



CENTERTON PLANNING COMMISSION
May 02, 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 –**
 - A. Planning Minutes – 04/18/2023
- 4. RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **SUB20-18 Timber Ridge PH 2 – Additional UE for gas line connection** – Lots 63, 64, 116, & 117
 - B. **SUB22-17 The Landing – Amendment to Preliminary Plan Approval** to reduce private access alley from 24’ to 20’ and remove curb/gutter on one side
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
 - A. **{PUBLIC HEARING} PUD23-02 THE DUNES AT PRAIRIE VALLEY- Proposed Multi-Family-** Buckhorn Flats & Kimmel Rd (Zoned R4-MF/ 21.01 AC/ 513 Dwelling Units) *Owner: 2188 LLC, Hugh Jarratt; Engr: Crafton Tull, Libby Topping (Planner: KKnight)*
 - B. **ORCHARD PARK CONDITIONAL USES**
 - **CU19-11 ORCHARD PARK MODEL HOMES - Request for 5-Month Extension-** 611 Braeburn Ct (Lots 76-79 of Orchard Park Subdivision/ Zoned R-2) *Owner: Schuber Mitchell Homes (Planner: DMorrisonLloyd)*
 - **CU21-13 SCHUBER MITCHELL WORKSPACE- Request for 5-Month Extension-** 3670 Macintosh Way (0.22 Ac/ Zoned R-2 / Office Space for Arkansas Team /) *Owner: Schuber Mitchell Homes (Planner: DMorrisonLloyd)*
- 7. OTHER BUSINESS**
- 8. ANNOUNCEMENTS**
 - A. **Next Council Meeting: 05/09/2023 @ 6:00 PM**
 - B. **Next PC Meeting: 05/16/23 @ 6:00 PM**
 - C. **Next Tech Review Meeting: 05/25/23 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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
May 02, 2023**

1. CALL TO ORDER

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

2. ROLL CALL

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

3. APPROVAL OF MINUTES

Jeff Seyfarth asked for a motion to approve minutes from the 04/18/2023 Planning Commission Meeting.

Ben Lewis made a motion to approve the minutes from 04/18/2023 Planning Commission Meeting, with a Second from John Sessoms. No members were opposed, and the motion was carried.

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

- A. **SUB20-18 Timber Ridge PH 2 – Additional UE for gas line connection** – Lots 63, 64, 116, & 117
- B. **SUB22-17 The Landing – Amendment to Preliminary Plan Approval** to reduce private access alley from 24' to 20' and remove curb/gutter on one side.

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

5. OLD BUSINESS- NONE

6. NEW BUSINESS

- A. **{PUBLIC HEARING} PUD23-02 THE DUNES AT PRAIRIE VALLEY- Proposed Multi-Family-** Buckhorn Flats & Kimmel Rd (Zoned R4-MF/ 21.01 AC/ 513 Dwelling

Units) *Owner: 2188 LLC, Hugh Jarratt; Engr: Crafton Tull, Libby Topping (Planner: KKnight)*

- Daniel Ellis with Crafton Tull gave an in-depth overview of the project. He highlighted that the project will provide a 10-ft walking path, with the units facing the street. The developer has requested a reduced front setback of 10-ft but noted that the design allows approximately 40 ft between the road and the buildings. He mentioned the adjacent concrete plant and their efforts to screen it with a 6-ft privacy fence and landscape screening. There will be a lift station. The project provides amenities such as a pool, an office/clubhouse, park areas, a dog park, and soft surface walking trails. The soft surface trails have a proposed connection to the adjacent walking trails in Featherston Village to the west. He also mentioned that the developer will be giving additional ROW to align with the Master Street Plan.
- Kayla Knight gave the staff overview. The development proposes 515 residential units in 21 3-story buildings. The project is already zoned R4-MF. Based on the location, a flood plain permit will be required with a LOMR and CLOMR. The proposed density of the project is 24 units per acre, which is a 33% increase from the allowed 18 units per acre. The developer is also requesting a reduced front setback of 10-ft, and reduced side and rear setbacks of 30'. The street trees are being proposed at 1 per 35 LF of frontage, there are parking islands every 12 parking spaces, and a fence will be required adjacent to the Concrete Plant (on the east side of development), and along the west side of the development, except for around the proposed pond and trail connection.
- The current proposed parking is at a ratio of 1.5 spaces per unit + 1 space per 8 units + 2 visitor parking spaces. The project proposes a 10-ft side path; however, the Master Trails Plan calls for a 12-ft trail as a part of McKissic Springs Loop.
- John Sessoms asked if a traffic study had been done. Daniel Ellis informed him a traffic study has been submitted, and it found that the development will have no impact on traffic in the area.

