



CENTERTON PLANNING COMMISSION

March 15, 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 – 03/01/2022

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

A. **TS22-03 KELLER RD-** 591 Keller Rd (Zoned R3-SF (Pending Rezone)/ 35.48 Ac / Tract 1 33.49 Ac / Tract 2 2.06 Ac)

B. **HOP21-49 Freedom Construction Services-**115 Fox Run (Zoned R2 / Fox Run Subdivision / Construction Services Home Office)

C. **HOP22-05 Martin Cleaning Service-**3730 MacIntosh Way (Zoned R2 / Orchard Park / Commercial and Residential janitorial service)

D. **HOP22-06 Rackensack Creative-**1041 Owen Ln (Zoned R2 / Creekside Ph1 / Graphic Design)

E. **HOP22-07 Luccias Choice-** 1709 E Centerton Blvd #636 (Zoned R4-MF / Watercolor Apartments / on-line jewelry sales)

5. OLD BUSINESS

A.

6. NEW BUSINESS

A. **WITHDRAWN {PUBLIC HEARING} REZ22-03 Daisy Rd & Brookside** -Northeast corner of Daisy Rd and Brookside Rd. (R3-D to R4-MF, 8.20 Ac) *Owner: Sweet Homes of NWA, LLC, Vara Kesavarapv; App: JS Fenwick Properties, LLC, Isabel Lane*

B. **DEV21-14 Casa Castillo- LSD** - 148 Seba Rd (19.5 Ac / Zoned C3) - *Developer: Terra Rose Properties, LLC, Josh Isabell; Engr: Bates, Geoff Bates*

- **Preliminary Plan Approval**
- **Adjacent Street Agreement**

C. **SUB21-15 Maple Estates Ph3 - Preliminary-** NE of the intersection of Wolverine Dr and Silver Maple (56 SF Lots / 15.54 Ac / Zoned R2)-*Developer: Can-Ark Diamond Realty-Centerton, LLC; Engr: Crafton Tull, Taylor Lindley*

- **Preliminary Plat Approval**
- **Bonds**

D. **SUB19-06 Featherston Village Ph1-Final Plat-SE/C** of Kimmel Rd and Womack Rd (Zoned R3-SF /

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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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 Ext 302) to verify if an item of interest remains scheduled to be heard on this date.

PUD19-02 / Lots 1-138 / 138 SF Lots, 1 Detention, 7 Unbuildable, 138 Buildable / 18.92 Ac)
Developer: Kimmel Road Venture, Randy & Jeff Roth; Engr: Bates and Associates, Geoff Bates

- **Final Plat**
- **Covenants**
- **Bonds**

7. OTHER BUSINESS

A. DEV21-02 Luttrell Storage-Parking Requirements- 780 Buckhorn Flats (Zoned C2 / 9.43 Ac)

8. ANNOUNCEMENTS

A. Next Tech Review Meeting: 03/24/2022 @ 2:00 PM (Zoom)

B. Next PC Meeting: 4/5/2022 @ 6:00 PM

C. Next Council Meeting: 4/12/2022 @ 6:00 PM

9. ADJOURN

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**PLANNING COMMISSION
MINUTES OF MEETING
MARCH 15, 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.

(2) ROLL CALL –

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, Amber Beale, John Sessoms, Ben Lewis, Jerry Harris, and Tony Davis. 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 (via Zoom), Senior Planner Dianne Morrison Lloyd, City Planner Donna Wonsower, City Planner Erik Nystrom, Fire Marshal Paul Higginbotham, and City Engineer Alan Craighead.

(3) APPROVAL OF MINUTES -

Chairman Jeff Seyfarth said the Minutes of the Special Planning Commission Meeting from 03/08/2022. He noted an error with the time of Adjournment, which showed as 6:10 p.m. and should have been 5:10 p.m. The Recorder said he would make the correction.

