



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

PLANNING COMMISSION AGENDA
August 22, 2016

**A meeting of the Farmington Planning Commission will be held on
Monday, August 22, 2016 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - July 25, 2016
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
 - A. **Large Scale Development: Broyles Street Storage Phase II**
Property owned by: Broyles Street LLC.
Property Location: 267 Broyles
Presented by: Blew and Associates, PA.
5. Request by Rausch Coleman for a rezoning on property adjacent to Farmington

Planning Commission Minutes
July 25, 2016

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

PRESENT

Sean Schader
Matt Hutcherson
Toni Bahn
Robert Mann, Chair
Judy Horne
Bobby Wilson

ABSENT

Toni Bahn
Gerry Harris

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

2. Approval of Minutes: May 23, 2016 minutes were approved as written. The June 2016 meeting had been canceled.

3. Comments from Citizens: None.

4.A. Public Hearing - Variance Request – Farmington Baptist Church – Main Street

Geoff Bates, engineer, was present and explained the planned basketball court, drainage and paving work.

Chairman Mann called for question to approve variance with understanding that Mr. Bates would again review the finalized plans with Melissa McCarville. Passed unanimously.

4. B. Public Hearing – Variance Request to Waive Large Scale Development Requirements - Ayers Drywall – Highway 62 West

Randy Ritchey was present for Ayers and explained the building was for supplies storage only. No one will work in the building except to load or unload supplies. They do not want to pave entire area but just concrete driveway to building and a concrete pad in back of building.

City Engineer Chris Brackett said that regardless of waiver, Ayers still must meet all requirements for drainage and landscaping.

Having no public comment, Chairman Mann called for question and the commissioners voted unanimously to approve waiver but requiring drainage and landscaping requirements.

4. C. Public Hearing – Rezoning Request – Tim E. O’Neill from R-1 to R-O - 12377 Jimmy Devault Road

Dr. Tim O’Neill presented his request to build a dog grooming facility on the southeast corner of his property. An adjoining residence would be built for the owner of the grooming facility who wishes to move her pet salon (Vanity Fur) from Main Street to this site. It would be near the veterinary office.

There were no comments from City Engineer Brackett, audience, or commissioners. Upon vote, rezoning request was unanimously approved.

5. Adjournment: Having no further business, Sean Schader moved to adjourn, seconded by Jay Moore and passed unanimously.



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Memo

To: Farmington Planning Commission
From: Melissa McCarville
Re: Request by Rausch Coleman for a rezoning on property adjacent to Farmington
Date: August 17, 2016

Please review the attached information regarding a rezoning in Fayetteville that is adjacent to the city limits of Farmington. We have had these come before us in the past, and the action that needs to be considered is a recommendation to forward the item to the Farmington City Council for approval.

A representative from Rausch Coleman plans to be in attendance to answer any questions you have.



PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jonathan Curth, Senior Planner

MEETING DATE: August 8, 2016 Updated with Planning Commission Results

SUBJECT: **RZN 16-5508: Rezone (NORTH OF COLFAX LOOP/THE COVES SD, PH. III, 555):** Submitted by RAUSCH COLEMAN HOMES for property NORTH OF COLFAX LOOP. The property is an EXPIRED R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 35.98 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and R-A, RESIDENTIAL AGRICULTURAL.

RECOMMENDATION:

Staff recommends forwarding **RZN 16-5508** to the City Council with a recommendation for approval based upon the findings herein.

BACKGROUND:

The subject property is located north of West Colfax Loop, with its western boundary on the municipal line between the cities of Fayetteville and Farmington. The property was annexed in to the City of Fayetteville in late 2005 as part of a larger ¾ of a square mile area. The subject property is undeveloped, with the eastern half wooded and the western half largely devoid of trees.

The property's Residential Planned Zoning District (R-PZD) designation dates from a Rausch Coleman request approved by the City Council in September of 2007. The subject property was to represent Phase II of The Coves at Walnut Crossing R-PZD, with a Master Development Plan that envisioned approximately 100 lots of single-family housing with a 'coved' street pattern. A condition of the R-PZD's approval was that "construction of Phase II begin no later than 3 years after Planning Commission approval... with completion within 5 years." As this has not occurred, and no extension has been filed, the R-PZD is considered expired. Surrounding land use and zoning is depicted on *Table 1*.

**Table 1
Surrounding Land Use and Zoning**

Direction from Site	Land Use	Zoning
North	Undeveloped/Agriculture	NC, Neighborhood Conservation R-A, Residential-Agricultural
South	The Coves single-family subdivision	R-PZD, Residential Planned Zoning District RSF-8, Residential Single-Family, 8 units per acres
East	Undeveloped/Agriculture	NC, Neighborhood Conservation
West	Jerry "Pop" Williams Elementary School	A-1, Agriculture (City of Farmington)

Request: The request is to rezone the subject property from the expired Coves at Walnut Crossing R-PZD, Residential Planned Zoning District, to RSF-8, Residential Single-Family, Eight Units Per Acre, and R-A, Residential-Agriculture.

