



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

PLANNING COMMISSION AGENDA

March 27, 2023

**A meeting of the Farmington Planning Commission will be held on
Monday, March 27, 2023, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – February 27, 2023
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 limited to three minutes per person.
4. **PUBLIC HEARINGS**
 - A. **Conditional Use – Fireworks City**
Property owned by: Freedom Fireworks, LLC.
Property Location: 233 E. Main St
Presented by: Freedom Fireworks
 - B. **Variance – Variance to waive the landscape ordinance.**
Property owned by: Farmington Clinic Properties, LLC
Property Location: 30 W. Main St.
Presented by: Engineering Services, Inc.
 - C. **Variance – Variance to waive subdivision regulation and connectivity standards.**
Property owned by: Farmington Clinic Properties, LLC
Property Location: 30 W. Main St.
Presented by: Engineering Services, Inc.
 - D. **Large Scale Development – Farmington Vet Clinic**
Property owned by: Farmington Clinic Properties, LLC
Property Location: 30 W. Main St.
Presented by: Engineering Services, Inc.
5. Set Public Hearing date for Multi-Family Residential Design Standards.

Planning Commission Minutes February 27, 2023 at 6 PM

1. ROLL CALL – Meeting which was available in person was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Bobby Wilson
Chad Ball
Keith Macedo
Norm Toering
Howard Carter
Judy Horne

ABSENT

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

2. Approval of Minutes: The January 23, 2023 minutes were approved with a correction as follows:

“Having no further discussion, Robert Mann called the question to ~~table~~ **approve** the Preliminary Plat for Goose Creek Ph. 5.”

3. Comments from Citizens:

Phyllis Young- 546 Goose Creek: She asked for a reversal of approval of Phase 5 of Goose Creek Subdivision. She said her property had not flooded prior to the Goose Creek development. She didn't like the idea of allowing approval on more phases before the other phases are nearly completed. She felt they should have to finish most of the current phases prior to any further approval. She has heard the city's engineer say there is not to be more water than what already existed, and there is lots more now. She thinks the City should be protecting the citizens.

Public Hearings:

4A. Rezoning from R-1 to PUD for property located off S. Grace Lane owned by Riverwood Homes LLC as presented by Crafton Tull:

Ali Carr with Crafton Tull Engineering was present to discuss the request for rezoning to correct previous mistakes, correcting the legal description for phases 1-3 and to present phases 4-6. Commissioners only considered the rezoning. (Phase 3 was never sent to City Council for rezoning.) They will return later with preliminary plat for development of phases 4-6. This is not changing anything from what was approved for phases 1-3. She stated that there are no minimum lot size changes and no setback changes. In Phases 4-6 they are asking for reduced number of buildable lots from 120 lots to 115 lots.

Further, they plan to revise the detention pond size on Phase 3 which will be done by Crafton & Tull. It will be smaller than the one shown previously.

Norm Toering asked if the lot widths for Phases 1-3 were set at 115 or 120. They are not changing. The width will remain at 120 feet. Phases 4-6 will be changed to 115 feet.

In answer to his concern about one of the detention pond's design and flow onto Twin Falls, Ms. Carr said there was an error in the drainage report which caused the detention pond to be oversized. In Phase 4, the drainage will no longer run through an open ditch but will go through concrete drainage under the street.

Public comment:

Jill Toering – 206 Claybrook Drive: She was reassured regarding the change to detention pond and drainage. She asked if the lots that back up to Twin Falls will be bigger houses and lots as Riverwood previously agreed to.

Ali Carr said they will build the larger homes and are proposing 10 foot side setbacks rather than 5 feet for Lots 1-22. Front setback will be 25'; Rear setback 20'.

Chad Ball wondered about any net increase in lots from what was originally passed. Ali Carr said this will not create more lots for Phases 1-3. Phases 4-6 will have 202 lots.

There will be a pedestrian-friendly access into the ball park. However, there will be no parking on this stub out. They will run this access to the property line and then the City will connect it to the ball park.

Judy Horne said the developer had not used wrought iron fencing around the existing cemetery nor landscaped the detention ponds as required by the Landscape Ordinance as they had agreed to previously. Ms. Carr said they will landscape detention ponds as required and will put a wrought iron fence around the cemetery which currently has a plastic white fence and barbed wire around it.

Having no further discussion, Robert Mann called the question to approve the rezone for property located off S. Grace Lane. Upon roll call, the motion passed unanimously.

4B. Large Scale Development for Farmington Vet Clinic located at 30 W. Main St. owned by Farmington Clinic Properties, LLC as presented by Engineering Services, Inc.:

Brandon Rush with ESI was present to discuss the request. The new clinic will be 3,300 sq. ft. and will be constructed behind the old building. Chris Brackett read his memo as follows:

“The Large Scale Development for the Thrive Pet Healthcare has been reviewed and it is my opinion that the Planning Commission's approval should be conditional on the following comments.

1. The addition shown on these plans will have to be resubmitted to the Planning Commission for approval due to the necessary fire improvements needed for the addition.
2. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
3. 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 construction plan approval.
4. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval

prior to signatures.

5. A sign permit will be required for the construction of any signage for this project.
6. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
7. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City two (2) sets of the full size plans and two (2) sets of the half size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

After discussion from citizens living in that area, Chris Brackett added an additional item to his recommendations:

8. Street improvements to White Street and connectivity issues must be approved by the Planning Commission.

There will be variances to be considered next month. There is currently a dirt path on the back side of the property with no public access. One variance will allow access for the trash truck to go to the back side of the property to reach the dumpster. There is a 4 foot grade variation and there will be no exit off the back of the property to White Street. They will be building the new parking lot where the old building now stands, once the new building is completed. It will accommodate both employees and customers. There will be deterrents set up in the rear so public doesn't access it as well as for the parking.

Public comment:

JC Spencer- 48 White St.: This will be directly in front of his property. He asked for a “No Outlet” sign to be put on White Street. He also requested that they leave the trees and shrubs to provide more privacy to the houses back behind the clinic.

Melissa McCarville said a No Access sign could be put up now.

Samantha Stonecypher - 32 White St.: She had the same concerns as Mr. Spencer. She also expressed concern over her 30 foot piece of property that had been right-of-way vacated by the City. She was assured that she will retain ownership.

Melissa Spencer- 48 White St.: She was concerned about how trucks will access the dumpster?

It was noted that the dumpster will be landscaped and will have a fence around it as required in the city's Landscape ordinance. They plan to plant 8 trees as per the landscaping ordinance.

Chad Ball moved that another condition for approval is that the sidewalk be brought up to City standards at the Hwy 62 frontage. Norm Toering seconded the motion which passed unanimously.

Having no further discussion, Robert Mann called the question to approve the Large Scale Development for Farmington Vet Clinic subject to Chris Brackett's memo, the additional item #8 and

improvements to the sidewalk to bring it up to City standards. Upon roll call, the motion passed unanimously.

It was noted that the next Planning Commission meeting will be on March 27, 2023 at 6 PM.

Adjournment: Having no further business, the in-person Planning Commission meeting was adjourned at 6:35 PM.

