



CENTERTON PLANNING COMMISSION

June 20, 2023 @ 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** – Planning Minutes – 06/06/2023
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **HOP23-20 JOES PRESSURE PROS WASHING- Pressure Washing-** 105 Cypress St (Zoned R-2/ Oakridge Estates) *Applicant: Joseph Lee (Planner: SHartman)*
 - B. **HOP23-24 Hitch N GO RENTALS, LLC- Trailer Rental-** 1151 Ellen Ray Lane (Zoned R-2/ Forest Park Subdivision) *Applicant: Scott & Allison Paine (Planner: SHartman)*
 - C. **TS23-08 HOLLAND-** 14019 Noah Rd. (County/ Parent Tract: 4.88/ Tract 1: 2.487/ Tract 2: 2.401) *Owner: Bryan Holland; Surveyor: Ramsey Surveyor Inc. (Planner:ENystrom)*
5. **OLD BUSINESS**
 - A. **TS22-23 GREENHOUSE MINI STORAGE-** 301 Greenhouse Rd; Parent Tract: 20.27 ac/ Tract 1: 1.40 Ac/ Tract 2: 13.70Ac/ Tract 3: 3.67 Ac (Zoned C-2 & A-1) *Owner: Skylight Properties LLC; Engr: HALFF, Joanne Johnson (Planner: KKnight)*
6. **NEW BUSINESS**
 - A. **TS23-05 STEELE PROPERTY- Replat/ Combo-** SW/C of Seba & Main (Three tracts total 6.324 Ac to two tracts/ Tract 1: 1.497 Ac/ Tract 2: 4.559 Ac/ Zoned C-3) *Applicant/Owner: Tony Steele; Surveyor: Ozark Civil Engineering, Rick Dayton (Planner: KKnight)*
 - B. **TS23-09 JP SPECIALTY- ROW and Easement Dedication-** 11301 W. Ark HW #72 (Parent: 22.31/ Tract 1: 17.66/ Tract 2: 1.29) *Owner: JP Specialty, LLC; Surveyor: Bates & Associates. (Planner: KKnight)*
 - C. **{PUBLIC HEARING} PUD23-03 TYCOON MASTER DEVELOPMENT- Mixed Use-** NE/C of Tycoon and Nugget (140 Ac/ Zoned A-1/ Proposed Mixed Use of Commercial and Residential) *Owner: R.M. "Mike" Stophlet; Engr: Odyssey Engineering, Chris Tilley & Molly Robb (Planner: DMorrisonLloyd)*
 - D. **SUB22-01 THE PINES PH 4 - One-Year Extension of Preliminary Approval -** 11501 Walter Rd (65 lots/21.10 Ac/Zoned R3-SF) *Owner: Schuber Mitchell Homes; Engr: Anderson Engineering, Molly Robb (Planner: DMorrisonLloyd)*
 - E. **SUB22-16 THE RESERVE AT WOLVERINE - Preliminary Plat -** Corner of Cutberth Ln & Wolverine Dr (69 lots/27.95 Ac/Zoned R-2) *Owner: Anderson Custom Homes; Engr: Sand Creek Engineering, Dan Cole (Planner: KKnight)*
 - F. **SUB23-03 FEATHERSTON VILLAGE WEST- Preliminary Plat & Plans-** Southeast Corner of Kimmel Rd & Daisy Rd (Zoned R3-SF with Approved PUD/ 37.68 AC/ 300 Lots) *Owner: Kimmel Rd Ventures, Randy Roth; Engr: Bates & Associates, Geoffrey Bates (Planner: KKnight)*

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.