Public Comment: Staff has received no public comment.

INFRASTRUCTURE:

Streets: The subject property has access to Colfax Loop to the south. Colfax Loop is an improved public street with concrete, curb/gutter, sidewalk, and storm drainage. Any further street improvements would be determined at time of development.

In the property to the east, and paralleling the subject property's eastern boundary line, is a Master Street Plan proposed extension of Holland Drive, which will in turn allow any future development on the subject property to tie in to Broyles Avenue to the northwest, or Ruppel Road to the west. Access to the subject property from the north will likely be limited by Goose Creek, while future access to the west is uncertain due to properties there lying in the City of Farmington and their ownership by the Farmington School District. Any additional improvements or requirements would be determined at the time of development.

Water: Public water is available to the site. An 8-inch water main is stubbed out at the southern side of the property in two locations.

Sewer: Public sanitary sewer is available along the southern edge of the property. However, it will not be feasible to install a gravity sanitary sewer system for this property connected to the existing system. Alternative sewer collection systems will need to be determined at the time of development.

Drainage: Any additional improvements or requirements for drainage would be determined at time of development. A portion of this parcel lies within the FEMA designated 100-yr floodplain. In addition, a protected stream flows along the northern edge of the parcel. No part of the parcel lies within the HHOD. GIS indicates the presence of Hydric Soils on site, which can be an indication of wetlands on the property. A statement from a qualified representative regarding the presence of wetlands will be required at the time of development review.

Fire: The Fire Department did not express any concerns with this request.

Police: The Police Department did not express any concerns with this request.

CITY PLAN 2030 FUTURE LAND USE PLAN: *City Plan 2030 Future Land Use Map* designates the property as a **Residential Neighborhood Area** and a **Natural Area**.

Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single family, multifamily and rowhouses. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices, on corners and along connecting corridors. The designation recognizes existing conventional subdivision developments which may have

large blocks with conventional setbacks and development patterns that respond to features in the natural environment.

Natural Areas consist of lands approximating or reverting to a wilderness condition, including those with limited development potential due to topography, hydrology, vegetation, or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, as identified in the FNHA study, many of which make up the backbone of the enduring green network. A **Natural Area** designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development for all construction.

FINDINGS OF THE STAFF:

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: In staff's opinion, a rezoning of the subject property from the expired Residential Planned Zoning District to the proposed single-family designations is at the same time compatible with surrounding uses and generally inconsistent with City Plan 2030.

Land Use Compatibility: While not surrounded on all sides by single-family neighborhoods, the development pattern and infrastructure improvements in the area of the subject property are either single-family residential in nature and zoning, or complimentary to the development of single-family housing. To the south, southeast, and southwest, are homes in The Coves subdivision, Walnut Crossing subdivision, and the City of Farmington respectively. Immediately to the west is Jerry "Pops" Williams Elementary School of the Farmington School District, which, despite not serving this portion of the City of Fayetteville, is a compatible land use for the single-family housing permitted by-right in an RSF-8 zoning district.

With the exception of an area zoned Residential-Agriculture along Goose Creek, all the adjacent land north and east of the subject property is zoned NC, Neighborhood Conservation. Generally, NC zoning is comparable to RSF-8 zoning with regards to the density and placement of single-family dwellings. The RSF-8 zoning designation allows 8 dwelling units or less per acre by right while NC allows 10 units, with the lot width minimums and building setbacks of both zoning districts facilitating somewhat similar development patterns to some degree.

Land Use Plan Analysis: City Plan 2030 designates portions of the subject property as Residential Neighborhood Area and others as a Natural Area. This designation supports a wide spectrum of residential uses in traditional neighborhoods along with the low-intensity retail and commercial services that compliment them. The proposed RSF-8 and R-A zoning districts generally accommodate the guiding policies of Residential Neighborhood and Natural Areas.

By rezoning the northern 150' of the subject property to R-A, totaling approximately six acres, the applicant has elected to modify their original proposal to take in to consideration the sensitive environmental nature of

Goose Creek. As a tributary to the Illinois River, an Environmental Protection Agency-designated Impaired Waterway, Goose Creek can be considered an important natural resource of both the City and the region. By proposing an R-A zoning, the lowest density and intensity zoning district in Fayetteville, the applicant has effectively committed to limiting the impact of development on this portion of the subject property. Staff feels it would be valuable to commit the entirety of the Goose Creek 100-year floodplain to an R-A zoning, similar to what was done for other sections of Goose Creek and Owl Creek to the north, but feels the proposal largely adheres to the guiding policies of the Natural Area future land use designation.

