



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 24, 2025

**A meeting of the Farmington Planning Commission will be held on
Monday, *March 24, 2025*, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –February 24, 2025
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.

1. PUBLIC HEARINGS

A. Variance – Setback Variance

Property owned by: Dianna & Charles Patterson
Property Location: 73 E. Main Street
Presented by: Bates & Associates

B. Variance – Off Street Parking Requirements

Property owned by: Derek Winkle
Property Location: W. Main ST. & S. Locust St.
Presented by: Blew & Associates

C. Rezoning – From R-1 & R-2 to MF-2

Property owned by: Cox Development, LLC
Property Location: 357 S. Hunter St.; 9,15,19 & 25 W. Dakota Trail
Presented by: DCI

D. Large Scale Development – Brand New Church

Property owned by: Brand New Church
Property Location: 512 W. Main Street
Presented by: Bate & Associates

E. Final Plat – Wagon Wheel West

Property owned by: DR Horton
Property Location: 11828 Clyde Carnes Road
Presented by: Engineering Services

**Planning Commission Special Meeting Minutes
February 24, 2025, at 6 PM**

- 1. ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

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

ABSENT:

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant.

- 2. Approval of Minutes:** The January 27, 2025, minutes were unanimously approved as written.

- 3. Comments from Citizens:** None

1. Public Hearings

1A. Variance – Property owned by James & Angela Lauderdale, Location –10957 N. Appleby Rd., Presented by Angela Lauderdale.

Angela Lauderdale, 10957 N. Appleby; Ms. Lauderdale, we are asking for a lot size variance, we currently own four acres on N. Appleby and our plan is to split the property and have the deed add my father for him to build next door on the property. When we purchased the property, the lot had a very odd shape and, in an effort, to make each lot look standard we chose to have line drawn. The survey will create different tracts and one being tract B to be 1.83 acre and it will also have an easement to the back of the property, and we hope that it will make it more of a standard shape to the lot.

Chairman Mann asked if the city had anything they wanted to add, City Business Manager, Melissa McCarville stated the Lauderdale's came before the planning commission a few months ago with requests for various setbacks, the commission approved the requests and that this was just another step to get to a point to utilize the property. City Attorney, Jay Moore, said the request was good.

Comments from Citizens: None

Chairman Mann called to question property owned by James & Angela Lauderdale; property located at 10957 N. Appleby Rd. presented by Angela Lauderdale upon roll call vote the variance passed unanimously.

1B. Preliminary Plat – Property owned by Rheas Mill Development, LLC, Location –Wesley Stevens Road., Presented by Crafton Tull

Caroline Gardner, representing Crafton Tull; Ms. Gardner stated these are one acre lots with thirty-one buildable with one big detention unbuildable lot. We do have a cul de sac proposed, it made more sense doing a cul de sac.

City Engineer Chris Brackett read a memo as follows.

The Preliminary Plat for the Rheas Mill Subdivision has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire hydrant locations and the entrances shown on the plat must be reviewed and approved by the Fire Department.
2. The water improvements must be reviewed and approved by the Washington Water Authority and the Arkansas Department of Health prior to construction plan approval.
3. The approval of this preliminary plat will be contingent upon the Arkansas Department of Health giving their approval of the 31 buildable lots.
4. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$900 per single family unit. This fee will be \$27,900 for the 31 lots.
5. The wet detention pond will be required to be fenced around the entire perimeter with a chain-link fence no less than six feet tall. A decorative iron fence can be installed with City Staff approval.
6. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
7. After a final review set of plans and drainage report has been approved by KMS, the applicant should submit to the City one (1) set of full-size plans and two (2) sets of 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.
8. This approval of this preliminary plat is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

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

1. The detention pond lot will have to be dedicated as a drainage easement.
2. The sidewalk along the frontage of the detention ponds will be required to be constructed with the infrastructure of the subdivision.

Judy Horne asked about No. five of Chris Brackett's memo, if the wet detention pond will be required to have a fence around the pond and if it would be an iron fence and if there would be a streetlight where the mailbox kiosk would be located and if on the far west side of the skinny pond is that really a swell or a detention pond? Ms. Gardner answered yes, they will be putting up an iron fence around the detention pond and there will be a streetlight at the intersection where the proposed mailbox kiosk will be and yes, that will be a swell, and it will be there to catch and to not flush off into the neighbors. Ms. Horne voiced her concern that between the detention pond and swell is that going to be sufficient to slow the water down and keep from running down the hill and will it be adequate for the two-hundred-year flood? Ms. Gardner confirmed that the way it was designed will hold back the water and won't be impacting and it shows that in the drainage report, and they have it designed for the one-hundred-year flood, it is designed to drain out and it is not adding any drainage and the city only lets us design it for the one-hundred-year. City Engineer Chris Brackett said that is what is in our criteria manual to the one hundred. Judy Horne asked if that could be changed, and Chairman Mann said it would have to be changed by ordinance.

Chad Ball asked who would own lot 15, Ms. Garnder answered it would be owned by the POA.

Comments from Citizens:

Craig Hardin, 4790 W. Plymouth Rock, voiced his concerns and asked several questions. if the detention pond be aerated to help control mesquite and stagnant water, will the property to the northwest corner, lots 5,6 & 7 drain across my property and did not see any graded lots. Mr. Hardin also asked if a barrier could be put up where the road ends at his field to keep cars ending up in his field. Will a detention pond be built before or while grading is going on to capture the runoff and will the POA take care and maintain the detention pond, I would like to see the convenience at some point to see how often it will be maintained. Last question, in one of the comments it was mentioned taking the drainage to the creek, it looks like they are still discharging to the swell and not to the creek.

Chairman Mann closed the floor for public comment.

City Engineer Chris Brackett answered Mr. Hardin's questions; Mr. Brackett stated that there would be a barrier at the end of the road, we require all stub out to have a barrier that states this road could be extended in the future but acts as a physical barrier. They're going to have to capture 99% if not 100% we are not going to allow water to miss those inlets. The pond will have to be graded out and the state requires that. They will have to extend the outfall of the pond to the creek, these are not construction plans yet but will be a requirement. We do not have a requirement to put aeration in detention ponds, but the pond is five foot deep and anything over four foot turns over and should not become mosquito infested. We will address lots 5, 6, & 7 during the construction plans, they will have to put in a cut-off ditch. Mr. Brackett also stated he would send Mr. Hardin the drainage report. They will also have to verify the volume of the pond before the city signs off on it and it will be a certification.

Keith Macedo questioned with the twenty-seven-foot road, there are still no parking signs on one side? Ms. Gardner answered Fire Chief Bill Hellard had sent her the layout where he wanted the no parking signs. City Engineer Chris Brackett stated the city only allows parking on one side of the road.

Robert Mann called question to approve the Preliminary Plat, property owned by Rheas Mill Development LLC, property located on Wesley Stevens, presented by Crafton Tull subject to memo by Chris Brackett dated February 24, 2025, upon roll call vote, the Large-Scale Development passed unanimously.

1C. Large Scale Development 7Brew – Property owned by Brew Culture, LLC, Location –7 W. Main St., Presented by CEI Engineering.

Erin Dudley with CEI Engineering stated this is a typical 7Brew, 510 sq. foot prefabricated building drive through only coffee shop.

City Engineer Chris Brackett read a memo as follows.

The Large-Scale Development for the Seven Brew - 7 West Main has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
3. 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.

4. A sign permit will be required for the construction of the signage for this project.
5. 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.
6. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set 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.
7. This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Chad Ball asked about the two parcels, if one parcel would be on Main St. and the other parcel behind. Ms. Dudley said that a lot-split had been submitted. Chad Ball asked if the lot split would go all the way down to the end. Ms. Dudley answered it will be part of the proposed property line and will go all the way due to the parcel.

Vice Chair Gerry Harris was concerned that there was no access to Hwy 170. Ms. Dudley stated they have the existing access on to Main St. and putting in access on Hunter St. Gerry Harris asked how people would get around to Hwy 170. Wayne Hardin, with 7Brew said where the lot is adjacent, they do have an access agreement on the side which would allow people to take Hwy 170. Gerry Harris voiced her concern stating there would be too much traffic congestion. The only way to get into the drive to turn in is if you are heading east turn in and go around. Mr. Hardin asked if he could show Ms. Harris on the plans the access to the entrances. Gerry Harris said she feels like the area is too tight and is very concerned with how congested the traffic will be. City Attorney Jay Moore commented that as a commission they could take it into consideration.