John Sessoms made a motion to Approve the Planning Commission Meeting Minutes from 3/08/2022, with the correction of the time of adjournment, with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

(4) RATIFICATION OF ADMINISTRATIVE APPROVALS –

A. TS22-03 Keller Road– 591 Keller Road (Zoned R3-SF (Pending Rezone) / 35.48 Acres / Tract 1- 33.49 Acres / Tract 2- 22.06 Acres)

- B. HOP21-49 Freedom Construction Services** – 115 Fox Run Circle (Zoned R2 / Fox Run Subdivision / Construct Services Home Office)
- C. HOP22-05 Martin Cleaning Service** – 3730 MacIntosh Way (Zoned R2 / Orchard Park / Commercial and Residential Janitorial Service)
- D. HOP22-06 Rackensack Creative** – 1041 Owen Lane (Zoned R2 / Creekside Phase 1 / Graphic Design)
- E. HOP22-07 Luccias Choice** – 1709 E. Centerton Blvd. #636 (Zoned R4-MF / Watercolor Apts. / On-line Jewelry Sales)

Tony Davis made a motion to Ratify the Administrative Approvals as presented, with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

(5) OLD BUSINESS – None

(6) NEW BUSINESS -

- A. WITHDRAWN {PUBLIC HEARING} REZ22-03: Daisy Road & Brookside Road** – NE corner of Daisy Road and Brookside Road (R3-D to R4-MF / 8.20 Acres / 1.84 Acres) –

Chairman Jeff Seyfarth introduced the item to the Commission, stating that it was withdrawn by the applicant.

No action taken by PC.

- B. DEV21-14: Casa Castillo - LSD – 148 Seba Road (19.5 Acres / Zoned C3) –**

- **Preliminary Plat Approval**
- **Adjacent Street Agreement**

Chairman Jeff Seyfarth introduced the item to the Commission.

Addison Bliss, the Architect for this project, addressed the Commission, giving a brief description of the request for a Daycare Facility in the rear corner of the lot of the PUD development. He said this request includes adjacent streets, structures, and parking, to service Phase 1. Other items discussed:

- **Concurrent Driveway and Easement Dedication** – Under Review
- **Trails** – Staff asks that trails be installed with the buildings closest to the roads, to avoid construction damage
- **Traffic Study looking at Capacity and Service Levels (A-F Scale)** – Completed, with general conclusion that the existing roads can support the anticipated traffic, including 5 years of background growth.
- **Open Space Requirements** – 2.79 acres preserved as a Conservation Area. 15% of total development preserved as Common Usable Open Space. A portion may be dedicated with the ROW/Easement Dedication Plat or separate Deed.
- **Landscaping** – Landscaping being provided, with trees along the western property line. Street Trees and shrubs along Isabell Blvd and within parking areas
- **Parking** – Looked at extensively with the PUD approval. Plan more than meets requirements.
- **Lighting** – Photometric Plan has been provided
- **Signage** – One Entry Sign is being proposed at the east entry of Isabell Blvd
- **Outstanding Comments** - Minor

Wonsower said Staff recommends approval.

The detailed Traffic Study Summary was provided and discussed. Tony Davis asked about Street Section details (they were not provided in PC packets). Rose Street was renamed Grace Way on the LSD.

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

Joey Ingle made a motion to Approve DEV21-14 Casa Castillo – LSD (19.5 Acres / Zoned C3), with the LSD, Landscaping, Lighting and Adjacent Street Agreement, with a 2nd from Tony Davis. All Commission Members voted in favor, and the motion carried.

C. SUB21-15: Maple Estates Phase 3 - Preliminary – NE of the Intersection of Wolverine Drive & Silver Maple (56 SF Lots / 15.54 Acres / Zoned R2) –

- **Preliminary Plat**
- **Bonds**

Chairman Jeff Seyfarth introduced the item to the Commission.

Taylor Lindley of Crafton Tull addressed the Commission, giving a brief description of the request for development of 65 SF Lots south of Cutberth Lane, between Gamble Road & Wolverine Drive.

City Planner Donna Wonsower addressed the Commission, giving a brief overview, containing the following:

- **Variance for Reduced Lot-Width** – Previously approved on 2/23/2016
- **Adjacent Street Improvements** – Modified half-street for Wolverine Drive and Cutberth Lane, including ROW dedication for both. Staff asks for ROW on Wolverine Drive be dedicated sooner than Final Plat. Developer in discussions to dedicate a portion.
- **Utility Services** – Connection from previously constructed phases
- **Drainage** – Drainage Report has been submitted and is recommended for approval
- **Landscaping** – Street Trees provided adjacent to Wolverine Drive
- **Remaining Staff Comments** – Minor

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

Joey Ingle asked that Crafton Tull look at the 26ft Easement and 25ft Setback shown on Lot 133.

