



**CENTERTON PLANNING COMMISSION**  
**August 15, 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 – 08/01/2023

**4. RATIFICATION OF ADMINISTRATIVE APPROVALS**

A. **TS23-12 MCSPADDEN- MINOR SUBDIVISION-** Little Rd. (County/ Parent Tract: 33.17/ Tract 1: 18.54/ Tract 2: 4.83/ Tract 3: 4.88/ Tract4: 4.82) *Owner: Devin & Kelly McSpadden; Surveyor: Swope Engineering, Phil Swope (Planner: KKnight)*

**5. OLD BUSINESS**

A. **DEV23-07 CASA CASTILLO DAYCARE – Preliminary Plan Approval – Amend to include conditions per staff report;** 148 Seba Rd (Zoned C-3 / PUD/2.83 Ac) *Owner: Terra Rose Properties LLC, Josh Isabell; Engr: Bates & Assoc, Geoffrey Bates; (Planner: KKnight)*

B. **PUD21-04 TERRA ROSE COMMERCIAL – REVIEW TRAFFIC STUDY**

**6. NEW BUSINESS**

A. **{PUBLIC HEARING} CU23-03 Centerton Water Tower-14231 Hwy 102** (Zoned A-1 /3.50 Ac / construct elevated water storage tank) *Applicant: Centerton Utilities, Malcolm Attwood (Planner: DMorrisonLloyd)*

**ORD** B. **{PUBLIC HEARING} TITLE 14- Amending Code to include Chapter 14.09 Wireless Communications & Small Cell Towers**

**ORD** C. **VAC23-01 LANGSTON – Request to vacate 15 ft of UE/DE-** 1560 Glastonbury Dr- (Zoned R2/ Lot 32/ Lexington Subdivision) *Owner: Paul Langston (Planner: ENystrom)*

**ORD** D. **VAC23-02 HENSON - Request to vacate 15 ft of UE/DE -** 101 Florence Dr- (Zoned R2/ Lot 69/ Tuscany Subdivision) *Owner: David & Stacia Hanson (Planner: ENystrom)*

**ORD** E. **VAC23-03 THOMAS - Request to vacate 15 ft of UE/DE -** 460 Trailwood Circle- (Zoned R2/Lot 7/ Oak Tree) *Owner: Gary & Lindsey Thomas (Planner: DMorrisonLloyd)*

F. **DEV23-04 LAUNDRY LIST: DROP & GO LAUNDOMAT- Preliminary Plans -** SW Corner Greenhouse Rd & Highway 102 (Zoned C-2/ 1.07 Ac) *Owner: Humble Growth Partners, LLC, Josph Swarengin; Engr: Expedient Civil Engineering, PLLC, Jason Ingalls (Planner: ENystrom)*

- **Adjacent Road Improvement Agreement**
- **Landscape Plan**
- **Lighting Plan - Pending**

