



## CENTERTON PLANNING COMMISSION

March 21, 2023 @ 6:00 PM

### AGENDA

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*Public comment period after the introduction of each agenda item*

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES –
  - A. Planning Minutes – 03/07/2023
4. RATIFICATION OF ADMINISTRATIVE APPROVALS
5. OLD BUSINESS
6. NEW BUSINESS
  - A. **{PUBLIC HEARING} REZ23-01 REGIONAL WAREHOUSE OF NWA- Rezone From A-1 to C-2-** 12921 Bush Rd (6.3 Ac) *Owner: Regional Warehouse of NWA, LLC; Engr: Bates & Associates, Lee Stewart; Rep: Studio 6 Architects, David Conyers (Planner: ENystrom)*
  - B. **DEV22-09 DOMINO'S PIZZA -LSD** - Lot 4 Block 2 of Ridgefield Addition (SW/C of W Centerton Blvd and Monroe St. (1.8 Ac/Zoned C2); *Owner: A&M Pizza Real Estate, LLC, Art Hurteau; Engr: Anderson Engineering, Inc; Ernie Deaton (Planner: KKnight)*
    - Preliminary Plans
    - Adjacent Street Agreement
    - Landscaping Plan
    - Lighting Plan
  - C. **SUB21-19 AMBE ESTATES- Request for Extension-** 8660 N Rainbow Farm Rd (23 Duplex Lots/ 7.89 Ac/ Zoned R3-D) *Developer: Rohit Chaturvedi & Binod Gupta; Engr: HALFF (Planner: ENystrom)*
  - D. **SUB22-17 THE LANDING- Preliminary Plat-** 8931 Greenhouse Rd (40 Lots/ 10.27 Ac/ Zoned R3-SF) *Applicant: Commercial Homes by Roth, Randy Roth; Engineer: Bates & Associates, Geoffrey Bates (Planner: DMorrisonLloyd)*
    - Preliminary Plat
    - Adjacent Street Agreement
  - E. **SUB22-15 THE PINES PH 5-7- Preliminary Plat-** 11501 Walters Rd (Zoned R3-SF/ 142 Ac/ 207 lots) *Owner: Schuber Mitchell, Arturo Elivo; Engr: Anderson Engineering, Carly Short (Planner: DMorrisonLloyd)*
    - Preliminary Plat
    - Adjacent Street Agreement
7. OTHER BUSINESS
  - A. **SUB21-21 MEADOW RIDGE- Adjacent Street Agreement Discussion-** NW/ C of Keller Rd and Seba Rd (Zoned R3-SF / 43 Ac / 165 SF Lots) *Owner: Robert Schmitt; Engr: Lemons Engineering, Tim Lemons (Planner: ENystrom)*
8. ANNOUNCEMENTS
  - A. **Next Council Meeting: 04/11/23 @ 6:00 PM**
  - B. **Next PC Meeting: 03/01/23 @ 6:00 PM**
  - C. **Next Tech Review Meeting: 03/24/23 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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-option 4) to verify if an item of interest remains scheduled to be heard on this date.



**PLANNING COMMISSION  
MINUTES OF MEETING  
March 21, 2023**

**1. CALL TO ORDER**

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:00 p.m.

**2. ROLL CALL**

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Jerry Harris, Tony Davis, John Sessoms, Craig Langford and Ben Lewis. Devin Murphy and Brandon Swoboda were absent. Others in attendance for the city were: City Senior Planner Dianne Morrison Lloyd, City Planner Erik Nystrom, City Planning Director Lorene Burns, City Engineer Alan Craighead, Fire Marshal Paul Higginbotham, City Mayor Bill Edwards, City Attorney Brian Rabal and Planner 1 / Recorder Kayla Knight.

**3. APPROVAL OF MINUTES**

**Jeff Seyfarth** asked for a motion to approve minutes from the 03/07/2023 Planning Commission Meeting.

**John Sessoms** made a motion to approve the minutes from 03/07/2023 Planning Commission Meeting, with a Second from Joey Ingle. No members were opposed, and the motion carried.