For the balance of the subject property, the proposed zoning of RSF-8 is generally compatible with the Future Land Use Map designation of Residential Neighborhood Area. One of the guiding principles of the Residential Neighborhood Area is the development of compact growth patterns that include reduced setbacks and smaller lots. While the RSF-8 zoning district does not have setbacks that are significantly less than those found in the ubiquitous RSF-4 residential districts elsewhere in the City, the RSF-8 zoning requires lot widths and lot sizes that are approximately one-third smaller than on properties zoned RSF-4.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: The applicant has requested the zoning change in order develop the property with a low- to moderately-dense single-family neighborhood. The proposed zoning district and its permitted uses would allow development that is largely compatible with those of the surrounding area. Additionally, development on the subject property can take advantage of adjacent existing City infrastructure.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: Rezoning the property to RSF-8 will almost certainly result in an increase of traffic in this area as the site develops. That said, the character of development will be single-family residential in nature, or two-family by conditional use, and any growth in traffic will likely not be appreciable, with no significant negative impacts on safety and congestion. Off-site improvements to public infrastructure, if any, will be determined at the time of development.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: Given the subject properties' undeveloped nature, an approved rezoning and subsequent development will undoubtedly increase the population density. It is unlikely however, to undesirably increase the load on public sewer and water. As mentioned, the site will increase the amount of traffic to the area, and any necessary street improvements will be evaluated at the time of

development. The Police and Fire Departments have not expressed objections to the proposal.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION:

Planning staff recommends forwarding **RZN 16-5508** to City Council with a recommendation for approval based on the findings discussed throughout this report.

PLANNING COMMISSION ACTION:		Required	<u>YES</u>
Date: <u>August 08, 2016</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: <i>Hoffman</i>	Second: <i>Brown</i>	Vote: 9-0-0	
Motion: <i>Hoffman</i>	Second: <i>Brown</i>	Vote: 8-1-0 (<i>Quinlan</i> voted 'No')	
CITY COUNCIL ACTION:		Required	<u>YES</u>
Date:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code §161.03 (R-A zoning)
- Unified Development Code §161.09 (RSF-8 zoning)
- Request Letter
- Request Map
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

1st Motion: To amend the applicant's rezoning request to replace RSF-8 for NC.

2nd Motion: To forward the rezoning request as amended to the City Council with a recommendation for approval.

161.03 - District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)
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(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(F) *Height Requirements.* There shall be no maximum height limits in the A-1 District, provided, however, that any building which exceeds the height of 15 feet shall be setback from any boundary line of any residential district a distance of 1.0 foot for each foot of height in excess of 15 feet. Such setbacks shall be measured from the required setback lines.

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12)

161.09 - District RSF-8, Residential Single-Family - Eight (8) Units Per Acre

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cottage Housing Development

(C) *Density.*

	By Right
Single-family dwelling units per acre	8 or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	50 feet
Two (2) family	50 feet
Townhouse, no more than two (2) attached	25 feet

(2) *Lot Area Minimum.*

Single-family	5,000 square feet
Two-family	5,000 square feet

(3) *Land Area Per Dwelling Unit.*

Single-family	5,000 square feet
Two-family	5,000 square feet
Townhouse, no more than two (2) attached	2,500 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	5 feet

(F) *Height Regulations.*

Building Height Maximum	45 feet
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(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area.

(Ord. No. 4783, 10-18-05; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11)

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THE COVES PHASE III
FARETTVILLE, AR

NO.	DATE	DESCRIPTION

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Crafion Tull
CONSTRUCTION, INC.
1100 N. MILITARY AVENUE, SUITE 100
MEMPHIS, TN 38119
901-948-8000
www.crafiontull.com



BUILDING SETBACKS:
ZONING: SF-8
FRONT: 15'
SIDE: 5'
REAR: 5'

RESIDENTIAL DENSITY:
103 LOTS TOTAL

AREA:
5.43 ACRES TOTAL
THE PROPOSED AREA: 0.84 ACRES

DATE PLOTTED: 10/15/2013 12:45:50 PM
PROJECT: C:\PROJECTS\2013\101302\101302.dwg
DRAWN BY: JEFFREY S. HALL
CHECKED BY: JEFFREY S. HALL
SCALE: 1/8"=1'-0"

Melissa McCarville

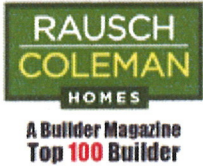
From: Jesse Fulcher <jesse.fulcher@rauschcoleman.com>
Sent: Thursday, August 11, 2016 1:13 PM
To: Melissa McCarville
Subject: RE: Rezoning request in Fayetteville - Covs III
Attachments: 8.11.16 PLNG Report - PC Forward to CC.pdf; 08-01-2016 CONCEPT 6.pdf

Melissa,




The Fayetteville Planning Commission recommended in favor of our zoning request and forwarded it to the City Council for approval. However, they actually up-zoned our request even though we stated it wasn't necessary. We requested RSF-8, which is the same zoning we have to the south of this phase. One of the Commissioner's wanted us to use the next district up, which is Neighborhood Conservation (NC). The main difference is in the setbacks along the street. Andrew Garner with the City of Fayetteville stated that this is what the City rezoned much of the Ruppel Road corridor to and that Farmington was familiar with this designation.