**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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.

- ORD** G. **SUB19-09 TUSCANY PH 3- Final Plat** - N. Main St. & Town Vu Rd. (Zoned R-2/ 15.93 Ac/ 46 SF Lots, 1 Non- Buildable Lot) *Owner: Villas of NWA LLC, Nick Jewett; Engr: Swope, Phil Swope (Planner: DMorrisonLloyd)*
- ORD** H. **SUB21-02 EDGEWOOD ESTATES SUBDIVISION - Final Plat** (Zoned R3-SF/ 25.68 AC/ 87 Lots/ 2 Non-Buildable Lots/ 85 Dwelling Units) *Owner: Paul Pinkley; Applicant/ Engr: Expedient Civil Engineering, Rep: Jason Ingalls (Planner: DMorrisonLloyd)*
- I. **SUB21-21 MEADOW RIDGE- Preliminary Plat & Plans-** NW Corner of Keller & Seba Rd. (Zoned R3-SF/ 43.00 Ac/ 154 Dwelling Units) *Owner: Robert Schmitt; Engr: Lemons Engineering, Tim Lemons (Planner: ENystrom)*
- **Preliminary Plat**
  - **Adjacent Street Agreement**
- J. **SUB22-09 KINYON SPRINGS VALLEY- Preliminary Plat & Plans-** SE/C of Kinyon Rd & Hwy 279 (Zoned R3-MF/ 40.11 Ac/ 222 Dwelling Units) *Owner: Tri- Star Contractors, Inc. Beth Oaks & Nick Goedereis; Engr: Lemons Engineering, Tim Lemons (Planner: DMorrisonLloyd)*
- **Preliminary Plat**
  - **Adjacent Street Agreement**
- 7. OTHER BUSINESS**
- A. **Proposed amendments to Zoning Code Section 14.04.04 Zoning Districts, subsections (J) RTH-D Residential Townhomes Duplex and (K) RTH-MF12 Residential Townhomes Multi-Family**
- 8. ANNOUNCEMENTS**
- A. **Next Tech Review Meeting: 08/24/23 @ 2:00 PM (Zoom)**
- B. **Next PC Meeting: 09/05/23 @ 6:00 PM**
- C. **APAC Training Course 4: Subdivisions; 6:00-9:00 PM webinar**
- D. **Next Council Meeting: 09/12/2023 @ 6:00 PM**
- 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  
AUGUST 15, 2023**

**1. CALL TO ORDER**

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:01 P.M.

**2. ROLL CALL**

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

**3. APPROVAL OF MINUTES**

**Commission Chair Jeff Seyfarth** introduced the minutes of the Planning Commission meeting from August 1, 2023, and asked Commissions if anyone had questions or concerns.

**Ben Lewis made a motion to approve the minutes from August 1, 2023 Planning Commission Meeting, with a second from Tony Davis. No members were opposed, and the motion was carried.**

**4. RATIFICATION OF ADMINISTRATIVE APPROVALS**

- **TS23-12 MCSPADDEN- MINOR SUBDIVISION-** Little Rd. (County/ Parent Tract: 33.17 Ac/ Tract 1: 18.54 Ac/ Tract 2: 4.83 Ac/ Tract 3: 4.88 Ac/ Tract 4: 4.82 Ac) *Owner: Devin & Kelly McSpadden; Surveyor: Swope Engineering, Phil Swope (Planner: KKnight)*

**John Sessoms 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. DEV23-07 CASA CASTILLO DAYCARE- Preliminary Plan Approval- Amend to include conditions per staff report; 148 Seba Rd (Zoned C-3/ PUD/ 2.83 Ac) Owner: Terra Rose Properties LLC, Josh Isabell; Engr: Bates & Assoc, Geoffrey Bates (Planner: KKnight)

- Addie from Bates & Associates was present for any questions or information needed. Addie didn't have any comments or questions outside of the Adjacent Street Agreement which will be discussed at a later date.
  - Kayla had put a list on the back of the PC project report showing the changes that were made.
- Haven't received the next draft yet but the following will have the following changes.
  - No Light pollution
  - Adding trees along the North
  - Fencing around the pond- Code states the top fun will be 5- feet. Another development will be doing aluminum type fencing that said they will do whatever the code says.

**With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms made a motion to Approve the preliminary plans for DEV 23-07 Casa Castillo Daycare, contingent on outstanding staff comments, the addition of an aluminum fence along the perimeter of the detention pond, and the addition of street trees along the north property line with a 2<sup>nd</sup> from Tony Davis. All members present voted Aye without negative, and Motion was carried.**

### B. PUD21-04 Terra Rose Commercial- Review Traffic Study

- The Traffic Study was sent to Garver for further review.
  - Juliet Richey from Garver was present to discuss what was found on the Traffic Study:
    - Questions on why some methodologies were used. Doesn't account for the traffic timing of all surround's roads.
    - Protentional to have a right turn lane on Seba into site
    - Stacking concern of left turn lane.
    - Growth rate concerns, future land use, and zoning
    - Mentioned considering the impact of Kum & Go on this intersection as well to determine what improvements will be needed overall.
  - Tony Davis asked if the software that is used by Garver to conduct the Traffic Study is approved by ARDOT. Juliet was unsure.
  - Tony agrees with the analysis done by Garver and even though the company Terra Rose used is a state-wide well-known company, more information is needed because the current Traffic Study didn't take the whole picture. It is a one-time opportunity to get this done correctly whether we put it all on the developer or the city takes out a bond to share expenses.

