 5 Non-Buildable Lots) with John Sessoms as second. There were no opposed.

1) OTHER BUSINESS

A.) SUB21-17 West Winds-Adjacent Street Agreement-NW/C of Hwy 102 and Kitty Rd- (Zoned C2 and R3-SF / 60.47 Ac / 179 SF Lots / 3 Commercial Lots) *Developer: Tri-Star Contractors, Nick Goederis; Engr: Swope Engineering, Phil Swope (Planner: Donna Wonsower)*

• Adjacent Street Agreement Discussion Only

- Phil Swope was present to give the project overview. Developers are working on preliminary plat for a residential and commercial subdivision. Proposing sidewalk on Hwy 102 and improvements to Kitty Rd.
- Donna Wonsower gave the staff report. Currently plans show 5-ft sidewalks on both Kitty Rd and Hwy 102. Kitty is entirely on West Winds property, making a 10-ft trail not feasible at this time. Kitty is planned to be a major collector. Staff would like to see full dedicated Right of Way on Kitty Rd.
- Joey Ingle asked why the street plan does not include storm drainage and curb/gutter. It was clarified that the next developers will have the responsibility of further developing the road to include those features according to code. The lane will hug the crown if the centerline is offset but will be more fair for future development according to Joey Ingle. The current proposition is only for 5-ft sidewalks. The decision was made to offset the centerline to the east for full collector with consideration to widen on each side in future development, as well as add storm drainage and the curb/gutters.
- The adjacent street agreement will be approved when the preliminary plat is brought to the Planning Commission for approval. No vote was required at this time.

B.) CU22-02 Big Sky Ph2 Model Home-CU Discussion regarding clarification of approval given on March 1st, 2022.

- Clarification of approval. Conditional use for a model home was approved for Ph 2. Applicant was under the understanding commission approved building prior to final plat approval. Narrative statement was not previously given to Commission though it was given to staff.
- Dianne Morrison Lloyd gave staff report. Building Inspector said final plat will be required for this property prior to starting construction on the model home. The conditional use was requested because building is for a temporary use (model home/sales office). and . The developers were under the understanding that permits, and inspections would still be required. Wanted building permit to build model home for sales while the subdivision was being built.
- Joey Ingle asked questions about utilities and sewer lines and that until the

subdivision is final the property is one large lot. Joey stated that building a model home before final plat approval is standard in other cities. There is water available along Walters Rd and a sewer connection on the east side of Walters Rd.

- Nothing in staff report to indicate developers wanted to build this model home/ office space prior to final plat. Was going to need conditional use regardless of timing. Gavin Edwards stated that they would not be requesting a Conditional Use at this time if they were not able to start construction prior to final plat.
- Lorene stated that the Building Department was not notified of the request to building a model home prior to final plat prior to the Conditional Use being approved. Robert Coffelt stated to Lorene, before the meeting, that he would have denied the request and Bentonville allows building model homes prior to final plat and have had issues with inspections during the construction of the home and subdivision at the same time.
- The discussion moved to whether this was something the city should allow in the future. Joey Ingle confirmed other cities use this practice.
- Lorene advised the developers to create a plat for this specific model home to go through correct procedure then continue with plat of rest of development.
- Joey Ingle laid out Bentonville's procedures regarding model homes.
- Lorene also proposed that the developer build model home on empty lot of phase one, putting the model home out of construction but still close to lots. Gavin stated that they no longer own any of the empty lots in phase 1.
- Brian Rabal, City Attorney, stated that there is nothing in our Code that allows a model home prior to final plat approval. The Planning Commission does not have the authority to require the Building Inspector to approve a building permit in our Code.
- There were questions about adding requirements into the code to cover this situation in the future, and discussion about what to do for this specific circumstance. The process after the conditional use is permitted is in the hands of the Building Inspector. Tony Davis asked if this discussion would need to go to City Council to get a waiver approved.
- Chairman Jeff Seyfarth recommended discussion be continued in 06/21/2022 meeting after staff has had the opportunity to gather more information from other departments. The Planning Commission would like examples from other cities and Residential Building Code information related to requirements for building permits.

C.) R3-MF and R4-MF-14.04.05 (A)-Façade Discussion

- Lorene Burns explains the revision of new design standards for multi-family. Was it the intent of building design to have all façade and articulation or just one? Clarification from Commission façade and articulation on all sides of the building(s).

D.) Revised Fee Schedule-Introduce Draft

- This item was presented as a courtesy for a future meeting discussion. The City no longer uses contract engineer, so the fees need to be reviewed. The staff does not have recommendations at this time but did provide comparisons from other cities in NWA. Jeff will schedule time with staff to work on recommendations.
- The Commission notified staff of updates to Bentonville city fees including reinspection fees being charged per hour per department.

E.) HOP19-04 Tornado Tough and HOP21-28 Mow Joe Lawncare-105 Cypress St-Homeowner is unable to attend, requests that discussion move to June 21, 2022 meeting.

F.) PC I-Pads-meeting packets

- Lorene Burns requested Commission members use an iPad instead of printing packets. John Sessoms does not have an iPad; Planning Staff will provide an iPad. Agendas will still be printed for Recorder, Planning Commission Chair, and City Attorney.

7. ANNOUNCEMENTS

A.) Next Council Meeting: 06/14/2022 @ 6:00 PM

B.) Next PC Meeting: 06/21/2022 @ 6:00 PM

C.) Next Tech Review Meeting: 06/23/2022 @ 2:00 PM (Zoom)

8. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 8:11 pm, with a Second from Jerry Harris. All Commission members voted in favor the meeting was adjourned



**Jeff Seyfarth – Planning Chair
Centerton Planning Commission**

Prepared by: Kayla Craft