

**Planning Commission Minutes
February 24, 2020**

1. **ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Howard Carter (arrived late)
Jay Moore
Chad Ball
Toni Lindsey
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

City Employees Present: Mayor Ernie Penn;
Melissa McCarville, City Business Manager; Rick
Bramall, City Building Inspector; Steve Tennant,
City Attorney

2. **Approval of Minutes:** January 27, 2020 Minutes were approved as written.

3. **Comments from Citizens:** There were no comments from citizens.

Public Hearings:

4A. Variance Request to Allow More than 3 Lot Splits in 10 Years - Parcel # 001-12416-000 Jack McClure Road –Owner-Mark Silva

Mark Silva explained that he owned the acreage on Jack McClure. Lot splits have previously been approved. This request would split a 12 acre lot into two six acre lots for houses. Judy wanted assurance that approval by Planning Commission would not set a bad precedent for the City. City Attorney Steve Tennant explained that since it is in the County, the guidelines are less stringent. There was no public comment.

Chairman Mann called for question and request for variance from lot-split rule was approved unanimously with exception of Howard Carter who was absent at this time.

4B. Lot split for parcel # 001-12416-000 Jack McClure Road to Split One 12-acre lot into two 6-acre lots, Owner Mark Silva:

Mark Silva was present to discuss the request. With the variance just approved, Melissa McCarville, City Business Manager can approve the lot split. Therefore, the Commissioners voted to remove this item from the agenda.

4C. Rezoning from R-1 to PUD - Property Owned by Farmington Commercial, LLC. Property Location - SW Grace Lane phases 1 & 2 of The Grove at Engles Mill. Presented by Bates & Associates, Inc.:

Chairman Mann reviewed that the PUD (Planned Unit Development) presented at this time is only for Phase I and II. Further, zoning and plat are considered together. Two months ago Mr. Marquess had asked that all this area be rezoned to R-3 but then pulled that request and later came back with a PUD. Also, when a PUD is approved, it stays with the property. A new owner would still have to abide by the original PUD plan.

Mark Marquess said he listened to the adjacent property owners at the first meeting when he requested an R-3 zone. He has now completely revised the development, trying to put larger (Manor) homes (1,750 – 2,200 square feet) adjacent to current residents on Briarhill and Countryside. There will be no cottage-size homes in those areas. Those will be placed in the interior area of the PUD.

Mr. Marquess listed other plans and concessions. The far northeast corner of the property flooded onto Countryside and Briarhill lots but he will build a large detention pond and will build underground storm drain to connect to the city's existing drain. He has worked with the Farmington Public Schools to build a road north of the school and will build a looping drop-off area for children. He plans to connect Bonnie Lane and Angus Lane to the new road north of the school. He will also clean up a marsh and pond near Grace Lane and provide fencing for child safety.

In the Phase 2 portion that backs up to Twin Falls, he removed one lot so lots adjacent to Twin Falls lots are larger. Larger Estate homes will be built on those lots. Then, the Estate homes will face Manor size homes.

He said approximately 10 to 15% of his developments usually have two-story homes. For this development he plans 48 homes in West phase and 80 homes in East phase for a total of 128 homes.

Price ranges for his homes are generally:

Cottage Homes	1,350 sq. feet	\$180,000+
Manor Homes	1,750 sq. feet	\$225,000+
Estate Homes	2,400 sq. feet	\$330,000+

Howard Carter arrived to the meeting at this point in the meeting.

City Engineer Chris Brackett presented his report:

“The Planned Unit District for the Grove at Engles Mill Subdivision Phases 1 & 2 has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments:

1. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any further construction activities.
3. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (Phase 1, 80 lots=\$48,000, Phase 2, 48 lots=\$28,800.)
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.

The following comments can be addressed in the construction plan submittal.

1. The lot numbering needs to be corrected for the phases shown. The out lots, detention pond lots and common areas will be numbered.
2. The streetlights for the north-south streets in Phase 1 exceed the 300' spacing.

3. The 2-year, 24-hour Precipitation is shown incorrectly in the Tc calculations.
4. The NE Pond is still labeled to have a normal pond elevation, but it is a dry pond.”

- End of City Engineer’s Report –

Chad Ball asked for clarification of an area where the lots appeared to be cut off from roadway. It was explained that the odd appearance was to provide a second access that later will be addressed in the final review.