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

Tony Davis made a motion to Approve SUB21-15: Maple Estates Phase 3 - Preliminary – NE of the Intersection of Wolverine Drive & Silver Maple (56 SF Lots / 15.54 Acres / Zoned R2), with the Preliminary Plat and Adjacent Street Agreement, with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

D. SUB19-06: Featherston Village Phase 1 – Final Plat – SE corner of Kimmel Road and Womack Road (Zoned R3-SF / PUD19-02 / Lots 1-138 / 138 SF Lots, 1 Detention Lot, 7 Unbuildable Lots, 138 Buildable Lots / 18.92 Acres) –

- **Final Plat**
- **Covenants**
- **Bonds**

Chairman Jeff Seyfarth introduced the item to the Commission.

Geoff Bates with Bates & Associates addressed the Commission, giving a brief description of the request for development of 138 SF Lots at the SE corner of Kimmel Road and Womack Road. He said they have had their final walk-throughs and the As-Built's are completed and ready to go.

Senior Planner Dianne Morrison Lloyd addressed the Commission, giving a brief description of Phase 1 of the 18.92 acre, R3-SF development at Kimmel Road and Womack Road, including the following items:

- **PUD** – Approved in 2020, for up to 332 Micro-Homes
- **Green Space** – 28%
- **Covenants** – Received and approved by Staff
- **Maintenance Bonds:** **Streets (100% for 2 years) – \$203,663.00**
Drainage (100% for 2 years) – \$127,832.00
Water & Sewer (50% for 1 year) - \$568,020.00
(50% \$284,010.00)
- **Performance Bonds:** **Trails & Womack Sidewalk (Completion w/ Phase 2) - \$85,844.00**
Landscaping Completion w/ Phase 2 – \$93,307.00
- **30-Day Cash Completion Bonds:** **Parking Lot - \$21,500.00**
No Parking Signs (30) - \$2000.00
Kimmel Road Sidewalk - \$24,962.00
- **Wavers-** None
- **Site Inspection** – Completed
- **Council Approval** – Applicant requested Special City Council Meeting for 3/16/2022
- **ROW-** Kimmel – 49’ ROW from P/L, Womack – 60’ ROW from P/L
- **Interior Streets** – Private
- **Remaining Staff Comments** – Minor
- **Drainage** – Remaining comments on Drainage Inlets and Retention Pond Modeling
- **Record Drawings** – Several clean-up items. Staff requests \$5000 Completion Bond

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

Joey Ingle questioned the Performance Bonds pushing to Phase 2, for items that were to be completed with Phase 1. He also asked about language in the bonds, to protect the city in case of incompleteness or abandonment of Phase 2. He also asked about recourse for the Cash Bonds.

Chairman Seyfarth agreed. He expressed concern of recourse and clarity in the case of abandonment of Phase 2 by the current developer, and a new developer comes in sometime in the future.

Jeff Roth, the developer, stated that Phase 2 is already under construction.

Planning Director Lorene Burns stated that the bonds are made out to the city, so any work that is not completed can be contracted out by the city. She said the reason for some of the items being pushed to Phase 2, is that items such as landscaping, and trails would likely be damaged by construction during Phase 1. She said the Cash Completion Bond for the No Parking signs was due to the signs not being available at this time. She said the Parking Lot was shown on the PUD, but not on the Construction Drawings. She said the sidewalk along Kimmel Road will be constructed when those homes are built. She said the Bonding Company will hold those bonds, should the work not be done. Joey Ingle said they appear to still be tied to the completion of Phase 2. Burns said she thought these would be completed along with the ongoing construction. Geoff Bates said the bonds are a guarantee that these things will be completed as they build the homes. He said they will construct sidewalk as they build the houses, just as they normally would. Bates said they were scheduled to put trees and trails in but were instructed by City Code Enforcement to wait until after the homes were built, to protect them from construction damage. Lloyd said that was a recommendation by Code Enforcement, regarding only the trails behind the lots. Code Enforcement Officer Anthony Martinez called into the meeting and stated that he did instruct the developer to wait on constructing the gravel trails behind the lots, to protect them from damage. Jeff Roth said they would continue building the trails wherever the construction cannot damage it, with the rest being done as each home is built. City Engineer Alan Craighead described how the city can pull bonds for work not completed in Phase 1.

Joey Ingle asked that a time-frame be added to the Performance Bonds. Lorene Burns agreed. City Attorney Brian Rabal agreed, stating that we need a triggering mechanism for the bonds. Joey Ingle recommended 3 years. PC agreed on 3 years.

