



CENTERTON PLANNING COMMISSION
November 17, 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 – 11/03/2020
4. **OLD BUSINESS**
 - A. **{Public Hearing} REZ20-20 Three Pistols** – 1150 W. Centerton Blvd (A1 & C2 to R3 SF, R3 MF & C2)
 - B. **SUB20-04 Prairie Brook Phasing Plan** – Bush and Tycoon (R-3/193 SF Lots/40 Ac)
5. **NEW BUSINESS**
6. **OTHER BUSINESS**
 - A. **Lindsey Property Concept Discussion** – NE corner Fish Hatchery & Vaughn Rd
 - B. **Title 15 Subdivision & Development DRAFT Revisions for Discussion**
7. **ANNOUNCEMENTS**
 - A. **Next PC Meeting: 12/1/2020 @ 6:00 PM**
 - B. **Next Council Meeting: 12/8/2020 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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
NOVEMBER 17, 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 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, Jerry Harris, Amber Beale, Tiffany Morris, John Sessoms and Ben Lewis. Craig Langford was absent. 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, Fire Marshal Paul Higginbotham, Director of Public Works Rick Hudson and City Engineer John Wary. City Planner Donna Wonsower was absent.

(3) Approval of the 11/3/2020 Planning Meeting Minutes -

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 11/03/2020 and asked the Commissioners if they had any questions or concerns. There were none.

Joey Ingle made a motion to Approve the November 3, 2020 Planning Commission Meeting Minutes, with a 2nd from Ben Lewis. All Commission Members voted in favor and the motion carried.

(4) OLD BUSINESS –

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

Chairman Jeff Seyfarth introduced the item to the Commission.

Amber Beale made a motion to Open the Public Hearing for REZ20-20: Three Pistols – 1150 W. Centerton Blvd. (A-1 & C-2 to R-3 SF, R-3 MF & C-2), with a 2nd from Jerry Harris. All Commission Members voted in favor and the motion carried.

Tom Underwood, the owner, addressed the Commission, stating that they are proposing a 35 Acre Tract for the Woodcrest Walk Subdivision, with 99 SF residential lots, 3 Multi-family lots (3-plex's & 4-plex's), and 5 Commercial lots along Centerton Blvd.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this is a Rezone Request for 35.87 Acres at 1110 W. Centerton Blvd., to be developed into a residential subdivision, also with Multi-Family properties and Commercial Lots. She detailed the Overview and Staff findings, with the proposal for R-3 SF, R-3 MF and C-2, with a connection to the north on Spicewood and to the south on Centerton Blvd. She said that HWY 102 is designated as a Major Arterial on the MSP with 100' ROW, and ArDOT plans to widen Hwy 102 to Vaughn Road in the next three (3) years. She listed the surrounding Zoning and Uses, stating that the proposal is considered consistent with the LUP.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

Public Comments:

Bob Harris– 1200 Bradley Drive – Mr. Bradley recommended a Traffic Study for the access onto Centerton Blvd., especially considering the traffic around the Post Office. He also asked if there could be access to the north and to the east, and if there were access requirements. Jeff Seyfarth, Todd Wright, Joey Ingle and Rick Hudson addressed his comments.

Chairman Jeff Seyfarth asked if there were any other public comments. There were none.

Jerry Harris made a motion to Close the Public Hearing for REZ20-20: Three Pistols – 1150 W. Centerton Blvd. (A-1 & C-2 to R-3 SF, R-3 MF & C-2), with a 2nd from John Sessoms. 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.** Jeff Seyfarth said he feels this falls in line with our Adopted Master Land Use Plan. **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 was a Public Comment about traffic, based on opinion, but no opposition.

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

Amber Beale made a motion to recommend Approval to the City Council for REZ20-20: Three Pistols – 1150 W. Centerton Blvd. (A-1 & C-2 to R-3 SF, R-3 MF & C-2), with a 2nd from Jerry Harris. There was a Roll Call. All Commission Members voted in favor and the motion carried.

