



CENTERTON PLANNING COMMISSION

August 2, 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 – 06/07/2022, 06/21/2022 and 07/05/2022
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **TS22-13 Blackwell-Tract Split**-SE/C of Herbaugh and Gamble Rd (Benton County / 72.74 Ac / Tract 1 65.20 Ac / Tract 2 7.54 Ac) *Applicant: Brent and Amanda Manning (Planner: Donna Wonsower)*
 - B. **HOP22-20 Scoop Soldier**-961 Skyline Loop-(Ashmore Landing / Zoned R2 / Pet waste removal) *Owner: Jeff Easterling (Planner: Kayla Craft)*
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - A. **{PUBLIC HEARING} REZ22-16 Kimmel Rd Ventures**-NW/C of Kimmel and Womack Rd-(0.71 Ac / R3-SF to C3) *Owner: Kimmel Rd Ventures, LLC, Randy Roth; Engr: Bates and Associates, Jake Chavis (Planner: Erik Nystrom)*
 - B. **TS22-12 Mercy Health Northwest-Replat of Lot 1A and Lot 2D, Willow Crossing Subdivision + Abandon & Dedication of UE/DE**; 1225 E Centerton Blvd (Zoned C2 & R4-MF / 11.23 Ac / Tract 1 3.85 Ac / Tract 2 7.38 Ac) *Rep: Fenwick Properties, LLC, Brandon Woodrome; Engr: Brixey Engineering & Land Surveying, Ron Brixey (Planner: Erik Nystrom)*
 - C. **SUB21-18 Paradise Park-Preliminary**- NE/C of Cutberth Ln and Gamble Rd (41 SF Lots / 6.94 Ac / Zoned R3-SF)- *Owner: Sweet Homes of NWA, LLC, Vara Kesavarapu; Engr: Anderson Engineering, Molly Robb (Planner: Donna Wonsower)*
 - **Preliminary Plat**
 - **Adjacent Street Agreement**
 - D. **DEV22-08 BWHS Addition-LSD**-1351 Gamble Rd-(Zoned A1 / 91.43 Ac / Building and Parking Additions) *Applicant: Bentonville School District, Paul Wallace; Engr: HALFF Associates, John Wary (Planner: Donna Wonsower)*
 - **Preliminary Plans**
 - **Adjacent Street Agreement**
 - E. **{PUBLIC HEARING} Title 13 Planning Fee Schedule Amendment**
7. **OTHER BUSINESS**
8. **ANNOUNCEMENTS**
 - A. **Next Council Meeting: 08/09/2022 @ 6:00 PM**
 - B. **Next PC Meeting: 08/16/2022 @ 6:00 PM**
 - C. **Next Tech Review Meeting: 08/25/2022 @ 2:00 PM (Zoom)**
9. **ADJOURN**

NOTE: Although every effort is made by the Planning Dept. to assure every Agenda is accurate and precise; periodically, due to unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, tabled/moved to the next agenda, or subject to change with little to no notice.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
August 2, 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, Brandon Swoboda, John Sessoms, Jerry Harris, Ben Lewis, Devin Muphy and Tony Davis. Craig Langford was absent. Others in attendance for the city were Planning Director Lorene Burns, Sr. Planner Dianne Morrison Lloyd, City Planner Donna Wonsower, City Planner Erik Nystrom, Planning Assistant/Recorder Kayla Craft, City Engineer Alan Craighead, Fire Marshal Paul Higginbotham, City Mayor Bill Edwards, City Council member Josie Reed and City Attorney Brian Rabal.

3. APPROVAL OF MINUTES

Chairman Jeff Seyfarth asked for a motion to approve minutes from the 06/07/2022, 06/21/2022 and 07/05/2022 Planning Commission Meetings.

John Sessoms made a motion to approve minutes from 06/07/2022, 06/21/2022, and 07/05/2022 Planning Commission Meetings, with a Second from Joey Ingle. No Commission members opposed, and the motion carried.

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

A.) TS22-13 Blackwell-Tract Split-SE/C of Herbaugh and Gamble Rd (Benton County / 72.74 Ac / Tract 1 65.20 Ac / Tract 2 7.54 Ac) *Applicant: Brent and Amanda Manning (Planner: Donna Wonsower)*

B.) HOP22-20 Scoop Soldier-961 Skyline Loop-(Ashmore Landing / Zoned R2 / Pet waste removal) *Owner: Jeff Easterling (Planner: Kayla Craft)*

There were no questions from the Planning Commission regarding the Administrative Approvals. Planning Commission Chairman Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve the Ratification of Administrative Approvals with John Sessoms as 2nd. No one was opposed and the motion carried.