Please let me know when this will go before the Planning Commission and City Council, and if there are any concerns. I should also mentioned that about half of the property is floodplain and tree preservation, so while we are rezoning about 30 acres to NC, only about 20 will be used. About 4.5 acres is staying Agricultural. I've attached a concept proposal that we are using for the Parks Board meeting in Fayetteville.

Thanks, Jesse



Jesse Fulcher, AICP
Director of Land Planning
Rausch Coleman Homes
4058 N. College Ste. 300 Box 9, Fayetteville, AR 72703
M: 479.301.6639 | O: 479.455.9090 | T: 844.4RCHomes
www.RauschColeman.com

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From: Melissa McCarville [mailto:melissamccarville@cityoffarmington-ar.gov]
Sent: Wednesday, June 29, 2016 4:20 PM
To: Jesse Fulcher <jesse.fulcher@rauschcoleman.com>
Subject: RE: Rezoning request in Fayetteville

Yes

From: Jesse Fulcher [mailto:jesse.fulcher@rauschcoleman.com]
Sent: Wednesday, June 29, 2016 4:20 PM
To: Melissa McCarville
Subject: RE: Rezoning request in Fayetteville

Sounds good. Do you want me to send over the documentation after the Planning Commission vote?



Jesse Fulcher, AICP
Director of Land Planning
Rausch Coleman Homes
4058 N. College Ste. 300 Box 9, Fayetteville, AR 72703
M: 479.301.6639 | O: 479.455.9090 | T: 844.4RCHomes
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From: Melissa McCarville [<mailto:melissamccarville@cityoffarmington-ar.gov>]

Sent: Wednesday, June 29, 2016 4:17 PM

To: Jesse Fulcher <jesse.fulcher@rauschcoleman.com>

Subject: RE: Rezoning request in Fayetteville

If it makes it past the Fayetteville Planning Commission we will look at it at our August 29th Planning Commission meeting and our September 12th City Council meeting.

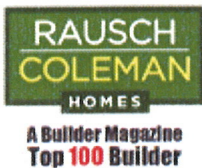
From: Jesse Fulcher [<mailto:jesse.fulcher@rauschcoleman.com>]

Sent: Wednesday, June 29, 2016 4:16 PM

To: Melissa McCarville

Subject: RE: Rezoning request in Fayetteville

We just submitted today for the August 8th Planning Commission meeting.



Jesse Fulcher, AICP
Director of Land Planning
Rausch Coleman Homes
4058 N. College Ste. 300 Box 9, Fayetteville, AR 72703
M: 479.301.6639 | O: 479.455.9090 | T: 844.4RCHomes
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From: Melissa McCarville [<mailto:melissamccarville@cityoffarmington-ar.gov>]

Sent: Wednesday, June 29, 2016 4:08 PM

To: Jesse Fulcher <jesse.fulcher@rauschcoleman.com>

Subject: RE: Rezoning request in Fayetteville

We have done this in the past, based on the recommendation of the Fayetteville Planning Commission. Has the Fayetteville Planning Commission already reviewed this? We send this to our planning commission first for their review and recommendation to the City Council. The next planning commission meeting is July 25th; and City Council would be August 8th.

From: Jesse Fulcher [<mailto:jesse.fulcher@rauschcoleman.com>]

Sent: Wednesday, June 29, 2016 3:59 PM

To: melissamccarville@cityoffarmington-ar.gov

Cc: Jesse Fulcher

Subject: Rezoning request in Fayetteville

Good afternoon Melissa. I am working on a rezoning submittal in Fayetteville that abuts Farmington property owned by the school district. It's just east of Jerry Williams Elementary (see image below). The only reason we are rezoning the property is due to the fact that the previous PZD/PUD that was approved many years ago has expired. We are proposing a single-family subdivision, but can't proceed until the property is rezoned. We are requesting RSF-8, which is what was approved for the last phase and what staff is recommending for this phase. I believe there may have been some concerns with the last rezoning due to the 8 units/acre name. However, the net density is actually 4 units per acre. Given the floodplain along the north property line and large amount of trees, I doubt we will even hit that number for the last phase.