**4. RATIFICATION OF ADMINISTRATIVE APPROVALS**

**There were no administrative approvals to be ratified by the Planning Commission.**

**5. OLD BUSINESS**

**6. NEW BUSINESS**

**A. {PUBLIC HEARING} REZ23-01 REGIONAL WAREHOUSE OF NWA- Rezone From A-1 to C-2- 12921 Bush Rd (6.3 Ac) Owner: Regional Warehouse of NWA, LLC; Engr: Blew & Associates, Lee Stewart; Rep: Studio 6 Architects, David Conyers (Planner: ENystrom)**

- Mark Kilgore with Studio 6 Architects was present to answer any questions.
- Erik Nystrom gave the staff report. In 2013, the city did a courtesy review for the development of the existing warehouse to be used as an online auction house. The warehouse existed when the tract was split in 2016 with a tract split plat (TS16-15) to split 17.93 acres to the south. The property was annexed in

2017 by Ordinance 2017-31. The rezone request is from A-1 to C-2, which is the most intense commercial designation. Bush Rd is designated as a major collector on the MSP. The Master Trails Plan has a 10-ft side path planned. There is water available along Edgewood. The parcel is currently on septic, but based on the surrounding area, sanitary sewer may be available. On the Land Use Plan, this parcel is designated as Low-Density Residential, and the surrounding uses are Medium/ High-Density Residential. This rezone request is not consistent or compatible with the Land Use Plan or the surrounding area.

**The commissioners had no questions and Jeff Seyfarth entertained a motion. Joey Ingle made a motion to open the public hearing with a Second from John Sessoms. No members were opposed, and the public hearing was opened.**

- There were no comments from the public.

**Jerry Harris made a motion to close the public hearing with a Second from Joey Ingle. No members were opposed, and the motion carried.**

- The planning commissioners were asked to consider the following:
  - **Is the rezoning consistent with the adopted Comprehensive Plan (including the adopted Land Use Plan)? If not, why?**
    - No, the Land Use Plan calls for low/medium density residential.
  - **Is the proposed rezoning compatible with the surrounding area and zones?**
    - Jeff Seyfarth stated he believed the C-2 Highway Commercial request is too intense for the area. Ben Lewis and Joey Ingle agreed.
  - **Would all the permitted uses in the new zone be compatible in this location and surrounding areas?**
    - It was unanimously agreed that not every use would be compatible, and the rezone request is not located at a major intersection, so the intensity is not compatible.
  - **Would the rezoning provide a benefit to this landowner, but not be considered for other similar properties in this area?**
    - The Planning Commission would give the same considerations to other parcels in the area.
  - **If the public is opposed, why? Are the objections based upon factual information relating directly to this request or opinion based? Does any factual information presented apply to this rezoning situation?**
    - There were no comments from the public. City Engineer Alan Craighead pointed out that the majority of the subdivisions in the area are newly built and still vacant.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve REZ23-01 Regional Warehouse of NWA with a 2<sup>nd</sup> from Joey Ingle. In a Roll Call, all commissioners voted NO, and the motion was denied.**

**B. DEV22-09 DOMINO'S PIZZA -LSD - Lot 4 Block 2 of Ridgefield Addition (SW/C of W Centerton Blvd and Monroe St. (1.8 Ac/Zoned C2); Owner: A&M Pizza Real Estate, LLC, Art Hurteau; Engr: Anderson Engineering, Inc; Ernie Deaton (Planner: KKnight)**

- **Preliminary Plans**
  - **Adjacent Street Agreement**
  - **Landscaping Plan**
  - **Lighting Plan**
- Josh Collins with Anderson Engineering was present. He explained that the project was previously approved; however, the developer wanted to shift the location of the development on the parcel and is proposing above-ground detention instead of underground detention.
  - Kayla Knight gave the staff report. The project was previously approved on 12/06/2022; however the project location has shifted to the west side of the parcel, and the parcel will no longer be split. There will be a detention pond on the east side of the parcel. There will be one entrance on Centerton Blvd, and has been designed to line up with the proposed Harp's entrance to the north to avoid left-turn conflicts. There will also be one entrance off Monroe. To promote connectivity between future developments, stub outs have been provided along all four corners of the lot. Staff worked with the developer to provide adequate landscaping along the south side of the property line, abutting residential, and add additional landscaping to screen the dumpster. Landscaping was also added along the building. She went over the adjacent street agreement, highlighting two new street lights on Centerton Blvd, and one new street light on Monroe. There will also be sidewalks and street trees along Centerton Blvd and Monroe. The required ROW for both roads already exist. There are minor staff comments remaining.
  - Joey Ingle asked that access easements for the stub outs be shown.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve DEV22-09 Dominos Preliminary Plat & Adjacent Street Agreement, contingent on staff comments and obtaining access easements, with a 2<sup>nd</sup> from Ben Lewis. No Commissioners opposed and the motion was carried.**