5. OLD BUSINESS – NONE

6. NEW BUSINESS

A.) {PUBLIC HEARING} REZ22-16 Kimmel Rd Ventures-SW/C of Kimmel and Womack Rd-(0.71 Ac / R3-SF to C3) *Owner: Kimmel Rd Ventures, LLC, Randy Roth; Engr: Bates and Associates, Jake Chavis (Planner: Erik Nystrom).*

- Planning Commission Chairman Jeff Seyfarth gave an overview of the project. Engineer Jake Chavis was present to represent Kimmel Rd Ventures. He explained the project is going to be proposed as a PUD similar to Featherston Village in the future. They want to reduce the green space and add a commercial zone on the corner for a potential gas station to serve surrounding subdivisions.
- City Planner Erik Nystrom gave the staff overview of the project, explaining the rezone request is for 0.71 Ac on the SW corner of 2 major collectors (Kimmel Rd and Womack). Water and Sewer are available with sewer being available from the subdivision Featherston Village nearby. The area is not in a Floodplain and is surrounded by R3-SF (medium/ high residential density), R-2, A-1 land use designations. This rezone is considered compatible.
- Joey Ingle clarified that because a PUD is not a standalone zoning classification, the underlying zoning code needs to be correct. In the future this project can come back and submit a whole PUD for the area after this zoning is correct. City Planner Dianne Morrison Lloyd also noted the comprehensive plan encourages neighborhood commercial.

Jeff Seyfarth entertained the motion to open the public hearing. Ben Lewis made a motion to open the public hearing with Jerry Harris as 2nd. There were no comments from the public. Jerry Harris made a motion to close the public hearing for REZ22-16 Kimmel Rd Ventures-SW/C of Kimmel and Womack Rd-(0.71 Ac / R3-SF to C3) with Joey Ingle as 2nd.

- **Consistent with Comprehensive Plan**
 - 1) Jeff Seyfarth stated that technically the zoning is not consistent, as the plan calls for R3-SF in the area; however, there are other areas the city has put commercial in from a desirability perspective. City Planner Donna Wonsower pointed out that the Comprehensive Plan does also specifically encourage neighborhood commercial for services.
- **Rezone Compatible with Surrounding Area**
 - 1) It was agreed that the city does encourage neighborhood commercial to service the residential areas, so it is compatible.
- **Permitted Use Compatible with Surrounding Area**
 - 1) It was agreed the permitted uses would be compatible with the surrounding areas.
- **Rezone provides benefit to one landowner, but not considered for other similar properties of the are**
 - 1) The same considerations have been given in similar circumstances and the city encourages neighborhood commercial to serve residential areas, so it does not provide a benefit to just one landowner.
- **If the Public opposed, why?**
 - 1) There was no opposition from the public.
 - Joey Ingle requested landscaping to soften the corner, including screening on all

sides outside of the sight triangle. It would be looked for in the PUD request.

Jerry Harris made motion to approve REZ22-16 Kimmel Rd Ventures-SW/C of Kimmel and Womack Rd-(0.71 Ac / R3-SF to C3) with Ben Lewis as 2nd. Roll Call was requested, and all Commission members voted in favor. Motion approved with an 8-0 vote.

B.) TS22-12 Mercy Health Northwest-Replat of Lot 1A and Lot 2D, Willow Crossing Subdivision + Abandon & Dedication of UE/DE; 1225 E Centerton Blvd (Zoned C2 & R4-MF / 11.23 Ac / Tract 1 3.85 Ac / Tract 2 7.38 Ac) Rep: Fenwick Properties, LLC, Brandon Woodrome; Engr: Brixey Engineering & Land Surveying, Ron Brixey (Planner: Erik Nystrom)

- Jeff Seyfarth presented the project. No person was present to represent the project.
- Erik Nystrom gave the staff overview of the project, explaining the intent of the replat is for Mercy to sell their southern acres to Willow Crossing. The Mercy tract is zoned C-2, and the Willow Crossing tract is zoned R4-MF (high density multi-family).
- Joey Ingle asked about an access easement in which Sr. Planner Dianne Morrison Lloyd explained the existing easements will have to be vacated through the vacation process. There will be new plats provided that removes the note showing easements are being vacated per this plat. They are dedicating a new sewer easement. To the north is a separate tract that has access on Centerton Blvd and Cedar.
- City Engineer Alan Craighead added the Willow Crossing tract will only have access to the east and are not proposing anything to the South currently. A road will tie into Cedar on the East. The southern area of the Mercy tract has already been rezoned to R4-MF.

