



CENTERTON PLANNING COMMISSION
October 20, 2020 @ 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 – 10/06/2020
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A. **{Public Hearing} REZ20-17 Bacoccini/Taylor** – Edgewood & Bush Rd. (A1 to R3 SF)
 - B. **{Public Hearing} REZ20-18 Herbert-Lockwood** – 7457 Vaughn Rd. (A1 to R3 SF)
 - C. **{Public Hearing} REZ20-20 Three Pistols** – 1150 W. Centerton Blvd (A1 & C2 to R3 SF, R3 MF & C2)
 - D. **SUB19-11 Morningside Estates PH 3 Final Plat** – Keller Rd (R3 SF / 64 SF Lots / 14.7 Ac)
 - E. **SUB20-13 Maple Estates PH1A Replat Lots 1 & 2 Creating Lots 120-127** – Gamble & Silver Maple Rd (R2/8 SF Lots/2.05 Ac)
 - F. **DEV20-04 Affordable Storage Phase 2** – 1601 W Centerton Blvd (C1/1.72 Ac)
- 6. OTHER BUSINESS**
 - A. **Amendments to Stormwater Management Drainage Manual** (PH Held 10/06/2020)
- 7. ANNOUNCEMENTS**
 - A. **Comprehensive Plan Public Hearing with City Council on October 27, 2020 at 6:00 pm**
 - B. **Next PC Meeting: 11/03/2020 @ 6:00 PM**
 - C. **Next Council Meeting: 11/10/2020 @ 6:00 PM**
- 8. 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.



**CENTERTON
PLANNING COMMISSION
MINUTES OF MEETING
OCTOBER 20, 2020**

(1) CALL TO ORDER - The Zoom Virtual Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 6:00 p.m. He introduced the Staff and explained the process for access and participation for this virtual meeting.

(2) ROLL CALL –

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, Amber Beale, Jerry Harris, Tiffany Morris, Craig Langford, John Sessoms and Ben Lewis. Others in attendance for the City were Mayor Bill Edwards, City Clerk/Recorder Todd Wright, City Attorney Brian Rabal, Planning Director Lorene Burns, Senior Planner Nicole Gibbs, City Planner Dianne Morrison Lloyd, City Planner Donna Wonsower, Fire Marshal Paul Higginbotham and Director of Public Works Rick Hudson.

(3) Approval of the 10/6/2020 Planning Meeting Minutes -

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 10/6/2020 and asked the Commissioners if they had any questions or concerns. There were none.

Jerry Harris made a motion to Approve the October 6, 2020 Planning Commission Meeting Minutes, with a 2nd from Tiffany Morris. All Commission Members voted in favor and the motion carried.

(4) OLD BUSINESS – None

(5) NEW BUSINESS -

A. {PUBLIC HEARING} REZ20-17: Bacoccini/Taylor – Edgewood Road & Bush Road (A-1 to R-3 SF) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Jerry Harris recused himself from this item, due to his ownership of adjacent property.

Jason Ingalls, of Expedient Engineering, addressed the Commission, stating that this is the same concept as Brookside Estates, with the same size lots.

Senior Planner Nicole Gibbs addressed the Commission, detailing the location of the property. She said the owner's immediate intention is to sell the property, after rezoning, to develop a high-density residential subdivision. She said this request is for PC recommendation to City Council, for their consideration on 11/10/2020. She listed the requirements for R-3 SF in this area and detailed the surrounding zoning and developments, as well as intentions for the future Master Land Use Plan in this area.

Public Comments:

Amanda Koval – 3112 Edgewood Road – Mrs. Koval expressed concern with privacy, asking if fencing could be required, and asked about future road improvements and setbacks. Chairman Seyfarth and Nicole Gibbs addressed her concerns, giving zoning details and stating that this is just a request to rezone the property. Seyfarth recommended that Koval reach out to the developer for other details.

Paul Helams – 3020 Edgewood Road – Mr. Helams asked if his livestock would be affected, as well as any change in school districting and future Public Services. Chairman Seyfarth addressed his concerns.

Jozsef Csige (wife) – 2950 Edgewood Road – Mrs. Csige asked about access onto Bush Road and Edgewood Road. Jason Ingalls stated that there would need to be access points from both Bush Road and Edgewood Road. He said there would also likely need to be improvements to Edgewood Road, as it is currently gravel.