**C. SUB21-19 AMBE ESTATES- Request for Extension- 8660 N Rainbow Farm Rd (23 Duplex Lots/ 7.89 Ac/ Zoned R3-D) Developer: Rohit Chaturvedi & Binod Gupta; Engr: HALFF (Planner: ENystrom)**

- Dirk Thibodaux with HALFF was present and explained that there is widespread difficulty receiving ADH approval. Due to this, the developers for SUB21-19 Ambe Estates are requesting an extension.

**With no questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve SUB21-19 Ambe Estates- Request for Extension for 1- year with a 2<sup>nd</sup> from Craig Langford. No Commissioners opposed and the motion was carried.**

**D. SUB22-17 THE LANDING- Preliminary Plat-** 8931 Greenhouse Rd (40 Lots/ 10.27 Ac/ Zoned R3-SF) *Applicant: Commercial Homes by Roth, Randy Roth; Engineer: Bates & Associates, Geoffrey Bates (Planner: DMorrisonLloyd)*

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

- Geoff Bates with Bates & Associates was present and ready to answer any questions.
- Kayla Knight gave the staff overview. The project does have an approved PUD, and meets the requirements set. There is Centerton water available along Greenhouse Rd, and sanitary sewer is proposed to connect to an existing manhole located north of the development. It will not require an easement because it is city property. She mentioned that the public has expressed concerns regarding the preserve located in the area. The development is in a floodplain and has submitted a floodplain permit application. A wetlands assessment is required and has not been submitted. Any approval will be contingent on receiving a wetlands assessment. There is a minor arterial called out on the MSP on the south side of this development; however, the city has asked the developer to move it to the north side of the development due to the Greenhouse expansion project. The developer will be completing full improvements for this proposed minor arterial, to be named Buckhorn Flats Rd, and will also be dedicating the full 80-ft of ROW and building a 10-ft trail. Because of the substantial improvements to Buckhorn Flats Rd, the developer will only have to dedicate ROW on Greenhouse Rd, as well as install streetlights and street trees. No fee-in-lieu will be required. Street trees will be provided along both roads. It is the intent of the developer to plant one tree per lot and preserve as many trees as possible.
- Joey Ingle had a concern about trees on the north side of Buckhorn Flat and the stacking capability for the left turn lane. Recommends creating additional stacking due to potential additional ROW for Greenhouse expansion. Alan Craighead stated that there will be a median proposed on the future Greenhouse Rd and a left turn lane will not be necessary in the future. Joey stated that the design is acceptable as shown in the Preliminary Plans
- Bill Edwards stepped forth and asked the Planning Commission to listen to the citizens present who have concerns with the development.
  - Jeff Parker of 10699 Buckhorn Flats Rd had concerns about the relocation of Buckhorn Flats Rd, in which the Planning Commission and staff explained why the shift was necessary.
  - Michael Merritt of 1240 Elizabeth Loop and Matt Mayans of 1290 Elizabeth Loop had concerns regarding the preserve and asked that it be left undisturbed as much as possible. There was also the concern about the removal of trees, in which Jeff Roth stated they are trying to preserve as many trees as possible and are planting additional trees.

- Kelsey Mayans of 1290 Elizabeth Loop had concerns about the light from the streetlights filtering into the abutting houses. The Planning Commissions asked the developer to add additional trees along the north side of Buckhorn Flats Rd to help buffer the road and look into additional light pollution solutions as needed.
- Cindy Zumstein of 1092 N Main St brought up the comprehensive plan, specifically goal #5, and asked the Planning Commission to take the comp plan into consideration when approving projects. Joey Ingle brought up the comprehensive plan's goal of infill and explained that this project does meet that goal, and also is building a road called out on the MSP.
- Joey Ingle asked about a force main, in which Jeff Roth explained the system is low-pressure.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve SUB22-17 The Landing Preliminary Plat & Adjacent Street Agreement contingent on a completed wetlands assessment, additional landscaping to the North, and remaining staff comments with a 2<sup>nd</sup> from Ben Lewis. No Commissioners opposed and the motion was carried.**