Keith Macedo asked what the minimum distance is from the drive through, city Engineer Chris Brackett answered that it is on the state and not exactly sure but probably 50 feet. Ms. Dudley said because the existing drive is not modified the DOT does not have distance requirements. Keith Macedo asked what the minimum requirements will be when it is completed. Ms. Dudley said it would be what it is currently, and she would need to look at the plans.

Comments from Citizens: None

Norm Toering questioned the proposed agreement, asking what would happen if the buyer of the lot refused to grant access. Ms. Dudley explained that the current owner, 7Brew, could provide access before selling the lot. Chad Ball noted that since it's not in writing, it remains a suggestion. Toering insisted it should be documented. Mr. Hardin stated that the commission could include it as a contingency. Chairman Robert Mann asked City Attorney Jay Moore how to word putting in a condition to guarantee he shared access to the adjacent property. Mr. Hardin told the commission they can state it to have access from front of Main St. and around to back with shared access.

Keith Macedo made a motion to add a condition to vehicular path connecting the main street access to the Hunter St. access to be approved by KMS Engineering. Bobby Wilson seconded the motion, and it passed unanimously.

Chairman Robert Mann called to question to approve the Large-Scale Development 7Brew, property owned by Brew Culture, LLC, located at 7 W. Main St., presented by CEI Engineering contingent upon CB memo dated February 24, 2025, contingent upon motion made by Keith Macedo and seconded by Bobby Wilson. upon roll call vote, passed 5-2 Vice Chair Gerry Harris and Judy Horne voting no.

1D. Large Scale Development Grand Savings Bank – Property owned by Grand Savings Bank, Location –W. Cimarron Place, Presented by 4iE Engineering

Ferdi Fourie representing 4iE Engineering, this is for the Grand Savings Bank building provides access from the main road connecting to adjacent property, it is already a developed commercial site.

City Engineer Chris Brackett read a memo as follows.

The Large Scale Development for the Grand Savings Bank has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional in the following comments.

1. A temporary construction easement will be required prior to construction plan approval for the work being performed on the adjacent property.
2. The dumpster location will have to be approved by the Planning Commission. The landscape ordinance requires it to be behind the structure, which is currently is shown but it also requires that it be 50' from any residential property. It is currently shown less than 12' from the residential property to the south. The configuration of the lot will not allow for both of these requirements to be met since the building is approximately 38' from the residential property.
3. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
4. 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.
5. 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.
6. A sign permit will be required for the construction of the signage for this project.
7. 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.
8. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set 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.
9. This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Chairman Robert Mann questioned whether item No. 2 in the memo would require a variance due to the dumpster being too close to housing. City Attorney Chris Brackett confirmed there wasn't enough space to meet both requirements. City Business Manager Melissa McCarville stated the commission could approve it with a contingency, requiring ordinance approval. Chairman Mann agreed it could pass contingent on a

variance being granted. City Attorney Jay Moore added that if they proceeded, it would be dependent on obtaining a future variance.

Chad Ball asked if the existing parcel that's on it right now and if doing a lot split to make it tract 13. Mr. Fourie said those parcels had already been created. City Engineer, Chris Brackett commented those were already a commercial subdivision.

Comments from Citizens:

Michelle Sears, 214 Pine Meadow, wanted to know for the residents of Pine Meadow they would prefer vegetation screening and ambient lighting.

Charles Davis, 206 Pine Meadow, voiced his concern about the drainage and asked if the four light posts would be up to code.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

Judy Horne stated that they talked about some kind of juniper and showed on the plans showed going all the way to the back. Ms. Horne explained that junipers are slow-growing and within two years they were supposed to have something grown up to at least sixty percent of the fence and asked Mr. Fourie if they could change it to something that would grow faster. Mr. Fourie answered and said they could look at putting in cypress.

Bobby Wilson stated they commissioners would have to vote on that, you can't tell them what you want. City Attorney Jay Moore said the commission could suggest they change it.

Chad Ball asked if there would not be light pollution into backyards and if there will be a light shield. Mr. Fourie answered and said they would use fixtures that will shield lights across from adjacent properties.

Chairman Robert Mann called to question Large-Scale Development Grand Savings Bank, property owned by Grand Savings Bank, located W. Cimarron Place, presented by 4iE Engineering, Inc. contingent to Chris Brackett's memo dated February 24, 2025, and subject to variance being issued for dumpsters upon roll call vote, the Large-Scale Development passed unanimously.

1E. Final Plat – Goose Creek Ph. 5, property owned by DR Horton, located West of Goose Creek Ph. 2, presented by Jorgensen & Associates.

Jared Inmen representing Jorgensen & Associates stated he had read Chris Brackett's memo and had no issue with it.

City Engineer Chris Brackett read a memo as follows.

The Final Plat for the Goose Creek Village Subdivision Phase V has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The required Payment In Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$900 per single family unit. The fee will be \$91,800 for 102 single family lots.
2. All public improvements must be completed, and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for all public

improvements except for the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.

4. If the sidewalk construction is to be delayed until the home construction, then the developer shall provide an escrow account in accordance with Ordinance 9.20.03(a.). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
5. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
6. Provide one original and 6 copies of the recorded plat to the city.

Chad Ball mentioned that the commission had previously discussed keeping McCloud Drive closed for a specific period to prevent commercial truck traffic. He suggested making it a requirement. Mr. Inman agreed and stated there were no issues with implementing it. City Attorney Chris Brackett noted that the Fire and Police Departments would need to be consulted before final plat approval. It was suggested that building inspections could help enforce the restriction. Mr. Inman also offered to coordinate with DR Horton to install "No Construction Traffic" signs.

Gerry Harris visited the site earlier, shared photos with the commissioners, and inquired about the temporary dirt pile. Mr. Inman confirmed it would be moved. City Engineer Chris Brackett explained that the city's required work was completed, and the ongoing work is related to a lawsuit, not under the city's oversight.

Norm Toering asked when work is done to the detention pond will it completely be cleared up before they turned over to the POA. Mr. Inman said yes, they will make sure everything is cleaned up.

Comments from Citizens:

Phyllis Young, 546 Goose Creek Rd. said she had a request for DR Horton, she said she has seen in subdivisions around the area they have put up solid barrier at a dead end road. Ms. Young asked if they could do this to keep anyone climbing over the fence and getting hurt.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

Chairman Robert Mann call to question to approve the final plat for Goose Creek Ph. 5, property owned by DR Horton, property located west of Goose Creek Ph. 2, presented by Jorgenson & Associates contingent on Chris Brackett's memo dated February 24, 2025, upon roll call vote, the Final Plat passed unanimously.

Chad Ball was re-elected as Secretary by unanimous roll call vote.

Gerry Harris was re-elected as Vice Chair by unanimous roll call vote.

Robert Mann was re-elected as Chair by unanimous roll call vote.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

Chad Ball, Secretary

Robert Mann, Chair

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: Tim Lee Day Phone: 479-409-5786

Address: 73 E Main Street Fax: _____

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

Address: 7230 S Pleasant Ridge Fax: _____

Property Owner: Dianna & Charles Patterson Day Phone: _____

Address: 73 E Main Street Fax: _____

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

Describe Proposed Property In Detail (Attach additional pages if

Property Description 73 E Main Street
Site Address -
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: Keep in mind the Planning Commission considers a variance from the literal provisions of the zoning ordinances in an instance where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. Please outline what hardship would be caused if your variance is not considered favorably:

We are requesting a variance on the side setbacks to be reduced from 25ft to 16ft on the eastern property line and 25ft to 23ft on the western property line. The existing building is located approx. 13ft from the property line and the future plans for the site will consist of removal/replacement of said building however the existing location of the building is too close to the existing road.

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 MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 18th day of February 2025.

AS-SURVEYED LEGAL DESCRIPTION (760-01477-000):

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING COTTON PICKER SPINDLE ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET) WHICH IS N87°48'06"W 306.67' AND S01°50'22"W 35.79' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°50'22"W 131.08' TO AN EXISTING REBAR ON THE NORTH LINE OF SURVEY FILED IN BOOK 2018 AT PAGE 4592, THENCE ALONG SAID NORTH SURVEY LINE AND IT'S EXTENSION N87°50'08"W 96.80', THENCE LEAVING THE EXTENSION OF SAID NORTH SURVEY LINE N02°08'41"E 131.43' TO AN EX-ISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET), THENCE ALONG SAID RIGHT-OF-WAY S87°37'42"E 96.10' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST MAIN STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VARIANCE DESCRIPTION:

We are proposing a variance from the zoning code setbacks for the said property located off Main Street in Farmington, AR.

