



City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

PLANNING COMMISSION AGENDA
January 25, 2016

**A meeting of the Farmington Planning Commission will be held on
Monday, January 25, 2016 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - November 23, 2015
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
 - A. **Variance request:** Farmington Public Schools (High School) requesting variance from landscape perimeter requirements.
Property owned by: Farmington Public Schools
Property Location: Hwy. 170.
Presented by: Bates & Associates, Inc.

Planning Commission Minutes
November 23, 2015

1. ROLL CALL – Meeting was called to order by Vice Chair Gerry Harris. A quorum was present.

PRESENT

Jay Moore

Sean Schader

Matt Hutcherson

Toni Bahn

Robert Mann, Chair (arrived late due to traffic)

Gerry Harris, Vice Chair, presided until Chair Robert Mann arrived

Judy Horne

Bobby Wilson

ABSENT

None

City Employees Present: Melissa McCarville - City Business Manager; Rick Brammall – City Inspector; Steve Tennant - City Attorney; Chris Brackett-City Engineer

2. Approval of Minutes: Minutes of October 26, 2015 were unanimously approved as written.

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

4. New Business: Large Scale Development for Farmington High School Phase II

Jeff Bates of Bates & Associates, Inc. was present to discuss the LSD for the Farmington School District's property located at 12329 N. Highway 170.

Chris Brackett, engineer for the City discussed his recommendations and explained that the LSD should be approved conditionally based upon his comments:

- 1) Variance request for landscaping must be submitted and approved by Planning Commission prior to final approval of construction plans.
- 2) 2 copies of filed easement plat must be submitted prior to final approval.
- 3) Any sewer improvements must be reviewed and approved by City of Fayetteville Engineering Department and Arkansas Department of Health before any construction activities.
- 4) Any water improvements must be reviewed and approved by Washington Water Authority and Arkansas Department of Health prior to any construction activities.
- 5) A completed Grading Permit Application and fee must be submitted prior to final approval of plans; preconstruction conference required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for best management practices will be required to attend the conference.

6) After a final review set of plans and drainage report has been approved by McGoodwin Williams & Yates, applicant shall submit to City three (3) sets of full-size plans and one (1) set of half-size plans that have been sealed by the engineer for final approval and distribution.

7) In discussion at the meeting, it was also noted that the owner wishes to pay a fee in lieu of immediately making required sidewalk improvements to Highway 170 and then wait until highway construction is done at which time the sidewalks can be constructed. A cost will be determined by Chris Brackett, the City, and Garver representatives.

Chairman Mann called for question regarding approval of the Large Scale Development plan for Farmington High School Phase II with the above-mentioned conditions. Upon roll call, motion passed unanimously.

5. Adjournment: Having no further business, Gerry Harris moved to adjourn, seconded by Bobby Wilson and passed unanimously.

Judy Horne
Secretary, Planning Commission

Robert Mann
Chair, Planning Commission

City of Farmington Application for Variance



Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission/Board of Adjustment until all information is furnished.

Applicant: Farmington Public Schools Day Phone: 479-266-1860
278 W. Main Street

Address: Farmington, AR Fax: _____

Representative: Bates & Associates Day Phone: 479-442-9350

Address: 7230 S. Pleasant Ridge Fax: _____

Property Owner: Same as applicant Day Phone: _____

Address: _____ Fax: _____

Indicate where correspondence should be sent (circle one): Applicant — Representative -- Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address - Hwy 170

Current Zoning -- SCHOOL

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

We are requesting a variance to the Landscape Perimeter Requirements.
There is a large portion of the property that is not being proposed for
improvements. There are also some other existing improvements.
Farmington Public Schools is proposing to plant required plantings along
HWY 170 as shown in the LSD and additional plantings within the
property for better aesthetics for the young people going to school there.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

RECEIPT

DATE 12-23-18

No. 516367

RECEIVED FROM Boles & Assoc

\$ 25.00

Twenty five & no/100 DOLLARS

FOR RENT
 FOR Variance - FHS - landscape

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY [Signature]



7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

December 14th, 2015

City of Farmington
354 W. Main Street
Farmington, AR 72730

RE: Farmington High School Landscape Variance

Dear Commissioners,

Farmington Public Schools requests a variance in the perimeter and frontage landscaping for the High School expansion. This is only a partial variance. The majority of the property is either already developed with the recently built Gymnasium or slated for future improvements like the Football Field and Field House. Also, there isn't much development in the area that needs to be shielded from the High School expansion. The required numbers and the proposed numbers are shown on the Landscape Plan within the Large Scale Plans.