- Traffic Studies done by the Kum & Go and Terra Rose didn't in account each other's expansion of properties.
- Lorene added they are proposing Isabel Blvd. with sidewalks. Is it better to connect through to put something on Main St. Lorene's suggestion is to wait until further review of the Traffic Study to Approve the Traffic Study.
- Waiting until further review by Garver for the approval of the Adjacent Street Agreement.

**With no questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis made a motion to Table PUD21-04 Terra Rose Commercial Adjacent Street Agreement to review the Traffic Study further with a 2<sup>nd</sup> from Ben Lewis. All members present voted Aye without negative, and Motion was carried.**

## **6. NEW BUSINESS**

### **A. {PUBLIC HEARING} CU23-03 CENTERTON WATER TOWER- 14231 Hwt 102 (Zoned A-1/ 3.50 Ac/ Constructed with water storage tank) Applicant: Centerton Utilities, Malcolm Attwood (Planner: DMorrisonLloyd)**

- Jeff Denmarts from ESI represented.
  - 2.5-million-gallon tank that's 5- feet composite elevated providing storage
  - 20-year growth for Southern half of Centerton
  - It includes Monocyte improvements of a 24- inch line.
- Dianne Morrison Lloyd gave the staff review.
  - Location is 14231 Highway 102
  - Closest structure- Firehall #3 is 182 feet North.
  - City property owned- A-1 Zoning
  - 165 feet tall- From foundation to the top of the access hatch (tippy top)
  - The top of the actual storage area is 110 feet in diameter and the supporting pole is 60 feet in diameter.
  - The water tower will be adjacent to the detention pond just North.
  - A-1 on the North, South, and East of property and Benton County is West of the property.
  - The nearest subdivision is Maxwell Farm's Minor Subdivision. Half of a mile from the Northside of LC Hickman Drive.
  - No employees will be working onsite.
  - The only deliveries that will be made is diesel for the backup generator.

**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 Ben Lewis. No members were opposed, and the public hearing was opened.**

- Kalpesh Patel, owner of land just south to the Centerton Water Tower property
  - Too close to “future home” (50 feet)
  - No set building plans yet
  - Negative noise and view impact to their property

**Ben Lewis made a motion to close the public hearing with a second from Craig Langford. No members were opposed, and the motion was carried out.**

- The Conditional Use will have to be started within 1- year they will have to come back reapply.
- If they stop using it for 1- year, they will have to come back to the Planning Commission.
- John Sessoms asked to have the tank screened with chain-link and vegetation of 60% coverage.
- The Commission agreed that the opaque slats that were originally proposed aren't needed if there are street trees along the fence line. (List of Species in the Landscape Plan)
- The only noise will be the Diesel Generator if the power goes out.

**With no questions from the commissioners, Jeff Seyfarth entertained a motion. Ben Lewis made a motion to approve CU23-03 Centerton Water Tank with additional landscape screening around the chain-link fence with a 2<sup>nd</sup> from Tony Davis. All members present voted Aye without negative, and Motion was carried.**

**B. {PUBLIC HEARIENG} TITLE 14- Amending code to include Chapter 14.09  
Wireless Communications & Small Cell Towers**

- Lorene Burns gave an overview of the proposed changes:
  - The proposed code was approved one year ago but not ratified.
  - Certain zoning districts can be Administratively approved rather than Conditional Use
  - Not allowed in Agriculture and Industrial and meet size/ setback requirements.
  - Additional changes include the types and fence requirements.
  - Combined with previous statements too, fence should be 8 feet in height and durable.
  - Page 4- Required scaled site plan.
  - Remove the scale and have preferred.