Chairman Seyfarth stated that any changes that are made by Public Works (or other Departments) should be accompanied by documentation.

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

John Sessoms made a motion to Approve SUB19-06: Featherston Village Phase 1 – Final Plat – SE corner of Kimmel Road and Womack Road (Zoned R3-SF / PUD19-02 / Lots 1-138 / 138 SF Lots, 1 Detention Lot, 7 Unbuildable Lots, 138 Buildable Lots / 18.92 Acres), with all applicable Bonds, and the Amendment of 3-year duration of the Performance Bonds, with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

(7) OTHER BUSINESS –

A. DEV21-02: Luttrell Storage – Parking Requirements – 780 Buckhorn Flats (Zoned C2 / 9.43 Acres) –

Chairman Jeff Seyfarth introduced the item to the Commission.

Phil Swope of Swope Engineering addressed the Commission, giving a brief overview of a proposal for a Flex-Space Commercial Development on Buckhorn Flats Road, south of Kimmel Road. He said they have laid out buildings and parking and have been working with Staff, because there isn't really a category in the Parking Requirements for what they are trying to do. He said they plan to have a variety of tenants in this space, such as a Plumber, who might have a 200sf office and a place to park a vehicle and some supplies, or a Landscaper, or a Cabinet Maker. He presented a proposed plan showing 75% of the development to be declared for Warehouse Use, with the remaining 25% to be for a mix of Office and Retail Space. He asked for PC approval for how the parking is being proposed. He said they would have asked for a Variance, but there is no baseline for this type of Use. He asked that when they bring the LSD, that parking striping be allowed at the time of C of O of each building. There was discussion, with comparison to some similar Uses in other communities.

Jennifer Ashcraft, Project Developer with Luttrell, addressed the Commission, detailing her Market Research for this project, with no interest coming from Retail/Office tenants at this time. She said interest was from existing tenants wanting to expand and from Warehouse Use tenants. She said they still want to allow the opportunity for some Retail Space.

Chairman Seyfarth pointed out difficulty in navigating the parking areas, for typical Warehouse Use, for those with large vehicles and trailers. He recommended flexible parking spaces in the more navigable areas of the development. Ashcraft pointed out the design of the outer loop for navigation around the development, stating that it could be market for "truck routing." She said they want to build this development out in Phases, to gauge interest, and cater development to the type of tenants they are getting. She said that is also why they wish to do the parking striping at the time of C of O. Chairman Seyfarth said PC would want to see the plan for phasing with the LSD. Joey Ingle said it would be difficult to make changes if it is brought in as one LSD. Phil Swope said he understood that PC is supposed to enforce the Code, but he hopes that the market dictates what is needed with this development. He said he doesn't want what is built in Phase 1 to limit a potential tenant from having something more flexible for them in a subsequent phase of the development. Ingle said there appears to be a lot of parking in this proposal. Ingle also recommended allowing space for landscape buffering on the frontage and south side, due to the adjacent residential single-family Use. Swope said they would plan for landscaping and will likely ask for some smaller phasing of development, so it can be evaluated as it they build out.

Chairman Seyfarth said he was in favor of the parking ratio. He said he believed we need to have some flexibility in today's economic climate. He said PC would rely on the Developer to communicate as the phasing goes along. He said we also need to be able to look at the mid-term and long-term look of this development.

PC was fine with striping by phase. Joey Ingle asked them to look at possibly adding some parking islands along the east-west run of the northern part of the development. Swope agreed. PC asked that the parking island in the southwest corner be looked at, as it creates a tight radius. Joey Ingle cautioned against PC approving parking under standards, and having it get smaller and smaller. Swope said it would be striped per the LSD, and there is no standard for this type of development. Alan Craighead said PC would then typically set the standard to the most restrictive Use, which in this case would be 1 parking space per 250sf (Warehouse Use is 1 parking space per 500sf).

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

There was no action taken by the Planning Commission.

(8) ANNOUNCEMENTS -

- **3/24/2022 – Tech Review Meeting @ 2:00 PM**
- **4/05/2022 - Planning Commission Meeting @ 6:00 PM**
- **4/12/2022 – City Council Meeting @ 6:00 PM**
- **4/19/2022 - Planning Commission Meeting @ 6:00 PM**

(9) ADJOURN -

Tony Davis made a motion to adjourn the meeting at 7:26 pm, with a 2nd from Devin Murphy. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centerton Planning Commission**

Minutes prepared by:
Todd Wright