Judy Horne, Secretary

Robert Mann, Chair

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE FOR SALE OF FIREWORKS

Applicant's Name Freedom Fireworks, LLC Date 1.27.23

Address 233 E. Main Street, Farmington, AR 72730

Phone # 870-538-8093

Zoning Commercial

Description of proposed use: fireworks tent for the sale of fireworks for some of June and July of 2023.

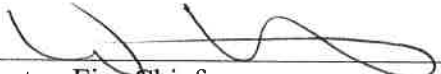
The following information must be provided before you will be placed on the Farmington Planning Commission agenda.

1. Location approval by fire department. (form must be completed and signed by Farmington Fire Chief)
2. Payment of \$250.00 fee.
3. The applicant has provided proof that each adjacent property owner has been notified by return receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
4. The applicant has provided a site plan showing adequate ingress, egress and parking. (No on street parking will be allowed.)
5. The applicant has provided proof that arrangements for waste collection services have been made.
6. The applicant has provided proof of premises liability insurance that covers the insured (Fireworks Manufacturer and/or Wholesaler), the Farmington property owner where the stand is located, the Fireworks Stand Owner and Operator; Sub-Operator, if applicable, and the City of Farmington, Arkansas for bodily injury and/or property damage arising out of the ownership, operation, use and maintenance of the insured retail premises, with a minimum coverage of \$1,000,000 for each occurrence and a minimum of \$3,000,000 in general aggregate coverage.
7. Must place signs in compliance with the City's sign ordinance.
8. If electricity is needed, an electrical permit must be obtained from City Building Inspector.
9. If site is not addressed contact Gunder Coaty at the City of Fayetteville 575-8380, he will assign an address to the site.
10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

LOCATION APPROVAL OF FIREWORKS STAND

The Farmington Fire Department must approve the location of the fireworks stand in accordance with the following requirements:

1. The fireworks are not being stored or sold in a permanent structure in the city.
2. The fireworks stand is in compliance with Arkansas and federal law and the 2000 International Fire code, and approved by the Farmington Fire Department.
3. Fireworks stand is not located within 250 feet of a fuel dispensing facility and fireworks stand has a setback of a minimum of 50 feet from the nearest street or highway and 200 feet from school grounds.



Farmington Fire Chief

2-6-23
Date



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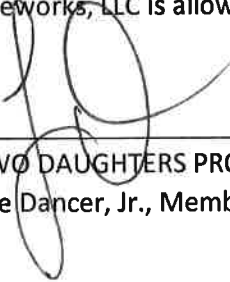
(https://maps.google.com/maps?ll=36.044423,-94.230159&z=20&hl=en&usq=US&mapllent=apv3)

Freedom Fireworks, LLC, has secured access to a dump trailer that can be parked at 233 E. Main Street in Farmington during the proposed use for sale of fireworks. This can be used instead of, or in addition to, Two Daughters Properties, LLC's dumpster.

Cheslee Mahan, member 1.27.23

Cheslee Mahan, member of Freedom Fireworks, LLC

Two Daughters Properties, LLC, has a dumpster on the property at 233 E. Main Street that Freedom Fireworks, LLC is allowed to use.



TWO DAUGHTERS PROPERTIES LLC
Lee Dancer, Jr., Member



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/16/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Britton-Gallagher and Associates, Inc. One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101	
	E-MAIL ADDRESS: info@brittongallagher.com	
INSURED 18166 Ingram Enterprises, Inc. dba Fireworks Over America 3010 North Ingram Drive Springfield MO 65803	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Everest Indemnity Insurance Co.	NAIC # 10851
	INSURER B : Axis Surplus Ins Company	NAIC # 26620
	INSURER C :	
	INSURER D :	
	INSURER E :	
INSURER F :		

COVERAGES

CERTIFICATE NUMBER: 630086912

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$2500 Deductible GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC			S18GL00655-221	10/1/2022	10/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			P-001-000056744-05	10/1/2022	10/1/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

Stand Owner, Property Owner and Others listed below are named additional insured's.

Property Owner: Two Daughters Properties, LLC.

Additional Insured: City of Farmington AR. For Bodily Injury & or Property Damage arising out of the Ownership, Operation, Use & Maintenance of the Retail Premises; as well as Freedom Fireworks: Blake Wells; Ceslee Mahan, Joe Paul Mahan

Location: 233 E Main Farmington AR 72730

Operating Dates: June 15, 2023 thru July 15, 2023

CERTIFICATE HOLDER**CANCELLATION**

Freedom Fireworks, LLC.
 Blake Wells
 49 E Main St.
 Farmington AR 72730

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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January 11, 2023

City of Farmington Planning Department:

The purpose of this letter is to notify you that Freedom Fireworks, LLC, has permission to sell fireworks during June and July of 2023 on property owned by Two Daughters Properties LLC at 233 E. Main Street in Farmington, Arkansas.

Sincerely,

TWO DAUGHTERS PROPERTIES LLC

Lee Dancer, Jr., Member

I, Cheslee Mahan, member of Freedom Fireworks, LLC, mailed the "Notice of a Public Hearing Before the Farmington Planning Commission on An Application for Conditional Use" to the three adjacent property owners of 233 E. Main Street, Farmington, AR 72730. Copies of the certified mail receipts to Osur Farmington LLC c/o Registeres Agents, Inc. (registered agent for Osur Farmington LLC), Goldstein Farmington, LLC c/o Corporation Service Company (registered agent of Goldstein Farmington, LLC), and Marcus J. Nall are attached. A copy of the previously mentioned notice is also being submitted. I hope to supplement this application with return cards.

Cheslee Mahan, member 2/6/23

Cheslee Mahan, Member of Freedom Fireworks, LLC

7020 0640 0001 8565 5359

U.S. Postal Service™	
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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$4.15	0230 33
\$3.35	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<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 \$0.63	
Total Postage and Fees \$8.13	
Postmark Here	
02/06/2023	
Sent To <i>Osur Farmington, LLC c/o Registeres Agents, Inc.</i>	
Street and Apt. No., or PO Box No. <i>701 South St., Suite 100</i>	
City, State, ZIP+4® <i>Mountain Home, AR 72653</i>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 0640 0001 8565 5355

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Certified Mail Fee \$4.15	0230 33
\$3.35	
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.63	
Total Postage and Fees \$8.13	
Postmark Here	
02/06/2023	
Sent To <i>Goldstein Farmington, LLC c/o Corporation Service Company</i>	
Street and Apt. No., or PO Box No. <i>300 Spring Building, Suite 900, 300 S. Spring Street</i>	
City, State, ZIP+4® <i>Little Rock, AR 72201</i>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 0640 0001 8565 5342

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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
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Total Postage and Fees \$8.13	
Postmark Here	
02/06/2023	
Sent To <i>Marcus Jason Nall</i>	
Street and Apt. No., or PO Box No. <i>P.O. Box 922</i>	
City, State, ZIP+4® <i>Prairie Grove, AR 72793</i>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE

To all Owners of land lying adjacent to the property at:

233 E. Main Street, Farmington, AR 72730
Location

Two Daughters Properties, LLC
Owned by


NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.


