



CENTERTON PLANNING COMMISSION
January 18, 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 – 01/07/2021
- 4. RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **TS21-25 Laurence_Simpson-** 10977 Keller Rd (Benton County / 5.0 Ac / Tract 1 1.09 Ac / Tract 2 3.91 Ac)-*Bates & Associates*
 - B. **TS21-26 Quam Property**-SW/C of W Centerton Blvd and Monroe St (Zoned C-2 / 2.76 Ac / Tract 1 0.84 Ac / Tract 2 1.80 Ac)
- 5. OLD BUSINESS**
 - A. **SUB21-06 Crystal Cove Townhomes -Adjacent Street Agreement-** SW from the corner of Kinyon and Keller Rd (Zoned RTH-MF12 / 195 MF/Townhome Lots / 30.99 Ac); *Developer: Tri-Star; Engr: Swope,*
 - **Adjacent Street Agreement**
- 6. NEW BUSINESS**
 - A. {Public Hearing} **PUD21-08 Stoneleigh II Townhomes** - 485 E Centerton Blvd (Zoned RTH-MF12 / 8.64 Ac / 1 Lot / 77 Units); *Developer: SAC Townhomes, LLC, Ken Block; Project Engr: MSE|Halff, Larry Grelle*
 - B. {Public Hearing} **REZ21-36 Stoneleigh II Townhomes** - 485 E Centerton Blvd (RTH-MF12 to R4-MF); *Developer: SAC Townhomes, LLC, Ken Block; Project Engr: MSE|Halff, Larry Grelle*
 - C. **SUB20-01 BROOKSIDE ESTATES FINAL PLAT** -SW Corner of Brookside and Rainbow Farm Rd (Zoned R3-SF / Lots 1-142 / 39.93 Ac) *Developer: Paul Pinkley Construction Inc, Wes Pinkley; Engr: Expedient Civil Engineering, PLLC, Jason Ingalls*
 - **Final Plat**
 - **Warranty Bonds**

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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.

D. SUB21-09 Big Sky Ph 2 – PRELIMINARY PLAT – West side of Walters Rd, South of Big Sky Ph 1 (55 SF Lots / 27.60Ac / Zoned R2)-*Developer: Big Sky Phase 2, LLC, Gavin Edwards; Engr: Expedient Civil Engineering, Jason Ingalls*

- Adjacent Street Agreement
- Preliminary Plat Approval

E. SUB21-20 ANNIKA ESTATES PH2- Final Plat- S side of Holloway Rd adjacent to Annika Estates Ph1 (67 SF Lots / 17.06 Ac / Lots 73-140 & Tract D / Zoned R-3)-*Developer: Riggins Construction, Kevin Riggins; MSE|Halff, Patrick Foy*

- Final Plat
- Bonds
- Covenants

7. OTHER BUSINESS

A. TriStar Construction Rezone Discussion

8. ANNOUNCEMENTS

- A. Next Tech Review Meeting: 02/03/2022 @ 2:00 PM (Zoom)**
- B. Next PC Meeting: 2/01/2022 @ 6:00 PM**
- C. Next Council Meeting: 02/08/2022 @ 6:00 PM**

9. ADJOURN

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ZOOM VIRTUAL MEETING INSTRUCTIONS FOR PUBLIC ATTENDEES

TOPIC: Centerton Planning Commssion Meeting

TIME: January 18, 2022 6:00 PM Central Time (US and Canada)

- **JOIN MEETING VIRTUALLY:** Via Zoom Video Conferencing Application (PC/MAC; iOS/Android)

Website Link: <https://us02web.zoom.us/j/647184591>

Meeting ID: 647-184-591

If you are joining the meeting via PC/MAC or mobile device application, please be sure to use your **FULL NAME** as your screen name (please refrain from inappropriate screen names).

- **JOIN MEETING BY PHONE:** Dial in with personal telephone (audio only)

Phone Number to Meeting: +1 312- 626-6799 US (Chicago)

Meeting ID: 647-184-591

Controls for Phone Participants: (Use phone dial pad while in a Zoom meeting)

*9 - Raise hand

-
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The moderator will then recognize and unmute the participant.

FURTHER MEETING INFORMATION:

- Please feel free to submit comments in advance of the meeting to planning@centertonar.us
Comments received via email will be read aloud by staff during the meeting.