Judy Horne expressed disappointment that the lot lines adjacent to Briarhill and Countryside did not match with existing property widths. Because numerous existing homes will see two houses and two back yards, she was concerned about excessive noise. She requested that the developer take out several building lots so lots could be larger.

Chad Ball was concerned about people in cottage homes especially parking on the street. However, the City does try to enforce its no-parking on street ordinance so as to provide accessibility for first responders.

PUBLIC COMMENT:

Robert Erickson – 431 Claybrook Drive was very concerned about opening up Angus Lane which is now very narrow and hazardous. It was explained that the City is aware of that and street will need to be improved.

Shannon Cantrell – 291 Briarhill asked how far houses will be set back from the street and what would back setback be. She felt too many homes are being crowded into the area and decisions should always be made keeping in mind what is best for current property owners. She said her home is 2,300 square feet.

Mr. Marquess said the setback is 25 feet. Also he will not be using zero lot lines for cottage homes because most buyers do not seem to like zero lot lines.

Molly Hillhouse – 509 Waterfall Court asked if future phases will be R-1 or included in the PUD

Linda Bell inquired about the size of homes behind Countryside Drive.

John Kordsmeier – 263 Countryside was concerned to know if the houses behind him might be 2-story. In discussion, Mark Marquess stated that he would be building all the homes in the subdivision and he would personally guarantee that if any 2-story houses are built behind current homes on Countryside or Briarhill that any windows on that side facing current residents would be “blank” or “fake” windows.

Ken Goff – 177 Applewood said he understood that a PUD could offer a variety of different uses and he wondered if there are future plans for a business district within the PUD. The answer is that the future of other phases is at the mercy of the Planning Commission. The developer can present ideas but Planning Commission can deny requests. Marquess said he plans only residential for this area.

Molly Hillhouse – 509 Waterfall Court had a request that in both phases the developer consider mixing larger lots in the middle of the development so that the proposed estate homes would not see only cottage homes. Mr. Marquess said his developments are carefully designed so one area blends into another area so, for example, he would not put Cottage homes across street from Estate homes.

Gary Noe – 271 Countryside asked about house size that will be behind him (Manor homes, not cottage homes) and he requested that the lot sizes match up with the existing lots. He said that most subdivisions he has seen have lot lines that match up with existing ones.

Mr. Marquess said he will build privacy fencing behind each home.

Mr. Noe also expressed concern about the width of Angus Lane if opened to school traffic from the new street that will be built. He stated that traffic is already very bad on Countryside and Angus now, before subdivision is built.

Gerry Harris agreed that the traffic situation around Folsom is very congested. Engineer Geoff Bates said Grace Lane is 36' wide and therefore could have a turn lane. The new street north of Folsom will be 31 feet.

Jerry Marsh – 391 Driftwood wanted to know if any of the new streets were going to connect into Twin Falls. This question was not clearly addressed.

Josh Simmons – 438 Eagle Ridge was concerned about Phase 2 and reminded that traffic is already a huge problem throughout this area.

Tommy Johnson – 441 Driftwood was concerned about utility placement and learned utilities will be behind homes, not in front. He asked about utility alleys which would keep people from parking on the street. Mr. Marquess said he has used a few utility alleys in his developments but has learned most people don't like them. He felt there will be sufficient parking with 2-car garages and large driveways.

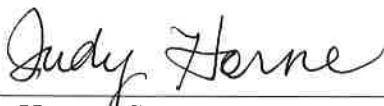
Chairman Mann discussed how the final plat needs to be approved. It was determined that both the Rezoning from R-1 to PUD and also 4. D. Preliminary Plat approval will be lumped together in one vote since this is a PUD which is handled differently than other zoning.

Chairman Mann called for question to approve this PUD request contingent upon the recommendations of the City Engineer Chris Brackett. Upon roll call, the PUD and rezoning were approved unanimously.

5. Annual Election of Officers:

Motion was made to keep same officers for the next year: Chairman Robert Mann, Vice Chair Gerry Harris and Secretary Judy Horne. Motion approved unanimously.

6. Adjournment: Having no further business the Planning Commission meeting was adjourned.



Judy Horne - Secretary



Robert Mann - Chair