



CENTERTON PLANNING COMMISSION
March 1, 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 – 02/15/2022
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **TS21-27 WOODMANCY-** 10167 Fishback Rd (Benton County / 11.987 Ac / Tract 1 5.989 Ac / Tract 2 5.998 Ac)
 - B. **TS21-28 SONIC –** 360 E Centerton Blvd (C2 Zoning / 1.37 Ac / Tract 1 0.544 Ac / Tract 2 0.833 Ac)
 - C. **TS22-01 JACKSON-**8207 Nugget Rd (A1 Zoning / 47.692 Ac / Tract 1 42.692 Ac / Tract 2 5.0 Ac)
 - D. **TS22-02 MORALES -**14533 Bethlehem Rd (Benton County / 3.89 Ac / Tract 1 2.01 Ac / Tract 2 1.87 Ac) Paya Inc.
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - A. **[PUBLIC HEARING] CU22-02 Big Sky Ph2 Model Home:** Lot 71 of future Big Sky Ph2 (Zoned R2 / 0.38 Ac) *Developer: Gavin Edwards*
 - B. **[PUBLIC HEARING] REZ22-02 (7 properties) Tristar Construction:** *Developer: Tri-Star Contractors, Nick Goedereis*
 - James Milligan (06-00047-612)-591 Keller Rd, 2 Ac, C3 to RTH-MF12
 - NFAS Corporation Inc (18-10018-000, Kinyon LLC 18-10018-001, 18-10019-000, 18-10004-000)-West of Keller Rd, south of Kinyon Rd, 80.08Ac, A1 to RTH-F 12.
 - NWA Friends First Venture (18-10010-000)-9973 Ar 279 Hwy, 40.02 Ac, A1 to R3-MF
 - INFAS Corporation (18-11149-000, 18-11148-000) 13675 Hwy 102- 19.94 Ac, A1 to R3-MF and C2
7. **OTHER BUSINESS**
 - A. **PUD21-07 Ridge Crest-Discussion-** NW/C of NW Vaughn Rd and Wagner Rd (Zoned R3-SF, 48.66 Ac)-*Developer: Rausch Coleman, Jesse Fulcher; Engr: Crafton Tull, Taylor Lindley*
 - Vaughn Rd, Nugget Rd and Wagner Rd proposed adjacent street improvement discussion.
8. **ANNOUNCEMENTS**
 - A. **Next Council Meeting: 03/08/2022 @ 6:00 PM (New Centerton Courts Building, 210 Municipal Dr)**
 - B. **Next PC Meeting: 3/15/2022 @ 6:00 PM (New Centerton Courts Building, 210 Municipal Dr)**
 - C. **Next Tech Review Meeting: 03/24/2022 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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-Ext 302) to verify if an item of interest remains scheduled to be heard on this date.



**PLANNING COMMISSION
MINUTES OF MEETING
MARCH 01, 2022**

(1) CALL TO ORDER –

The Meeting of the Centerton Planning Commission was called to order by Planning Commission Chair 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, 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 -

Chair Jeff Seyfarth noted the Minutes to be approved were from the Planning Commission Meeting dated 02/15/2022.

Joey Ingle made a motion to Approve the Planning Commission Meeting Minutes from 02/15/2022 with a 2nd from Ben Lewis. All Commission Members voted in favor and the motion carried.

(4) RATIFICATION OF ADMINISTRATIVE APPROVALS –

- A. TS21-27 WOODMANCY - 10167 Fishback Rd (Benton County / 11.987 Ac / Tract 1 5.989 Ac / Tract 2 5.998 Ac)**
- B. TS21-28 SONIC – 360 E Centerton Blvd (C2 Zoning / 1.37 Ac / Tract 1 0.544 Ac / Tract 2 0.833 Ac)**
- C. TS22-01 JACKSON - 8207 Nugget Rd (A1 Zoning / 47.692 Ac / Tract 1 42.692 Ac /**

Tract 2 5.0 Ac)

D. TS22-02 MORALES - 14533 Bethlehem Rd (Benton County / 3.89 Ac / Tract 1 2.01 Ac / Tract 2 1.87 Ac) Paya Inc.

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

(5) OLD BUSINESS – None

(6) NEW BUSINESS -

A. [PUBLIC HEARING] CU22-02 Big Sky Ph2 Model Home: Lot 71 of future Big Sky Ph2 (Zoned R2 / 0.38 Ac) *Developer: Gavin Edwards*

Chair Jeff Seyfarth introduced the item to the Commission.