**The commissioners had no questions and Jeff Seyfarth entertained a motion. Jerry Harris made a motion to open the public hearing with a second from Ben Lewis. No members were opposed, and the public hearing was opened.**

- No Public Comments

**Jerry Harris made a motion to close the public hearing with a second from Devin Murphy. No members were opposed, and the motion was carried.**

**With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms made a motion to approve TITLE 14- Amending Code to include Chapter 14.09 Wireless Communications & Small Cell Towers with a 2<sup>nd</sup> from Craig Langford. All members present voted Aye without negative, and Motion was carried.**

**C. VAC23-01 LANGSTON- Request to vacate 15 feet of UE/ DE- 1560 Glastonbury Dr- (Zoned R2/ Lot 32/ Lexington Subdivision) Owner: Paul Langston (Planner: ENystrom)**

- Owner of property Paul Langston was present for any questions.
- Erik Nystrom gave the staff report.
  - All building setbacks are designated as Drainage and Utility Easements.
  - Property Owner is requesting to vacate 15 feet out of the 25 feet of the UE/ DE for an inground pool.
  - Brightspeed indicating that there's a 48-string fiber optic cable running within the easement. Exhibit doesn't show to be any decent reduction.
  - Carroll Electric has a line with potentially no issue. May not have a conflict based on a transformer location. If damaged, it will be repaired or relocated at the property owners' expense.
  - The drainage easement- The drainage goes to the street and not to the back.
  - No Objection from the one neighbor that responded to the UE/ DE notice form. Three notices were sent out to adjacent neighbors.
  - Awaiting two responses from utilities
    - AEP Swepco
    - Cox

**With no questions from the commissions, Jeff Seyfarth entertained a motion. Tony Davis recommended to City Council to approve VAC23-01 LANGSTON with a 2<sup>nd</sup> from Ben Lewis. All members present voted Aye without negative, and Motion was carried.**

**D. VAC23-02 HENSON- Request to vacate 15 feet of UE/ DE- 101 Florence Dr- (Zoned R2/ Lot 69/ Tuscany Subdivision) Owner: David & Stacia Henson (Planner: ENystrom)**

- The owner of the property, David Henson, was present for any questions.
- Erik gave the staff an update.
  - All setbacks dedicated as Drainage/ Utility Easement
  - The butts up to North Main Street which is a Minor Arterial on the Master Street Plan. It would be built up to a 90 Foot R.O.W.
  - Gas Line is located approximately one foot from the requested easement vacation where it's shown on the plat.

- No official comment has been received from the Black Hills.
- Per David Henson, the line is 10-11 feet from where the pool will be. He had 811 come out to mark out their lines.
- R.O.W- If N Main St is expanded per the Master Street Plan, utility relocations may be required, and the proposed Henson easement vacation location may hinder utility relocations.
- 8-inch Water Main in Easement needs to be properly shown
  - Per David Henson, water utilities where the utility is.
- Lorene's concern is building on top of a water line.
- Black Hills is concerned with the reduction being too close to the line.
- Awaiting comments from the following:
  - Carroll Electric
  - Century Link
  - AEP Swepco
- Lorene noted: The pool can be a different shape and be moved and reconfigured to fit without the need for an easement vacation or less than what is being asked.
- The owner doesn't mind moving it closer to the house.
- 811 locate usually does the location of utility.
- Dave Henson says that plat is very different from what was shown from the markings on the yard.
- Tony Davis mentioned that with 811 markings. you have 36 inches from either side for exact location.