The purpose of this request is to use this property for:


fireworks tent for the sale of fireworks for some of June and July of 2023

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on March 27, 2023 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the city Business Manager in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to: Marcus Jason Nall P.O. Box 522 Prairie Grove, AR 72753</p>	<p>B. Received by (Printed Name) Marcus Nall</p> <p>C. Date of Delivery 2/8/23</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
 9590 9402 6374 0303 6539 12	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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<p>2. Article Number (Transfer from service label) 7020 0640 0001 8565 5342</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>																

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to: Osur Farmington, LLC c/o Registeres Agents, Inc. 701 South St., Suite 100 Mountain Home, AR 72653</p>	<p>B. Received by (Printed Name) Stephanie Michel</p> <p>C. Date of Delivery 2-9-23</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
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<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>2. Article Number (Transfer from service label) 7020 0640 0001 8565 5359</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>																

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to: Goldstein Farmington, LLC c/o Corporation Service Company 300 Spring Building, Suite 900 300 S. Spring Street Little Rock, AR 72201</p>	<p>B. Received by (Printed Name) [Signature]</p> <p>C. Date of Delivery FEB 10 2023</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
 9590 9402 6374 0303 6539 29	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
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<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>2. Article Number (Transfer from service label) 7020 0640 0001 8565 5335</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>																

March 10, 2023

City of Farmington Planning Commission
c/o Melissa McCarville
354 W. Main
PO Box 105
Farmington, AR 72730

Via email: melissamccarville@cityoffarmington-ar.gov

Re: Waiver Request (Revised)
Thrive Pet Healthcare
30 W. Main St
Farmington, AR

Chairman Mann and Commissioners:

The Developer, Storebuild LLC, hereby requests the following waivers for the proposed development.

- ▼ Article VII, Section B(4): *6' privacy fence along White Road to screen subject property (non-residential) to the residential across the street.*

This project contains a steep slope in this area with heavy existing vegetation. This berm and vegetation is planned to remain except as needed for drainage and utility construction. A fence in this area would provide limited screening benefit given the existing conditions.

- ▼ Article X, Section B(6): *Landscaping of trash/refuse/garbage storage areas in front of sides seen from street, highway, or adjacent residential dwellings.*

Due to the requirement to put this in the rear combined with dual street frontage, it is not possible to landscape the front (facing White Street). We have turned the dumpster as much as possible with the required turn radius needed for the collection truck on the proposed plans.

- ▼ Article XIV, Section 15.04 *Subdivision Regulations. These standards are intended to help the developer achieve development that is safe, efficient, pleasant, economic to build and easy to maintain.*

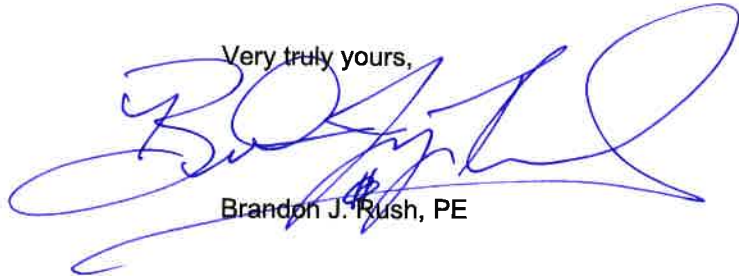
Improvements along White Road would provide nominal benefit at a cost which would not be roughly proportional to the developments impacts as this is a dead end road with minimal traffic. Specifically, no entrance is being proposed to the development along this road.

- ▼ Article IX, Section 1 Ordinance No. 2023-02: *Connectivity standards. A proposed development shall provide multiple direct connections in its minor and collector on-site street system to and between local destinations, such as parks, schools, and shopping, without requiring the use of arterial streets.*

Due to the existing grades along the eastern side of the property it would not be feasible to construct a stub out for future connectivity in the southeastern corner.

We understand the public notification deadline for the February meeting has passed and respectfully request these be added to the March 27th Planning Commission agenda. We will send proof of publication and public notices to you once received.

Very truly yours,



Brandon J. Rush, PE

Z:\Engineers\00 - Engineer Projects\22967 - Farmington Vet Clinic\05 Construction Plans\Grading Permit Submittal #1\Waviers (Updated)\Waiver Request Letter.docx

City of Farmington, Arkansas Application for Variance/Waiver



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 Clinic Properties, LLC Day phone: 479-267-3276

Address: PO Box 609 Farmington, AR 27230 Fax: _____

Representative: Engineering Services, Inc. Day phone: 479-751-8733

1207 S. Old Missouri Rd.

Address: Springdale, AR 72764 Fax: _____

Property Owner: Farmington Clinic Properties, LLC Day phone: _____

Address: _____ Fax: _____

Indicate where the correspondence shall be sent (circle one): Applicant Representative Owner

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

Property description: Parcel on the North side of HWY 62 & East of Church Street

Site address: 30 W. Main St. Farmington, AR 72730

Current zoning: C-2

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 seeking a wavier to not construct a fence along the north property line (White Road).

Due to existing grade and vegetation, fence will have limited screening benefit.

We are seeking a wavier to not add landscaping in front of proposed dumpster. This is not feasible based on site conditions.

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 15 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:

NOTICE OF PUBLIC HEARING

A petition for Large Scale Development and waivers for the property as described below has been filed with the City of Farmington on the 3rd day of March, 2023.

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

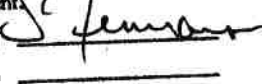
COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 26, SAID POINT BEING A FOUND STATE MONUMENT "DEPARTMENT OF COMMERCE"; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4, N87°39'07"W A DISTANCE OF 428.04 FEET TO A SET IRON PIN WITH CAP "PS 1559" AND THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, S02°20'53"W A DISTANCE OF 274.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 62 (WEST MAIN STREET) AND A SET IRON PIN WITH CAP "PS 1559"; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N88°17'43"W A DISTANCE OF 123.97 FEET TO A SET IRON PIN WITH CAP "PS 1559"; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N02°20'53"E A DISTANCE OF 275.39 FEET TO A SET IRON PIN WITH CAP "PS 1559" ON THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4; THENCE ALONG SAID NORTH LINE, S87°39'07"E A DISTANCE OF 123.96 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRES (34,052 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

The Owner/Developer of the Thrive Pet Healthcare large-scale development is requesting associated waivers from constructing landscaping in front of the proposed dumpster, from constructing a screening fence along the north property line (White Road) and from constructing an access point to the south east side of the parking lot.

A public hearing to consider these waivers will be held on the 27th day of March, 2023, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantee
Address



Doc ID: 007402270002 Type: REL
Recorded: 06/28/2004 at 01:42:59 PM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamos Circuit Clerk
File 2004-00025398

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That we, Alan K. Thompson and Mary C. Thompson, Husband and Wife, hereinafter called Grantors, for and in consideration of the sum of One Dollar (\$1) and other good and valuable consideration to us in hand paid by the THOMPSON FAMILY TRUST, Alan Kehs Thompson and Mary Carla Thompson, Co-Trustees, U/A DTD 2nd day of July, 2003, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's heirs and assigns in and to the following described land, situate in Washington County, State of Arkansas, to-wit:

Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty Six (26) in Township Sixteen (16) North of Range Thirty One (31) West, more particularly described as follows, to wit:

Beginning at a point 428.04 feet West of the Northeast Corner of said forty (40) acre tract, thence West 123.96 feet, thence South 296.9 feet, thence N88°43'E to a point 294.82 feet South of the beginning point, thence North 294.82 feet to the point of beginning, containing 0.85 acres, more or less.