City Planner Erik Nystrom addressed the Commission, giving a brief overview, containing the following:

- **Planned Structural Changes** - Construct Model Home and associated parking
- **Open Hours** – Monday through Saturday 10:00am – 5:00pm
- **Employees** – Two Permanent, Real Estate agent on Saturday
- **Public Access** - Home buyers
- **Utility Services** – Water, electric, and sewer connections
- **Signage** – Temporary banner on house
- **Adjacent Zoning** - Adjacent to R3 west, east, and north, Benton County to south

Other items discussed:

- **Parking** – Parking is limited to driveway and gravel pad. No parking will be allowed on the street. The gravel drive is proposed to the north of the proposed concrete drive adjacent to Walters Rd. There was discussion about gravel versus concrete drives.
- **Access to Walters Rd** - Distance of Driveway to Walters Rd is 35-40'. City code requires a minimum distance of 30' from intersections. Planning Commission in favor of limiting access to only Elkhorn Rd.

Gavin stated that due to construction timeframes, allowing the model home to begin prior to final plat will allow them to receive the public for sales and information about the subdivision as the subdivision opens. He stated that this is a typical practice. *[NOTE: Building permit will not likely be issued without a final plat]*

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

Amber Beale made a motion to open the public hearing with a 2nd from Tony Davis. All Commission Members voted in favor, and the motion carried. There were no public comments. Jerry Harris made a motion to close the public hearing with a 2nd from Joey Ingle. All Commission Members voted in favor, and the motion carried.

Joey Ingle made a motion to Approve CU22-02 Big Sky Ph2 Model Home: Lot 71 of future Big Sky Ph2 (Zoned R2 / 0.38 Ac), with the addition of the conditions for no gravel parking surfaces and no access of Walters Rd., with a 2nd from John Sessoms. All Commission Members voted in favor, and the motion carried.

B. [PUBLIC HEARING] REZ22-02 (7 properties) Tristar Construction: Developer: Tri-Star Contractors, Nick Goedereis

- James Milligan (06-00047-612)-591 Keller Rd, 2 Ac, C3 to RTH-MF12
- NFAS Corporation Inc (18-10018-000, Kinyon LLC 18-10018-001, 18-10019-000, 18-10004-000)-West of Keller Rd, south of Kinyon Rd, 80.08Ac, A1 to RTH-F 12.
- NWA Friends First Venture (18-10010-000)-9973 AR 279 Hwy, 40.02 Ac, A1 to R3-MF
- INFAS Corporation (18-11149-000, 18-11148-000) 13675 Hwy 102- 19.94 Ac, A1 to R3-MF and C2

Chairman Jeff Seyfarth introduced the item to the Commission.

Elizabeth Oaks of Tristar Contractors addressed the Commission, giving a brief description of the properties Tristar is requesting to rezone.

- **James Milligan, C3 to RTH-MF12** - This also has a concurrent tract split under review to add 2 acres to the existing Crystal Cove development. The request is for the same zoning district as Crystal Cove.
- **NFAS Corporation Inc, A1 to RTH-F 12** - Proposed five-plexes similar to Crystal Cove
- **NWA Friends First Venture, A1 to R3-MF** - Proposed blend of two-plexes and three-plexes
- **INFAS Corporation, A1 to R3-MF and C2** - 5 acres of commercial highway frontage and a mix of two-plexes / three-plexes

City Planner Dianne-Morrison Lloyd addressed the Commission, giving a brief overview, containing the following:

- **Description of Proposed Zoning Districts:** R3-MF has a maximum density of 8 units per acre, while RTH-MF12 has a maximum density of 12 units per acre.

Highway Commercial is intended to cater to businesses that serve highway traffic such as service stations, drive-in restaurants, motels, supermarkets, and similar venues.

- **City / County Limits:** Currently all but the two-acre tract are in the county and are pending annexation. Parcels are annexed as Agriculture (A-1).
- **Adjacent Zoning:** The INFAS Corporation parcels are directly across from a subdivision with C-2 Commercial frontage and R3-SF zoning, a similar request.