Contact the city prior to the meeting with any questions:
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**PLANNING COMMISSION
MINUTES OF MEETING
JANUARY 18, 2022**

(1) CALL TO ORDER –

The Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 6:00 p.m. This meeting was conducted via Zoom.

(2) ROLL CALL –

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Amber Beale, John Sessoms, Craig Langford, Jerry Harris, Ben Lewis, Tony Davis, and Devin Murphy. Others in attendance for the city were Planning Dept Assistant/Recorder Laura Crite, City Attorney Brian Rabal, Planning Director Lorene Burns, Senior Planner Dianne Morrison Lloyd, City Planner Donna Wonsower, City Planner Erik Nystrom, Director of Public Works Lance Johnson, Mayor Bill Edwards, and City Engineer Alan Craighead.

(3) APPROVAL OF MINUTES -

Chairman Jeff Seyfarth said the Minutes of the Planning Commission Meeting from 1/04/2022 were not available and would be presented at the next Planning Commission Meeting on 2/1/2022

(4) RATIFICATION OF ADMINISTRATIVE APPROVALS –

- A. TS21-25 Laurence Simpson-** 10977 Keller Rd (Benton County / 5.0 Ac / Tract 1 1.09 Ac / Tract 2 3.91 Ac)-*Bates & Associates*
- B. TS21-26 Quam Property-**SW/C of W Centerton Blvd and Monroe St (Zoned C-2 / 2.76 Ac / Tract 1 0.84 Ac / Tract 2 1.80 Ac)

John Sessoms made a motion to Ratify the Administrative Approvals as presented, with a 2nd from Ben Lewis. All Commission Members voted in favor and the motion carried.

Chairman Jeff Seyfarth covered guidelines for participating in the meeting virtually. **Jeff** also asked everyone to state their name before commenting to make it easier for person recording minutes

(5) OLD BUSINESS –

- A. SUB21-06 Crystal Cove Townhomes -Adjacent Street Agreement-** SW from the corner of Kinyon and Keller Rd (Zoned RTH-MF12 / 195 MF/Townhome Lots / 30.99 Ac); *Developer: Tri-Star; Engr: Swope,*
- **Adjacent Street Agreement**

Jeff Seyfarth introduced the project to the commission, stating that the applicant has submitted preliminary plat and plans for Crystal Cove Townhomes, which includes 195 buildable MF/Townhome lots (Lots 1-190), one (1) recreation Lot (Tract C), and two (2) detention lots (Tract A & B); on 30.99 Ac located west of Keller Rd and south of Kinyon Rd; zoned RTH-MF12, residential townhome multifamily.

Sr. Planner, Dianne Morrison Lloyd addressed the council showing a draft of the Street Agreement Letter for Kinyon and Keller Roads, which was prepared just before the meeting. She summarized the contents of the letter.

Jeff Seyfarth noted that the first sentence of the letter was different than what had been stated by Dianne. Jeff proceeded to read the letter aloud.

Jeff asked that all abbreviations used in the letter be written out, so that they could be easily understood.

Phil Swope, Swope Engineering addressed the council to clarify the agreements. Phil stated:

- The owner does agree to everything stated in the street agreement letter with two changes:
 - Owner has agreed to widen, providing subgrade and base between the Keller Rd intersection and the property line of Crystal Cove. Owner will cover cost rather than the city.
 - Request that they strike the sentence under Kinyon Rd that states “The C/L shall be located 19 feet from back of curb” until they have a chance to clarify exact details and measurements.

Lance Johnson, Public Works stated:

- He agreed with waiting to clarify the 19-foot requirement, citing that since the property to the north will be developed in the near future, this could be something that can be ironed out. He added that his primary goal was to “make the 19-foot section of the road, the crown of the road” so that it would not have to be milled down or reestablished in the future. Lance also stated that he did not believe the project should be held up for this.

Alan Craighead, City Centerton Engineer said that he agreed that this is something that could be easily worked through and should not hold up the project.

Joey Ingle, Planning Commissioner asked for clarification about the first sentence of the street agreement letter.

Phil Swope stated that the first sentence was wrong, and that the owner had agreed to assume responsibility for subgrade and base.