A public meeting to consider this request for a variance at the above described property will be held on the 24th day of March 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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.*

Geoffrey Bates Date 03/06/2025
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 the agent is authorized to act on their behalf.)*

[Signature] Date 3/6/2025
Owner/Agent Signature



BATES
Engineers - Surveyors
2230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-8350 / batesnwva.com

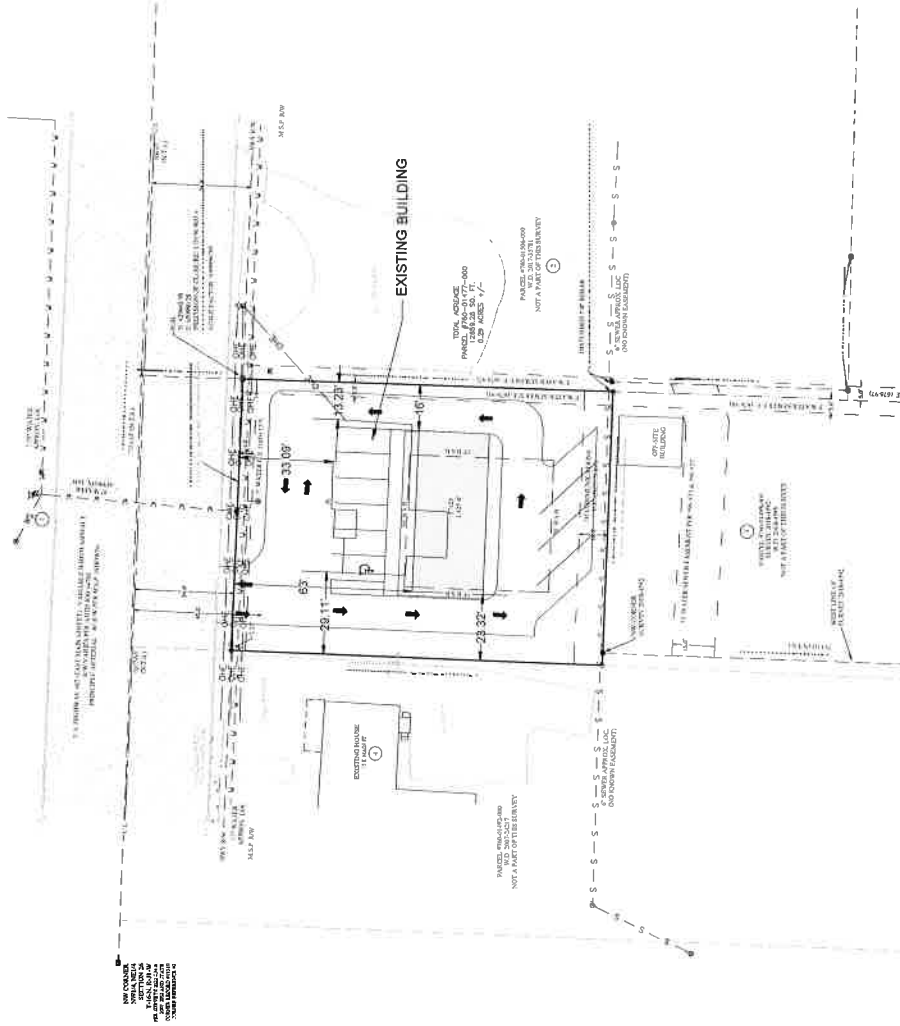
MAIN STREET SMOKE SHOP
LARGE SCALE DEVELOPMENT
SITE PLAN
FARMINGTON, ARKANSAS

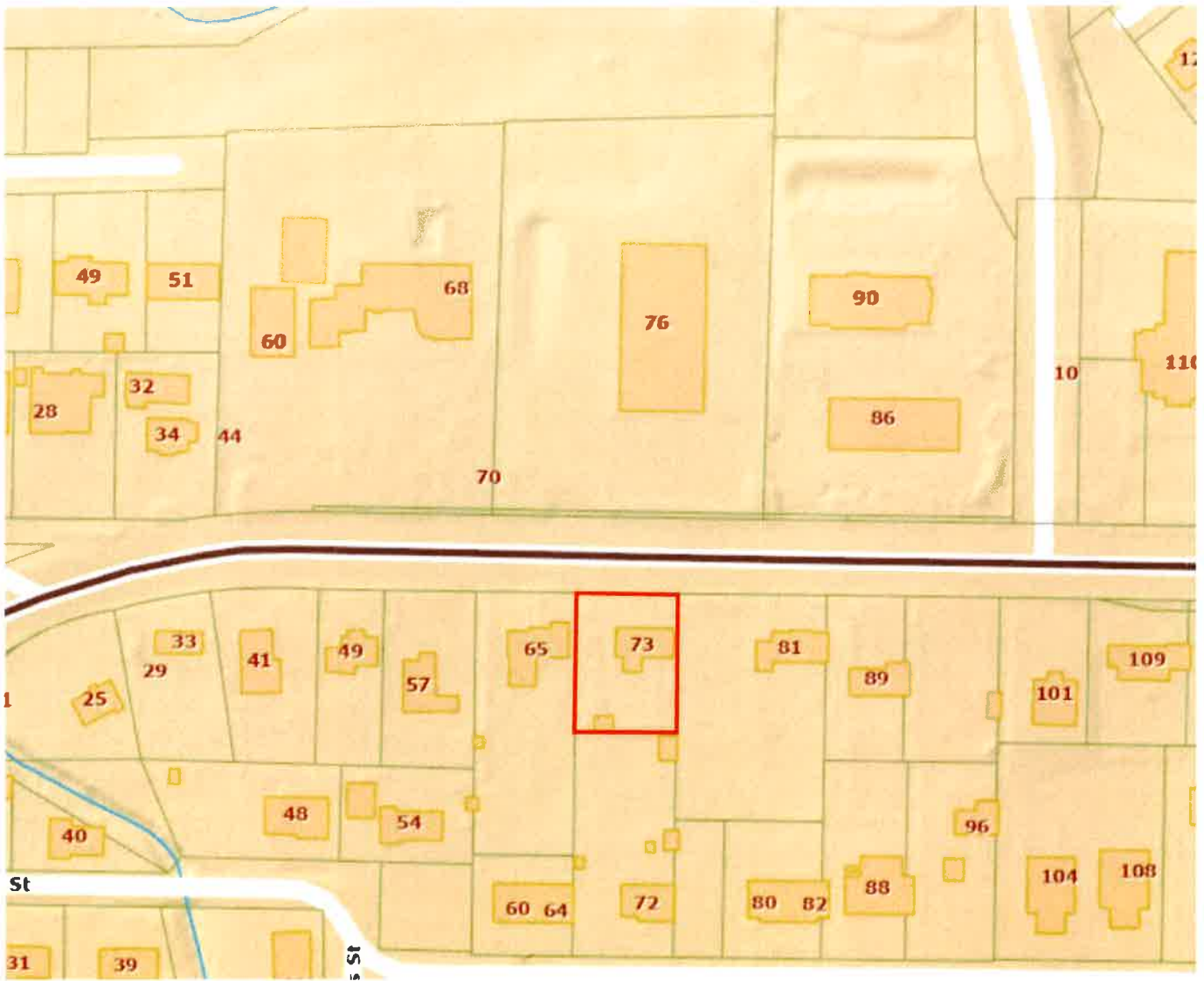
REVISIONS

14 SEP 1971

DATE 03/04/20

03-04-2025





Parcel Location



Account #: NWC5361662

Company: BATES & ASSOCIATES
7230 S PLEASANT RIDGE DR
FAYETTEVILLE, AR 72704-5453

Ad number #: 488374

PO #:

Matter of: Main Street Commercial – Farmington AR

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Main Street Commercial – Farmington AR

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.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$123.12,
(Includes \$0.00 Affidavit Charge).