TO HAVE AND TO HOLD the said land and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, forever. And we, the said Grantors, hereby covenant that we are lawfully seized of said land and premises, that the same is unencumbered, and that we will forever warrant and defend the title to the said lands against all legal claims whatever.

And we, the respective Grantors, hereby release and

relinquish unto the said Grantee our respective dower/curtesy and homestead in and to said lands.

WITNESS our hands and seals this 27th day of June, 2004.

Alan K. Thompson
Alan K. Thompson

Mary C. Thompson
Mary C. Thompson

ACKNOWLEDGMENT

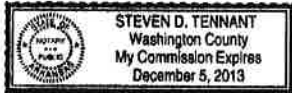
STATE OF ARKANSAS)
)SS
COUNTY OF WASHINGTON)

On this the 27th day of June, 2004, before me, a notary public, personally appeared Alan K. Thompson and Mary C. Thompson, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the purposes therein set forth.

In witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires:



Prepared By:
STEVEN D. TENNANT
Attorney at Law
P. O. Box 120 - 8 E. Main
Farmington, AR 72730
(479) 267-2060

Farmington Clinic Properties LLC
180 Wesley Stevens Rd
Farmington, AR 72730

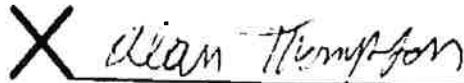
December 19, 2022

City of Farmington Planning Commission
Farmington City Hall
354 W Main St
Farmington, AR 72730

Re: Representation Authorization
Farmington Veterinary Clinic Facility Expansion
30 W. Main Street
Farmington, AR

We hereby authorize Engineering Services, Inc. to represent us and make decisions on our behalf for the referenced project to be presented to the Farmington Planning Commission.

Farmington Clinic Properties LLC


Signature

Alan Thompson
Print Name / Title

City of Farmington, Arkansas Application for Variance/Waiver



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 Clinic Properties, LLC Day phone: 479-267-3276

Address: PO Box 609 Farmington, AR 27230 Fax: _____

Representative: Engineering Services, Inc. Day phone: 479-751-8733

Address: 1207 S. Old Missouri Rd.
Springdale, AR 72764 Fax: _____

Property Owner: Farmington Clinic Properties, LLC Day phone: _____

Address: _____ Fax: _____

Indicate where the correspondence shall be sent (circle one): Applicant Representative Owner

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

Property description: Parcel on the North side of HWY 62 & East of Church Street

Site address: 30 W. Main St. Farmington, AR 72730

Current zoning: C-2

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 seeking a wavier to not add an access point on the South East side of the parking lot due to the significant change in grade .

We are seeking a wavier to not improve White Road as it will provide nominal benefit at a cost which would not be roughly proportional to the developments impacts.

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 15 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:

NOTICE OF PUBLIC HEARING

A petition for Large Scale Development and waivers for the property as described below has been filed with the City of Farmington on the 3rd day of March, 2023.

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 26, SAID POINT BEING A FOUND STATE MONUMENT "DEPARTMENT OF COMMERCE"; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4, N87°39'07"W A DISTANCE OF 428.04 FEET TO A SET IRON PIN WITH CAP "PS 1559" AND THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, S02°20'53"W A DISTANCE OF 274.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 62 (WEST MAIN STREET) AND A SET IRON PIN WITH CAP "PS 1559"; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N88°17'43"W A DISTANCE OF 123.97 FEET TO A SET IRON PIN WITH CAP "PS 1559"; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N02°20'53"E A DISTANCE OF 275.39 FEET TO A SET IRON PIN WITH CAP "PS 1559" ON THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4; THENCE ALONG SAID NORTH LINE, S87°39'07"E A DISTANCE OF 123.96 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRES (34,052 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

The Owner/Developer of the Thrive Pet Healthcare large-scale development is requesting associated waivers from constructing landscaping in front of the proposed dumpster, from constructing a screening fence along the north property line (White Road) and from constructing an access point to the south east side of the parking lot.

A public hearing to consider these waivers will be held on the 27th day of March, 2023, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantee

Address

Doc ID: 007402270002 Type: REL
Recorded: 08/28/2004 at 01:42:55 PM
Fee Amt: \$11.00 Page 1 of 2
Washington Countv. AR
Bette Stamps Circuit Clerk
File 2004-00025398

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That we, Alan K. Thompson and Mary C. Thompson, Husband and Wife, hereinafter called Grantors, for and in consideration of the sum of One Dollar (\$1) and other good and valuable consideration to us in hand paid by the THOMPSON FAMILY TRUST, Alan Kehs Thompson and Mary Carla Thompson, Co-Trustees, U/A DTD 2nd day of July, 2003, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's heirs and assigns in and to the following described land, situate in Washington County, State of Arkansas, to-wit:

Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty Six (26) in Township Sixteen (16) North of Range Thirty One (31) West, more particularly described as follows, to wit:

Beginning at a point 428.04 feet West of the Northeast Corner of said forty (40) acre tract, thence West 123.96 feet, thence South 296.9 feet, thence N88°43'E to a point 294.82 feet South of the beginning point, thence North 294.82 feet to the point of beginning, containing 0.85 acres, more or less.

TO HAVE AND TO HOLD the said land and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, forever. And we, the said Grantors, hereby covenant that we are lawfully seized of said land and premises, that the same is unencumbered, and that we will forever warrant and defend the title to the said lands against all legal claims whatever.

And we, the respective Grantors, hereby release and

relinquish unto the said Grantee our respective dower/curtesy and homestead in and to said lands.

WITNESS our hands and seals this 14th day of June, 2004.

Alan K. Thompson
Alan K. Thompson

Mary C. Thompson
Mary C. Thompson

ACKNOWLEDGMENT

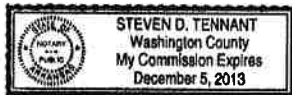
STATE OF ARKANSAS)
)SS
COUNTY OF WASHINGTON)

On this the 14th day of June, 2004, before me, a notary public, personally appeared Alan K. Thompson and Mary C. Thompson, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the purposes therein set forth.

In witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires:



Prepared By:
STEVEN D. TENNANT
Attorney at Law
P. O. Box 120 - 8 E. Main
Farmington, AR 72730
(479) 267-2060

Farmington Clinic Properties LLC
180 Wesley Stevens Rd
Farmington, AR 72730

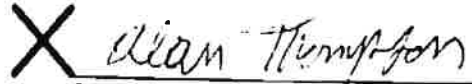
December 19, 2022

City of Farmington Planning Commission
Farmington City Hall
354 W Main St
Farmington, AR 72730

Re: Representation Authorization
Farmington Veterinary Clinic Facility Expansion
30 W. Main Street
Farmington, AR

We hereby authorize Engineering Services, Inc. to represent us and make decisions on our behalf for the referenced project to be presented to the Farmington Planning Commission.