- G. **DEV22-12 SKYLIGHT MINI STORAGE - Preliminary Plans** - 301 Greenhouse Rd (Zoned C-2/ 5 Ac)
Owner: Skylight Properties LLC, Engr: HALFF-Joanne Johnson (Planner: KKnight)
 - Preliminary Plans
 - Adjacent Street Agreement
 - Landscaping Plan
 - H. **DEV23-01 STORAGE WORLD- Preliminary Plans-** 11301 W AR HWY 72 (Zoned C-2/ 22.31 Ac) *Owner: JP Specialty, Josan Gurmeet; Engr: Bates & Associates, Jake Chavis (Planner: KKnight)*
 - Preliminary Plans
 - Adjacent Street Agreement
 - Landscaping Plan
 - I. **DEV23-02 KUM & GO- Preliminary Plans-** SW Corner of Main St & Seba (Zoned C-3 with Approved CU/ 6.32 Ac) *Owner: Tony Steele; Engr: Ozark Civil Engineering; Michael Clotfelter (Planner: KKnight)*
 - Preliminary Plans
 - Adjacent Street Agreement
 - Landscaping Plan
 - J. **FOR DISCUSSION - PUD ADMENDMENT DRAFT–** Code Section 14.04.12
- 7. OTHER BUSINESS**
- A. **Planning Commissioners Joey Ingle, Devin Murphy, and John Sessoms Reappointed by City Council**
- 8. ANNOUNCEMENTS**
- A. **Next Tech Review Meeting: 06/22/23 @ 2:00 PM (Zoom)**
 - B. **Next Council Meeting: 07/11/2023 @ 6:00 PM**
 - C. **Next PC Meeting: 07/05/23 @ 6:00 PM**
 - D. **APAC Training Online Course 2: Planning Commissions & Boards of Adjustment: 07/12/2023 @ 6-9 PM**
- 9. ADJOURN**

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**PLANNING COMMISSION
MINUTES OF MEETING
June 20, 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, Devin Murphy, Ben Lewis, and John Sessoms. Brandon Swoboda and Craig Langford were absent. Others in attendance for the city were: Planning Director Lorene Burns, City Senior Planner Dianne Morrison Lloyd, City Planner 1 Erik Nystrom, Planning Assistant Samantha Hartman, City Fire Marshal Paul Higginbotham, City Attorney Brian Rabal, City Mayor Bill Edwards, and City Planner 1 / Recorder Kayla Knight.

3. APPROVAL OF MINUTES

Jeff Seyfarth asked for a motion to approve minutes from the 06/06/2023 Planning Commission Meeting

John Sessoms made a motion to approve the minutes from 06/06/2023 Planning Commission Meeting with a Second from Ben Lewis. No members were opposed, and the motion was carried.

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

- A. **HOP23-20 JOES PRESSURE PROS WASHING- Pressure Washing-** 105 Cypress St (Zoned R-2/ Oakridge Estates) *Applicant: Joseph Lee (Planner: SHartman)*
- B. **HOP23-24 Hitch N GO RENTALS, LLC- Trailer Rental-** 1151 Ellen Ray Lane (Zoned R-2/ Forest Park Subdivision) *Applicant: Scott & Allison Paine (Planner: SHartman)*
- C. **TS23-08 HOLLAND-** 14019 Noah Rd. (County/ Parent Tract: 4.88/ Tract 1: 2.487/ Tract 2: 2.401) *Owner: Bryan Holland; Surveyor: Ramsey Surveyor Inc. (Planner: ENystrom)*

Tony Davis made a motion to approve the ratifications of administrative approvals with a Second from Devin Murphy. No members were opposed, and the motion was carried.

5. OLD BUSINESS

- A. **TS22-23 GREENHOUSE MINI STORAGE-** 301 Greenhouse Rd; Parent Tract: 20.27 ac/ Tract 1: 1.40 Ac/ Tract 2: 13.70Ac/ Tract 3: 3.67 Ac (Zoned C-2 & A-1) *Owner: Skylight Properties LLC; Engr: HALFF, Joanne Johnson (Planner: KKnight)*
 - Per the applicant's request, this item was discussed later in the meeting agenda after the coinciding development project was discussed.