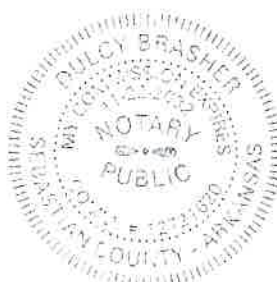
NWA Democrat Gazette 03/09/25; NWA nwaonline.com 03/09/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 10th day of March, 2025

D. Brasher

NOTARY PUBLIC



NOTICE OF PUBLIC MEETING

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AS-SURVEYED LEGAL DESCRIPTION (760-01477-000):

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING COTTON PICKER SPINDLE ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET) WHICH IS N87°48'06"W 306.67' AND S01°50'22"W 35.79' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°50'22"W 131.08' TO AN EXISTING REBAR ON THE NORTH LINE OF SURVEY FILED IN BOOK 2018 AT PAGE 4592, THENCE ALONG SAID NORTH SURVEY LINE AND IT'S EXTENSION N87°50'08"W 98.80', THENCE LEAVING THE EXTENSION OF SAID NORTH SURVEY LINE N02°08'41"E 131.43' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET), THENCE ALONG SAID RIGHT-OF-WAY S87°37'42"E 96.10' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST MAIN STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

73 E Main Street

Farmington, AR 72730

A public meeting to consider this application for a variance at the above-described property will be held on the 24th day of March 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

March 9, 2025 488374

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: Blew & Associates Day Phone: (479) 443-4506
Address: 3825 N Shiloh Dr
Fayetteville, AR 72703 Fax: _____

Representative: _____ Day Phone: _____
Address: _____ Fax: _____

Property Owner: Derek Winkle Day Phone: (479) 530-2701
Address: 10740 Terpening Rd
Prairie Grove, AR 72753 Fax: _____

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

Describe Proposed Property In Detail (Attach additional pages if

Property Description W. Main St (US-62) & South Locust St
Site Address - _____
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: Keep in mind the Planning Commission considers a variance from the literal provisions of the zoning ordinances in an instance where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. Please outline what hardship would be caused if your variance is not considered favorably:

The Variances Requested are for: Off-Street Parking Requirements & Rear Yard Requirements
(Please see attached Variance Request Letter for more details). The hardships caused if the
variances are not considered favorably are not having room for parking spaces on the South side of
the drive aisle, and requiring the parking lot to be near and potentially conflict with existing
utilities/appurtenances located along the South Property Line.

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 MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 24 day of March, 2025.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

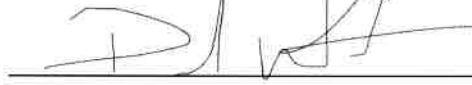
A public meeting to consider this request for a Off-Street Parking & Rear Yard variance at the above described property will be held on 24 day of March, 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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.

Applicant Signature

Date

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 the agent is authorized to act on their behalf.)



Owner/Agent Signature

Date 2/26/2025

BLEW

Surveying | Engineering
Environmental

February 26, 2025

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

SUBJECT: Proposed Office Space – W. Main Street

To Whom It May Concern:

We are requesting a variance to the Off-Street Parking Requirements listed in the City of Farmington Code of Ordinances 14.04.05(b)(2) for Highway Commercial Zoning (C-2). Per the Code, 1 Parking Space is required every 200 SF of Floor Area (Office). The Proposed Building (40 ft by 185 ft) has 7,400 SF of Floor Area and therefore requires 37 spaces per the City Code. There are 32 parking spaces proposed. Additionally, we are requesting a variance to the Rear Yard Requirements listed in the City of Farmington Code of Ordinances 14.04.05(b)(2) for Highway Commercial Zoning (C-2). The Minimum Rear Yard required per City Code is 20 ft. Our proposed Rear Yard is 10 ft along the North and Northeast Corner Property Lines. We are requesting the Off-Street Parking and Rear Yard variances due to the limited depth of the site.

The total lot depth measures to ~120 ft max. Considering the required 20 ft rear yard, standard 40 ft building depth, 9 ft sidewalk, 19 ft deep parking spaces, and 24 ft drive aisle, there is only ~8 feet max remaining to the property line. This lack of lot depth leaves no room for parking spaces on the South side of the drive aisle and would require the parking lot to be near and potentially conflict with existing utilities/appurtenances near the South property line. Existing Parcels to be developed are APN#'s: 760-00858-000, 760-00856-000, 760-00854-000, 760-00852-000.

Thank you for your consideration,



Aaron Long, E.I.
Blew & Associates, P.A.



479-443-4506



blewinc.com



3825 N Shiloh Dr.
Fayetteville, AR 72703



Account #: NWC5301346

Company: BLEW & ASSOCIATES

3825 N SHILOH DR

FAYETTEVILLE, AR 72703

Ad number #: 487050

PO #:

Matter of: City of Farmington Variance Requests

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

City of Farmington Variance Requests

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.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$212.80.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 03/02/25; NWA nwaonline.com 03/02/25

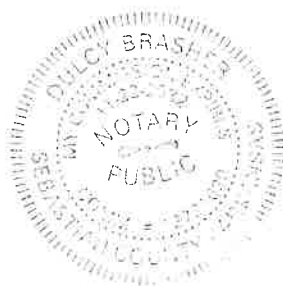
Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,

Subscribed and sworn to before me on this 3rd day of March, 2025

D. Brasher

NOTARY PUBLIC



A petition for a variance at the property described below has been filed with the City of Farmington on the 24th

day of March, 2025.

COMBINED PARCEL: PART OF LOTS 7, 8, 9, 10, 11, AND 12, BLOCK 2, THE ORIGINAL TOWN OF FARMINGTON, AS SHOWN IN PLAT BOOK 4 AT PAGE 155, ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT AN EXISTING 5/8" REBAR FOR THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 2, AND RUNNING THENCE N87°53'16"W 65.23' TO AN EXISTING 5/8" REBAR FOR THE POINT OF BEGINNING, THENCE S02°45'30"W 40.42' TO AN EXISTING 5/8" REBAR, THENCE S87°16'05"E 65.39' TO AN EXISTING 5/8" REBAR, THENCE S01°56'27"W 71.97' TO A SET 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF US HIGHWAY 62 AS SHOWN ON ARKANSAS STATE HIGHWAY COMMISSION JOB NUMBER R40082, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 4 COURSES AND DISTANCES: N86°48'58"W 10.41' TO A SET 1/2" REBAR, S58°31'20"W 24.25' TO A SET 1/2" REBAR, N85°22'55"W 248.22' TO A SET 1/2" REBAR, AND N34°10'28"W 36.00' TO A SET 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N02°15'46"E 86.45' TO A SET 1/2" REBAR, THENCE S87°53'16"E 234.52' TO THE POINT OF BEGINNING. CONTAINING 0.76 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