Joey Ingle made a motion to Approve the Adjacent Street Agreement with the changes to the letter stating that the developer will provide subgrade and base between Keller and the property line of Crystal Cove and that the center line could be adjusted from the 19-foot center line to back of curb as stated in the letter. John Sessoms Seconded the motion. All Commission Members voted in favor and the motion carried.

(6) NEW BUSINESS -

Chairman Jeff Seyfarth opened the New Business by stating that there will be a slight change to order of the agenda because if Item B REZ21-36 Stoneleigh Townhomes II does not get approved everything in Item A PUD21-08 will be null and void.

A. {Public Hearing} REZ21-36 Stoneleigh II Townhomes - 485 E Centerton Blvd (RTH-MF12 to R4-MF); Developer: SAC Townhomes, LLC, Ken Block; Project Engr: MSE|Halff, Larry Grelle

Chairman Jeff Seyfarth introduced the item to the Commission.

City Planner Donna Wonsower addressed the Commission, giving a brief description of the request. She read from the PC Report citing the following:

- Owner requests to rezone 8.64 Ac ± from Residential Townhome Multifamily (RTH-MF12) to High-Density Multifamily (R4-MF)
- The Planning Commission approved a rezoning request from Agricultural (A-1) to Residential Townhome Multifamily (RTH-MF12) on February 16, 2021.
- There is a concurrent PUD request that we will be addressing next.
- Intent of this request develop the property as a second phase of the Stoneleigh Apartment complex immediately adjacent to the east.
- High Density Multi Family (R4-MF): has a maximum density of 18 units per acre. Proposal is consistent with that.
 - 78 units / 8.64 acres = 9.02 units per acre (consistent)

- R4-MF zoning subject to Municipal Code 14.04.05 General Regulations Design Standards.
- The parcels are only accessible through Stoneleigh Apartments, since this is Phase 2, we are not seeing any issues with that.
 - Access to the apartments is off E. Centerton Boulevard/Hwy 102 which is a major arterial. Improvements will be determined with PUD and LSD future plans.
- Surrounding zoning C-2 to the west to the northeast adjacent to R4-MF to the south A-1 north across Centerton Blvd R-2 Single Family. McKissick Creek floodway is the north 350 feet of property. A 120 ft utility easement bisects the property. Staff considers R4-MF compatible
- **Adopted Land Use Plan:** This area is designated as New Downtown Center on the adopted Land Use Plan. “The New Downtown Center will be the City’s active commercial hub with some mixed use. A singularly residential development is not consistent with the described goals of the new district; however, the proximity of high density residential has the potential to support adjacent business.

Chairman Seyfarth requested a motion to Open the Public Hearing

John Sessoms made a motion to Open the Public Hearing for REZ21-36: Stoneleigh Townhomes - 485 E Centerton Blvd (RTH-MF12 to R4-MF); with a Second from Ben Lewis. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth opened the meeting to Public Comments.

Chairman Seyfarth made three calls for people to speak. No response.

Jerry Harris made a motion to Close the Public Hearing for REZ21-36: Stoneleigh Townhomes - 485 E Centerton Blvd (RTH-MF12 to R4-MF); with a Second 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 Adopted Comprehensive Plan (including the Adopted Land Use Plan)? If not, why?** –No. Chairman Seyfarth recalled past discussions where it was determined that these parcels are unique due to the power line and the potential wetland. He knew that the potential for new downtown to the west would make this parcel unique. Jeff continued to say that we asked for direct access for the property that would allow for the growth of new downtown. While

directly not the same this property would allow that access. Jeff said the conclusion is a mixed one. Joey Ingle said shape of property and adjacency to other apartment complex makes it a difficult one to not integrate into the plan. **PC agreed that the request is not considered consistent with the Comprehensive Plan and the Adopted Land Use Plan.**