With no further questions from the Planning Commission, John Sessoms made a motion to approve TS22-12 Mercy Health Northwest-Replat of Lot 1A and Lot 2D, Willow Crossing Subdivision + Abandon & Dedication of UE/DE; 1225 E Centerton Blvd (Zoned C2 & R4-MF / 11.23 Ac / Tract 1 3.85 Ac / Tract 2 7.38 Ac) with Joey Ingle as second. There was no opposed.

C.) SUB21-18 Paradise Park-Preliminary- NE/C of Cutberth Ln and Gamble Rd (41 SF Lots / 6.94 Ac / Zoned R3- SF)- Owner: Sweet Homes of NWA, LLC, Vara Kesavarapu; Engr: Anderson Engineering, Molly Robb (Planner: Donna Wonsower)

- **Preliminary Plat**
- **Adjacent Street Agreement**
 - Jeff Seyfarth gave a brief project overview. Josh Collins with Anderson Engineering was present to give an overview of their request. He explained the property is about 10 acres on the corner of Cutberth and Gamble. He also noted that they are working on drainage.
 - City Planner Donna Wonsower gave the staff report, stating the area was rezoned to R3-SF in 2021. There is existing water and sewer mains on

Gamble. Despite the drainage problems, there are no Floodplains or streams on the property. Staff have been working with them on drainage. The proposal at this time is to have the drainage pond in the southwest corner of the property and remove the existing storm pipe then install 2 new storm pipes. There are talks about a traffic control plan as well. There is a 10 ft trail running North/South on the Master Trail plan that is being constructed. There will be 40 ft of ROW dedicated on Gamble and 15ft dedicated on Cutberth with the final plat. Both roads are being widened about 8 ft.

- Joey Ingle committed on the drainage issue and asked for clarification. Alan Craighead explained the drainage problem was due to significant drainage from the North-Northeast that drain to one area. The plan is to add a pond. Detention will improve the flooding issue.

Ben Lewis made a motion to approve SUB21-18 Paradise Park-Preliminary- NE/C of Cutberth Ln and Gamble Rd (41 SF Lots / 6.94 Ac / Zoned R3- SF) with Jerry Harris as second. There were no opposed and Roll Call was not called.

D.) DEV22-08 BWHs Addition-LSD-1351 Gamble Rd-(Zoned A1 / 91.43 Ac / Building and Parking Additions) *Applicant: Bentonville School District, Paul Wallace; Engr: HALFF Associates, John Wary (Planner: Donna Wonsower)*

- **Preliminary Plans**
- **Adjacent Street Agreement**
 - Ben Lewis recused himself from this item and was asked to leave the Planning Commission stand for the duration of the item.
 - John Wary was present to present the project, explaining the project includes the addition of two classrooms, a ticket booth at the stadium and additional parking.
 - City Planner Donna Wonsower gave the staff overview, pointing out there will be 10 ft of ROW dedicated via ROW deed opposed to a plat. The drainage report was amended. Wolverine Dr will be widened by 13 ft from the centerline to back of curb. There are street trees proposed. At this time there are no internal parking island trees proposed due to concerns of active shooters. Donna Wonsower did research and found a report by National Forestry Service that found a tie between an increase in tree cover and a reduction in crime.
 - Jeff Seyfarth brought up concerns of disruptions due to construction, in which Paul Wallace of Bentonville School District explained they are looking to begin construction in January of 2023 and do the parking lot portion first so that it is complete and able to be used in Fall of 2023. The classroom pod additions will be on the North and South sides and there will not be any disruptions to the students during construction.
 - Joey Ingle pointed out Bentonville High School has plenty of trees along the street front without issue. Paul Wallace explained the Division of Academic

Facilities and Transportation put out Section 8000 in the safety code, stating campuses are being evaluated and shrubbery are going to be removed. On other campuses, parking lot islands had lights, so the trees had to be removed to protect the lighting. There are a few islands without lights that trees can be added to.