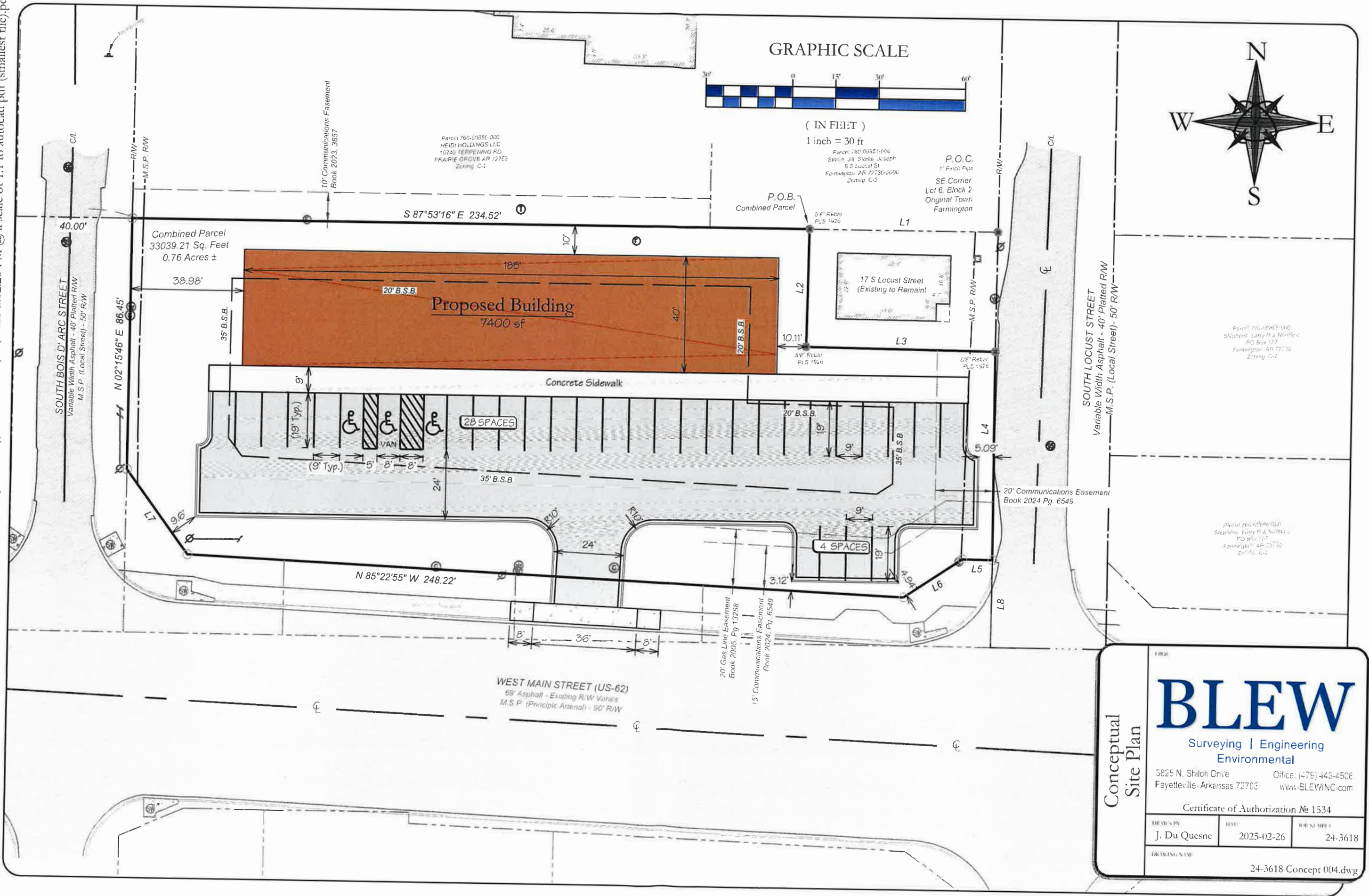
We are requesting a variance to the Off-Street Parking Requirements listed in the City of Farmington Code of Ordinances 14.04.05(b)(2) for Highway Commercial Zoning (C-2). Per the Code, 1 Parking Space is required every 200 SF of Floor Area (Office). The Proposed Building (40 ft by 185 ft) has 7,400 SF of Floor Area and therefore requires 37 spaces per the City Code. There are 32 parking spaces proposed. Additionally, we are requesting a variance to the Rear Yard Requirements listed in the City of Farmington Code of Ordinances 14.04.05(b)(2) for Highway Commercial Zoning (C-2). The Minimum Rear Yard required per City Code is 20 ft. Our proposed Rear Yard is 10 ft along the North and Northeast Corner Property Lines. We are requesting the Off-Street Parking and Rear Yard variances due to the limited depth of the site.

The total lot depth measures to ~120 ft max. Considering the required 20 ft rear yard, standard 40 ft building depth, 9 ft sidewalk, 19 ft deep parking spaces, and 24 ft drive aisle, there is only ~8 feet max remaining to the property line. This lack of lot depth leaves no room for parking spaces on the South side of the drive aisle and would require the parking lot to be near and potentially conflict with existing utilities/appurtenances near the South property line. Existing Parcels to be developed are APN#s: 760-00858-000, 760-00856-000, 760-00854-000, 760-00852-000.

A public meeting to consider this request for an Off-Street Parking variance & Rear Yard variance at the above described property will be held on 24th day of March, 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

March 2, 2025 487050

p:\24-3618 derek winkle farmington, ar\concept drawings\24-3618 concept 004.dwg - Plotted on 2/26/2025 2:02:20 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3



Conceptual
Site Plan

BLEW
Surveying | Engineering
Environmental

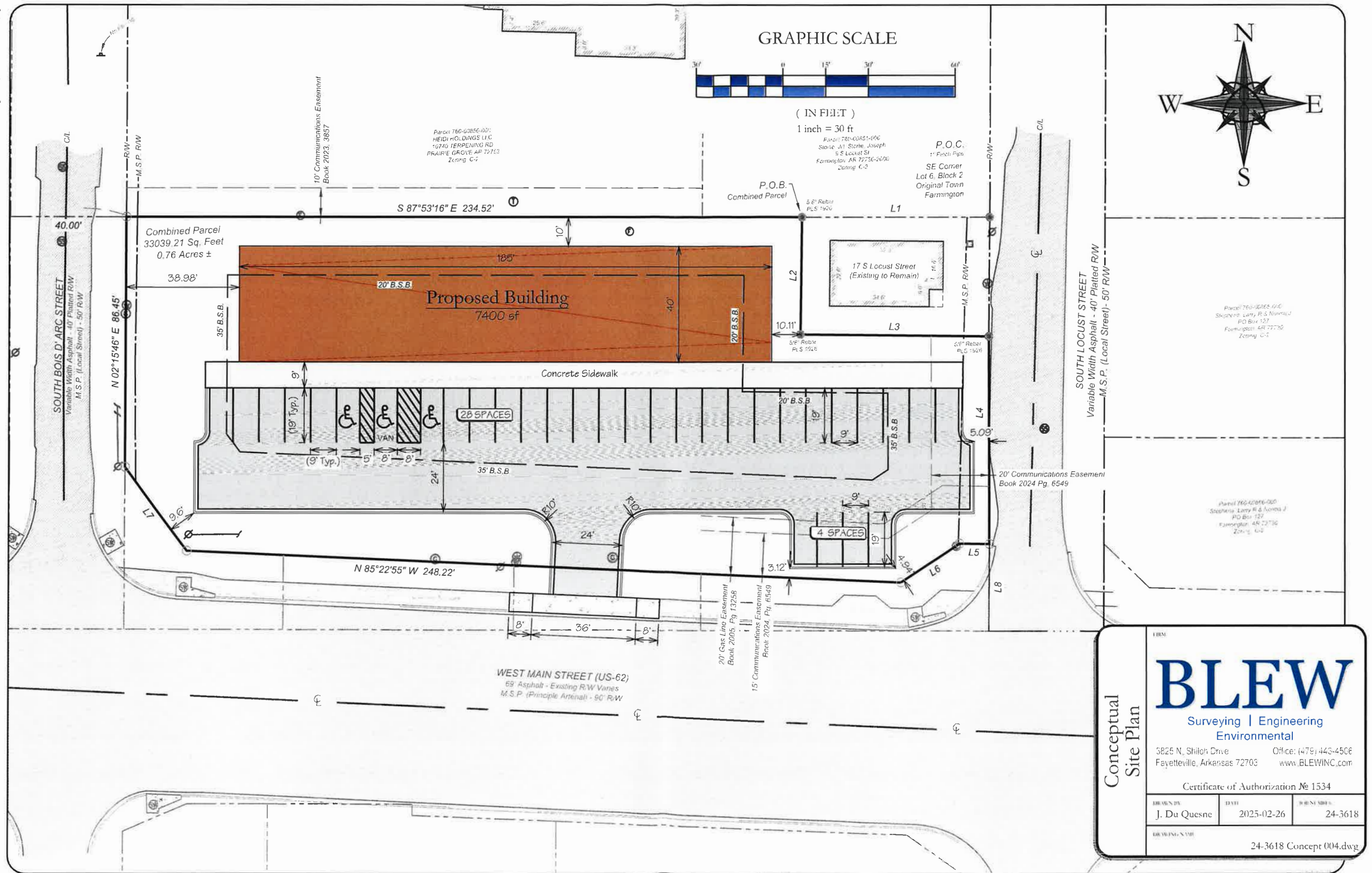
3825 N. Shiloh Drive
Fayetteville, Arkansas 72703