**With no questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis made a motion to Table VAC23-02 Henson to September 5<sup>th</sup> with a 2<sup>nd</sup> from John Sessoms. All members present voted Aye without negative, and Motion was carried.**

**E. VAC23-03 THOMAS- Request to vacate 15 feet of UE/ DE- 460 Trailwood Circle- (ZonedR2/ Lot 7/ Oak Tree) Owner: Gary & Lindsey Thomas (Planner: DMorrisonLloyd)**

- **Jeff Seyfarth Recused himself from this item.**
- Nathan Crouch from Blew Associates was present.
- Dianne gave the staff update.
  - Oak Tree Subdivision
  - Reduce easement from 25 Feet to 10 Feet
  - All building setbacks are utility & drainage easements.
  - Brightspeed (previously Lumen) returned response from giving the okay to vacate but if damage it's on owner's expense to get fixed.
  - Carroll Electric returned the response form with a response saying its unclear on where the line is and the vacation has to maintain a five-foot clearance



- The homeowner said it is more than five feet based off of the information he found.

**With no questions from the commissions, Jeff Seyfarth entertained a motion. Jerry Harris recommended the City Council to approve VAC23-03 THOMAS with a 2<sup>nd</sup> from John Sessoms. All members present voted Aye without negative, and Motion was carried.**

**F. DEV23-04 LAUNDRY LIST: DROP & GO LAUNDROMAT: Preliminary Plans-** SW Corner Greenhouse Rd & Highway 102 (Zoned C-2/ 1.07 Ac) *Owner: Humble Growth Partners, LLC, Joseph Swarengin; Engr: Expedient Civil Engineering, PLLC, Jason Ingalls (Planner: ENystrom)*

- **Jeff Seyfarth returned to the Planning Commission**
- Daniel Friede from Expedient Civil Engineering was present.
- Erik Nystrom gave staff report:
  - Surrounding Zonings are Commercial & R-4 (Watercolors)
  - 31 parking spaces are proposed with 2 ADA compliant.
  - Extra encroachment in property Right-of-way. (7.15 Feet of additional R.O.W. will be dedicated)
  - Existing dry detention pond to the East along Greenhouse Road
  - Adjacent Street Agreement
    - Erik said Curb Gutter and 10 Foot Trail
    - Alan corrects- Fee- In- Leu will be given for the Curb and gutter along with the 10-foot trail.
  - 10 trees with about 180 shrubs for landscaping
  - There is currently screening along the Watercolors property line.
  - The building will be part brick and part metal.
  - The dumpster enclosure will be brick masonry.
  - Detention Pond on the East
  - Erik approves of the Preliminary Plan pending photometric plan.

**With no questions from the commissions, Jeff Seyfarth entertained a motion. John Sessoms recommended to City Council to approve Preliminary Plat for DEV23-04 LAUNDRY LIST: DROP & GO LAUNDROMAT with a 2<sup>nd</sup> from Craig Langford. All members present voted Aye without negative, and Motion was carried.**

**G. SUB19-09 TUSCANY PH 3- Final Plat-** N. Main St. & Town Vu Rd. (Zoned R-2/ 15.93 Ac/ 46 SF, 1 Non- Buildable Lot) *Owner: Villas of NWA LLC, Nick Jewett; Engr: Swope, Phil Swope (Planner: DMorrisonLloyd)*

- Phil Swope from Swope Engineering was presented.
  - Just looking for a Final
- Dianne Morrison Lloyd gave staff update.
  - 2 units per acre
  - 46 Buildable lot and
  - 2 non- buildable

- 1 Lift Station
- Detention
- Bonds were approved today.
  - Storm and Drainage- \$339,742.68
  - Streets- \$456,319.46
  - Sewer and Water- \$409,228.50
- Alan added contingency that the drainage issue on Longbourne be fixed during PH 4
  - Built during PH 2 (4-5 years ago)
  - Accepted a bond to fix drainage & street.
- Change Order was added to add a pond in the Southwest corner due to the quality of the ground.
- Covenants had to get rerecorded and were adopted with PH 1 & PH 2
- Density is 2 units per acre.
- The final Inspection on August 8<sup>th</sup> was complete.