Can you assist me in getting this in front of the Farmington City Council? I'm not sure if they do this by resolution, or some other format. The City won't officially rezone the property until Farmington agrees as well. Any help is greatly appreciated.

Thanks, Jesse



Jesse Fulcher, AICP
Director of Land Planning
Rausch Coleman Homes
4058 N. College Ste. 300 Box 9, Fayetteville, AR 72703
M: 479.301.6639 | O: 479.455.9090 | T: 844.4RCHomes
www.RauschColeman.com

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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.

Applicant: Broyles Street LLC Day Phone: (479) 300-6241
PO BOX 790 Farmington,
 Address: AR 72730 Fax: _____

Representative: Jose De Quesne Day Phone: (479) 443-4506
624 W. Sycamore 72703
 Address: State 4 Fayetteville, AR Fax: (479) 582-1883

Property Owner: Broyles Street LLC Day Phone: (479) 300-6241
PO BOX 790 Farmington,
 Address: AR 72730 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 official use only

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- 267 Broyles St.

Current Zoning -- C-1

Attach legal description

Financial Interests

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

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.

Charles Palmer Date _____
 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 _____
 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.	✓		
2. Payment of application fee.	✓		
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.	✓		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *			
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			
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.	✓		
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.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
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.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)			
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.			
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.			✓
10. Status of regulatory permits:			
a. NPDES Storm water Permit	✓		
b. 404 Permit			
c. Other			
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	✓		

abutment, etc.	✓		
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
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.	✓		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.	✓		
17. Preliminary grading plan.	✓		
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.	✓		
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.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.			✓
b. Provide pipe types and sizes.			✓
2. Regarding all proposed sanitary sewer systems			✓
a. Provide pipe locations, sizes and types.			✓
b. Manhole locations.			✓
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			✓
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.			✓
b. Note the static pressure and flow of the nearest hydrant.			✓
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			✓
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	✓		
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	✓		

approximate change in the grade for the proposed street.			✓
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.			✓
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 exiting 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.			✓
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.	✓		
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.)	✓		
Site Specific Information			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
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.)	✓		
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.)			✓
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.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			✓
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.)			✓
8. The location and size of existing and proposed signs, if any.			✓
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
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.)			✓
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale	✓		

Developments only.) Dimension turnaround area at dumpster location.	✓		
15. A description of commonly held areas, if applicable.			✓
16. Draft of covenants, conditions and restrictions, if any.			✓
17. Draft POA agreements, if any.			✓
18. A written description of requested variances and waivers from any city requirements.			✓
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.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		

**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.*

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

June 21, 2016

City of Farmington

SUBJECT: Palmco Storage Units Phase 2 Summary of Improvements

To Whom It May Concern:

The Overall Subject Site Currently Consists of approximately 4.03 Acres of undeveloped land with a general slope towards the Southwest. Based on topographic survey information, the site is 1.4 miles from the top of a drainage basin that releases into an unnamed tributary. The site slopes in a southwesterly direction releasing into an unnamed tributary that runs southwest into Farmington Branch. Based on the USGS Quad Maps provided by The National Map (Appendix A, Exhibit 2), the storm water leaves the site and then flows into an unnamed tributaries into Farmington Branch, thence into Goose Creek, thence into the Illinois River, ultimately reaching the Arkansas River. No Drainage Problems known at this time.

The Post Construction Site Shall Consist of a New Mini Storage Facility and Parking. The Stormwater will be channeled into the detention pond on the western side of the property and then into the natural stormwater system.

State of Project Site	Storm Event				
	2- year	10- year	25- year	50- year	100- year
Total Post	6.26 cfs	8.97 cfs	10.04 cfs	10.82 cfs	11.57 cfs
Total Pre	10.49 cfs	14.55 cfs	17.00 cfs	18.91 cfs	20.81 cfs
<i>Net</i>	<i>-4.23 cfs</i>	<i>-5.58 cfs</i>	<i>-6.96 cfs</i>	<i>-8.09 cfs</i>	<i>-9.24 cfs</i>

Sincerely,

Jorge DuQuesne
Blew & Associates, PA

After recording please return to:
Waco Title Company
6815 Isaac's Orchard Rd, Ste D
Springdale, AR 72762

File# 2015-00003427

**WARRANTY DEED
MARRIED PERSONS**

File #: 1500278-103

KNOW ALL MEN BY THESE PRESENTS:

That we, **Roger Hurst and Lynda Hurst, husband and wife**, hereinafter called GRANTORS, for and in consideration of the sum of ---One AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Broyles Street, LLC**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Broyles Street, LLC**, hereinafter called GRANTEE, and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

A part of the SW 1/4 of the NE 1/4 of Section 23, T-16-N, R-31-W, Washington County, Arkansas, and being more particularly described as follows, to-wit: Beginning at the NE corner of said 40 acre tract, and running thence West 660 feet; thence South 264 feet; thence East 660 feet; thence North 264 feet to the point of beginning, containing 4 acres, more or less.

Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said Grantee that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, Roger Hurst and Lynda Hurst, husband and wife, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of
Katy M. Sager, Attorney-At-Law
Sager Law Firm, PA
P.O. Box 8212
Fayetteville, AR. 72703

waco 1500278-103


WITNESS our hands and seals on this 9th day of February, 20 15

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

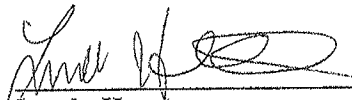
GRANTEE OR AGENT Waco Title Co.

GRANTEE'S ADDRESS: 6 W. Main St.

Farmington AR 72730



Roger Hurst



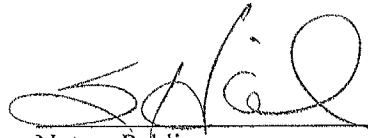
Lynda Hurst

ACKNOWLEDGMENT

STATE OF AR)
COUNTY OF Washington) SS.

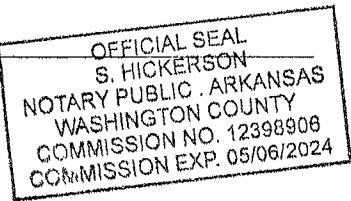
On this day, before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Roger Hurst and Lynda Hurst** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 9th day of February, 2015.



Notary Public

My Commission Expires:





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 1500278-103

Grantee: BROYLES STREET, LLC
Mailing Address: 6 W.MAIN ST
FARMINGTON AR 727300000

Grantor: ROGER HURST AND LYNDA HURST
Mailing Address: 12700 CARTER POWELL RD
WEST FORK AR 727740000

Property Purchase Price: \$185,000.00
Tax Amount: \$610.50

County: WASHINGTON
Date Issued: 02/11/2015
Stamp ID: 1828651008

Washington County, AR
I certify this instrument was filed on
2/11/2015 10:07:39 AM
and recorded in REAL ESTATE

File# 2015-00003427
Kyle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Broyles Street, LLC

Grantee or Agent Name (signature): By Waco Title as Agent Date: 2-11-15

Address: _____

City/State/Zip: _____

DRAINAGE REPORT CHECKLIST
CITY OF FARMINGTON, ARKANSAS

REVISION NO. _____

DATE 4-21-16

1. PROJECT TITLE & DATE
2. PROJECT LOCATION - Include street address and Vicinity Map.
3. PROJECT DESCRIPTION - Brief description of the proposed project.
4. PROJECT OWNER, ADDRESS, AND TELEPHONE NUMBER of the owner and developer, and proof of ownership for the property to be permitted.
5. SITE AREA TOPOGRAPHIC MAP - To the nearest 0.1 acre, showing the location and elevation of benchmarks, including at least one benchmark for each control structure.
6. DRAINAGE AREA MAP of the project vicinity, covering the project area and the total lands that contributes runoff. An aerial photograph, if available, is preferred.
7. LAND USE MAP showing both current and proposed conditions for the drainage area that contributes runoff.
8. SOILS AND VEGETATION MAP displaying the most recent U.S. Soil Conservation Service information and encompassing both the project area and the drainage area that contributes runoff.
9. UPSTREAM AND DOWNSTREAM DRAINAGE - Brief description of the drainage path from the proposed site shown on a 1" = 200' minimum scale, 2-foot contour topographic map.
10. AREA DRAINAGE PROBLEMS - Description of any known onsite or downstream drainage/flooding problems
11. SITE DRAINAGE - Description of site drainage for proposed project - include exhibit depicting different drainage areas and flow patterns (existing and proposed)
12. SUMMARY OF RUNOFF - A table with the 2, 10, 25, 50, and 100-year storm flow comparisons for existing and proposed conditions and detention volumes required if applicable - also describe method used for determining stormwater runoff flows. The summary must include (a) the flows entering the site, (b) the

pre-development flows on the site, (c) the post-development flows generated on the site, and (d) the total flows leaving the site.