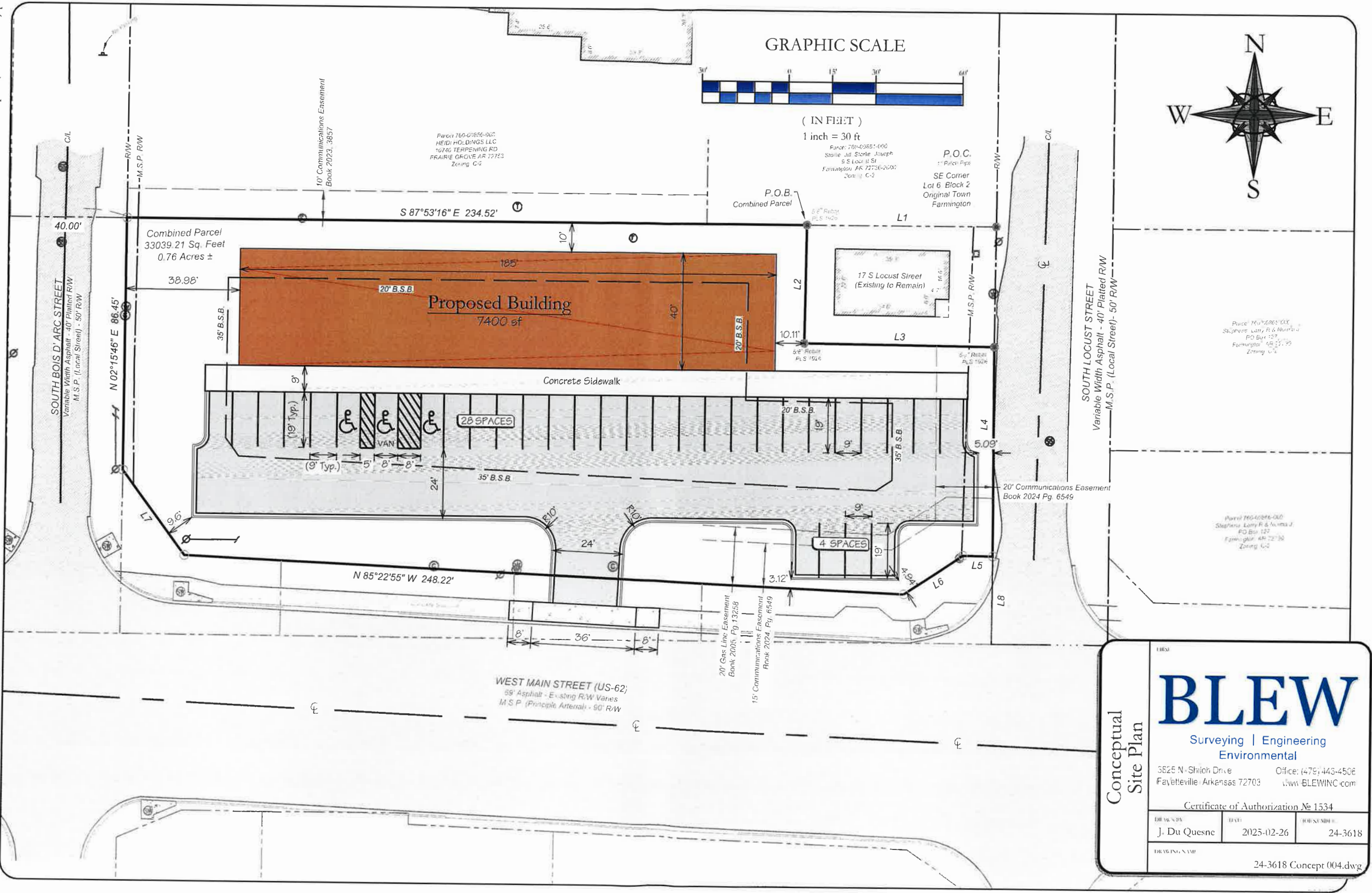
Office: (479) 443-4506
www.BLEWINC.com

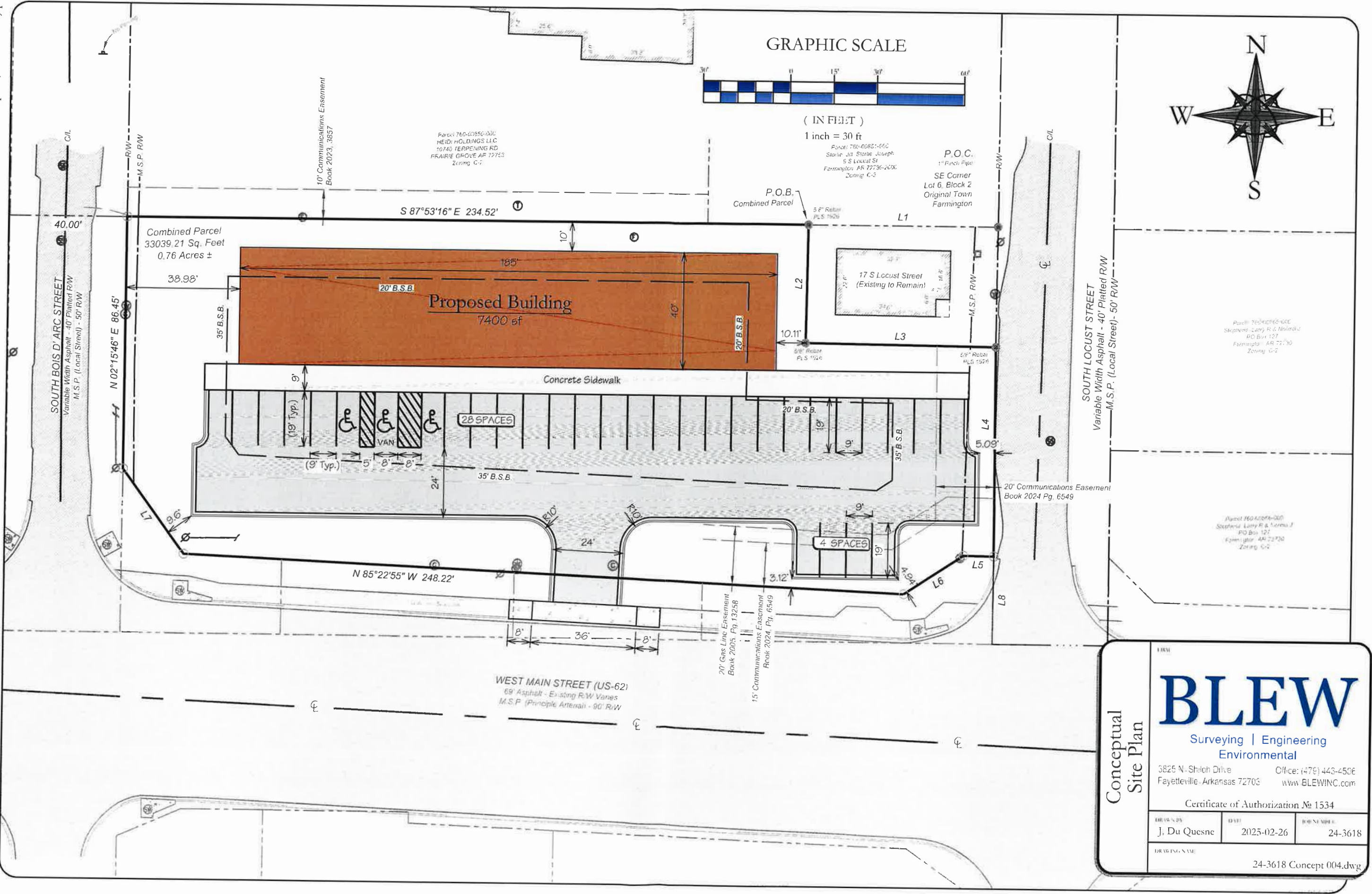
Certificate of Authorization No 1534

DESIGNED BY J. Du Quesne	DATE 2025-02-26	JOB NUMBER 24-3618
-----------------------------	--------------------	-----------------------

DRAWING NAME
24-3618 Concept 004.dwg







City of Farmington Application for Rezoning

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 until all information is furnished.

Applicant: Cox Development LLC Day Phone: _____
357 S Hunter St; 9, 15, 19, & 25 W Dakota Trail
Address: Farmington, AR 72730 Fax: _____

Representative: DCI Day Phone: 479-444-7880
1 E Center St, Suite 290,
Address: Fayetteville, AR 72701 Fax: _____

Property Owner: Cox Development LLC Day Phone: _____
17973 N Skylight Mtn Rd,
Address: Cane Hill, 72717 Fax: _____

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

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

Property Description

Site Address -- 357 S Hunter St; 9, 15, 19, & 25 W Dakota Trail, Farmington, AR 72730
Current Zoning -- R-1 & R-2 Proposed Zoning -- MF-2

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

R-1 & R-2 to MF-2: This rezone is being requested to create a more uniform MF-2 district for the property owner.

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the _____ day of _____, 201____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 201____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

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.

Applicant Signature

Date _____

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.)

Owner/Agent Signature

Date _____

AFFIDAVIT

I hereby certify that I Chase Henrichs
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the 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: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: _____ Date: _____

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY**

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

357 S Hunter St; 9, 15, 19, & 25 W Dakota Trail, Farmington, AR 72730

Location

Cox Development LLC & Cox Holdings 1 LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-1 & R-2 to MF-2.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on _____ 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.

