

Planning Commission Minutes
March 22, 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
Keith Macedo, 5 minutes late
Gerry Harris
Judy Horne
Howard Carter
Bobby Wilson
Jay Moore

ABSENT

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

2. **Approval of Minutes:** February 22, 2021 meeting and the March 1, 2021 special meeting minutes were not voted for approval due to not being included in the packets.

3. **Comments from Citizens:** none

Public Hearings:

4A. Variance- Street Improvements - Property located at 12291 Little Elm and 12293 Little Elm property owned by Melissa Sims as presented by Blew & Associates:

Cody Sexton was present via zoom to discuss the request regarding City's required street improvements. Since property is outside Farmington city limits, they do not want to put in curb, gutter, or sidewalk. The land is in the city's planning area but Washington County Planning Commission does not have to follow the City's requirements.

After lengthy discussion, Commissioners determined that it was important to at least request they install sidewalks because this is a fast growing area and might be annexed by the City in the future. With regard to street lighting, the City can't enforce lighting since it is outside of city limits.

Judy Horne moved that the variance be granted for no street and curb improvements but that sidewalk would be required. Motion was seconded by Gerry Harris.

Upon roll call the vote Motion passed 4-3. Yes: Harris, Horne, Macedo, Wilson. No: Ball, Carter, Moore.

4B. Preliminary Plat- MRS Jack McClure Subdivision for property located at 12291 Little Elm and 12293 Little Elm property owned by Melissa Sims as presented by Blew & Associates:

Cody Sexton was present via zoom to discuss the request. Chris Brackett read his recommended conditions:

“The Preliminary Plat for the Mrs. Jack McClure Subdivision 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 utility plans must be reviewed and approved by the Fire Department.
2. The water and improvements must be reviewed and approved by the Washington Water Authority and the Arkansas Department of Health prior to any construction activities.
3. If the variance fails, Little Elm and Jack McClure must be improved along the frontage of the subdivision to Minor Arterial and Local Street Standards.
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 final 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.”

Blew & Associates agreed to the conditions in the memo.

Public comment:

Diane Bryant- 11761 E. Creek Ln.: What is the width of the lots? They will be 160 ft.

Having no further discussion, Robert Mann called the question to approve the Preliminary Plat subject to Chris Brackett’s memo. Upon roll call, the motion passed unanimously.

4C. Large Scale Development- Farmington Hills Subdivision located on 16.59 acres at the end of E. Wilson St. Owned by Lots 102 Holdings, Inc. Presented by Blew & Associates

Cody Sexton was present via zoom to discuss the request. Chris Brackett read his recommended conditions:

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

1. All connections to the water and sewer systems must be approved by the City of Fayetteville.
2. Approval from the Power Company to have the detention ponds within their easement must be provided prior to construction approval. If this approval is denied, this project will be required to go back to the Planning Commission for approval of revised plan.
3. Approval from the adjacent property owner to the north will be required for the street connection to the Farmington Heights Subdivision Phase II prior to construction plan approval. If this approval is denied, this project will be required to go back to the Planning Commission for approval of the revised plan.
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 to the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

The plat is in the process of being revised to provide a public street connection to Farmington Heights Phase II. Motorists will drive through private street through a portion of this multi-family subdivision and then onto a public street northwest of the subdivision. This allows an additional route in and out of the area which is going to become traffic congested due to all the new development in the area. The new street will not directly join 54th Street, but rather one of the streets within Farmington Heights that feeds to 54th Street. Cody Sexton said that they have had conversations with Farmington Heights but no final documentation is available yet.

Also, the detention pond will need to be reconfigured due to encroachment on utilities easement. The representative for developer said maintenance of pond and park land will be maintained by the development owner.

Changes to the drainage have been discussed as well. This will be reviewed by Chris Brackett.

Also, developer will have to provide fire access for vehicles to get in and out in case of emergencies. The width of the streets and access points will need to be able to accommodate the trucks. Fire Chief Hellard included a memo concerning the Fire code and regulations. It was asked if there was any recourse if they shut off the access. They can block it for public access but have to provide access to the Fire Department or any emergency personnel. Fire Code is Federal jurisdiction and not City.

Commissioners expressed some concern about the private streets. It was explained that this is not a subdivision. It is just a large-scale development as if it was an apartment complex with private roadways.

It is not known at this time if the development will install sidewalks. Since it is not a subdivision, the City’s standards can’t be enforced there. Judy Horne said things such as this need to be added to the Planning Commission’s list of changes to consider at a work session.

Public Comment:

Ed Guess- 10 East Wilson, owner of J&E Automotive. He asked how much of the right-of-way would be on the east side next to his property. There is no right-of-way to this property. Wilson is going to be rebuilt in that area. Hunter Street will be widened on the west side.

Gerry Harris said that the Hunter – Main Street intersection near Briar Rose needs to be redone to improve access and safety.

Judy Horne said adding a stoplight at intersection of Broyles and Wilson was a necessity so all the new residents west of Broyles would be able to get out onto Broyles during busy times.

Keith Macedo said on some parts of North Hunter, the new sidewalk will be too close to the road and had concerns for pedestrians.

Having no further discussion, Robert Mann called the question to approve the Large Scale development, contingent upon Chris Brackett’s conditions set forth in his memo. Upon roll call, the motion passed unanimously.

4D. Conceptual Subdivision Layout Plan:

Geoff Bates was present via Zoom to discuss the request for a previously considered subdivision that would be east of Highway 170 and south of Appleby Road. However, he said developer has decided not to go forward with the project due to the money it would take to do the street improvements to Appleby Road. Chris Brackett stated that it would need to be brought up to fire code standards (20' minimum width). The drainage is also a concern in that area, although that might be improved with improved drainage on Highway 170. It was mentioned that perhaps a connection to Highway 170 from this proposed subdivision could be made through the property owners' land.

Mayor Penn was asked if city would consider participating in the cost of widening and improving Appleby. He said that would have to be studied by City staff and City Council would review that option.

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



Judy Horne - Secretary



Robert Mann - Chair