

Special Planning Commission Minutes March 1, 2021 at 6 PM

1. ROLL CALL – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Chad Ball, via zoom
Keith Macedo, via zoom
Gerry Harris
Judy Horne, via zoom
Howard Carter
Bobby Wilson
Jay Moore, via zoom

ABSENT

City Employees Present: Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Rick Bramall, City Inspector; Mayor, Ernie Penn; Fire Chief, Bill Hellard

2. Comments from Citizens:

Diane Bryant- 11761 East Creek Ln: She feels that the Farmington Heights Subdivision centralized mail boxes are to far away for everyone to readily access them. Some of houses are 3-4 blocks away from the boxes. Can we get this addressed during Farmington Heights Phase II? This is a Post Office requirement for the subdivision. It is not our jurisdiction and we have no influence over it. This is a federally regulated requirement.

Public Hearings:

3. Large Scale Development for Vault Storage, property owned by Holland House Holdings, LLC located at 277 E. Main Street as presented by Blew & Associates, PA:

Jorge Ducane with Blew & Associates was present via zoom to discuss the request. This had come before the Planning Commission before. This is a new owner and new site plan. This will include RV parking and mini storage.

Chris Brackett's memo with conditions for approval by Planning Commission:

“The Large Scale Development Plan for the Vault Storage has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire flow and fire hydrant and fire lane locations must be reviewed and approved by the Fire Department prior to construction plan approval.
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 construction activities.
3. Submit two (2) copies of the filed easement plat before final approval of the plans. A copy of the proposed easement plat should be submitted to Olsson for review prior to signatures.
4. A sign permit will be required for the construction of the freestanding sign shown.
5. 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.

6. 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) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

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

1. A Final Drainage Report with a completed check list will have to be submitted with Construction Plans. Further review of the changes made to the detention calculations will be included in the construction plans review.
2. A curb will need to be added to the western parking lot to ensure the runoff is directed into the southwest detention pond.
3. Show the fire lane stripe around the exterior of the parking lot where signs are posted.”

The fire lane striping/ signs will be subject to Fire Marshall approval. Bobby asked how trucks will be able to make turns in between buildings E & F. Jorge stated they ran it through the templates to make sure that a fire truck and RV could make it around those turns. The south side can be widened to accommodate. Chris Brackett asked how will those units be accessed and it was stated that they will be down the middle with the doors to the interior. It will all go through one access point. Chad asked how they will reduce light pollution for the units touching/surrounding the residential areas. Do we have any ordinances that address this? No we do not have any Ordinances in place to address this but we can make it a condition of approval. They can add shielded and night sky fixtures as a condition for approval. These lights will be no trespass so that it will not exceed the property boundary. The site lines for the Highway 62 frontage are a concern. There is a tree line that they would like to replace with shrubs instead. This will help the site lines for the Hwy 62 frontage of the property. Keith asked what the width of the sidewalk is on the Hwy 62 side. It is 5 feet with 5 feet of greenspace.

Public Comment:

Diane Bryant-11761: Will there be an entrance on the Old Farmington Rd side? No that will not be an option due to the property doesn't not extend to Old Farmington Rd. The parcel adjoining doesn't not belong to this development.

Having no further discussion, Robert Mann called the question to approve the Large Scale development for Vault Storage subject to Chris Brackett's memo and the lighting being night sky compliant and shielded. Upon roll call, the motion passed unanimously.

4. Adjournment: Having no further business, the on-line Planning Commission meeting was adjourned.



Judy Horne - Secretary



Robert Mann - Chair