-
- X 13. DESIGN STORM DESIGNATED BY Q 2-, 10-, 25-, 50-, and/or 100-year and design flow rate for each culvert, inlet design, open channel, or other drainage structures. Design storm designations shall be summarized by tables.
- NA 14. OPEN CHANNEL FLOW DESIGN - Include computations for normal depth and velocity (Use Figure 9.2 or equal).
- NA 15. PAVEMENT DRAINAGE DESIGN - Include width of spread for design flow (Use Figures 6.1 through 6.5, and Figure 7.12 or equal).
- NA 16. CULVERT DESIGN - Include all computations and check for inlet/outlet control (Use Table 4.3 or equal).
- X 17. RUNOFF COMPUTATION (use AHTD Table 5-6).
- NA 18. STORM SEWER INLET DESIGN - Include all computations (Use Figure 7.12 or equal) and a drainage map showing the area contributing runoff to each inlet.
- NA 19. STORM SEWER DESIGN - Include all computations (Use Table 8.1 and 8.2 or equal).
- X 20. 100-YR WATER SURFACE ELEVATION (WSE) COMPUTATION. The water surface elevation (WSE) resulting from the 100-yr storm for all overland flow, including flow in the streets, parking lots, swales and between lots shall be calculated and shown on the construction drawings. Minimum floor elevation shall be shown a minimum of 2 ft. above the 100-year floor elevation on each lot when located in a designated floodplain and in areas where flooding is known to occur. Minimum floor elevations for other areas shall be a minimum of 1 foot above the calculated 100-year WSE of open channels, swales or overland flow.
- X 21. STORMWATER DETENTION DESIGN - Include the following computations and backup/support data:
- SUMMARY OF RUNOFF - A table with 2-, 10-, 25-, 50-, and 100-year storm flow comparisons for existing and proposed conditions and detention volumes required if applicable - also describe method used for determining stormwater runoff flows. The summary must include (a) the flows entering the site, (b) the pre-development flows on the site, (c) the post-development flows generated on the site, and (d) the total flows leaving the site.
- X 22. RECOMMENDATIONS/SUMMARY - Description of any drainage improvements to be made to the site - also, the following backup/support data:

- a. Runoff coefficient/CN computations (existing and proposed conditions)
- b. Complete runoff computations for the 2, 10, 25, 50, and 100-year storms (existing and proposed conditions)
- c. Detention required based on runoff computations
 - 1. Detention basin size requirement computations (using an approved method)
 - 2. Release structure design computations (include release rate computations for the 2-, 10-, 25-, 50-, and 100-year storms)
 - 3. Stage-Storage and Stage-Discharge curves for the detention facility

23. ARKANSAS REGISTERED ENGINEER SEAL – Name, address, and telephone number on letter certifying drainage improvements are constructed to the City of Farmington Standards and Ordinances.

24. WRITTEN SUMMARY OF THE IMPROVEMENTS including a summary of the off-site areas, onsite areas, condition of the downstream receiving areas, existing problems, increase flows, proposed improvements, detention or lack of detention and final conclusions.

25. ADD THE FOLLOWING PARAGRAPH TO THE DRAINAGE LETTER:

"I, _____, Registered Professional Engineer No. _____ in the State of Arkansas, hereby certify that the drainage studies, reports, calculations, designs, and specifications contained in this report have been prepared in accordance with the requirements of the City of Farmington. Further, I hereby acknowledge that the review of the drainage studies, reports, calculations, designs, and specifications by the City of Farmington, its consultants, or its representatives cannot and does not relieve me from any professional responsibility or liability."

Signed & Sealed by Professional Engineer

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Broyles Street, LLC Date: July 5, 2016
Project Name: Broyles Street Storage Ph. II Build Out – Large Scale Development
Engineer/Architect: Blew and Associates, PA.

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The grading indicates that there is a curb along the northern edge of the paving but no curb is shown on the site plan. Clearly show where curb is to be installed on the site.
3. If there is curb along the northern edge of the paved area, then how will the area along Broyles Street drain into the paved area?
4. Provide spot elevations at the new drive location, at the corners of the parking area, around the buildings and within the detention pond (Item #12 on the checklist).

Received By: _____

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: ~~Littlefield Oil Co.~~

Date: 7-5-16

Project Name: Broyles St. Storage, Phase II
~~Littlefield Oil Co. Parking Lot Construction~~ - Large Scale Development

Engineer/Architect: Bates & Associates, Inc.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington Name: Melissa McCarville

- Only complete submittals will be accepted
- All engineering fees charged to the city will be invoiced to the developer.
- When returning this submittal, one copy including revised drainage ^{report} ~~report~~ ^{if required} must be submitted ^{directly} to Chris Brackett
- Proof of adjacent property notification + proof of advertisement publication must be submitted 7 days prior to planning commission meeting.

Received By: _____

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Broyles Street, LLC.

Date: 7-5-16

Project Name: Broyles Street Storage Ph. II Build Out – Large Scale Development

Engineer/Architect: Blew & Associates, PA.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: PGTELCO Name: SHANE BELL

PGTELCO HAS NO COMMENT.

Received By: _____

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Broyles Street, LLC Date: July 5, 2016
Project Name: Broyles Street Storage Ph. II Build Out – Large Scale Development
Engineer/Architect: Blew and Associates, PA.