Farmington Clinic Properties LLC


Signature

Alan Thompson
Print Name / Title

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

I, Paola Lopez, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

Engineering Services Inc
PH – Revised Large Scale Development

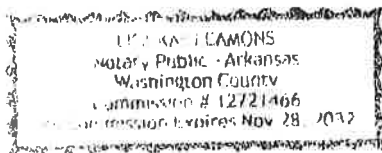
Was inserted in the Regular Edition on:
March 12, 2023

Publication Charges: \$156.56


Paola Lopez

Subscribed and sworn to before me
This 16 day of Mar, 2023.


Notary Public
My Commission Expires:



****NOTE****

Please do not pay from Affidavit.
Invoice will be sent.

NOTICE OF PUBLIC HEARING

A petition for Revised Large Scale Development and waivers for the property as described below has been filed with the City of Farmington on the 3rd day of March, 2023.

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 26, SAID POINT BEING A FOUND STATE MONUMENT "DEPARTMENT OF COMMERCE";

THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4, N87°39'07"W A DISTANCE OF 428.04 FEET TO A SET IRON PIN WITH CAP "PS 1559" AND THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, S02°20'53"W A

DISTANCE OF 274.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 62 (WEST MAIN STREET) AND A SET IRON PIN WITH CAP "PS 1559"; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N88°17'43"W A DISTANCE OF 123.97 FEET TO A SET IRON PIN WITH CAP "PS 1559"; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N02°20'53"E A DISTANCE OF 275.39 FEET TO A SET IRON PIN WITH CAP "PS 1559" ON THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4; THENCE ALONG SAID NORTH LINE, S87°39'07"E A DISTANCE OF 123.96 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRES (34,052 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

The Owner/Developer of the Thrive Pet Healthcare large-scale development is requesting associated waivers from constructing landscaping in front of the proposed dumpster, from constructing a screening fence along the north property line (White Road), from making master street plan improvements to White Road and from providing connectivity to the eastern adjacent property.

A public hearing to consider this large scale development revision and accompanying waivers will be held on the 27th day of March, 2023, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

75662124 March 12, 2023

City of Farmington
Application and Checklist
Large Scale Development

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

Farmington Clinic
 Applicant: Properties, LLC Day Phone: 479-267-3276
PO Box 609
 Address: Farmington, AR 72730 Fax: _____
 Representative: Engineering Services, Inc. Day Phone: (479)-751-8733
1207 S. Old Missouri Rd.
 Address: Springdale, AR 72764 Fax: _____
 Property Owner: Same as applicant Day Phone: _____
 Address: _____ Fax: _____

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

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$	Date	Receipt #

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

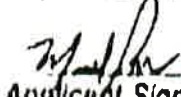
Property Description 30 West Main St.
 Site Address -- Farmington, AR 72730
 Current Zoning -- C-2
 Attach legal description

Financial Interests

The following entities or people have a financial interest in this project:

Farmington Clinic Properties LLC

Applicant/Representative I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

 _____ Date 12/20/22
 Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

 _____ Date 12-20-2022
 Owner/Agent Signature

LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 1/2".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	X		
7. Proof of publication of public hearing notice, should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).	X		
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			X
a. NPDES Storm water Permit			X
b. 404 Permit			X
c. Other			X
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	X		
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	X		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	X		
5. Regarding all proposed water systems on or near the site:	X		
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.	X		
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	X		
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	X		

approximate change in the grade for the proposed street.	X		
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	X		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	X		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	X		
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	X		
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale	X		

Developments only.) Dimension turnaround area at dumpster location.	X		
15. A description of commonly held areas, if applicable.	X		
16. Draft of covenants, conditions and restrictions, if any.	X		
17. Draft POA agreements, if any.	X		
18. A written description of requested variances and waivers from any city requirements.	X		
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

**All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

Farmington Clinic Properties LLC
180 Wesley Stevens Rd
Farmington, AR 72730

December 19, 2022

City of Farmington Planning Commission
Farmington City Hall
354 W Main St
Farmington, AR 72730

Re: Representation Authorization
Farmington Veterinary Clinic Facility Expansion
30 W. Main Street
Farmington, AR

We hereby authorize Engineering Services, Inc. to represent us and make decisions on our behalf for the referenced project to be presented to the Farmington Planning Commission.

Farmington Clinic Properties LLC

X Alan Thompson
Signature

Alan Thompson
Print Name / Title

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

To All Owners of land lying adjacent to the property at:

30 W. Main Street, Farmington, AR
Location

FARMINGTON CLINIC PROPERTIES, LLC
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on January 23, 2023 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

NOTICE OF PUBLIC HEARING

A petition for Large Scale Development and waivers for the property as described below has been filed with the City of Farmington on the 14th day of February, 2023.

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 26, SAID POINT BEING A FOUND STATE MONUMENT "DEPARTMENT OF COMMERCE"; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4, N87°39'07"W A DISTANCE OF 428.04 FEET TO A SET IRON PIN WITH CAP "PS 1559" AND THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, S02°20'53"W A DISTANCE OF 274.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 62 (WEST MAIN STREET) AND A SET IRON PIN WITH CAP "PS 1559"; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N88°17'43"W A DISTANCE OF 123.97 FEET TO A SET IRON PIN WITH CAP "PS 1559"; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N02°20'53"E A DISTANCE OF 275.39 FEET TO A SET IRON PIN WITH CAP "PS 1559" ON THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4; THENCE ALONG SAID NORTH LINE, S87°39'07"E A DISTANCE OF 123.96 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRES (34,052 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

The Owner/Developer of the Thrive Pet Healthcare large-scale development is requests associated waivers from constructing landscaping in front of the proposed dumpster and from constructing a screening fence along the north property line (White Road).

A public hearing to consider these waivers will be held on the 27th day of March, 2023, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

EXECUTED November 15, 2018.

GRANTOR:

THOMPSON FAMILY TRUST DATED JULY 2,
2003

Alan Kehs Thompson

Alan Kehs Thompson, Co-Trustee

Mary Carla Thompson

Mary Carla Thompson, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

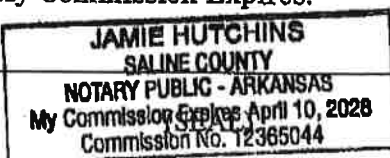
COUNTY OF PULASKI

On this the 15th day of November, 2018, before me, the undersigned officer, personally appeared Alan Kehs Thompson and Mary Carla Thompson, known to me (or satisfactorily proven), who stated that they are the Co-Trustees of the Thompson Family Trust, and are duly authorized in such capacity to execute the foregoing instrument for and in the name and behalf of said Trust, and further stated and acknowledged that they so signed, executed, and delivered the same for the consideration, uses, and purposes therein mentions and set forth.

In witness whereof, I hereunto set my hand and official seal.