- 2) **Is the proposed rezoning compatible with the surrounding area and zones – YES.** Chairman Seyfarth said the fact that it is considered Phase 2 of the existing complex. West certainly is commercial. There are barriers and such in place during development. **PC agreed that the request is compatible with the surrounding area.**
- 3) **Would all the permitted uses in the new zone be compatible in this location and surrounding areas? - YES.** Chairman Seyfarth said with it being Phase 2 of the Stoneleigh from a multi-family perspective it is compatible. **PC agreed that the request is compatible in this area.**
- 4) **Would the Rezoning provide a benefit to one landowner, but not be considered for other similar properties in this area? - NO.** Chairman Seyfarth said he didn't think there would be any benefit to this one landowner. It is something we would consider for other properties in the area. **PC agreed that there is not a non-shared benefit for this request.**
- 5) **If the public is opposed, why? NO.** Chairman Seyfarth said there no comments or objections from the public. **PC agreed that there were no objections.**

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. Before we consider the rezone

Craig Langford made a motion to Approve REZ21-36: Stoneleigh Townhomes - 485 E Centerton Blvd (RTH-MF12 to R4-MF); with a Second from John Sessoms. There was a roll call. All Commission Members voted in favor. The motion carried.

Rick Will, Realtor with Black Real Estate Services. raised his hand and said he represented the landlord and appreciated the unanimous decision. Thanked commission for their efforts and time.

- B. (Public Hearing) **PUD21-08 Stoneleigh II Townhomes - 485 E Centerton Blvd (Zoned RTH-MF12 / 8.64 Ac / 1 Lot / 77 Units); Developer: SAC Townhomes, LLC, Ken Block; Project Engr: MSE\Halff, Larry Grelle**

Chairman Seyfarth introduced the item to the Commission.

City Planner Donna Wonsower addressed the Commission, giving a brief description of the request. She read from the PC Report citing the following:

- The request is for Phase 2 of the Stoneleigh apartments. It encompasses two parcels.
- Staff recommends that there be a lot combination plat prior to construction to simplify process.
- Uses are multi-family residential which is consistent with zoning
- PUD requires the property be in single or corporate ownership at the time of filing, this is consistent.
- The proposed design accesses from the existing Stoneleigh Apartments and creates a series of loops around the townhome units south of the large electrical easement. A spur is proposed to the north with two rows of townhomes off the spur. As the development is acting as Phase 2 of the existing Stoneleigh Apartments, staff recommends approval of the reduced side setback adjacent to the apartments.
- There are a couple of variances which we can make changes to the setbacks with the PUD code.
 - Side setback reduction Internally 10 feet when buildings are separated. 15-feet to nearby apartment complex property; 25-feet to non-apartment complex property.
 - Building size and other zoning requirements are consistent.
- Density: The total number of units is $78 / 8.64 = 9.03$ units per acre, which is consistent with the underlying zoning
- No accessory buildings proposed at the time
- Open space is about 25% which is the required minimum for a PUD.
 - It is staying outside of the wetland area
 - Will look at Permanent Open Space Easement whenever we do the Large-Scale Development Plan
- Will need to have a Wetlands Assessment.
- Will need a Flood Plain Permit to make certain that the work being done is not impacting the flood plain
- Architectural treatment does need to meet the PUD code, does appear to do so.
- Did receive a landscaping plan. Does contain large number of trees.
- PUD Parking code requires 2 per unit this is consistent with requirements, providing more
- Entry signs proposed along entrances
- Suitability PUDs are to do the following:
 - “The proposed use of the particular location shall be shown as necessary or desirable,”

- "...to provide a service or facility that will contribute to the general wellbeing of the surrounding area and City in general..."
 - "It shall also be shown under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety, and welfare of the persons residing in the vicinity of the PUD or the City as a whole."
 - There are a number of PUD implementation items that these needs
- Fire recommends that with the site connection to Centerton Blvd this be brought up to existing code.

Chairman Seyfarth asked about access and if the northern stub out connection or Street E were intended to connect to the New Downtown Area to the west.

Donna Wonsower referenced map. Looking at two accesses and dumpster placement.

Joey Ingle stated that it should be easy to drive from St. D make it go south through St. E

Chairman Seyfarth recalled discussions about being able to connect to the West, especially with the new downtown area. Goal to be able to connect to the west, may be bike.

Donna Wonsower stated that that comment may have been missed on the second submittal.

Chairman Seyfarth requested a motion to Open the Public Hearing.

Ben Lewis made a motion to Open the Public Hearing for PUD21-08 Stoneleigh II Townhomes - 485 E Centerton Blvd with a Second from Joey Ingle. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth made three calls for people to speak. No response.