6. NEW BUSINESS

- A. **TS23-05 STEELE PROPERTY- Replat/ Combo-** SW/C of Seba & Main (Three tracts total 6.324 Ac to two tracts/ Tract 1: 1.497 Ac/ Tract 2: 4.559 Ac/ Zoned C-3)
Applicant/Owner: Tony Steele; Surveyor: Ozark Civil Engineering, Rick Dayton (Planner: KKnight)

- Mike Clotfelter with Ozark Civil Engineering was present.
- City Planner Kayla Knight gave a brief overview, explaining that this tract-split will be dedicating right-of-way along Seba Rd for the Kum & Go development.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve TS23-05 Steele Property with a 2nd from John Sessoms. No commissioners were opposed and the motion carried.

- B. **TS23-09 JP SPECIALTY- ROW and Easement Dedication-** 11301 W. Ark HW #72
(Parent: 22.31/ Tract 1: 17.66/ Tract 2: 1.29) *Owner: JP Specialty, LLC; Surveyor: Bates & Associates. (Planner: KKnight)*

- Geoff Bates with Bates & Associates was present to answer any questions.
- Kayla Knight gave a brief overview, explaining that this tract-split dedicates right-of-way for the “Storage World” development and will dedicate ROW along W Hwy 72 and will dedicate ROW for a new collector road to be built with the development.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Ben Lewis motioned to approve TS23-09 JP Specialty with a 2nd from John Sessoms. No commissioners were opposed, and the motion carried.

- C. **{PUBLIC HEARING} PUD23-03 TYCOON MASTER DEVELOPMENT- Mixed Use-** NE/C of Tycoon and Nugget (140 Ac/ Zoned A-1/ Proposed Mixed Use of Commercial and Residential) *Owner: R.M. “Mike” Stophlet; Engr: Odyssey Engineering, Chris Tilley & Molly Robb (Planner: DMorrisonLloyd)*

- Chris Tilley with Odyssey Engineer was present to answer any questions and explained the request is for a PUD to allow for mixed-use development. The residential areas will have increased density.
- Dianne Morrison Lloyd gave the staff overview. The requested PUD spans 2 parcels, totaling 140 acres, with 24 acres being planned for single family residential. The project will have multiple phases but will start with the single family. The developer is requesting an extended construction phase of 10-years due to the scale of the project. The parcels are located within the 55 DNL for the XNA Airport, which is considered compatible with residential. The Airport will request a navigation easement and a note to be added to any plats. The parcels are not currently rezoned to match each use request, and the developer has requested to be able to rezone with each development. The only variances from code being requested are increased in density for multi-family developments. For the area designated R4-MF, the developer is requesting 24 units/acre instead of 12, and for the area designated R3-MF the developer is requesting an increase in density to 12 units/acre instead of 8. There are storage units proposed, which are conditional in

C-2. Specific conditions for the storage units include articulated facades for any walls facing public ROW, an 8-ft fence around the development, screening, 1 parking space per employee + 2 visitor spots, no outdoor storage will be allowed, and the developer will have to provide a site lighting plan with the development. Dianne explained the open space breakdown, highlighting that each commercial development will be required to dedicate 15% open space with development and the 25% required open space will be dedicated with the residential. There is a powerline easement running across the property, and only 50% of the powerline easement is being counted towards open space requirements. A public park will be dedicated, and street trees will be planted at 1 tree per 25 LF of frontage. Residential Compatibility standards will be followed where triggered. Parking regulations will follow code for all developments other than the storage, and no more than 50% of the parking will be located in the front for commercial. All commercial developments will have shared access and shared parking. All ROW will be dedicated with phase 1. Any other conditionally allowed uses not specifically outlined in this PUD request will require a separate conditional use request.

- There was discussion regarding the proposed open space locations, and the increase in density. The Planning Commission requested that the open space be spread more evenly across the whole 140 acres.

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

- Cathy Busch (13511 W Tycoon Rd) asked a number of questions regarding the availability of utilities in the area, the construction timeline, and road improvements.
- Don Barnett (8111 Nugget Rd) asked about how construction equipment will get to the site, and whether it would impact tract.
- Olivia Moore with XNA Airport confirmed that the airport would like to see a note on the plat and a navigation easement.

