



CENTERTON PLANNING COMMISSION
SEPTEMBER 3, 2024 @ 6:00 PM
AGENDA

ORD

Public comment period after the introduction of each agenda item

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES –**
 - A. Planning Minutes – 08/20/2024
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **HOP24-26 AMERICA'S POWERWASH PROS – Office/ Administrative –** 1050 Monarch Rd.; Barrington Place Subdivision (Zoned R3-SF) *Applicant: Jeff Dombrowski (Planner: SHartman)*
 - B. **TS24-09 MCDANIELS-** 13975 Shady Acres (County/ Parent Tract: 14.59/ Tract 1: 5.15/ Tract 2: 9.44) *Owner: Michael McDaniel; Surveyor: Michael Millian, Chuck Bell (Planner: KKnight)*
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - ORD A. **{PUBLIC HEARING} REZ24-06 ERICKSON - Rezone from A-1 to C-2 –** 1218 W. Centerton Blvd (2.558 Ac) *Owner: Duane & Loretta Erickson; Applicant/ Engr: Blew & Associates, Nikki Littrell (Planner: TCulpepper-Miller)*
 - ORD B. **{PUBLIC HEARING} REZ24-07 SEBA HOLDINGS - Rezone from R3-SF to C-3 –** SE of Seba and Gamble Rd. (18.01 Ac) *Engr/ Rep: Crafton Tull, Taylor Lindley; Owner: Seba Holdings, Nick Jewett (Planner: DMorrisonLloyd)*
 - C. **PUD21-04 TERRA ROSE COMMERCIAL – Request for a 1 Year Extension –** 148 Seba Rd. (Zoned C-3 / 19.5 Ac) *Applicant/ Developer: Terra Rose Properties, Josh Isabell Engr: Bates & Associates, LLC, Geoffrey Bates; (Planner: KKnight)*
 - D. **DEV23-07 CASA CASTILLO – Request for Extension of Preliminary Approval for 1 Year –** 148 Seba Rd. (Zoned C-3 w/ PUD / 19.5 Ac) *Engr/Rep: Bates & Associates, LLC, Geoffrey Bates; Owner/Developer: Terra Rose Properties, Josh Isabell (Planner: KKnight)*
7. **OTHER BUSINESS**
8. **ANNOUNCEMENTS**
 - A. **Next Council Meeting: 09/10/2024 @ 6:00 PM**
 - B. **Next PC Meeting: 09/17/2024 @ 6:00 PM**
 - C. **Next Tech Review Meeting: 9/19/2024 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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
SEPTEMBER 3, 2024**

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, Ben Lewis, John Sessoms, Devin Murphy, Craig Langford, Joey Ingle, Jerry Harris, and Brandon Swoboda. Others in attendance for the city were: Planner Dianne Morrison Lloyd, Planner Kayla Knight, Planner Tara Culpepper- Miller, Director of Planning Lorene Burns, City Engineer Alan Craighead, City Attorney Brian Rabal, Deputy Chief Paul Higginbotham, Mayor Bill Edwards, and Planning Assistant/ Recorder Samantha Hartman.

3. APPROVAL OF MINUTES

Commission Chair Jeff Seyfarth introduced the minutes of the Planning Commission meeting from August 20, 2024, and asked Commissions if anyone had questions or concerns.

Ben Lewis made a motion to approve the minutes from the August 20, 2024, Planning Commission Meeting, with a second from Craig Langford. No members were opposed, and the motion was carried.

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

- A. **HOP24-26 AMERICA'S POWERWASH PROS – Office/ Administrative – 1050 Monarch Rd.; Barrington Place Subdivision (Zoned R3-SF) Applicant: Jeff Dombrowski (Planner: SHartman)**
- B. **TS24-09 MCDANIELS- 13975 Shady Acres (County/ Parent Tract: 14.59/ Tract 1: 5.15/ Tract 2: 9.44) Owner: Michael McDaniel; Surveyor: Michael Million, Chuck Bell (Planner: KKnight)**

John Sessoms abstains from voting.

Tony Davis made a motion to approve the RATIFICATION OF ADMINISTRATIVE APPROVALS from the August 20, 2024, Planning Commission Meeting, with a second from Craig Langford. No members were opposed, and the motion was carried.