Ben Lewis made a motion to Close the Public Hearing for PUD21-08 Stoneleigh II Townhomes - 485 E Centerton Blvd with a Second from Tony Davis. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth asked for additional comments or questions from commissioners.

Joey Ingle would like to see some trees along setback area on the west and on the south side as well.

Chairman Seyfarth said that we need to consider connectivity from the west. At least an access for bicycle/pedestrians, not necessarily vehicle traffic. Need to encourage connectivity.

Jerry Harris agreed we need something on the West Side

Joey Ingle said St B comes up from behind building A where it starts to go back to the east, they have sidewalk there may be a logical point for a trail connection and to expand sidewalk.

Donna Wonsower said that the developer is looking at putting in a dog park in the utility easement and has included plans for that. She told Larry Grelle that any larger trail that is for pedestrian traffic will count toward open space.

Larry Grelle asked if it is necessary for sidewalk to be wider.

Jerry Harris replied, yes, it is a benefit for residents of the community. Jerry clarified that sidewalk should be 10 ft wide as 10 to 12 feet is what we typically see on that type of path.

Larry Grelle agreed to look at what is possible.

Joey Ingle made a motion to Approve PUD21-08 Stoneleigh II Townhomes - 485 E Centerton Blvd with the items discussed; potential pedestrian connection to the west, street stub to the south and any other staff comments that have been discussed and are outlined in the PC Report. with a Second from Jerry Harris. There was a roll call. All Commission Members voted in favor. The motion carried.

C. SUB20-01 BROOKSIDE ESTATES FINAL PLAT -SW Corner of Brookside and Rainbow Farm Rd (Zoned R3-SF / Lots 1-142 / 39.93 Ac) *Developer: Paul Pinkley Construction Inc, Wes Pinkley; Engr: Expedient Civil Engineering, PLLC, Jason Ingalls*

- **Final Plat**
- **Warranty Bonds**

Chairman Jeff Seyfarth introduced the project

Sr. Planner Dianne Morrison Lloyd addressed the Commission, stating that Jason Ingles, Engineer and Wes Pinkly, Developer were present to represent this project as well.

Dianne gave a brief description of the request and read from the PC Report citing the following:

- Applicant is asking for approval of Final Plat for Brookside Estates Subdivision, which includes a proposed 142 SF lots on 39.93 Ac at the SW/c of Brookside Rd and Rainbow Farms Rd (PID# 06-00631-663).
- Staff has approved covenants
- Developer has requested Special Council Meeting for tomorrow.
- Have received estimates for maintenance bonds. Did received bonds today however need to be dated the same as City Council approval
- Bond amounts approved
 - Streets & Drainage (100% for 2 years): \$1,111,603.00
 - Water & Sewer (50% for 1 year): \$1,085,710.00 (\$543,855.00)
- Did have waivers with Preliminary Plat were approved by PC at that time and have been installed as agreed.
- Site Inspection: Few punch list items that are minor in nature. In pretty good shape at time of second inspection.
- ROW Easements This subdivision was approved prior to the current Master Street Plan being adopted. Will see that Brookside, Rainbow Farm and Shell Road dedications are 35” which is less than it should be. Major collector should be 80”
- Developer has done improvements to Brookside and Rainbow Farm Rd. Shell Rd. not shown on Master Street Plan but did include 35 ft right of way, however, have not done any improvements. Also included a 60ft flare for future bridge.
- Do also have a force main easement with a lift station. Has been approved by Water and Sewer.
- Off-site drainage easement in the southwest area. No formal drainage pond they do have an area that water will flow through then out to the flood plain to the west.
- Just received 2nd submittal of Final Plat and Record Drawings. Review comments minor, clerical.
- Planning Commission Actions Needed: Approve final plat, covenants, and warranty bonds, (With corrected dates.)

Chairman Seyfarth asked commissioners for comments

John Sessoms made a motion to Approve SUB20-01 Brookside Estates Final Plat - SW Corner of Brookside and Rainbow Farm Rd. with a Second from Joey Ingle. All Commission Members voted in favor. The motion carried.