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The grading indicates that there is a curb along the northern edge of the paving but no curb is shown on the site plan. Clearly show where curb is to be installed on the site.
3. If there is curb along the northern edge of the paved area, then how will the area along Broyles Street drain into the paved area?
4. Provide spot elevations at the new drive location, at the corners of the parking area, around the buildings and within the detention pond (Item #12 on the checklist).

Received By: _____

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Broyles Street, LLC.

Date: 7-5-16

Project Name: Broyles Street Storage Ph. II Build Out – Large Scale Development

Engineer/Architect: Blew & Associates, PA.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: Cox Communications Name: Chad Hodge

Any damage to or relocation of our existing facilities will be at the owners/developers expense.

Received By: _____

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Broyles Street, LLC.

Date: 7-5-16

Project Name: Broyles Street Storage Ph. II Build Out – Large Scale Development

Engineer/Architect: Blew & Associates, PA.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: Ozark Electric Name: Wesley Mahaffey
Need 30ft U.E. Along existing 3 phase line

Received By: _____

Date: 06/22/2016

City: Farmington

Name: Broyles St. Storage Ph. 2

Comments:

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
4. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.
5. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared the developer may be subject to extra charges from Ozarks for clearing the easement.
6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion.
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

Additional Comments:

1. Need 30FT. U.E. On east side of job along existing 3 Phase

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

July 8, 2016

City of Farmington
Planning Commission
354 W. Main
Farmington, AR

SUBJECT: 16-238 Broyles Street Storage Phase II Build Out of Farmington, AR

To Whom It May Concern:

Blew & Associates, PA received the 1st submission comments for the Broyles Street Storage Phase II Build Out Large Scale Development plans on July 5, 2016. The following are responses to the comments:

City of Farmington:

1. The grading indicates that there is a curb along the northern edge of the paving but no curb is shown on the site plan. Clearly show where curb is to be installed on the site.
Grading plan will be revised not to show curb along the northern edge of the paving.
2. If there is a curb along the northern edge of the paved area, then how will the area along Broyles Street drain into the paved area?
There will be no curb along the northern edge of the paved area.
3. Provide spot elevations at the new drive location, at the corners of the parking area, around the buildings and within the detention pond (Item #12 on the checklist)
Spot elevations will be added to plans

Cox Communications:

1. Any damage to or relocation of our existing facilities will be at the owners/developers expense.
Understood

Ozarks Electric Cooperative:

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.
Understood
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
Understood
3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
Understood
4. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.
Understood

5. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared the developer may be subject to extra charges from Ozarks for clearing the easement.
Understood
6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion. Wes Mahaffey (479)263-2167 OR wmahaffey@ozarksecc.com
Understood
7. Need 30 FT. U.E. on east side of job along existing 3 Phase.
Plans will be revised to show 30 FT U.E. on east side of job along existing 3 Phase.

Sincerely,

Bradley Brown
Blew & Associates, PA

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NOTICE OF PUBLIC HEARING
 A petition for a large scale development at the property described below has been filed with the City of Farmington on the 11th day of July, 2016.
 A PARCEL OF LAND LOCATED IN A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, T-16-N, R-31-W, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NE CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE WEST 660 FEET; THENCE SOUTH 264 FEET; THENCE EAST 660 FEET; THENCE NORTH 264 FEET TO THE POINT OF BEGINNING, CONTAINING 4 ACRES, MORE OR LESS.
 A public hearing to consider this request for a Large Scale Development at the above described property will be held on the 22nd day of August, 2016 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
 73809549 August 12, 2016

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

Postage \$0.47

Total Post \$6.47

08/09/2016

Postmark Here

Sent To: LARAYNE O BARTLETT
106 E. LARK LN
FARMINGTON, AR 72730

Street and _____
City, State _____

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

7015 1730 0001 3261 4436

**U.S. Postal Service™
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COLUMBUS, OH 43216

Certified Mail Fee	\$3.30	
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	
<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 \$0.47

Total Post \$6.47

08/09/2016

Postmark Here

Sent To: SOUTHWESTERN ELECTRIC
POWER COMPANY
P O BOX 16428
COLUMBUS, OH 43215

Street and _____
City, State _____

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

7015 1730 0001 3261 4443

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FARMINGTON, AR 72730

Certified Mail Fee	\$3.30	
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	
<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 \$0.47

Total Post \$6.47

08/09/2016

Postmark Here

Sent To: SHARON J HUNTER
105 E LARK LN
FARMINGTON, AR 72730

Street and _____
City, State _____

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

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FAYETTEVILLE, AR 72701

Certified Mail Fee	\$3.30	
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	
<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 \$0.47

Total Postage and Fees \$6.47

08/09/2016

Postmark Here

Sent To: SH Holdings
1063 N. Valley View
Fayetteville, AR 72701

Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____

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