B. SUB20-04: Prairie Brook Phasing Plan – Bush Road & Tycoon Road (R-3 / 193 SF Lots / 40 Acres) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Jason Ingalls with ECE, addressed the Commission, stating that this is the proposed phasing for a development by Schuber Mitchell Homes. A rough plan was provided. He said a proposal was made by the City, for the developer to do all of the improvements to Bush Road and Tycoon Road with Phase 1. He said they will likely go ahead and do that. He said there will be five (5) phases, starting from Bush Road, working north. He said they will address the Staff Comments this week, and then set up a pre-construction meeting.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that PC has already approved this subdivision, but it is being brought back before them to approve the phasing. She said there will be a temporary Lift Station in Phase 1. She said they will be doing all of the improvements to Bush Road and Tycoon Road with Phase 1. She said the Fire Marshal has asked that a Fire Access Loop be made around the entire development, with Phase 1, so that there will be access throughout the entire construction process. She said the drive does not need to be paved, but does need to be able to handle the 75,000 lb. fire vehicles.

Jason Ingalls said he spoke with Schuber Mitchell, and they did not want to provide the loop around the entire development at this time, as there are going to be two (2) access points with Phase 1 (one onto Bush Road and one onto Tycoon Road). He said that should meet the requirement. He said they may not have understood that it did not need to be paved. He said he understands that if it is a requirement, they will have to do it.

Fire Marshal Paul Higginbotham said he is requiring the entire loop to allow for emergency access throughout the entire development process. He said it does not need to be to "Final-Grade", but it does need to support the 75,000 lb. He said other developers have been on-board with this request, as they are going to have to build this access anyways, and it gives them access to that section as well. He said the current two (2) access points for Phase 1 fit the Distance Requirement for Phase 1 and for Phase 2, but not for Phase 3.

John Goins with Land Development Group, said he works directly with Schuber Mitchell, and proposed keeping a loop one phase north of the phases as they develop, rather than around the entire development, to keep from damaging utilities, etc. Rick Hudson explained to Goins that it would be easier to build the outside loop than to try and cut the access through future detention ponds, etc. Goins agreed.

Joey Ingle asked if the Frank Holzkamper was good with the temporary Lift Station. Rick Hudson said he and Frank have worked through it. He said it will be temporary initially, but then will be converted to a permanent Lift Station.

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 Recommend Approval to City Council for SUB20-04: Prairie Brook Phasing Plan – Bush Road & Tycoon Road (R-3 / 193 SF Lots / 40 Acres), with a 2nd from Tiffany Morris. All Commission Members voted in favor and the motion carried.

(5) NEW BUSINESS - None

(6) OTHER BUSINESS-

A. Lindsey Property Concept Discussion – NE Corner of Fish Hatchery Road and Vaughn Road –

Senior Planner Nicole Gibbs stated that this item is only for discussion tonight.

Hugh Jarratt with Lindsey, addressed the Commission, stating that they had previously brought a concept to the city for this property. He said the public was not really interested in that concept. He presented a new concept with Single-Family to the north and east, with Apartment Development and a golf course to the south, buffered from the existing Single-Family residences. He said they are also still proposing Commercial Lots on the west side of the property. He said this proposal does fit with the future Land Use Plan. He asked for feedback about this new proposal. He said they are probably 2-3 years from any construction, but they try to stay ahead of these things.

Chairman Jeff Seyfarth said he was generally in favor of the concept, including the single-family buffer, golf course and pond. He said he also thought the Commercial Development is important along Hwy 279.

Jerry Harris said he also liked the concept. He asked about the portion of the property to the southeast, which was being claimed by the Fish Hatchery during the initial proposal. Jarratt provided a letter stating that the title to the property belonged to Lindsey. He said that being the case, they are not planning on developing that portion of the property at this point and are segregating it off.

Joey Ingle said this proposal addresses a lot of the previous concern from the residents to the north, regarding the Collector Road.

Rick Hudson also favored this proposal, giving us a connection to Hwy 279 to the west. He recommended a possible round-a-bout before the Commercial Property to the west, to help calm the traffic flow. He said he loved the idea of the golf course.