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

- After further construction, the following conditions were set:
 - 10-year construction timeline, with phase 1 of construction starting within 1 year of preliminary approval
 - Open space to be redistributed per conversation.
 - Requested use for Storage approved with outlined conditions.
 - Parking will be determined with each development, including for R4-MF. Parking for R3-MF will require 2 covered and 2 uncovered spaces for each dwelling.
 - Approval of the PUD does not guarantee the approval of any future rezone requests.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve PUD23-03 Tycoon Master Development with a 2nd from Joey Ingle. In a Roll Call, all Planning Commissioners voted in favor and the motion carried.

D. SUB22-01 THE PINES PH 4 - One-Year Extension of Preliminary Approval - 11501 Walter Rd (65 lots/21.10 Ac/Zoned R3-SF) Owner: Schuber Mitchell Homes; Engr:

Anderson Engineering, Molly Robb (Planner: DMorrisonLloyd)

- Michael Berry with Schuber Mitchell was present and explained that the project got held up by a city-wide stay on starting new work due to the Arkansas Department of Health denying any construction to hook up to sanitary sewer. Staff estimates that the stay will be lifted in the next few weeks, with improvements to be complete by the end of the year.
- Dianne Morrison Lloyd stated that staff approves of the requested extension.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis motioned to approve a 1-year extension of preliminary approval for SUB22-01 The Pines Ph 4 with a 2nd from Ben Lewis. No Commissioners were opposed, and the motion passed.

E. SUB22-16 THE RESERVE AT WOLVERINE - Preliminary Plat - Corner of Cutberth Ln & Wolverine Dr (69 lots/27.95 Ac/Zoned R-2) Owner: Anderson Custom Homes; Engr: Sand Creek Engineering, Dan Cole (Planner: KKnight)

- Dan Cole with Sand Creek Engineering was present and gave a brief overview. There will be improvements along Wolverine Dr, including the intersection of Wolverine & Cutberth.
- City Planner Kayla Knight gave the staff overview. This subdivision is 24 acres with 58 buildable lots and located northwest of BWHS. It is surrounded by other single-family subdivisions such as West End Acres, Diamond Estates and Maple Estates. The parcel was previously split in July 2022 and rezoned. All staff comments have been addressed. Water & sewer will tie into existing services in Maples Estates. There is no floodplain, and ponds located on site do not seem to be a part of jurisdictional wetlands, or part of the Waters of the United States, per the project engineer. There is an existing detention pond that will be modified to serve phase 1, and then further modified in the future for phase 2. No public street access is proposed to Cutberth Ln; however, a gravel fire access will be provided. The intersection of Cutberth Ln and Wolverine will be improved. 40' of ROW will be dedicated along Cutberth & Wolverine, and Wolverine will be widened, a 10' trail will be installed, and curb & gutter. Improvements to Cutberth Ln will be required with phase 2. The two parcels located behind this subdivision have an access easement to the proposed fire access because they no longer have direct access to Wolverine or Cutberth.
- Joey Ingle asked about the pond levels and Dan Cole clarified. Kayla confirmed that City Engineer Alan Craighead does not have any outstanding comments on the drainage. She also mentioned that there is an easement running along the pond that encroaches in the berm, but Alan and Centerton Utilities Director Malcolm Attwood agreed that moving the easement would not stop work from disrupting the pond berm, so they approved the drainage as is.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Ben Lewis motioned to approve SUB22-16 The Reserve at Wolverine with a 2nd from John Sessoms. No Commissioners were opposed, and the motion passed.