5. NEW BUSINESS

A. {PUBLIC HEARING} REZ24-06 ERICKSON - Rezone from A-1 to C-2 – 1218 W. Centerton Blvd (2.558 Ac) *Owner: Duane & Loretta Erickson; Applicant/ Engr: Blew & Associates, Nikki Littrell (Planner: TCulpepper-Miller)*

- Nikki Littrell of Blew & Associates was present over Zoom.
 - The owners have plans to sell once rezoned.
 - Proposed for a retail store.
- Planner, Tara Culpepper- Miller gave the staff update.
 - This parcel is located along W Centerton Blvd, east of the proposed new Harps location to the north of Domino’s Pizza and USPS. To the northeast is the Woodcrest Walk Subdivision, and to the northwest is the Timber Ridge Subdivision PH 2.
 - This parcel is approximately 0.10 miles east from the proposed roundabout and median that is proposed at the intersection of W Centerton Blvd and Hwy 279 S.
 - Access to the property is off of W Centerton Blvd.
 - The parcel has an existing house on the property, and several accessory buildings to be removed with development of the property.
 - Proposed Rezone:
 - The Highway Commercial District is intended for those businesses which cater to highway traffic, such as service stations, drive-in restaurants, motels, supermarkets, and similar businesses. Loading and unloading facilities shall be provided so as not to block any public way.
 - Setback Requirements
 - ◆ Front: Fifty (50) feet
 - ◆ Side: Ten (10) feet
 - ◆ Street Side: Ten (10) feet
 - ◆ Rear: Twenty-five (25) feet
 - This parcel is adjacent to W Centerton Blvd which is designated as a major arterial with a ROW of 100-ft per the master street plan. Major arterials are busy roadways that serve as the main spine within the community and connect to adjacent communities, key destinations, and the overall region. 40-ft of ROW currently exists along the frontage of this parcel.
 - Centerton water and sewer are available along both sides of W Centerton Blvd.
 - Per the land use plan, this area is designated for Highway Commercial, “this district is meant to cater to the retail needs of highway users with uses such as service stations, drive-in restaurants, motels, and supermarkets. The district is primarily located along East Centerton Boulevard.”
 - Based on the goals of the comprehensive plan, the request to rezone to C-2 **is consistent**, as it provides infill development for commercial uses along our main corridor.

- ◆ Based on the goals of the comprehensive plan, the request to rezone to C-2 **is consistent**, as it provides infill development for commercial uses along our main corridor.
- To the east is Woodcrest Walk Subdivision which is zoned R3-SF with a density of 3.99 u/a; R3-MF – density of 7.43 units per acre; and C-2). To the west is the proposed Harps development, Zoned C-2. To the south is Domino’s Pizza and USPS, Zoned C-2, and to the northeast is Timber Ridge Subdivision, Zoned R3-SF with a density of 2.48 units per acre.
 - ◆ Based on the current surrounding development in this area, the rezone request for C-2 is consistent with the surrounding uses and zonings.
- For Planning Commission’s consideration, the proposed rezone is consistent/is not consistent with the following Implementation items in the Centerton Comprehensive Plan:
 - ◆ Item 3: Limit the extension of infrastructure to only those incorporated areas designated for development in the Land Use Plan. (CONSISTENT)
 - ◆ Item 19: Focus short-term investment on infill in order to avoid significant investment in capital improvements in greenfield areas. (CONSISTENT)
 - ◆ Item 40: Allow nearby commercial centers for goods and services that meet the needs of the senior community to support aging in place. (CONSISTENT)
 - ◆ Item 62: Ensure the Central Corridor character area includes typical commercial uses found along an auto-oriented corridor. Encourage Medium/High Density residential and commercial uses as part of infill development to add density to the Central Corridor along with smaller-scale business park uses. (CONSISTENT)
 - ◆ Item 77: Encourage infrastructure investment that improves access to existing and planned commercial areas, including interchanges, roadways, bike trails, and pedestrian linkages. (CONSISTENT)

The commissioners had no questions and Jeff Seyfarth entertained a motion. Craig Langford made a motion to open the public hearing with a second from Joey Ingle. No members were opposed, and the public hearing was opened.