Jennifer Cecil – 3100 Edgewood Road – Mrs. Cecil asked about implications to roads and public services. Chairman Seyfarth addressed her concerns.

Amber Beale made a motion to Close the Public Hearing, with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth asked the Commissions to consider the five (5) rezone criteria items:

- 1) **Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- YES.** PC was in agreement that the request is considered consistent with surrounding use.
- 2) **Is the proposed rezoning compatible with the surrounding area and zones- YES.** PC was in agreement that the request is compatible with the surrounding area.
- 3) **Would all of the allowed uses in the new zone be compatible in this location- YES.** PC was in agreement that the request is compatible.
- 4) **Would the Rezoning provide a benefit to one land owner not shared by the whole neighborhood- NO.** Commission was in agreement the there is not a non-shared benefit for this request.
- 5) **If the public is opposed, why- NO.** There were Public Comments, but no facts brought before the Commission.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were done.

Amber Beale made a motion to recommend Approval to the City Council for REZ20-17: Bacoccini/Taylor – Edgewood Road & Bush Road (A-1 to R-3 SF), with a 2nd from John Sessoms. There was a Roll Call. All Commission Members voted in favor and the motion carried.

B. {PUBLIC HEARING} REZ20-18: Herbert-Lockwood – 7457 Vaughn Road (A-1 to R-3 SF) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Tiffany Morris made a motion to Open the Public Hearing, with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

Dan Ferguson, with Sunrise Developers, addressed the Commission, stating that this request is for R-3 zoning for this property, He said they have no plans for the property at this time.

Senior Planner Nicole Gibbs addressed the Commission, detailing the location and scope of the property, pointing out that the City of Bentonville is adjacent to the north, east and south of this property and the City of Highfill is somewhat adjacent to the south and west. She detailed the adjacent zoning and development. She said the

immediate intent of the property owner is to sell and develop this property as a high-density residential subdivision. She said this request is for recommendation from PC to the City Council, for their consideration at the 11/10/2020 meeting. She listed the R-3 SF requirements. She stated that Tycoon Road has a planned extension that aligns with the west property line of this area. She gave a detailed description of surrounding zoning and Land Use, as well as a history of planning in this area of the city.

Chairman Jeff Seyfarth opened the meeting to Public Comments. There were no Public Comments

Tiffany Morris made a motion to Close the Public Hearing, with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth asked the Commissions to consider the five (5) rezone criteria items:

- 1) **Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- YES.** PC was in agreement that the request is considered consistent with surrounding use.
- 2) **Is the proposed rezoning compatible with the surrounding area and zones- YES.** PC was in agreement that the request is compatible with the surrounding area.
- 3) **Would all of the allowed uses in the new zone be compatible in this location- YES.** PC was in agreement that the request is compatible.
- 4) **Would the Rezoning provide a benefit to one land owner not shared by the whole neighborhood- NO.** Commission was in agreement the there is not a non-shared benefit for this request.
- 5) **If the public is opposed, why- NO.** There were no Public Comments.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were done.

Joey Ingle made a motion to recommend Approval to the City Council for REZ20-18: Herbert-Lockwood – 7457 Vaughn Road (A-1 to R-3 SF), with a 2nd from Tiffany Morris. There was a Roll Call. All Commission Members voted in favor and the motion carried.

C. {PUBLIC HEARING} REZ20-20: Three Pistols – 1150 W. Centerton Blvd (A-1 to R-3 SF, C-2 to R-3 MF, A-1 to C-2) -

Chairman Jeff Seyfarth stated that this request has been removed from tonight's Agenda, due to notification issues.

D. SUB19-11: Morningside Estates Phase 3 Final Plat – Keller Road (R-3 SF / 64 SF Lots / 14.7 Acres) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Jesse Fulcher was present to answer any questions for the applicant.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this is the Final Plat for Phase 3 of the Morningside Estates Subdivision. She said there are no adjacent street improvements in this phase. She said the new Covenants were provided in June of this year. She said there are no Performance Bonds required and the Final Site Inspection and Final Plat was approved by Staff on 10/09/2020, and the Record Drawing and Drainage Report were approved today. She said there are no outstanding comments. She listed the Warranty Bonds as follows:

Warranty Bonds:

- **Streets (100% for 2 years): \$287,932.10**
- **Water/Sewer (50% for 1 year): \$536,830.00 (50%: \$268,415.00)**
- **Drainage (100% for 2 years): \$543,512.00**

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were none.