- Joey's main concern was the inclusion of street trees, which are shown.
- Brandon Swoboda also brought up concerns about the stadium lighting impacting the surrounding neighborhoods. Paul Wallace explains the way the lights are designed, they are a light that shed down in an angle that does not impact the neighborhood. Joey explained there is also a photometric plan that will show the lighting. Paul explained after previous complaints when the neighborhood was built, the lighting has been adjusted to not impact the neighborhood while maintaining security.

John Sessoms made a motion to approve DEV22-08 BWHS Addition-LSD-1351 Gamble Rd-(Zoned A1 / 91.43 Ac / Building and Parking Additions) with Joey Ingle as second. There were no opposed.

E.) {PUBLIC HEARING} Title 13 Planning Fee Schedule Amendment

- Ben Lewis rejoined the commission for this item. Jeff Seyfarth explained changes were made previously. This is the final meeting before the recommendations are sent to the council.
- City Planner Donna Wonsower broke down the changes being made. There was clarification added for the PUD and Large-Scale Development explaining how the projects are broke up in other cities. She also explained Centerton does not currently have a Small-Scale Development and is adding one with the fee schedule update. A proposal has been made to create two levels for the Large-Scale Development—the staff needs to figure out the split with a recommending being \$400 and \$800, as Bentonville does. There is also an addition of resubmittal fees after the 3rd submittal, final reinspection fees after the 2nd inspection, and a substantial increase in fee for Floodplain permits for large scale developments and subdivisions.
- Joey Ingle has concerns about the fee increase for Vacations (Easement/ROW/Alley). Alan explained other cities require the homeowners to contact all the utilities and all follow-ups. Centerton Staff currently contact utilities for the homeowners. Utility companies tend to response more promptly to staff than homeowners, shortening the time it takes to process and approve/deny vacation request. Dianne also stated there is a lot of other work and time put into getting the correct paperwork needed for a vacation that also explains the higher fee. It also encourages homeowners to heavily consider the need for vacations. Donna Wonsower clarified the abbreviation AB stands for As Built.
- Joey asked why the reinspection fee is for after 2 inspections. Alan explained there will be an initial inspection, and then a second inspection to confirm punch list items have been completed. If the punch list has not been completed, another inspection is required and will incur a new fee to be paid before the inspection

takes place.

Ben Lewis made a motion to open the public hearing with John Sessoms as 2nd. There were no comments from the public. John Sessoms made a motion to close the public hearing for Title 13 Planning Fee Schedule Amendment with Ben Lewis as 2nd.

- Joey Ingle elaborated on the Small-Scale Development fee, explaining it would be good for minor projects such as parking lot adjustments. These projects would go under the Ratification of Administrative Approvals and would not be discussed by the Planning Commission. Donna Wonsower agreed very small projects would be classified as a Small-Scale Development.
- Tony Davis had concerns about the Floodplain Development Permit and how it would impact homeowners and developers. He wanted to be sure permits weren't being charged for twice. Staff members explained when new developments are being developed, the \$250 fee would cover the lots and then future homeowners would not have to pay those fees. The individual lot fees are for lots outside of residential areas that previously did not get permitted or if the homeowner wants a letter of map amendment that amends the property to be out of the Floodplain according to FEMA. Alan explained a large number of hours go into Floodplain permitting and working with FEMA and calls for an increased fee. Dianne explained the \$25 individual lot fee is for single lots outside of subdivisions or developments. Alan noted because Lorene Burns was not present, staff could be slightly off in the explanation of Floodplain permits and how the fees apply, but there is still significant work that goes into Floodplain permitting. Other cities require the engineers or homeowners to handle FEMA while the City of Centerton is more hands on to lessen the burden on homeowners.

Ben Lewis made a motion to approve the Title 13 Planning Fee Schedule Amendment with Jerry Harris as second. There were no opposed.

7. OTHER BUSINESS- NONE

8. ANNOUNCEMENTS

- A.) Next Council Meeting: 08/09/2022 @ 6:00 PM
- B.) Next PC Meeting: 08/16/2022 @ 6:00 PM
- C.) Next Tech Review Meeting: 08/25/2022 @ 2:00 PM (Zoom)

9. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 6:55 pm, with a Second from Joey Ingle. All Commission members voted in favor the meeting was adjourned.



Jeff Seyfarth - Planning Chair
Centerton Planning Commission

Minutes Prepared By: Kayla Craft

Joey
Ingle