Please see the Large Scale Plans for more details.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely

Bates & Associates, Inc.

Geoffrey H. Bates, P.E.

NOTICE OF PUBLIC MEETING

Legal description for variance request:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT OF BEGINNING BEING AN EXISTING STATE MONUMENT, THENCE S89°59'54"E 732.87' TO AN EXISTING 5/8" REBAR, THENCE S89°59'50"E 540.34' TO AN EXISTING 5/8" REBAR, THENCE S89°59'50"E 33.96' TO AN EXISTING RAILROAD SPIKE, THENCE S0°02'52"E 1486.32' TO AN EXISTING SURVEY MARKER, THENCE S89°57'26"W 38.91' TO AN EXISTING 5.8" REBAR, THENCE S89°59'09"W 1280.97' TO AN EXISTING 3/8" REBAR, THENCE N0°03'24"E 1486.72' TO THE POINT OF BEGINNING, CONTAINING 45.00 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Variance Requests:

Farmington Public Schools requests a variance in the perimeter and frontage landscaping for the High School expansion. This is only a partial primarily because there is little housing around the property and the majority of the property is either already developed or planned for future development. The School system would like to phase the landscaping as it builds out the property.

A public meeting to consider this request for variance at the above described property will be held on the 25th day of January, 2015 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

7015 0640 0000 1689 1534

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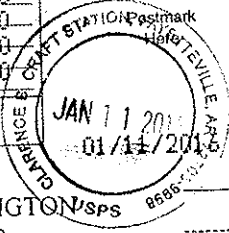
For delivery information, visit our website at www.usps.com

FARMINGTON, AR 72730

Certified Mail Fee	\$3.45	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.80	07
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage	\$0.49	
Total	\$6.74	

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PO BOX 150
FARMINGTON, AR 72730



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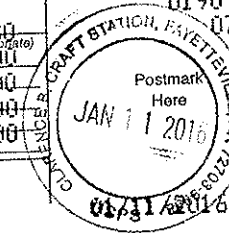
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FARMINGTON, AR 72730

Certified Mail Fee	\$3.45	0190
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage	\$0.49	
Total	\$6.74	

To: TAYLOR, DARRIN L & TRACY M
12394 N HWY 170
FARMINGTON, AR 72730-9671



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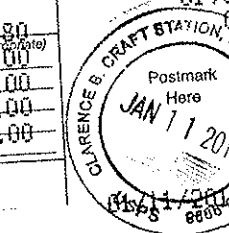
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage	\$0.49	
Total	\$6.74	

To: JOHNSON, JUSTIN J & ALISON
12362 HWY 170
FARMINGTON, AR 72730



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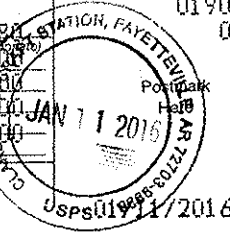
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FARMINGTON, AR 72730

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Extra Services & Fees (check box, add fee as appropriate)	\$2.80	07
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage	\$0.49	
Total	\$6.74	

To: FARMINGTON COMMERCIAL LLC
12771 TYLER RD
FARMINGTON, AR 72730



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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage	\$0.49	
Total	\$6.74	

To: FARMINGTON UNITED METHODIST CHURCH INC
PO BOX 42
FARMINGTON, AR 72730



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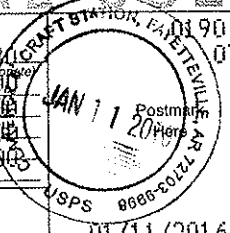
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage	\$0.49	
Total	\$6.74	

To: DAVIS, RICHARD K
12348 N HWY 170
FARMINGTON, AR 72730-9671



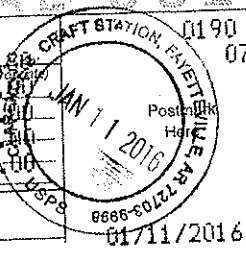
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 Certified Mail Restricted Delivery \$0.00
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 Postage \$0.49
 Total Postage and Fees \$6.74



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 City: _____

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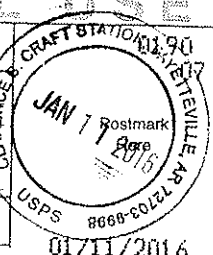
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FARMINGTON, AR 72730

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.49
 Total \$6.74



Sen: _____
 Str: _____
 City: _____

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FAYETTEVILLE, AR 72702

Certified Mail Fee \$3.45
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 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
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 Total P \$6.74



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 City: _____

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