Jamie Hutchins
Notary Public

My Commission Expires:



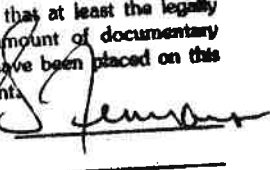
Washington County, AR
I certify this instrument was filed on
11/20/2018 2:00:04 PM
and recorded in REAL ESTATE

File# 2018-00034610
Kvle Sylvester - Circuit Clerk

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantee

Address



Doc ID: 007402270002 Type: REL
Recorded: 08/28/2004 at 01:42:59 PM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamos Circuit Clerk
File 2004-00025398

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That we, Alan K. Thompson and Mary C. Thompson, Husband and Wife, hereinafter called Grantors, for and in consideration of the sum of One Dollar (\$1) and other good and valuable consideration to us in hand paid by the THOMPSON FAMILY TRUST, Alan Kehs Thompson and Mary Carla Thompson, Co-Trustees, U/A DTD 2nd day of July, 2003, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's heirs and assigns in and to the following described land, situate in Washington County, State of Arkansas, to-wit:

Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty Six (26) in Township Sixteen (16) North of Range Thirty One (31) West, more particularly described as follows, to wit:

Beginning at a point 428.04 feet West of the Northeast Corner of said forty (40) acre tract, thence West 123.96 feet, thence South 296.9 feet, thence N88°43'E to a point 294.82 feet South of the beginning point, thence North 294.82 feet to the point of beginning, containing 0.85 acres, more or less.

TO HAVE AND TO HOLD the said land and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, forever. And we, the said Grantors, hereby covenant that we are lawfully seized of said land and premises, that the same is unencumbered, and that we will forever warrant and defend the title to the said lands against all legal claims whatever.

And we, the respective Grantors, hereby release and

relinquish unto the said Grantee our respective dower/curtesy and homestead in and to said lands.

WITNESS our hands and seals this 27th day of June, 2004.

Alan K. Thompson
Alan K. Thompson

Mary C. Thompson
Mary C. Thompson

ACKNOWLEDGMENT

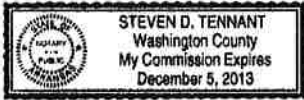
STATE OF ARKANSAS)
)SS
COUNTY OF WASHINGTON)

On this the 27th day of June, 2004, before me, a notary public, personally appeared Alan K. Thompson and Mary C. Thompson, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the purposes therein set forth.

In witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires:



Prepared By:
STEVEN D. TENNANT
Attorney at Law
P. O. Box 120 - 8 E. Main
Farmington, AR 72730
(479) 267-2060

Farmington Clinic Properties LLC
180 Wesley Stevens Rd
Farmington, AR 72730

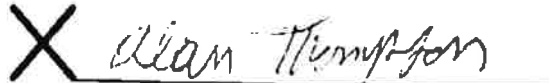
December 19, 2022

City of Farmington Planning Commission
Farmington City Hall
354 W Main St
Farmington, AR 72730

Re: Representation Authorization
Farmington Veterinary Clinic Facility Expansion
30 W. Main Street
Farmington, AR

We hereby authorize Engineering Services, Inc. to represent us and make decisions on our behalf for the referenced project to be presented to the Farmington Planning Commission.

Farmington Clinic Properties LLC


Signature

Alan Thompson
Print Name / Title

FARMINGTON VETERINARY CLINIC
CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I, Rodney Woods, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington and Benton County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: Rodney Woods

Date: 02-03-2023

PARCEL: 760-01391-000
STONECYPHER, JEFF & SAMATHA
32 W WHITE ST.
FARMINGTON, AR 72730
ZONING: A-1

PARCEL: 760-01390-000
SHIELDS, ALTON M & VIRGINIA
40 W WHITE ST
FARMINGTON, AR 72730
ZONING: A-1

PARCEL: 760-01389-000
SPENCER, JC & MELISSA ANNE
48 W WHITE ST.
FARMINGTON, AR 72730
ZONING: A-1

PARCEL: 760-1552-001
HENDRICKS, JONATHAN BLAKE
& HEATHER LYNN
PO BOX 1604
FARMINGTON, AR 72730
ZONING: COMM

PARCEL: 760-01577-000
WESTPHAL PROPERTIES INC
109 N 6TH ST
FORT SMITH AR, 72901
ZONING: COMM

PARCEL: 760-01550-001
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261
ZONING: C-2

PARCEL: 760-01584-000
CHICK PROPERTIES, LLC
PO BOX 258
FARMINGTON, AR 72730
ZONING: C-2

PARCEL: 760-01543-000
CHURCH OF CHRIST FARMINGTON,
AR TRUSTEES
33 W. MAIN ST
FARMINGTON, AR 72730
ZONING: C-2

PARCEL: 760-01547-000
CHURCH OF CHRIST
41 W. MAIN ST
FARMINGTON, AR 72730
ZONING: C-2

AFFIDAVIT OF MAILING

FARMINGTON VETERINARY CLINIC LARGE SCALE DEVELOPMENT

I hereby certify that I, Nicholas Bohning, acting as agent, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the L.S.D. application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards, and any notices that were undeliverable.

Signature: 

Date: 3/10/23

PARCEL: 760-01391-000
STONECYPHER, JEFF & SAMATHA
32 W WHITE ST.
FARMINGTON, AR 72730
ZONING: A-1

PARCEL: 760-01390-000
SHIELDS, ALTON M & VIRGINIA
40 W WHITE ST
FARMINGTON, AR 72730
ZONING: A-1

PARCEL: 760-01389-000
SPENCER, JC & MELISSA ANNE
48 W WHITE ST.
FARMINGTON, AR 72730
ZONING: A-1

PARCEL: 760-1552-001
HENDRICKS, JONATHAN BLAKE
& HEATHER LYNN
PO BOX 1604
FARMINGTON, AR 72730
ZONING: COMM

PARCEL: 760-01577-000
WESTPHAL PROPERTIES INC
109 N 6TH ST
FORT SMITH AR, 72901
ZONING: COMM

PARCEL: 760-01550-001
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261
ZONING: C-2

PARCEL: 760-01584-000
CHICK PROPERTIES, LLC
PO BOX 258
FARMINGTON, AR 72730
ZONING: C-2

PARCEL: 760-01543-000
CHURCH OF CHRIST FARMINGTON,
AR TRUSTEES
33 W. MAIN ST
FARMINGTON, AR 72730
ZONING: C-2

PARCEL: 760-01547-000
CHURCH OF CHRIST
41 W. MAIN ST
FARMINGTON, AR 72730
ZONING: C-2

CONSTRUCTION PLANS FOR

LARGE SCALE DEVELOPMENT

SERVING

FARMINGTON VETERINARY CLINIC

A THRIVE PET HEALTHCARE PARTNER

30 WEST MAIN STREET

FARMINGTON, ARKANSAS



ONE-CALL ARKANSAS TICKET NUMBER 327373-0973

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	COVER
2	LARGE SCALE DEVELOPMENT
3	LANDSCAPING PLAN



VICINITY MAP

March 9, 2023

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

FOR REVIEW ONLY
FOR THE CITY OF FARMINGTON

THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES:

1. ALL PAVING AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF FARMINGTON, ARKANSAS.
2. NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF FARMINGTON.
3. REVIEW OF THESE PLANS IS LIMITED TO GENERAL CONFORMANCE WITH THE CITY OF FARMINGTON AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELEASE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONDITIONS DISCOVERED AFTER PLAN APPROVAL. ANY CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE FARMINGTON WATER UTILITIES DEPARTMENT'S WATER CONSTRUCTION UTILITIES DEPARTMENT.