- There were no public comments, and the city staff did not receive any e-mails opposed to the rezone.

There were no public comments and Jeff Seyfarth entertained a motion. Joey Ingle made a motion to close the public hearing with a second from Tony Davis. No members were opposed, and the public hearing was closed.

- **The Planning Commission is asked to consider the following of the request to rezone from A-1 to C-2:**

- ❖ **Is the rezoning consistent with the adopted Comprehensive Plan (including the adopted Land Use Plan)? If not, why?**
 - Yes
- ❖ **Is the proposed rezoning compatible with the surrounding area and zones?**
 - Yes, there are many different zonings including commercial surrounding the proposed rezone property.
- ❖ **Would all the permitted uses in the new zone be compatible in this location and surrounding areas?**
 - Based on being located on Highway 102, this would be compatible.
- ❖ **Would the rezoning provide a benefit to this landowner, but not be considered for other similar properties in this area?**
 - No, we would do this for all of the landowners.
- ❖ **If the public is opposed, why? Are the objections based upon factual information relating directly to this request or opinion based? Does any factual information presented apply to this rezoning situation?**
 - There are no public objections.

With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms made a motion to Approve REZ24-06 ERICKSON- Rezone from A-1 to C-2 with a 2nd from Joey Ingle. All members present voted Aye without negative, and Motion was carried.

B. {PUBLIC HEARING} REZ24-07 SEBA HOLDINGS - Rezone from R3-SF to C-3 – SE of Seba and Gamble Rd. (3.95 Ac) Engr/ Rep: Crafton Tull, Taylor Lindley; Owner: Seba Holdings, Nick Jewett (Planner: DMorrisonLloyd)

- Taylor Lindley of Crafton Tull was Present.
 - o The owners would like to rezone the northwest corner of the parcel to C-3.
 - o It has a high-capacity node with an arterial and connector.
 - o Nothing is set in stone, but the owner is speaking to a possible daycare provider for the location.
- Director of Planning, Lorene Burns said there is a 2- story/ 5 Ac parcel on Gamble that is rezoned to C-3.
 - o It is not being used as a C-3 business at this time.
- Planner, Dianne Morrison Lloyd gave the staff update.
 - o The applicant is requesting to rezone 3.95 Ac of the 18.01 Ac parcel located at the SE corner of Seba and Gamble Rd.
 - o The parcel is adjacent to R3-SF (North Forty Ph II), R3-MF (ARC at Gamble), and R3-D (Valley Oaks) to the west; A-1 (Church of Latter-Day Saints) to the northwest; and R3-SF (Char-Lou Estates) to the north; R3-SF (Black Springs) to the east; and undeveloped R3-SF to the south. Bentonville West High School is located 0.10 miles to the northwest on Gamble Rd.
 - o The parcel is currently a vacant field.
 - o The applicant has submitted preliminary plat and plans for a single-family

- subdivision for the remainder of the parcel.
- o Requesting Zoning - This zone is primarily for convenience shopping and services, such as grocery stores, barber and beauty shops, laundromats, drugstores, taverns, professional offices, and similar uses. They provide convenient shopping for the surrounding area.
 - ◆ Front Setback: 25'
 - ◆ Side: 10'
 - ◆ Street Side: 10'
 - ◆ Rear: 25'
 - o The parcel has frontage to both Seba Rd (MSP Major Arterial 100' ROW) and Gamble Rd (MSP Major Collector 80' ROW). Major collectors provide access to arterial roads, neighborhoods, parks, schools, and small commercial areas. They balance land access with mobility and direct traffic to the transportation grid. Major Arterials are busy roadways that serve as the main spine within the community and connect to adjacent communities, key destinations, and the overall region.
 - o Centerton water is available along the south side of Gamble Rd and the east side of Seba Rd. Sanitary sewer is available on the north side of Seba Rd. Electric transmission lines run E/W across the parcel to the south of the area requesting to be rezoned.
 - o On the Land Use Plan, this area is designated for Low/Medium Density Residential. Per the Land Use Plan, "consists primarily of detached residential homes with areas of attached single-family residential. These areas have an overall density of approximately 3-7 units per acre, though lot size and overall density may vary from one part of the community to another. Low/medium density residential neighborhoods should remain the predominant form of residential development in Centerton."
 - ◆ Based on the Land Use Plan, the request for C-3 is not consistent; however, neighborhood commercial is encouraged at key intersections.
 - ◆ This parcel is located in Node 3 of the Residential Growth Accommodations Plan which "shall include low/medium density residential infill to accommodate both attached and detached housing units. This will help maintain the desired character of the existing single-family neighborhoods while providing slightly higher density."
 - ◆ This parcel is located approximately 0.10 miles west from Node 4 on the Economic Development Map which is intended to "...serve the entire northern half of the city rather than just adjacent residences...".
 - ◆ Based on the goals of the Growth Accommodation Plan the request to rezone to C-3 is not consistent; however, due to the close proximity of Bentonville West High School and the commercial area located to the east at Seba and Main St, this intersection could be considered a reasonable location for neighborhood supporting commercial.
 - o There are two individual lots zoned C-3 Commercial, one of which is on the east side of Gamble across from the high school, and the other is north across from Gamble Elementary. The applicant has a concurrent submittal for a single-family