D. SUB21-09 Big Sky Ph 2 – PRELIMINARY PLAT – West side of Walters Rd,

South of Big Sky Ph 1 (55 SF Lots / 27.60Ac / Zoned R2)-*Developer: Big Sky Phase 2, LLC, Gavin Edwards; Engr: Expedient Civil Engineering, Jason Ingalls*

- Adjacent Street Agreement
- Preliminary Plat Approval

Chairman Jeff Seyfarth introduced the project

Sr. Planner Dianne Morrison Lloyd addressed the Commission, stating that Jason Ingles, Engineer and Gavin Edwards, Developer were present to represent this project as well.

Dianne then gave a brief description of the request and read from the PC Report citing the following:

- Project is Big Sky Ph2, which includes 55 buildable SF lots (Lots 71-126) and two (2) unbuildable retention lots (Lot E and F); on 27.60 Ac located at 11871 Walters Rd; zoned R-2SF, medium density single-family residential.
- On May 4th, 2021, the Centerton Planning Commission granted approval of the rezone application from A-1 to R-2 SF, which was approved by Council on May 11th, 2021.
- Seeking the approval on the following items:
 - Preliminary Plat and Plans
 - Adjacent Street Agreement – Due to issues with staff shortages, will need to bring back before council and a later date. Walter’s road is the only road impacted.
 - If approval is granted it is contingent on remaining staff comments
- **Zoning Density:** Approximately 2 units per acre.
- **Lot sizes (range & mode):** Lot sizes range from 0.30 Ac (145’ x 89’) to 0.68 Ac 185’ x 164’) and the typical lot size is 0.35Ac (145’ x 105’)
- **Utility Service:** Proposed connection to public sewer from the existing Force Main Big Sky Ph1 and water from the existing 8” water line on Walters Rd.
- **Floodplain:** This property does not appear to be within a designated floodplain.
- **Wetlands:** The National Wetland Mapper shows a potential freshwater pond and riverine on the property. A wetlands inventory will be required before construction.
- **Access:** One street is proposed onto Walters Rd, one connection to existing Big Horn St in Big Sky Ph1 and three stub-outs to the west for future connections to additional phases of Big Sky.
- **Adjacent Street Agreement:** The Centerton Master Street Plan classifies Walters Road as a Major Collector Street (80’ ROW). Was paved with Orchard Park (east) and The Pines (southwest) subdivisions. Developer will still have to provide additional right of way as required and any additional sidewalk, curb, and gutter. Developer has agreed to hammer out in the future,

- **Drainage:** A detention pond (Lot E) is proposed in the SW corner of the property and will drain to an existing draw and another detention pond (Lot F) is proposed in the SE corner of the property along Walters Rd. Drainage analysis has received approval from City Engineer provided existing comments are addressed.
- **Common Open Space:** No open space is proposed with this phase.
- There are still several outstanding staff comments, which are included in the PC Report.

Chairman Seyfarth asked, Jason and Gavin about Walters Rd.

Gavin Edwards replied: Will do 8" mill and overlay. Not sure if Adjacent Street Agreement got updated but will include when presented a later date.

Dianne Morrison Lloyd asked that they list out anything that will be done within the City right of way.

Gavin Edwards stated that engineer comments have been addressed and were resubmitted electronically and paper copies delivered today. He added that they did complete a Wetlands Assessment and found the potential riverine to be non-jurisdictional. He will provide documentation.

Chairman Seyfarth asked for additional comments, concerns, or questions. No response. He also stated that the Commission will consider adjacent street agreement at a later date.

Joey Ingles made a motion to Approve SUB21-09 Big Sky Ph 2 – Preliminary Plat with a Second from Ben Lewis. All Commission Members voted in favor. The motion carried.

- E. **SUB21-20 ANNIKA ESTATES PH2- Final Plat-** S side of Holloway Rd adjacent to Annika Estates Ph1 (67 SF Lots / 17.06 Ac / Lots 73-140 & Tract D / Zoned R-3)
Developer: Riggins Construction, Kevin Riggins; MSE|Halff, Patrick Foy
- Final Plat
 - Bonds
 - Covenants

Chairman Seyfarth introduced the project

City Planner Donna Wonsower addressed the Commission, giving a brief description of the request. She read from the PC Report citing the following:

- Applicant has submitted final plat and plans for Annika Estates Subdivision Ph2 on 43.54 acres at Holloway Rd south of Grimsley Jr. High (PID# 06-00085-140). Phase 2 includes 68 total lots: 67 single family lots and 1 detention lot.