LARGE SCALE DEVELOPMENT
FARMINGTON VETERINARY CLINIC
30 WEST MAIN ST.
FARMINGTON, ARKANSAS



VICINITY MAP

CONVEYANCE:
 FARMINGTON CLINIC PROPERTIES, LLC
 FARMINGTON, AR 72730

CONSULTING ENGINEER:
 CHANDLER BROTHERS, LLC
 1000 S. GARDENWAY ROAD
 P.O. BOX 282
 SPRINGDALE, AR 72762

DESIGNER:
 PSI ENGINEERING SERVICES, INC.
 1207 SOUTH GARDENWAY
 FARMINGTON, AR 72730

PROJECT INFORMATION:
 C-2 (9)HWY COMMERCIAL
 COMMERCIAL

PARCEL:
 760-01643-000
 4,333 SQ. FT. / 300 SQ. FT.

ADJACENT PARCELS:
 678 ADJ. (CASE NO. 17)
 679 ADJ. (CASE NO. 17)

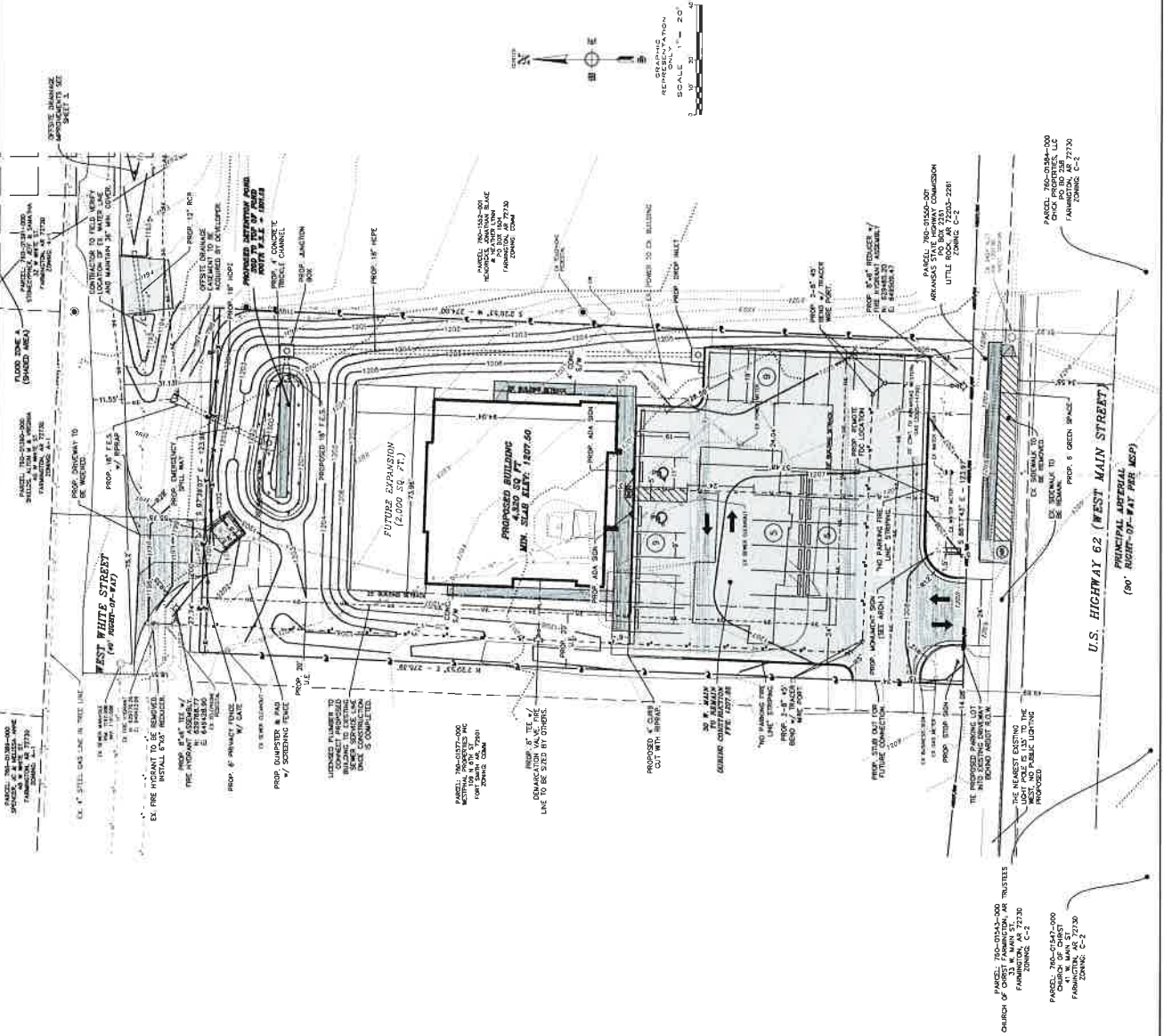
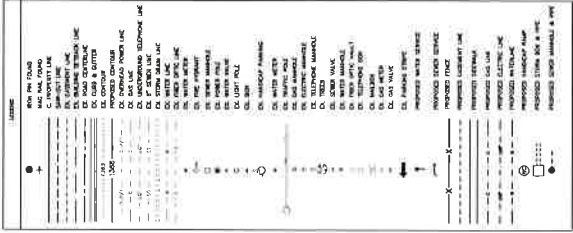
REMARKS:
 THIS PROPERTY IS NOT LOCATED WITHIN ANY WETLANDS
 OR FLOODPLAIN ZONE.

LEGAL INFORMATION:
 THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN ZONE AS
 SHOWN ON A FLOOD HAZARD MAP OF PANEL 215
 OF STS. WASHINGTON COUNTY, ARKANSAS, AND PANEL 215
 INCORPORATED AREAS EFFECTIVE DATE: APRIL 02, 2008

- NOTES:**
- 1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: DIMENSION AS TO BACK OF CURB)
 - 2) ADA ACCESSIBLE RAMPS TO HAVE A MINIMUM INCLINATION RATIO OF 12:1
 - 3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE TO EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
 - 4) MODIFIED CURB REQUIRED AT ALL CORNERS.
 - 5) OUTDOOR STORAGE, TRASH COLLECTION, AND LAUNCH AREAS MUST BE LANDSCAPED, SEE THAT THE PUBLIC RIGHT-OF-WAY.
 - 6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT LOCATIONS SHOWN HEREON ARE POSITIONING FOR THE TOPOGRAPHIC PLANNING AND BOUNDARY SURVEY OF THIS PROJECT.
 - 7) THE MAP PROJECTION IS REFERRED TO THE HORIZONTAL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983) WITH A HORIZONTAL DISTANCE OF 1983 (NAD83). TWO TEMPORARY ADJUSTMENTS TO THIS DATUM ARE SHOWN HEREON.
 - 8) ALL UTILITIES SHOWN HEREON ARE BASED ON THE UTILITY RECORDS, EXISTING LOTS AND CABLE RECORDS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE AS SHOWN.
 - 9) ALL UTILITIES SHOWN HEREON ARE SUBJECT TO CHANGE WITHOUT NOTICE AND ARE NOT TO BE USED AS A BASIS FOR DESIGN OR CONSTRUCTION.
 - 10) THE ENGINEER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER FACTORS.