**With no questions from the commissions, Jeff Seyfarth entertained a motion. John Sessoms recommended to City Council to approve Final Plat for SUB19-09 TUSCANY PH 3 contingent on staff comments and conditions, with a 2<sup>nd</sup> from Craig Langford. All members present voted Aye without negative, and Motion was carried.**

**H. SUB21-02 EDGEWOOD ESTATES SUBDIVISION- Final Plat (Zoned R3-SF/ 25.68 Ac/ 87 Lot/ 2 Non- Buildable Lots/ 85 Swellings) Owner: Paul Pinkley; Applicant/ Engr: Expedient Civil Engineering, Red; Jason Ingalls (Planner: DMorrisonLloyd)**

- **Jerry Harris Recused himself.**
- Jason Ingalls from Expedient Civil Engineering was present.
  - Work and punch list complete
  - Minor comments on As-Builts and Covenants
- Dianne Morrison Lloyd gave the staff report.
  - 1 Phase
  - Drainage has been approved by the City Engineer
  - Bush Road
    - 40- feet of R.O.W. will be dedicated with the final plat to match the Master Street Plan
    - Street widening from existing pavement edging to the planned 19-foot BOC
    - 9 feet of greenspace
    - 10-foot trail
  - Edgewood Road
    - A total of 25- feet was previously dedicated.
    - The city is installing a new planned subgrade from station 0+00 to 19+20.

- Developer is installing 3-inch asphalt and 6- inch base section for half of the street improvement on the north side from the section line to 12- feet edge of pavement with a 2- foot gravel shoulder from Station 12+25 to Station 19+20 with road ditches, culverts, and no sidewalks.
- Developer shall install 3-inch asphalt and 6- inch base section with pavement width of 24- inches from edge to edge, with 2 - inch shoulder on each side, from Station 0+00 to Station 12+25 with road ditches and no sidewalks.
- Alan Craighead- Received receipt of pay to relocate the power pole due to being in the waterline.
  - Waiting for the power company to come move the pole out of the waterline.
  - When done than will need to pave
- Jerry Harris asked why there's no Curb and Gutter on new development.
  - Answer- Agreement from previous Public Works Dept. to pave all the way to Tycoon in Lieu of Curb & Gutter and Storm Drains

**With no questions from the commissions, Jeff Seyfarth entertained a motion. Craig Langford recommended to City Council to approve Final Plat for SUB21-02 EDGEWOOD ESTATES SUBDIVISION contingent on outstanding staff comments being answered and Covenants being finalized with a 2<sup>nd</sup> from Ben Lewis. All members present voted Aye without negative, and Motion was carried.**

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- I. SUB21-21 MEADOW RIDGE- Preliminary Plat & Plans-** NW Croner of Keller & Seba Rd. (Zoned R3-SF/ 43.00 Ac/ 154 Dwelling Units) *Owner: Robert Schmitt; Engr: Lemons Engineering, Tim Lemons (Planner: ENystrom)*
- **Jerry Harris returned to the Planning Commission**
  - Tim Lemons was Lemons Engineering was present.
  - Erik gave a staff update.
    - Benton County surrounds the North, East, and West
    - 2 phases for construction
      - Lots 1-99, Pond, and Lift Station
      - Lots 100-153 and Pond
    - Morningside and Diamond Estates are on the South side.
  - Adjacent Street Improvements
    - Keller include:
      - 40 Feet of Right of Way shall be dedicated on Keller Rd.
      - Pave Road
      - 10 Foot trail
      - No Curb and Gutter
      - Lights along every 300- feet

- Seba Rd include:
  - Due to a sharp 90-degree bend in the SE corner of Seba Road, the owner agreed to dedicate the R.O.W. necessary for the new alignment. Includes 100- feet for the curved area.
  - Tract D on the Preliminary Plat is unbuildable from realignment and is dedicated to the city.
    - The city and the developer shall agree to a cost sharing of the project along Seba Rd.
    - 100- feet of R.O.W. dedicated to the NW corner of the subdivision.
    - Midway on Seba Rd. is 330- feet and is owned by an adjacent property owner. The city needs to make sure the R.O.W. is obtained and improved.
    - Lights every 300- feet
- Couching the southern neighbor property line
- Classification- Re- alignment of street trees on the Meadow Ridge side
- Street trees need to be added 1 street tree per 25 LF