Mayor Edwards asked if we move forward with this concept, that we consider feedback from the residents to the north of this property, as they had many concerns with the previous concept. He also recommended that PC look at requiring the developer to provide a Traffic Signal at Fish Hatchery and Hwy 102, due to the density they are proposing for this area. Rick Hudson said Staff talked about Lindsey splitting the cost of a Traffic Study with a Developer to the west along Bush Rd.

Wayne Low – 211 Shane Drive – Mr. Low said he liked the new concept in general, even though it includes a lot of Single-Family houses connecting to their individual streets. He said he supported the round-a-bouts. He also was in favor of a Traffic Signal

at Fish Hatchery and Hwy 102. He asked about traffic calming considerations on Wanda.

Diana Allen – 201 Blake Drive – Mrs. Allen asked about the number of houses, and the location of the mentioned round-a-bouts and traffic signal. She also asked if the property was still zoned R-2. She expressed concern with traffic from Blake Drive onto Hwy 102, especially with the New City Hall going in behind her property. She was pleased with the proposal for Single-Family homes, as opposed to Apartments.

Chairman Seyfarth summarized the discussion that overall the concept seems to be supported by the Commission and Staff, but acknowledged there are a number of things that need to get worked out with a large project like this.

B. Title 15 Subdivision & Development DRAFT Revisions for Discussion –

Senior Planner Nicole Gibbs stated that the Planning Commission recommended at the last meeting that we schedule a Public Hearing for Title 15 in December, but have since been asked to hold off while we continue to coordinate with Staff at this time. She said we will bring it back to PC once concerns have been addressed. She said there are some comments from Alderman Low in Dropbox. She said to keep in mind that he may have been reviewing an older version of the Draft, and so some of his concerns may have already been addressed.

C. Stormwater Drainage Manual Section 3 Discussion –

Planning Director Lorene Burns led a discussion about the remaining recommended changes to Section 3 of the Drainage Manual. She provided a copy of the Drainage Manual with all the previously approved changes, along with comments from City Engineer John Wary for Section 3. She said she hoped to get PC approval of these other changes, to take to City Council. She detailed these changes for PC, with the help of John Wary, for Section 3.3.3. The discussion included some of the following:

- **Section 3.3.3 - Cover for Class IV Pipe. No HDPE pipe under street sections.**
- **Section 3.3.5 - Open Drainage Channels. Lot Grading. 4:1 Slopes. 100- Year Storm. Verification of adequacy. Notification to go to Public Works. Certificate of Occupancy discussion. Site Completion.**

Joey Ingle made a motion to Recommend Approval to City Council for Section 3 of the Drainage Manual, with Revisions, with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

D. Bank of Gravette Tract Split Property Easement Discussion –

Planning Director Lorene Burns led a discussion about a requirement from the City of Bentonville for a 10' strip, owned by the rear lot, to run utilities.

Joey Ingle said that every lot must have direct access to utilities, and when they split off the rear lot, it doesn't have direct utility access, without going through the other private lots. He said they do not use easements to accomplish that. He said they would have some sort of Flag-Lot configuration to get frontage access. He said he did mention to CEI to make sure he hammered out the details with Centerton and Bentonville before he filed this.

There was discussion.

John Wary and Joey Ingle said it sounds like CEI needs to work with Bentonville Utilities, and it is not our issue to resolve.

(7) ANNOUNCEMENTS-

- **12/01/2020 - Planning Commission Meeting @ 6:00 PM**
- **12/08/2020 – City Council Meeting @ 6:00 PM**
- **12/15/2020 - Planning Commission Meeting @ 6:00 PM**
- **This is the last PC Meeting for Tiffany Morris (Moving from Centerton)**

(8) ADJOURN-

Tiffany Morris made a motion to adjourn the meeting at 7:52 pm, with a 2nd from John Sessoms. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centerton Planning Commission**

Minutes prepared by:
Todd Wright