home subdivision for the remainder of the parcel. A neighborhood commercial node is located to the east at Seba Rd and Main St.

- ◆ Based on the density, proximity to the high school, and being located at a signalized intersection with high traffic, the rezone request could be compatible with the surrounding uses.
- For Planning Commission's consideration, the proposed rezone is consistent/is not consistent with the following Implementation items in the Centerton Comprehensive Plan:
 - ◆ Item 6: Consider neighborhood-scale, local-serving commercial development at key intersections adjacent to low/medium density residential neighborhoods to help improve direct access to goods and services. Ensure low/medium density residential neighborhoods remain the predominant development in Centerton. (CONSISTENT)
 - ◆ Item 19: Focus short-term investment on infill to avoid significant investment in capital improvements in greenfield areas. (CONSISTENT)
 - ◆ Item 40: Allow nearby commercial centers for goods and services that meet the needs of the senior community to support aging in place. (CONSISTENT)

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 Joey Ingle. No members were opposed, and the public hearing was opened.

- Jack Hill – 631 Mustang Ct.
 - Traffic
 - Lots of issues leaving during school
 - The commercial would not be for neighbors because the area is not walkable.
 - Noise
 - Trash
- John Lee – 1031 Walker
 - Heard about the Rezone request 6 years ago and it failed.
 - The area is not walkable.
 - Kids walking
 - The parcel is the most elevated corner and concerned with the lights at night.
 - He would prefer more houses as over commercial.
- Angie Lee – 1031 Walker
 - The traffic is already bad.
- Ben Yaeger – 641 Mustang Ct.
 - The commercial zoning is for Main Street.
 - Traffic
 - There is a lack of sidewalks.
- Robert Calvert – 711 Mustang Ct.
 - It is a residential area.
- More noise will come with business. The city staff received two (2) e-mails from John Lee and Brian Leach, both are concerned with the same notes as above.

The commissioners had no questions and Jeff Seyfarth entertained a motion. Joey Ingle made a motion to close the public hearing with a second from John Sessoms. No members were opposed, and the public hearing was closed.

- Tony Davis mentioned the current zoning of R3-SF is 6 units/ acre and there will still be traffic, and a traffic study could be requested.
- The developer mentioned that a daycare was the potential commercial use. Joey Ingle asked if a Conditional Use was needed for a daycare in R3.
 - o Dianne Morrison Lloyd said with 8 or less children.
- Jeff Seyfarth stated that light pollution is now allowed.
- Jeff Seyfarth also stated that sidewalks come with development.
- City Engineer, Alan Craighead spoke about the Safe Routes Grant that the City of Centerton received.
 - o Sidewalk on the west side of Gamble and is currently being reviewed by ARDOT.
- **The Planning Commission is asked to consider the following of the request to rezone from R3-SF to C-3:**
 - ❖ **Is the rezoning consistent with the adopted Comprehensive Plan (including the adopted Land Use Plan)? If not, why?**
 - Jeff Seyfarth said, "No, it is not consistent with the Comprehensive Plan, although neighborhood commercial has been put in with residential.
 - Tony Davis added that it could be consistent with the nodes.
 - Ben Lewis said to keep things walkable based on language and comprehensive plan.
 - ❖ **Is the proposed rezoning compatible with the surrounding area and zones?**
 - After a Planning Commission vote, 3- No and 6- Yes
 - ❖ **Would all the permitted uses in the new zone be compatible in this location and surrounding areas?**
 - After a Planning Commission vote, 5-No and 4-Yes
- 2. **Would the rezoning provide a benefit to this landowner, but not be considered for other similar properties in this area?**
 - No, we would do this for all of the landowners.
- 3. **If the public is opposed, why? Are the objections based upon factual information relating directly to this request or opinion based? Does any factual information presented apply to this rezoning situation?**
 - Light pollution
 - Traffic