F. SUB23-03 FEATHERSTON VILLAGE WEST- Preliminary Plat & Plans- Southeast Corner of Kimmel Rd & Daisy Rd (Zoned R3-SF with Approved PUD/ 37.68 AC/ 300 Lots) *Owner: Kimmel Rd Ventures, Randy Roth; Engr: Bates & Associates, Geoffrey Bates (Planner: KKnight)*

- Jake Chavis with Bates & Associates was present to answer any questions.
- City Planner Kayla Knight gave the staff overview. This subdivision is located on the southeast corner of Daisy Rd, adjacent to Featherston Village Ph 1-2, and near Blossom Hill subdivision and Southwinds Ph 1-2 subdivisions. It has an approved PUD that allows variances in minimum lot size, lot width, setbacks, and parking regulations. There are minor staff comments remaining. It dedicates 23% green space instead of the required 15% and proposes 300 residential units. Off-street parking is provided at a ratio of 2 spaces per dwelling. A traffic study was submitted and stated that the intersection of Kimmel and Womack will be a four-way stop, with a service letter of "C." ROW was previously dedicated on Daisy Rd, so 5' of ROW will be dedicated with this development to provide the required 40' of ROW. Daisy Rd will be improved to 24' pavement with no curb & gutter, a 15' ditch, street trees, and streetlights. 30' of ROW was previously dedicated on Womack Rd, so 40' of ROW will be dedicated with this development, totaling 70' of ROW. No improvements are needed along Womack because all improvements were made with Featherston phases 1-2, but a 10' trail will be built along the west side of Womack. A variable amount of ROW will be dedicated on Kimmel Rd, with 49' of ROW being dedicated at the intersection of Kimmel and Womack and tapering down to 40' of ROW west of the intersection. Kimmel will be improved to match what was built for Featherston phases 1-2. A 6' sidewalk will be built along Kimmel, instead of the 12' trail for McKissic Springs Loop because of the additional ROW being dedicated. Staff requested that the Planning Commission approve 1 street tree per lot (35' distance between trees) instead of requiring the previously approved 20' spacing. Amenities being provided per the PUD include soft-surface walking trails, seating, BBQ area, and a children's play area. Landscaping has been provided inside greenspace and along the detention lot.
- Joey Ingle asked for clarification on the street improvements. Kayla explained that the intersection of Womack and Kimmel was built out to be a four-way stop to ensure level of service, so this subdivision will match what was previously built to keep that level of service.
- There was discussion regarding the soft-surface walking trails, the ADA ramps, and stop signs coming off Daisy Rd. The Planning Commission had concerns regarding ADA compliance, and pedestrian safety. Kayla explained that Public Works has approved the plans as presented but would do more research.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve SUB23-03 Featherston Village West Preliminary Plat and Plans, contingent on staff comments, with a 2nd from John Sessoms. No Commissioners were opposed, and the motion passed.

G. DEV22-12 SKYLIGHT MINI STORAGE - Preliminary Plans - 301 Greenhouse Rd (Zoned C-2/ 5 Ac) *Owner: Skylight Properties LLC, Engr: HALFF-Joanne Johnson (Planner: KKnight)*

- Patrick Foy with HALFF & Associates was present to answer any questions.

- City Planner Kayla Knight gave the staff overview. The proposed development has an approved conditional use and a concurrent tract-split. The development proposes 5 storage buildings and one office/storage building. There are remaining comments regarding the dumpster materials, and the adjacent street agreement. Centerton Water is available along Greenhouse Rd and there is a sanitary sewer line going through the middle of the property. There are two detention ponds proposed to serve both the storage and retail developments. Drainage has been approved by the City Engineer. There is a joint effort plan between Bentonville and Centerton to expand Greenhouse Rd. The engineers in charge of the expansion plans have requested 50' of ROW and 16'-26' of utility easements along Greenhouse Rd and 45' of ROW and 30' utility easement along Kimmel Rd, as well as additional ROW at the corner of future lot 2, due to the offset of the roundabout planned. Because additional ROW is needed, city staff has requested fee-in-lieu for street improvements be waived. Additionally, as a part of this agreement, a note has been added to the tract-split plat, and adjacent street agreement that guarantees a public access will be provided from Purple Finch to Greenhouse Rd, which will eventually use the proposed shared access of this development as a road. An irrigation system is required per conditional use but will be installed by someone other than the engineers, so no plan has been proposed.
- Joey Ingle asked about the rationale behind waiving the fee-in-lieu. Kayla explained that the developers are not required to give the additionally requested ROW and utility easements along the full 20 acres for the expansion of Greenhouse Rd, and staff and the Mayor agreed to prioritize getting the required ROW for Greenhouse Rd project. Waiving the fee-in-lieu accomplished that goal. Lorene Burns expanded on her explanation, pointing out that the developer is dedicating a corner of their lot that is usable.
- There was discussion regarding public access, in which the developer requested that the public access not require public ROW. Staff made it clear they would not agree to their request until plans were submitted.
- Kayla Knight pointed out that street trees should not be planted before the Greenhouse Rd expansion, and asked the Planning Commission if they would like the trees to be bonded or planted with phase 2. The Planning Commission agreed phase 2.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve DEV22-12 Skylight Mini Storage Preliminary Plans with a 2nd from John Sessoms. No Commissioners were opposed, and the motion passed.