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

Ben Lewis made a motion to open the public hearing with a 2nd from Jerry Harris. All Commission Members voted in favor, and the motion carried. There were no public comments. Joey Ingle made a motion to close the public hearing with a 2nd from Amber Beale. All Commission Members voted in favor, and the motion carried.

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

Tony Davis asked what the Land Map calls for regarding the James Milligan parcel (06-00047-612) which would be changing from commercial to residential. City Planner Dianne Morrison-Lloyd stated that the Land Use Plan is medium-high density. The parcel's previous owner had a business and has since sold and relocated. She noted that the only parcels where there is commercial in that area on the land use plan are the parcels at the intersection at Hwy 279 and Kinyon, where there is existing commercial located nearby. She stated that the parcel south of Kinyon is designated as a business park but that the requested zoning would be consistent with recent planning decisions.

City Planner Dianne Morrison-Lloyd provided a more in-depth overview of the proposed rezone, including the following:

- **Transportation:** Hwy 279 and Hwy 102 are designed as major arterials on the master street plan. Kinyon Rd is a major collector.
- **Trails:** The McKissic Loop Trail borders PID 06-00047-612.
- **Floodplains / Wetlands:** The parcels do not appear to be within or adjacent to a floodplain. A wetland assessment will be needed on parcels 18-10010-000 and 18-10004-000.
- **Site Distance Concerns:** On 279 coming south, there is a blind corner and concern about placing commercial there due to potential traffic safety issues.

Planning Commission discussed how to evaluate the rezone given multiple properties. After discussion, it was determined that the rezone was to be evaluated as a single request; however, parcels could be removed if necessary.

Planning Commission reviewed and discussed the following questions for the proposed rezoning from A-1 and C-3 to R3-MF, RTH-MF12, and C-2:

- **Is the rezoning consistent with the adopted Comprehensive Plan (including the adopted Land Use Plan)? If not, why? YES.** Overall, the properties are in line with the proposed uses; however, the parcel on 279 is designated as commercial on the land-use plan and the Commission expressed concern over the precedent for removing the commercial. There was further discussion regarding visibility of the corner and multiple photos of the intersection were viewed and discussed. In addition, there was discussion regarding drainage patterns of the site. Lorene Burns informed the Planning Commission that the ARDOT connection, one of the drivers of the commercial, will likely be shifting westward.

Planning Chair Jeff Seyfarth clarified with City Attorney Brian that a property could be removed or amended by the Planning Commission and the applicant could return with a revised proposal.

- **Is the proposed rezoning compatible with the surrounding area and zones? YES.** The proposed rezoning request is generally residential with commercial adjacent to major roadways.
- **Would all the permitted uses in the new zone be compatible in this location and surrounding areas? YES.** The proposed rezoning is generally residential with commercial adjacent to major roadways.
- **Would the rezoning provide a benefit to one landowner, but not be considered for other similar properties in this area? NO.** The proposed request is consistent with other rezoning requests in the area requests and would be considered for other property owners.
- **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? NO.** There was no public comment.

Planning Commission briefly discussed the request and had no issues with the James Milligan, NFAS Corporation Inc, or INFAS Corporation parcels as presented. PC Chair Jeff Seyfarth asked the applicant if they would like to speak.

Elizabeth Oaks of TriStar Contractors stated that due to the site and drainage concerns, she does not see how the site could be developed as fully commercial. PC Chair Jeff Seyfarth stated that the goal of the city is to look out for the best interest of the city and to ensure that services are provided, and that the city is protected even if the property is fully developed. Nick Goedereis stated that they have spoken with four large commercial companies and have not received interest in the parcel due to physical concerns of the site.

Nick Goederis asked if the commission would be willing to accept a 300'x 300' section of

commercial. Tony Davis stated his concern is that Centerton has lost many opportunities by allowing residential development directly adjacent to highways. Joey Ingle asked if this were similar to the parcels to the north. City Planner Donna Wonsower measured these parcels and stated the commercial to the north was approximately 500' wide. PC Chair Jeff Seyfarth asked if a 300' x 300' section would be acceptable. The Planning commission confirmed yes, which would require new rezoning notifications because of the higher intensity. City Attorney Brian Rabal confirmed passing the rezoning minus the 300' x 300' section would be acceptable as it is a lesser request.