Joey Ingle made a motion to Approve SUB19-11: Morningside Estates Phase 3 Final Plat – Keller Road (R-3 SF / 64 SF Lots / 14.7 Acres), with a 2nd from Craig Langford. All Commission Members voted in favor and the motion carried.

E. SUB20-13: Maple Estates Phase 1A Replat Lots 1 & 2 – Gamble Road & Silver Maple Road (R-2 / 8 SF Lots / 2.05 Acres) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Kelsey Kreher, representing the Applicant, was present to answer any questions.

Senior Planner Nicole Gibbs addressed the Commission, stating that a Variance Request for a lot width reduction for this property was considered and approved earlier this evening by the BZA. She said this item is a replat of Lots 1 & 2, creating eight (8) SF Lots (120-127), which are currently, zoned R-2 SF. She said there is a pending

Vacation Request which should come before PC in November. She said there will be required improvements to curb and gutter and sidewalks on Gamble Road. She said the PC consideration tonight is for the Preliminary Plat & Plans, as well as the Adjacent Street Improvement Agreement. She said most of the Staff Comments have been resolved, but there is still some question about the relocation of the Subdivision sign. She said ROW has already been dedicated for Gamble Road, and Water & Sewer service connections just need to be made to the new lots. She said the Vacation Request will be for 7' of the 25' Utility and Drainage Easement along the west property line. She said 18' of Easement will remain, allowing Lots 123 and 124 to have more buildable space. She said the Drainage Analysis has been approved and there are no outstanding comments from the City Engineer. She said the applicant had installed a Monument Sign and landscaping adjacent to an existing lot and is proposing to vacate that easement and move the sign to the front of the property. Kelsey Kreher said she would follow up with the developer and property owners about replacing the privacy fencing where the sign was located. She said utilities will be located for the new sign location, and the site triangle has been performed.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were none.

Joey Ingle made a motion to Approve SUB20-13: Maple Estates Phase 1A Replat Lots 1 & 2 – Gamble Road & Silver Maple Road (R-2 / 8 SF Lots / 2.05 Acres), Preliminary Plat & Plans and the Adjacent Street Improvement Agreement, with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

F. DEV20-04: Affordable Storage Phase 2 – 1601 W. Centerton Blvd (C-1 / 1.72 Acres) -

Chairman Jeff Seyfarth introduced the item to the Commission.

City Planner Donna Wonsower addressed the Commission, stating that this is a continuation of Phase 1, with Phase 2 being the construction of three (3) buildings. She said they received a C of O for Phase 1 on 8/22/18, and have to come back to PC tonight, because construction of Phase 2 was not started prior to 8/22/19. She said the lot is zoned C-1 and C-2 and they did receive a Conditional Use approval for Mini-Storage Use in the C-1 zone on 4/28/15. She said the property is on Centerton Blvd. and most of the buildings already exist, with 3 new buildings being proposed with this phase. She said the utilities were already constructed with Phase 1, and they will be extending electricity to Building K. She said remaining staff Comments are relatively minor, and that there are some screening plants being proposed for this phase. She briefly detailed the Grading Plan and said the pads for the proposed buildings already exist, so there is very little site-work to be done.

William Geren, the Applicant, addressed the Commission, briefly detailing the Phase 2 construction, stating that this will complete the project.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were none.

Jerry Harris made a motion to Approve DEV20-04: Affordable Storage Phase 2 – 1601 W. Centerton Blvd (C-1 / 1.72 Acres), with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

(6) OTHER BUSINESS-

A. Stormwater Code Amendments – Moved to a future meeting.

(7) ANNOUNCEMENTS-

- **10/27/2020 – Comp Plan Public Hearing with City Council 6:00 PM**
- **11/03/2020 - Planning Commission Meeting @ 6:00 PM**
- **11/10/2020 – City Council Meeting @ 6:00 PM**
- **11/17/2020 - Planning Commission Meeting @ 6:00 PM**

(8) ADJOURN-

John Sessoms made a motion to adjourn the meeting at 8:30 pm, with a 2nd from Amber Beale. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centerton Planning Commission**

Minutes prepared by:
Todd Wright