REVISION	DATE	DESCRIPTION

SCALE: 1" = 20'
 DATE: MAR 8, 2023
 NO. F. 221957



NOTICE OF PUBLIC HEARING

A petition for Revised Large Scale Development and waivers for the property as described below has been filed with the City of Farmington on the 3rd day of March, 2023.

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 26, SAID POINT BEING A FOUND STATE MONUMENT "DEPARTMENT OF COMMERCE"; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4, N87°39'07"W A DISTANCE OF 428.04 FEET TO A SET IRON PIN WITH CAP "PS 1559" AND THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, S02°20'53"W A DISTANCE OF 274.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 62 (WEST MAIN STREET) AND A SET IRON PIN WITH CAP "PS 1559"; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N88°17'43"W A DISTANCE OF 123.97 FEET TO A SET IRON PIN WITH CAP "PS 1559"; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N02°20'53"E A DISTANCE OF 275.39 FEET TO A SET IRON PIN WITH CAP "PS 1559" ON THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4; THENCE ALONG SAID NORTH LINE, S87°39'07"E A DISTANCE OF 123.96 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRES (34,052 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

The Owner/Developer of the Thrive Pet Healthcare large-scale development is requesting associated waivers from constructing landscaping in front of the proposed dumpster, from constructing a screening fence along the north property line (White Road), from making master street plan improvements to White Road and from providing connectivity to the eastern adjacent property.

A public hearing to consider this large scale development revision and accompanying waivers will be held on the 27th day of March, 2023, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.


NB 66161

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

PARCEL: 760-01550-001
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261



9590 9402 7884 2234 2785 08

2. Article Number (Transfer from service label)
7022 2410 0000 1740 8613

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
AS. H. H. H. *3-15-23*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Insured Mail
 Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

NB-22967

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

PARCEL: 760-01543-000
CHURCH OF CHRIST FARMINGTON,
AR TRUSTEES
33 W. MAIN ST
FARMINGTON, AR 72730



9590 9402 7884 2234 2785 22

2. Article Number (Transfer from service label)
7022 2410 0000 1740 8637

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Wame Carter *3-15-23*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Insured Mail
 Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

NB-22967

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARCEL: 760-1552-001
HENDRICKS, JONATHAN BLAKE
& HEATHER LYNN
PO BOX 1604
FARMINGTON, AR 72730



9590 9402 7884 2234 2797 10

2. Article Number (Transfer from service label)
7022 2410 0000 1740 8507

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Blake Hendricks *3-15-23*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Insured Mail
 Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

66791

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARCEL: 760-01577-000
WESTPHAL PROPERTIES INC
109 N 6TH ST
FORT SMITH AR, 72901



9590 9402 7884 2234 2784 92

2. Article Number (Transfer from service label)

7022 2410 0000 1740 8606

PS Form 3811, July 2020 PSN 7530-02-000-9053

NB-22967

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARCEL: 760-01547-000
CHURCH OF CHRIST
41 W. MAIN ST
FARMINGTON, AR 72730



9590 9402 7884 2234 2785 39

2. Article Number (Transfer from service label)

7022 2410 0000 1740 8644

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Wayne Carter* Agent Addressee
 B. Received by (Printed Name) *Wayne Carter* C. Date of Delivery *3-3-2022*
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail (over \$500)
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
 Priority Mail Express®

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Wayne Carter* Agent Addressee
 B. Received by (Printed Name) *Wayne Carter* C. Date of Delivery *3-3-2022*
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail (over \$500)
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
 Priority Mail Express®

Domestic Return Receipt

AFFIDAVIT OF MAILING FARMINGTON VETERINARY CLINIC LARGE SCALE DEVELOPMENT

I hereby certify that I, Nicholas Bohning, acting as agent, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the L.S.D. application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards, and any notices that were undeliverable.

Signature: 

Date: 3/10/23

PARCEL: 760-01391-000
STONECYPHER, JEFF & SAMATHA
32 W WHITE ST.
FARMINGTON, AR 72730
ZONING: A-1

PARCEL: 760-01390-000
SHIELDS, ALTON M & VIRGINIA
40 W WHITE ST
FARMINGTON, AR 72730
ZONING: A-1

PARCEL: 760-01389-000
SPENCER, JC & MELISSA ANNE
48 W WHITE ST.
FARMINGTON, AR 72730
ZONING: A-1

PARCEL: 760-1552-001
HENDRICKS, JONATHAN BLAKE
& HEATHER LYNN
PO BOX 1604
FARMINGTON, AR 72730
ZONING: COMM

PARCEL: 760-01577-000
WESTPHAL PROPERTIES INC
109 N 6TH ST
FORT SMITH AR, 72901
ZONING: COMM

PARCEL: 760-01550-001
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261
ZONING: C-2

PARCEL: 760-01584-000
CHICK PROPERTIES, LLC
PO BOX 258
FARMINGTON, AR 72730
ZONING: C-2

PARCEL: 760-01543-000
CHURCH OF CHRIST FARMINGTON,
AR TRUSTEES
33 W. MAIN ST
FARMINGTON, AR 72730
ZONING: C-2

PARCEL: 760-01547-000
CHURCH OF CHRIST
41 W. MAIN ST
FARMINGTON, AR 72730
ZONING: C-2

7022 2410 0000 1740 8644

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\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

Postmark Here

PARCEL: 760-01547-000
CHURCH OF CHRIST
41 W. MAIN ST
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 1740 8477

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

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PARCEL: 760-01391-000
STONECYPHER, JEFF & SAMATHA
32 W WHITE ST.
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 1740 8491

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

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PARCEL: 760-01389-000
SPENCER, JC & MELISSA ANNE
48 W WHITE ST.
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 1740 8484

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Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

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PARCEL: 760-01390-000
SHIELDS, ALTON M & VIRGINIA
40 W WHITE ST
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 1740 8606

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

Postmark Here

PARCEL: 760-01577-000
WESTPHAL PROPERTIES INC
109 N 6TH ST
FORT SMITH AR, 72901

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 1740 8507

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

Postmark Here

PARCEL: 760-1552-001
HENDRICKS, JONATHAN BLAKE
& HEATHER LYNN
PO BOX 1604
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 1740 8620

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark Here

Postage

PARCEL: 760-01584-000
CHICK PROPERTIES, LLC
PO BOX 258
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0000 1740 8613

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Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark Here

Postage

PARCEL: 760-01550-001
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

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Postage

PARCEL: 760-01543-000
CHURCH OF CHRIST FARMINGTON,
AR TRUSTEES
33 W. MAIN ST
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10249758-6267
DATE	02/14/2023 11:16 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK# 9090 DEV. FEES THRIVE PET

1 × Development Fee	\$50.00
Subtotal	\$50.00

TOTAL	\$50.00
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Receipt sent via SwipeSimple, powered by CardFlight

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