Joey Ingle made a motion to Approve REZ22-02 (7 properties) Tristar Construction, with the addendum that a 300' x 300' section be removed for commercial in PID 18-10010-000 abutting to HWY279 and Kinyon, with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

(7) OTHER BUSINESS –

A. PUD21-07 Ridge Crest Discussion - NW/C of NW Vaughn Rd and Wagner Rd (Zoned R3-SF, 48.66 Ac) - Developer: Rausch Coleman, Jesse Fulcher; Engr: Crafton Tull, Taylor Lindley

- Vaughn Rd, Nugget Rd and Wagner Rd proposed adjacent street improvement discussion.

Chair Jeff Seyfarth introduced the item to the Commission.

Taylor Lindley of Crafton Tull addressed the Commission, stating that they are seeking guidance on the adjacent street improvements and are planning on submitting preliminary plans on the following Monday. He summarized the adjacent roads (Vaugh: Minor Arterial, Nugget Rd: Major Collector, Wagner Rd: Local Street) and presented three options for Planning Commission consideration:

- Option 1: Half Street Improvements per the master street plan requirements, which is used as the foundation for fee-in-lieu totals for options 2 and 3
- Option 2: No constructed improvements aside from 10' trail to Nugget Rd. \$74,060.80 fee-in-lieu. Widen Wagner to 20' for fire access.
- Option 3: No constructed improvements to Vaughn. \$143,041.80 fee-in-lieu.
- Option 4: Staff discussion regarding improving Nugget rather than Wagner. Amenable to idea; however, Nugget is a county road so there are questions regarding what could be done.

Joey Ingle asked for clarification on if Wagner would need to be 20' wide in option 1. Taylor stated that it would; however, the intent was to create a baseline of cost requirements per the master street plan. Joey noted that the total construction cost is actually higher than listed in option 1 as it does not account for the additional work required for bringing the road to minimum requirements. Exhibits for each option were provided and displayed.

City Planner Donna Wonsower noted that staff had received an updated concept / totals the previous week and summarized the staff meeting reviewing the three proposals. She stated that staff would like to see improvements on two roads, preferably Vaughn and Nugget though staff is willing to accept Vaughn and Wagner. Staff would prefer to see 24' of asphalt rather than 20' as that would allow for two full lanes of traffic.

PC Chair Jeff Seyfarth asked if there was any development happening on adjacent parcels. City Planner Donna Wonsower stated that the city is unaware of development at this time.

Tony Davis asked about proximity of nearest trail system. Public Works Director Lance Johnson noted that there is a future trail to the north. Lance Johnson stated that Vaughn Rd needs to be established and staff is adamant regarding its construction. He noted that Wagner to the south is difficult to traverse, but that Nugget has asphalt closer in proximity. Lance stated that the city will likely need to do some work to improve asphalt nearby to help connections.

PC Chair Jeff Seyfarth asked if there were any concerns regarding the county ROW. Lance stated there could be issues and that Wagner could be done right away. Taylor Lindley acknowledged that the current plans show improvements on Wagner and that they could explore improvements on Nugget; however, they could not commit to improvements with the county complications.

There was continued discussion regarding improvements on Nugget versus Wagner. Developer Don Draper reiterated that they are amenable to Nugget; however, he foresees issues with the county. After reviewing the county map, it was determined that coordination would also be required with Highfill for construction of Nugget.

Consensus was reached that construction would be needed for Vaughn and Wagner, as well as the trail adjacent to Nugget. There was discussion regarding whether to place the Nugget Trail in the ROW or to allow it to meander through the easement.

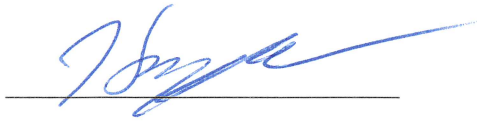
There was no action taken by the Planning Commission.

(8) ANNOUNCEMENTS -

- A. Next Council Meeting: 03/08/2022 @ 6:00 PM (New Centerton Courts Building, 210 Municipal Dr)
- B. Next PC Meeting: 3/15/2022 @ 6:00 PM (New Centerton Courts Building, 210 Municipal Dr)
- C. Next Tech Review Meeting: 03/24/2022 @ 2:00 PM (Zoom)

(9) ADJOURN -

Tony Davis made a motion to adjourn the meeting at 7:22 pm, with a 2nd from Joey Ingle. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centerton Planning Commission**

Minutes prepared by:
Todd Wright