With no questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis made a motion to Approve REZ24-07 SEBA HOLDINGS - Rezone from R3-SF to C-3 – SE of Seba and Gamble Rd. with a 2nd from Ben Lewis. 5- No, 4-yes. Motion fails.

C. PUD21-04 TERRA ROSE COMMERCIAL – Request for a 1 Year Extension – 148 Seba Rd. (Zoned C-3 / 19.5 Ac) Applicant/ Developer: Terra Rose Properties, Josh Isabell Engr: Bates & Associates, LLC, Geoffrey Bates; (Planner: KKnight)

- Jackson Bird from ONECON, LLC was present.
- Planner, Kayla Knight gave the staff update.
 - PUD21-04 Terra Rose Commercial originally received approval on 03/15/2021.
 - Development plans for DEV21-14 Casa Castillo Daycare were approved on 03/15/22.
 - On 06/06/2022, the project engineer informed staff that the project was no longer active, and approval of the LSD plans officially expired on 03/15/2023.
 - A 1-yr extension for the PUD was approved on 06/06/2023 PC which would expire on 06/06/2024 or when the large-scale development plan approval expires.
 - A new set of LSD plans were approved by the Planning Commission on 08/15/2023, and the adjacent street agreement was approved on 09/05/2023.
 - The owners, Terra Rose Properties, have submitted a request for a 1-yr extension of the approval for the PUD and LSD. They stated they did not start construction due to economic difficulties encountered due to the COVID-19 pandemic.
 - Due to the updates to the PUD code section in Title 14, staff are recommending an amendment to this PUD to meet the current code. See additional staff notes and recommended changes in red.
 - The proposal consists of one parcel (06-00047-350) with an aggregate area of 19.59 Ac.
 - The parcel is currently zoned Neighborhood Commercial (C-3). Uses shall be limited to those described in the PUD narrative / plan, and those allowed in the underlying C-3 Neighborhood Commercial Zoning District. If a use is not expressly noted in the PUD and requires a conditional use permit per the schedule of uses for the C-3 zoning district, a separate conditional use permit application shall be required. The following uses were previous approved with the PUD with specific conditions set:
 - Uses 98-130, mixed retail is Conditional/Permitted by Right. Depending on specific uses, retail may be allowed either by right or require additional permits. Some uses are not allowed in neighborhood commercial zoning district.
 - Use 92, general or professional offices are Permitted by right.
 - Use 78, Childcare are permitted by right. In addition, an existing commercial daycare (“Casa Castillo”) exists currently on the property and the proposal would create a new, expanded facility.
 - Use 61, indoor recreational facilities are Conditionally Approved
 - Use 124, restaurant. Diner are Conditionally Approved
 - Use 150, indoor mini-storage is Conditionally Approved by PUD; however, this use is not allowed in C-3. The proposal outlines an entirely enclosed, climate-controlled building with no outdoor storage of vehicles.

The façade of the building was proposed to be the same façade as the fitness facility.