**E. SUB22-15 THE PINES PH 5-7- Preliminary Plat- 11501 Walters Rd (Zoned R3-SF/ 142 Ac/ 207 lots) Owner: Schuber Mitchell, Arturo Elivo; Engr: Anderson Engineering, Carly Short (Planner: DMorrisonLloyd)**

- **Preliminary Plat**
- **Adjacent Street Agreement**
  
- Michael Berry was present to answer any questions.
- Dianne Morrison Lloyd gave the staff report. The subdivision is comprised of 206 single-family lots and three detention lots. There will be 10-ft sidewalks on both sides of Short Rd & Wolverine Dr, with transition areas where needed. All ROW will be dedicated with phase 5.
- Joey Ingle asked for additional information regarding a strip of development that appears to be on a separate property. Anderson Engineering stated they will investigate that piece of development.
- Joey Ingle asked about the off-site drainage and Lorene Burns stated that off-site drainage easements will be required.
- Jeff Seyfarth asked about the driveways coming directly off of CP Rakes, and staff explained that it was ensured no driveways would access off of Short Rd or Wolverine.
- Dianne Morrison Lloyd went over the adjacent street agreement, highlighting that there will be a fee-in-lieu for Wolverine, and improvements to Short Rd and CP Rakes improvements will need to be added to the proposed adjacent street agreement.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve SUB22-15 The Pines Ph 5-7 Preliminary Plat & Adjacent Street Agreement contingent on outlining ROW and full section on CP Rakes, sidewalks on Short Rd being in the final build out location, and working out off-site drainage easements and with a 2<sup>nd</sup> from John Sessoms. No Commissioners opposed and the motion was carried.**



## 7. OTHER BUSINESS

### A. SUB21-21 MEADOW RIDGE- Adjacent Street Agreement Discussion- NW/ C of Keller Rd and Seba Rd (Zoned R3-SF / 43 Ac / 165 SF Lots) Owner: Robert Schmitt; Engr: Lemons Engineering, Tim Lemons (Planner: ENystrom)

- Tim Lemons of Tim Lemons Engineering was present. He explained that there was confusion between the project engineer and staff regarding the street improvement requirements for Keller Rd and Seba Rd. His major concerns include wanting to build only a 5-ft sidewalk along Keller and dedicate only 40-ft of ROW along Keller instead of the 45-ft ROW and 10-ft side path called out in the MSP. He also mentioned a discussion with staff about cost-sharing the improvements on Seba.
- Joey Ingle asked if the Master Street Plan shows the required ROW correctly and stated that he understands that asking for the required 5-ft at this point would reduce the buildable lot area for the developer, but having 45-ft ROW on Keller is best for the city, including a 10-ft trail.
- Alan explained that 40-ft of ROW could work, and would not impact the width of the pavement. It will instead reduce the amount of greenspace.
- Joey Ingle expressed the need for the 10-ft trail along Keller and Tim Lemons agreed to do 10-ft.
- Alan Craighead went through the specifics of the improvements on Seba, including realigning the curve to improve the maneuverability of the road. He explained that due to the amount of work being done, the city should cost share the cost of improvements on Seba, including the 330' section in front of the Page Property, and the base materials for the realigned curve. Exact numbers for cost sharing will be determined at a separate time.
- It was agreed that the developer will dedicate 40-ft of ROW along Keller and build the 10-ft sidewalk on Keller.

## 8. ANNOUNCEMENTS

A.) Next PC Meeting: 04/04/2023 @ 6:00 PM

B.) Next Council Meeting: 04/11/2023 @ 6:00 PM

C.) Next Tech Review Meeting: 03/24/2023 @ 2:00 PM (Zoom)

## 9. ADJOURN

John Sessoms made a motion to adjourn the meeting at 8:03 pm, with a 2<sup>nd</sup> from Tony Davis. No commissioners were opposed, and the meeting was adjourned.



Jeff Seyfarth – Planning Chair  
Centerton Planning Commission

Minutes Prepared By: Kayla Knight