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.

- Jason Topping (970 Osage Dr) presented concerns regarding traffic and the density being added to the area by allowing this development. He asked for additional buffering around the entrance of Buckhorn Flats Rd. The developer agreed to add additional street trees for buffering.

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

- There was a discussion regarding the proposed parking. Kayla Knight suggested removing the parking south of the Concrete plant in lieu of additional landscape screening. Lorene Burns proposed following the typical ratio of 1.5 spaces per unit + 2 visitor parking spaces in lieu of the additional greenspace, and the developer agreed. This led to a decrease in 64 parking spaces in exchange for additional green space.

- Brandon Swoboda asked about the pricing of the proposed developer, stating he hoped it would offer additional affordable housing. Daniel Ellis explained he did not know the exact prices at this time but expects the rent to be mid-level.
- The developer agreed to build the trail to 12-ft instead of 10-ft. It was also agreed the streets will be planted 1 per 20 LF of frontage.
- Fire Marshall Paul Higginbotham noted that the development will be required to be sprinkled.
- Dianne Morrison Lloyd pointed out the proposed stub outs to the south for future connection to planned commercial developments.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve PUD23-02 The Dunes at Prairie Valley with a 2nd from Ben Lewis. In a Roll Call, all Planning Commissioners voted in favor and the motion carried.

B. ORCHARD PARK CONDITIONAL USES

- **CU19-11 ORCHARD PARK MODEL HOMES - Request for 5-Month Extension-** 611 Braeburn Ct (Lots 76-79 of Orchard Park Subdivision/ Zoned R-2)
Owner: Schuber Mitchell Homes (Planner: DMorrisonLloyd)
- **CU21-13 SCHUBER MITCHELL WORKSPACE- Request for 5-Month Extension-** 3670 Macintosh Way (0.22 Ac/ Zoned R-2 / Office Space for Arkansas Team /)
Owner: Schuber Mitchell Homes (Planner: DMorrisonLloyd)
 - Michael Berry with Schuber Mitchell gave an overview, explaining that Schuber Mitchell has been using a portion of Orchard Park as a work center, and planned to move to Fox Haven Subdivision at the end of the conditional use. The new site proposed in Fox Haven has had delays due to weather and ground water conditions, so they are requesting a 5-month extension.
 - Dianne Morrison Lloyd stated that staff is in support of the 5-month extension.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve a 5-month extension for CU19-11 Orchard Park Model Homes & CU21-13 Schuber Mitchell Workspace with a 2nd from Tony Davis. In a Roll Call, all commission members voted in favor. With a unanimous vote, the motion passed.

7. OTHER BUSINESS

A. SUB21-12 Diamond Estates Ph 5 Play Area/ Additional Parking Discussion

- Lorene briefly brought up an issue in Diamond Estates regarding a reserved lot at the clubhouse. She explained that the POA was supposed to submit plans for a new park, but instead began work without approval. The Planning Department received an email from Heidi Ippensen regarding poor parking for the clubhouse. Tony Davis asked if a park would be better than parking, and Lorene stated that it would not be better if there were parking issues. More information will be presented at the 05/16/2023 meeting.

B. Update on 974 Main St

- The Planning Commission asked for an update regarding the previous tabled rezone and PUD for 974 Main St. Lorene Burns and Kayla Knight notified them that the developers are currently relooking at their options, including perhaps requesting commercial and residential in the same building. Lorene also noted that the owners have just redone the current structure on site, and more information has been requested from the owner regarding their intent, and the required permits.

8. ANNOUNCEMENTS

A.) Next PC Meeting: 05/16/2023 @ 6:00 PM

B.) Next Council Meeting: 05/09/2023 @ 6:00 PM

C.) Next Tech Review Meeting: 05/25/2023 @ 2:00 PM (Zoom)

9. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 7:04 pm, with a 2nd from John Sessoms. No commissioners were opposed, and the meeting was adjourned.



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

Minutes Prepared By: Kayla Knight