- Use 113, gas stations are Conditionally Approved
 - ◆ The only specific condition that was set for this use was that this development cannot have its own dedicated entrances and must use the shared entrances for the entire development.
 - ◆ Staff recommend requiring this use to obtain a separate conditional use permit at the time of development so that specific conditions can be set.
- Previously approved Building setbacks shall follow minimum setbacks for C-3 Zoning.
 - ◆ Front Setback—25'; Side & Street Side Setbacks—10'; Rear Setback: 25'
- The PUD concept shows approximately 2.79 acres which is 15.74% of the development to be preserved as a conservation area encompassing a portion of the retention pond, internal sidewalks, open areas, and a durable surface trail around the north and west property lines.
 - ◆ The updated PUD code requires a minimum of 25% open space to be dedicated. Staff recommends this PUD be amended to require 25% open space.
- Previously approved was no less than 15% of the development shall be preserved as common usable open space with a permanent open space easement guaranteeing the area remain perpetually for recreational use, with ownership and maintenance being the responsibility of Terra Rose Properties, LLC, or other corporate ownership. No barrier shall be placed to prevent access to common open space.
 - ◆ Staff recommends no less than 25% of the development shall be preserved as common usable open space with a permanent open space easement guaranteeing the area remain perpetually for recreational use, with ownership and maintenance being the responsibility of Terra Rose Properties, LLC, or other corporate ownership. No barrier shall be placed to prevent access to common open space.
- Previously approved landscape plan states to Preserve to the greatest extent possible any significant trees.
 - ◆ A landscaping & tree preservation plan shall be provided with large-scale development plan submittal. Include a tree inventory of those trees proposed to be removed in the PUD area, with information on size, species (if known), and general health.
- A previously approved plan, trees shall be planted within landscaping islands, can be grouped, and will be planted every 12 parking spaces.
- Previously approved plan, Street trees shall be installed adjacent to Seba Rd, N Main St at a spacing of 1 tree per 20 LF and installed along internal private streets per the recommendations of the typical street section for species, spacing, and locations.

- Due to the layout of the parking spaces in the commercial park and the nature of different peak hours of the different uses, the applicant has requested shared parking among the different facilities, for a total of 665 parking spaces.
- Previously approved, parking may be shared between commercial uses within the Terra Rose Commercial Park. Due to the phasing of the properties, parking rates and locations shall be determined by staff and approved by the Planning Commission at each large-scale development application.
- There is an existing overhead power line running N/S the length of the property.
 - ◆ City staff recommends all proposed and existing overhead power lines within the site must be located underground with site development.
- N Main Street is a minor arterial and Seba Rd is a major arterial
- Street and sidewalks improvements shall be determined at the time of large-scale development. All streets/drives within the commercial development are intended to remain private, with ownership and maintenance of streets, lighting and all common areas being the responsibility of the property.
 - ◆ Previously approved, 45-ft of ROW from the section line was dedicated on N Main St and 50-ft of ROW from the section line was dedicated on Seba Rd per document L202237950 on 06/06/2022.
 - ◆ Previously approved, street connections shall be restricted to a single entrance from N Main St and Seba Rd. Isabelle Blvd will be a public connection from Spur Dr to N Main St. Spur Dr will be renamed Isabelle Blvd with development.
 - ◆ Previously approved, internal streets shall be private, except for Isabelle Blvd.
 - ◆ 10' trails shall be required adjacent to N Main St and Seba Rd.
 - ◆ Internal sidewalks of a minimum 5-ft width shall be provided for pedestrian connections within the commercial park.
- Jackson Bird said it is a big ask to change open space from 15% to 25% because it will hinder parking spaces.
- Planning Chair, Jeff Seyfarth says that the indoor mini storage is still okay in the extension.
 - Planning Commission agreed.
 - The Planning Commission agrees that it should be a separate Conditional Use for the gas station when they are ready to build it.
- Jeff Seyfarth told Jackson Bird to come back with what they can do with the updated PUD requirements.
- Jackson Bird asked if we start tomorrow, can the approved plans be kept as is.

- City Staff and Planning Commission said as long as it starts before Monday, yes.

With no questions from the commissioners, Jeff Seyfarth entertained a motion. Craig Langford made a motion to Table PUD21-04 TERRA ROSE COMMERCIAL – Request for a 1 Year Extension with a 2nd from John Sessoms. All members present voted Aye without negative, and Motion was carried.