H. **TS22-23 GREENHOUSE MINI STORAGE**- 301 Greenhouse Rd; Parent Tract: 20.27 ac/ Tract 1: 1.40 Ac/ Tract 2: 13.70Ac/ Tract 3: 3.67 Ac (Zoned C-2 & A-1) *Owner: Skylight Properties LLC; Engr: HALFF, Joanne Johnson (Planner: KKnight)*

John Sessoms motioned to bring TS22-23 Greenhouse Mini Storage back to the table with a 2nd from Devin Murphy. No Commissioners were opposed, and the motion passed.

- Based on the discussion for the development, there was no additional information.
- Jeff Seyfarth reiterated that the Planning Commission will allow creativity in accomplishing the goal of public access from Purple Finch to Greenhouse Rd.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Ben Lewis motioned to approve TS22-23 Greenhouse Mini Storage with a 2nd from Tony Davis. No Commissioners were opposed, and the motion passed.

I. DEV23-01 STORAGE WORLD- Preliminary Plans- 11301 W AR HWY 72 (Zoned C-2/ 22.31 Ac) Owner: JP Specialty, Josan Gurmeet; Engr: Bates & Associates, Jake Chavis (Planner: KKnight)

- Jake Chavis with Bates & Associates was present to answer any questions.
- City Planner Kayla Knight gave the staff report. The development has an approved conditional use to allow storage on the parcel. The property is adjacent to Lightning Park and near Tuscan subdivision and Sienna Estates. The development is comprised of storage buildings, office buildings, and a mixed-use building with both office and storage space, totaling 15 buildings. Centerton Water is available along W HWY 72, and the property is currently on septic. ADH approval will be required. A dry detention pond is proposed at the southeast corner, and has been approved by the City Engineer, pending one minor recommendation. Wetlands are present on the property; however, it is not a jurisdictional wetland or a part of the waters of the continental US. There is no floodplain. The developer will be building a new major collector along the west property line with a ROW of 80', and to include a 10' sidewalk on either side, as well as streetlights and street trees. Kayla explained that the City Engineer, Alan Craighead, asked that the developer not be required to build the sidewalk on the west side of the road to reduce the burden of the road. When the land to the west develops, that developer would be required to build the sidewalk. 50' of ROW will be dedicated along W HWY 72, with all required improvements already existing. The developer will be constructing a 10' trail. Parking meets code. The plans will need to be altered to break up the long stretch of parking on the office/storage building on the northeast corner to meet with conditional use. Lighting and landscaping meet the code and conditional use requirements. Kayla did bring up a concern regarding the truck turn exhibit.
- The Planning Commission agreed the trucks need to be able to make it between all buildings. Jake Chavis said there is about 24' between the buildings in question, though they do not anticipate a semi-truck going into this facility. It was determined the spacing of the building should suffice.
- Joey Ingle was not in favor of not requiring the developer to build trails on both sides of the road.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve DEV23-01 Storage World Preliminary Plans with a 2nd from Ben Lewis. No Commissioners were opposed, and the motion passed.

J. DEV23-02 KUM & GO- Preliminary Plans- SW Corner of Main St & Seba (Zoned C-3 with Approved CU/ 6.32 Ac) Owner: Tony Steele; Engr: Ozark Civil Engineering; Michael Clotfelter (Planner: KKnight)

- Mike Clotfelter with Ozark Civil Engineering was present to answer any questions.