AGENT AUTHORIZATION

I (We), Kent Cox, Cox Development LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), DCI, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner – Signature

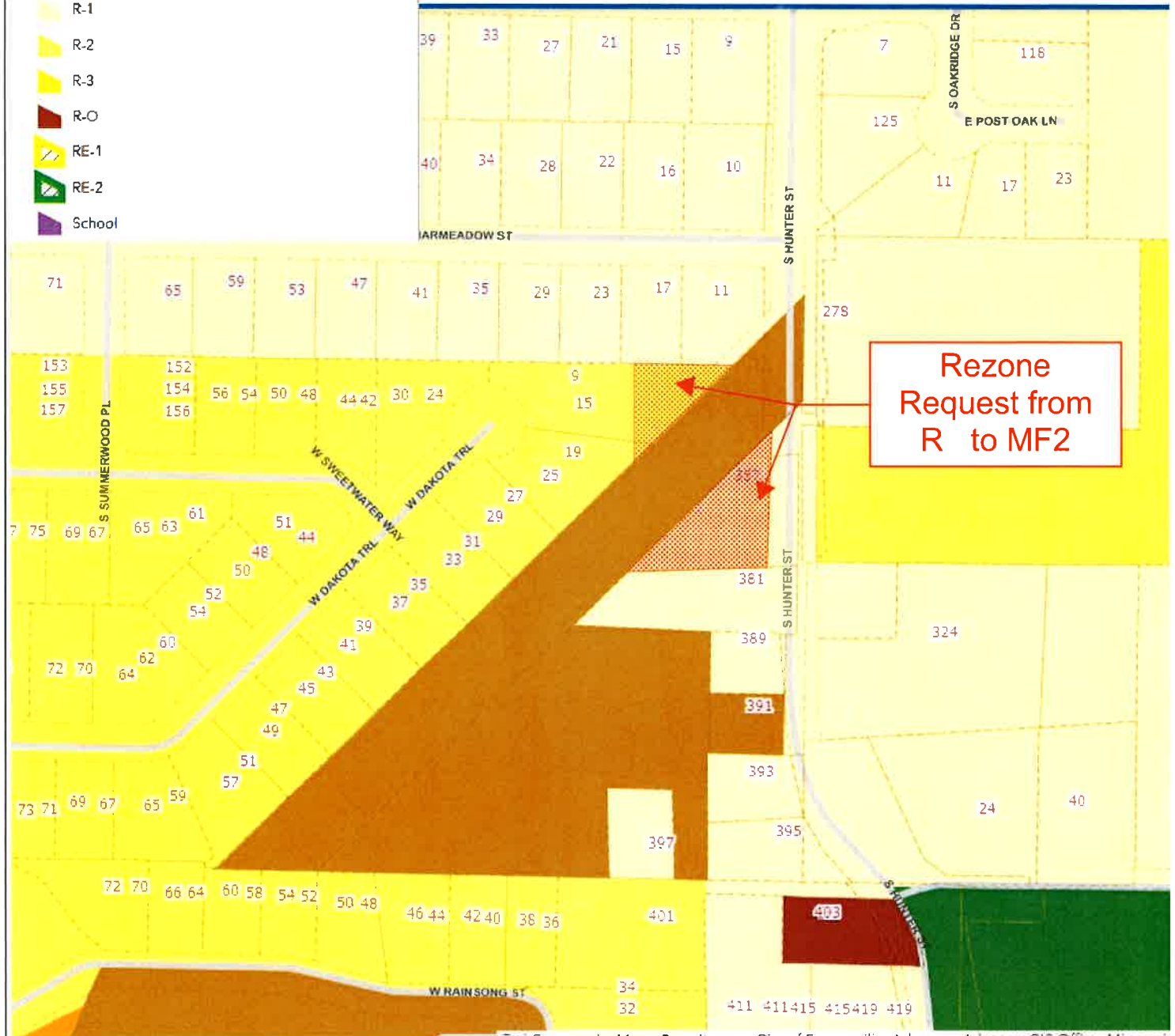
Property Owner - Print

Property Owner – Signature

Property Owner - Print

☒ Farmington Zoning

- A-1
- C-1
- C-2
- MHP
- MF-1
- MF-2
- PUD
- Park
- R-1
- R-2
- R-3
- R-O
- RE-1
- RE-2
- School



DEVELOPMENT		CONSULTANTS		INCORPORATED	
PROJECT NO. 24-207	PROJECT TITLE COX DEVELOPMENT LLC REZONE			REVISIONS	COPYRIGHT 2025
SHEET NO. RZ-01	SHEET TITLE REZONE EXHIBIT				SCALE N/A
					DATE 02-18-2025

Property Description:

Part of Lots 11 and 12 of South Haven, Phase 3, to the City of Farmington, Arkansas, as shown on plat of record in Plat Book 23, Page 60, Washington County, Arkansas being more particularly described as follows:

Beginning at the Northeast corner of said Lot 11; Thence along the Southeast line of said Lots 11 and 12, South $44^{\circ}46'58''$ West, a distance of 170.00 feet; Thence North $07^{\circ}11'34''$ West, a distance of 121.79 feet to the North line of said Lot 11; Thence South $89^{\circ}55'50''$ East, 135.00 feet to the Point of Beginning, containing 0.19 acres, more and or less.

Property Description : Survey Description-Tract 2, Plat of Survey for Kent Cox

A part of the SE1/4 of the NW1/4 of Section 26, T-16-N, R-31-W, and being more particularly described as follows: Beginning at a ½" rebar that is N 89°6'35" W 645.17 feet and N 44°46'58" E 571.33 feet from the Southeast corner of the SE ¼ of the NW ¼ of said Section 26, and running thence N 44° 46'58" E 325.96 feet to the centerline of Arkansas State Highway No. 170 (Hunter Road); thence S 00°60'40" E 218.71 feet along said centerline; thence leaving said centerline and running S 86°53'00" W 233.18 feet to the point of beginning, containing 0.58 acres, more or less, Washington County, Arkansas.

Subject to the Arkansas State Highway No. 170 (Hunter Road) right-of along the East line and any other easements and/or rights-of-way of record.

Doc ID: 009731950002 Type: REL
Recorded: 03/07/2006 at 01:03:02 PM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2006-00009284

WARRANTY DEED
(with Relinquishment of Rights)

KNOW ALL MEN BY THESE PRESENTS:

That we, **John L. Hassell, a married person**, hereinafter called Grantors for and in consideration of the sum of Ten Dollars and no/100...(\$10.00) and other good and valuable consideration paid by **Cox Development, LLC, an Arkansas limited liability company**, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto Grantee's heirs and assigns forever, the following described property situate in the County of Washington, State of Arkansas, to-wit:

A part of the SE¼ of the NW¼ of Section 26, T-16-N, R-31-W, Washington County, Arkansas, being more particularly described as follows: Beginning at a point in the centerline of Arkansas State Highway No 170, said point being 328 feet North, N 89°00'00" W, 9 feet, and N 00°32'00" W, 90.7 feet from the SE corner of said 40 acre tract and running thence S 86°53'00" W, 225 feet; thence N 44°40'00" E, 212 feet; thence N 82°00'00" E, 75 feet to the centerline of said Highway No. 170; thence S 00°32'00" E, 150 feet to the point of beginning, containing 0.51 acres, more or less. Subject to the Hwy No. 170 Right-of-Way record.

TO HAVE AND TO HOLD The same unto the Grantee and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. And Grantor hereby covenants with Grantee that Grantor will forever warrant and defend the title to the property against all lawful claims whatever except easements, special assessments and restrictions of record, if any.

And I, **Mary R. Hassell**, spouse of said **John L. Hassell**, for and in consideration of the said sum of money, do hereby release and relinquish unto said Grantee, and to Grantee's heirs and assigns forever, all my right and possibility of dower, curtesy and homestead, in and to the above described real property.

WITNESS our hands this 3rd day of March, 2006.



John L. Hassell
John L. Hassell
Mary R. Hassell
Mary R. Hassell

Heritage Land Title of Arkansas
2153 E. Joyce Blvd., Ste. 201
Fayetteville, AR 72703

27215 BH

ACKNOWLEDGMENT

State of Arkansas)
)ss.
County of Washington)

BE IT REMEMBERED, that on this day came before, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting **John L. Hassell and Mary R. Hassell** to me well known as the Grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 3rd day of March, 2006.