- **Covenants:** No changes to the covenants are needed from those recorded during Ph1 (L202165543, 9/01/2021).
- **Bonds:** The Streets, Drainage, Water, and Sewer bonds have been approved and received.
 - Streets (100% for 2 years): \$186,783.75
 - Drainage (100% for 2 years): \$300,006.96
 - Water & Sewer (50% for 1 year): \$384,818.50 (\$192,409.25)
- **Fee-In-Lieu:** The fee-in-lieu of \$21,781.78 was paid during the Ph1 final plat approval. No need for additional money in this phase
- **Waivers:** The following waivers were approved during the preliminary plat review process:
 - 10' Maintainable Area Around Retention Pond (Lot B)
- **Site Inspection:** Remaining comments on the punch list are minor in nature and relate to minimal site stabilization and additional compaction tests required by the building safety department.
Phasing: Was approved during Phase 1 Preliminary Plat.
- **Adjacent Street Improvements:** The developer has completed proposed street improvements. A fee-in-lieu of \$27,687.58 with the adjacent street agreement has been paid.
- **ROW + Easement Dedications:** Completed with Phase I.
- **Final Plat Remaining Comments:** A review has not yet been received by the staff engineer. Otherwise, no outstanding comments remain.
- **Record Drawings / Drainage Report Remaining Comments:**
 - primarily focus ON LABELS AND CLARIFICATIONS.
 - Staff has approved drainage report.
- Need PC approval on the Preliminary Plat and Warranty Bonds, as Covenants have already been approved.

Dianne Morrison Lloyd added that Annika Estates will be part of the special City Council meeting on January 19, 2022

Amber Beale made a motion to Approve SUB21-20 ANNIKA ESTATES PH2-Final Plat with a second from Joey Ingle. All Commission Members voted in favor. The motion carried.

(7) OTHER BUSINESS –

A. Tri-Star Construction Rezone Discussion

Elizabeth Oaks, Tri-Star Contractors was present and participated in the discussion.

Dianne Morrison Lloyd stated that this is the approx. 9 acre parcel on Main Street She started off the discussion by showing a hand drawn conceptual map to illustrate what they are trying to do.

Elizabeth Oaks stated they asked to be on the agenda to discuss this property 2 parcels total of 10 acres. She stated:

- This property has been presented to the PC three times and has not been successful.
- Land Use plan has it as commercial.
- Conceptual that 3.5 acres of highway frontage to be commercial.
- 15 – 60 / 100 single family lots.
- Previous requests had multifamily, so they thought single family might be better.
- Want feedback from PC to see what would work.

Chairman Seyfarth asked about what had been presented in the past. Requested record of what had been denied previously as he did not want to give direction counter to what had been denied in the past.

Dianne Morrison Lloyd referred to Donna Wonsower

Donna Wonsower stated that she remembered the first request entirely residential RTH-MF. Second request R-3 residential with small amount of commercial. That request was withdrawn Third request R-2 with a little bit of commercial, but that she would confirm.

Joey Ingle confirmed that the land use shows it as commercial.

Chairman Seyfarth added that lot next to that was neighborhood to south. Large parcel going to be pretty much all commercial with some neighborhood commercial. They could fill up a larger parcel with all commercial. If PC had twice before denied anything with residential, it would most likely be denied. Need to be consistent.

Elizabeth Oaks acknowledged feedback and said they would rethink focusing on neighborhood commercial.

Chairman Seyfarth restated that focus needs to be on commercial.

Joey Ingle recommended that she look at PUD just to the south of their property to get some idea of what's going on.

(9) ANNOUNCEMENTS -

- **1/19/2022 – Special City Council Meeting**
- **2/03/2022 – Tech Review Meeting @ 2:00 PM**
- **2/01/2022 – Planning Commission Meeting @ 6:00 PM**
- **2/8/2022 – City Council Meeting @ 6:00 PM**

Jeff Seyfarth asked everyone to remain flexible about how meetings will be conducted, in person or virtual.

(10) ADJOURN -

John Sessoms made a motion to adjourn the meeting at 7:21 pm, with a Second from Devin Murphy. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centeron Planning Commission**

Minutes prepared by:
Laura Crite