- City Planner Kayla Knight gave the staff overview. This development has an approved conditional use to allow the convenience store in the C-3 zoning. There is a concurrent tract-split. This development is adjacent to a number of other commercial developments including Legacy Sports and Casa Castillo. There are subdivisions nearby including Laynebridge, Tuscany, and Tarah Knolls. There are minor comments remaining labeling and ADA compliance. There are outstanding comments regarding the adjacent street agreement. Centerton Water is available along Seba & Main St. Sanitary Sewer is proposed via an offsite connection behind Legacy Sports to the west. A temporary drainage swale is proposed on the west and south side of the property, to be modified during future development. There is a proposed pond with a retaining wall and four-foot fence. Drainage is approved by the City Engineer. Staff have requested a gravel path from Seba to the building to allow pedestrian access from Seba. A shared access easement is proposed for the entrance on Main Street. A landscape buffer is provided on the south side of the access easement to screen the back of the building from nearby residential, as per the conditional use. The adjacent street agreement proposes fee-in-lieu for road improvements to Seba and Main St. The proposed 12' sidewalks along Seba and Main St will be built with the development. City Engineer Alan Craighead requested that the developer only provide fee-in-lieu for half street improvements for a 3-lane road for Seba instead of a 5-lane road, as designated on the Master Street Plan due to the existing fences further down Seba Rd. ARDOT has stated they will not allow street trees in their ROW along Main St, but they are required per the conditional use.
- A discussion ensued regarding the street trees along Main St. The Planning Commission ultimately decided that street trees will be required outside of ARDOT ROW, as required by the conditional use. If that condition cannot be met, the conditional use may be revoked. The street trees cannot be bonded or included in the fee-in-lieu.
- There was discussion regarding the street improvements. The Planning Commission decided they will require the fee-in-lieu for 5-lanes, as designated on the MSP, and pointed out that the proposed fee-in-lieu is missing construction costs. They asked that the City Engineer and Public Works look at ARDOT standard costs to help determine the fee-in-lieu.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis motioned to approve DEV23-02 Kum & Go- Preliminary Plans with a 2nd from Ben Lewis. No Commissioners were opposed, and the motion passed.

K. FOR DISCUSSION - PUD ADMENDMENT DRAFT– Code Section 14.04.12

- City Planning Director Lorene Burns walked the Planning Commission through proposed changes to the PUD section of the zoning code. Changes proposed included:
 - Clarifying definitions for open space and mixed use.
 - Adding a table to increase required open space in proportion to increased density.
 - Adding a blurb requiring the consideration and additions of future connectivity for surrounding development.
 - Requiring open space be built proportionally to site development.
 - Placing further restrictions on what can count towards open space.

- Requiring architectural elevation to be submitted with initial concepts.
 - i. There was discussion regarding when articulated facades should be required, and what constitutes an articulation. The Planning Commission requested additional information on this proposed change.
- There was discussion regarding parking requirements, and clarification on parking requirements for multi-family and plexes.
- A section was added to clarify that denial of a PUD by the Planning Commission can be appealed to the City Council.
- A section was added to clearly outline the process to amend a PUD or request an extension of approval, as well as clearly outlining when a PUD expires.

7. OTHER BUSINESS

B. Planning Commissioners Joey Ingle, Devin Murphy, and John Sessoms Reappointed by City Council

8. ANNOUNCEMENTS

- A. Next PC Meeting: 07/05/2023/2023 @ 6:00 PM**
- B. Next Council Meeting: 07/11/2023 @ 6:00 PM**
- C. Next Tech Review Meeting: 06/22/2023 @ 2:00 PM (Zoom)**

9. ADJOURN

Tony Davis made a motion to adjourn the meeting at 9:39 PM, with a 2nd from Devin Murphy. No commissioners were opposed, and the meeting was adjourned.



**Jeff Seyfarth – Planning Chair
Centeron Planning Commission**

Minutes Prepared By: Kayla Knight