B. DEV23-07 CASA CASTILLO – Request for Extension of Preliminary Approval for 1 Year – 148 Seba Rd. (Zoned C-3 w/ PUD / 19.5 Ac) Engr/Rep: Bates & Associates, LLC, Geoffrey Bates; Owner/Developer: Terra Rose Properties, Josh Isabell (Planner: KKnight)

- Jackson Bird from ONECON, LLC was present.
- Planner, Kayla Knight gave the staff update.
 - This property is 19.5 ac, zoned C-3 (Neighborhood Commercial), with PUD21-04 approved in November 2021, then extended for 12 months to 06/06/2024. The PUD encompasses 6 phases, with phase 1 being this proposed daycare.
 - Phase 1 is 2.83 ac and proposes an approximately 13,500 sq ft daycare, 98 parking spaces, a public connection from Chattie Dr to Main St (Isabelle Blvd), a wet detention pond, and a portion of the private drive (Everly Dr) to travel through the development.
 - The daycare is expected to serve 200 children and have approximately 40 employees. Per the owner, parents will park to walk their children into the daycare.
 - The development plans were originally approved on 08/15/2023. The plans have been approved by staff. A pre-construction meeting was held on 11/13/2023 and the project was released for construction; however, construction has not begun on site.
 - The developer is requesting a 1-yr extension of approval due to difficulty securing financing for the project.
 - A planned unit development (PUD21-04) was approved for the entire 19.5 Ac parcel, including this development for a daycare.
 - ◆ Per the PUD, the entire 19.5 ac parcel is required to dedicate 15% open space.
 - ◆ Staff recommended that the PUD be amended to require 25% open space to meet the new PUD code.
 - The existing metal barn on the property will be demolished with phase 1. The existing daycare on the property will be relocated to northwest corner of the property in phase 1, and structure will be demolished during a future phase to allow for future commercial development.
 - An 1,88- sf regional wet detention pond is proposed to be built with Phase 1. The pond has a proposed normal water depth of 5', and the top of pond is 7.4' above the normal water surface level, totaling 12.4' deep from bottom of pond to top of pond. The pond will have 2 aerators and will

serve the entire approximately 20 ac development. An aluminum fence is required around the pond due to depth and proximity to a facility serving children.

- This development provides 98 parking spaces, which will become shared parking the with future phases.
- Adjacent Street Agreement:
 - ◆ Isabelle Blvd. is a public connection from Chattie Dr to Main St. The developer will be dedicating 50' - 60' ROW per separate document. At the intersection of Main St & Isabelle Blvd, there will be two 15' lanes, a 7' median, and 2' curb & gutter on each side, and 5' sidewalks on each side. As the road goes to the west of Everly Dr and connects to Chattie Dr it will taper down to exclude the 7' boulevard.
 - ◆ Everly Drive is a 28' private drive of 24' asphalt and 2' curb and gutter on each side and will connect the daycare to Isabelle Dr. 5' sidewalks are variably located up to 30' away from the BOC on the west side of the road to ensure continuing sidewalks.
 - ◆ Main St is a Minor Arterial with 90' of ROW per the MSP. The required 45' of public ROW was dedicated with a ROW/easement dedication (TS22-06). The developer is not proposing improvements to Main St with this phase and requests that requirements be determined with future phases along Main St.
 - ◆ Seba Rd: Seba Rd is designated as a Major Arterial with a ROW of 100' per the Master Street Plan. The required 50' of public ROW was dedicated with a ROW/easement dedication (TS22-06). The developer is not proposing improvements to Seba Rd with this phase and requests that requirements be determined with future phases along Main St.
 - ◆ The Adjacent Street Agreement is still sufficient and has been signed by all parties.

With no questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle made a motion to APPROVE the DEV23-07 CASA CASTILLO – Request for Extension of Preliminary Approval for 1 Year with a 2nd from John Sessoms. All members present voted Aye without negative, and Motion was carried.

8. OTHER

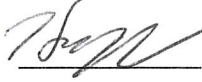
- Amend the Schedule of Uses
 - Change wording of Retail criteria to square footage

9. ANNOUNCEMENTS

- A. Next Council Meeting: 09/10/2024 @ 6:00 PM**
- B. Next PC Meeting: 09/17/2024 @ 6:00 PM**
- C. Next Tech Review Meeting: 9/19/2024 @ 2:00 PM (Zoom)**

1. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 7:39 PM, with a 2nd from Joey Ingle. No commissioners were opposed, and the meeting was adjourned.



Jeff Seyfarth- Planning Chair
Centerton Planning Commission

Minutes Prepared By: Samantha Hartman