**With no questions from the commissions, Jeff Seyfarth entertained a motion. John Sessoms recommended to City Council to approve the Preliminary Plat and Plans for SUB21-21 MEADOW RIDGE pending Adjacent Street Agreement language and cost sharing at a later date with a 2<sup>nd</sup> from Ben Lewis. All members present voted Aye without negative and Motion was carried.**

**J. SUB22-09 KINYON SPRINGS VALLEY- Preliminary Plat & Plans- SE/C of Kinyon Rd. & Hwy 279 (Zoned R3- MF/ 40.11 Ac/ 222 Dwelling Units) Owner: Tri-Star Contractors, Inc. Beth Oaks & Nick Goedereis; Engr: Lemons Engineering, Tim Lemons (Planner: DMorrisonLloyd)**

- Preliminary Plat
  - 2.56 Units/ Acre (8 Units max per Ac Zoning requirements)
  - 2 Phases
  - Open area in the middle for Tributary to Spavinaw Creek
  - 4.3 acres remain undeveloped because of wetlands.
  - Has a Lift Station and dedicated Easement for future city lift station on the northside.
  - Northwest Corner is a commercial lot.
  - FTN supplied a Wetlands Assessment in November of 2021
  - Lapis Drive will crossover the wetlands at the southern end
  - No 404-permit needed.
- Adjacent Street Agreement
  - Kinyon Rd
    - 40 Feet will be dedicated.
    - Paving and ditches half of street

- Fee- In- Leu of \$23,641.06 for sidewalks. Building the sidewalks is not feasible at this time due to a narrow culvert on Kinyon Rd.
- Lights at intersections and entrance
- Hwy 279
  - Major Arterial on Master Street Plan
  - 50 Feet Dedicated
  - Widen to 81.93 Feet at Kinyon corner due to road alignment.
  - Lights at all street intersections only

**With no questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis made a motion to Approve the Preliminary Plat and Street Agreement with a 2<sup>nd</sup> from Craig Langford. All members present voted Aye without negative, and Motion was carried.**

## **7. OTHER BUSINESS**

### **A. Proposed amendments to Zoning Code Section 14.04.04 Zoning Districts, subsections (J) RTH-D Residential Townhomes Duplex and (K) RTH-MF12 Residential Townhomes Multi-Family**

- 2 single family units attached on their own lots.
- Recommend changing the rear setback from 25 to 20 feet.
- Changed labeling for side setback to match the chart.
- Revise exhibits to match wording.
- Architectural treatments are the same.
- Maximum area 35 feet or 2.5 stories.
  - Half came from having attics.
- Twin Homes and Townhomes must have sprinklers.
- Area requirements are 3,000 square feet per dwelling unit.
- Exterior setback recommended to change from 25 to 15 feet.
  - Each lot is 15 feet, so it is 30 feet total.
- Parking Regulations- Provide 2 vehicle parking spots.
- 12 units max per acre
  - Highest was Crystal Cove 1- 3
- Add what the “12” means in MF12.

**With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms made a motion to set a public hearing on September 5<sup>th</sup> for the Zoning Code Section 14.04.04 Zoning Districts, subsections (J) RTH-D Residential Townhomes Duplex and (K) RTH-MF12 Residential Townhomes Multi-Family with a 2<sup>nd</sup> from Tony Davis. All members present voted Aye without negative, and Motion was carried.**

## **8. ANNOUNCEMENTS**

- Next Council Meeting: 09/05/2023 @ 6:00 PM
- Next PC Meeting: 09/12/2023 @ 6:00 PM

- Next Tech Review Meeting: 08/24/23 @ 2:00 PM (Zoom)

**9. ADJOURN**

Devin Murphy made a motion to adjourn the meeting at 8:30 PM, with a 2<sup>nd</sup> from John Sessoms. No commissioners were opposed, and the meeting was adjourned.



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Jeff Seyfarth- Planning Chair  
Centerton Planning Commission

Minutes Prepared By: Samantha Hartman