My commission expires:

Brand Hoskins
Notary Public

Prepared by: Heritage Land Title of Arkansas
2153 E. Joyce Blvd, Suite 201
Fayetteville, Arkansas 72703

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

Brand Hoskins
Grantee or Grantee's Agent

17973 N Skylight Mtn Rd
Address to send next tax statement

27215BH

Cane Hill AR 72717

Type: REAL ESTATE
Kind: QUITCLAIM DEED
Recorded: 12/31/2024 9:08:06 AM
Fee Amt: \$30.00 Page 1 of 4
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2024-00034093

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Cox Property Management, L.L.C.**, GRANTOR, having been duly authorized pursuant to a resolution of its Members, Managers, or otherwise, for the consideration of the sum of One Dollar and no/100 (\$1.00) and other good and valuable consideration paid by **Cox Holdings 1, LLC** Grantee, hereby transfers and quitclaims unto said Grantee and Grantee's heirs and assigns forever, all its right, title, interest, equity and estate in and to the following described land situate in the **County of Washington**, Arkansas, to-wit:

See Attached Exhibit "A"

This deed was prepared at the request of the Grantor without examination of title.

Subject to Easements, Rights of Way, and Covenants of Record, if any. Subject to all prior reservations, restrictions, and conveyances of gas, oil, and/or other minerals and rights thereto. Subject to oil and gas leases, if any. Subject to all matters that would be shown by an accurate survey and inspection of the premises

To have and to hold the same unto the Grantee, and unto its heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

WITNESS our hands this 30 day of December, 2024.

Cox Property Management, L.L.C.

Kent Cox
By: Kent Cox, Manager/Member

Carla Jean Cox
By: Carla Jean Cox, Member

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss
COUNTY OF Washington)

On this day before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named **Kent Cox and Carla Jean Cox** are to me personally well-known or sufficiently proven to be the same persons whose names are subscribed to the foregoing instrument, who stated that they are the **Manager/Members** of **Cox Property Management, L.L.C.**, and were duly authorized in said capacity to execute the foregoing instrument, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 30 day of December, 2024.

My commission expires: 09-19-24

Brandi Hoskins
Notary Public

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.

None Required
Grantee or Agent

17973 N Skylight Attn Rd
Send next tax statement to Grantee's Address

Care Hill AR 72717

Prepared by or under the supervision of:

Thorn Law Firm, PLLC
2126 Wildcat Creek Blvd
Springdale, AR 72762



Exhibit "A"

Lots 7, 8, 9, 10 and 11 Prairie Meadows Subdivision, Phase I, to the City of Prairie Grove, Arkansas, as per the plat of said Subdivision on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

AND

Tract 12A: Part of Lot 12 of Prairie Meadows Subdivision, Phase I as per plat on file in the Office of the Circuit Clerk in Washington County, Arkansas and being described as follows: Beginning at the SE Corner of said Lot 12, thence N25°45'39"W 75.00 feet to the P.O.B., thence S64°14'21"W 122.72 feet, thence N25°45'39"W 70.00 feet, thence along a curve to the right 39.27 feet, said curve having a radius of 25.00 feet and a chord bearing of N19°14'21"E 35.36 feet, thence N64°14'21"E 95.37 feet, thence along a curve to the left 2.35 feet, said curve having a radius of 100.00 feet and a chord bearing of N63°33'55"E 2.35 feet, thence S25°45'39"E 95.03 feet to the P.O.B. Containing 0.26 acres more or less.

AND

Lot 12B of the Lot Split of Lot 12, Prairie Meadows, Phase I to the City of Prairie Grove, Arkansas, as shown on plat of survey recorded as land document #2005-4464, being more particularly described as follows: Beginning at the SE Corner of said Lot 12, thence S64°14'21"W 122.72 feet, thence N25°45'39"W 75.00 feet, thence N64°14'21"E 122.72 feet, thence S25°45'39"E 75.00 feet to the P.O.B. containing 0.21 acres more or less.

AND

Lot 13A: Part of Lot 13 of Prairie Meadows Subdivision, Phase I as per plat on file in the Office of the Circuit Clerk in Washington County, Arkansas and being described as Beginning at the SW corner of said Lot 13, thence N25°45'39"W 200.00 feet, thence N64°14'21"E 80.50 feet, thence S25°45'39"E 200.00 feet, thence S64°14'21"W 80.50 feet to the point of beginning, containing 0.37 acres, more or less.

AND

Lots 136, 137, 139, 140 and 141, Prairie Meadows Subdivision, Phase 2, to the City of Prairie Grove, Arkansas, as shown on plat of record in plat book 23A, at page 121, and as described in an affidavit to correct the legal description, recorded as land document #2004-46942, plat records of Washington County, Arkansas.

AND

A part of Lot 13B of Prairie Meadows Subdivision, Phase I, as per plat on file in the Office of the Circuit Clerk in Washington County, Arkansas, and being described as follows: commencing at the SW corner of original Lot 13, thence North 64 degrees 14 minutes 21 seconds East 80.50 feet, thence North 25 degrees 45 minutes 39 seconds West 138.75 feet to the POB, thence North 25 degrees 45 minutes 39 seconds West 61.25 feet, thence North 64 degrees 14 minutes 21 seconds East 94.50 feet, thence along a curve to the right 39.27 feet, said curve having a radius of 25.00 feet and a chord of South 70 degrees 45 minutes 39 seconds East 35.36 feet, thence

South 25 degrees 45 minutes 39 seconds East 36.25 feet, thence South 64 degrees 14 minutes 21 seconds West 119.50 feet to the POB, containing 7,185 sq. feet more or less.

AND

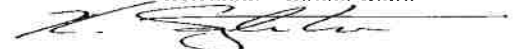
A part of Lot 13B of Prairie Meadows Subdivision, Phase I, as per plat on file in the Office of the Circuit Clerk in Washington County, Arkansas, and being described as follows: commencing at the SW corner of original Lot 13, thence North 64 degrees 14 minutes 21 seconds East 80.50 feet, thence North 25 degrees 45 minutes 39 seconds West 92.50 feet to the POB, thence North 25 degrees 45 minutes 39 seconds West 46.25 feet, thence North 64 degrees 14 minutes 21 seconds East 119.50 feet, thence South 25 degrees 45 minutes 39 seconds East 46.25 feet, thence South 64 degrees 14 minutes 21 seconds West 119.50 feet to the POB, containing 5,527 sq. feet more or less.

AND

Lots 5, 6, 9, 10, 11, 12, 13, 20, 32, 35, 39 and 41, South Haven, Phase III, a Subdivision to the City of Farmington, Arkansas, as shown on plat of record in Plat Book 23, at Page 60, plat records of Washington County, Arkansas.

Washington County, AR
I certify this instrument was filed on
12/31/2024 9:08:06 AM
and recorded in REAL ESTATE

File# 2024-00034093
Kylie Sylvester - Circuit Clerk



PLAT OF SURVEY FOR KENT COX

East parts of
Lots 11 & 12,
South Haven
Ph. III

SOUTHAVEN SUBDIVISION
PHASE III

ZONED R-2

POB
TRACTS 1 @ 2

FLOOD CERTIFICATION: The herein
described tract is in a non-flooded area and
not within the 100 year flood plain per FIRM
map no. 05143C0090D, dated 7-21-99.

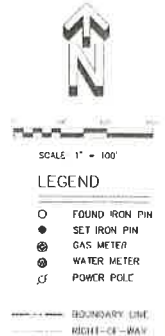
BASIS FOR BEARINGS: South Haven
Subdivision, Phase 3, as filed BK PG 23-60 in
the Office of the Circuit Clerk Ex-officio
Recorder, Washington County, Arkansas.

SURVEYORS CERTIFICATION: I hereby certify that I have
surveyed the herein described tract and that the property lines
and corner monuments are, to the best of my knowledge and
ability, correctly established as shown. Also, any easements
and/or encroachments revealed by said survey are shown
hereon.

William C. Jenkins
William C. Jenkins, Surveyor No. 688



FARMINGTON, AR



LEGAL DESCRIPTION - TRACT 1

Six (6) rods of equal and uniform width off of the Northwesterly side of the following described tract of land, to-wit: (the centerline of the former right-of-way of the Ozark and Cherokee Central (now Frisco) Railway Company being the Northwesterly line). All that part of the SE1/4 of the NW1/4 of Section 26, in Township 16 North, Range 31 West of the 5th P.M. lying South and East of the centerline of the former right-of-way of the Ozark and Cherokee Central (now Frisco) Railway Company, containing 6.34 acres, being the same, more or less, and containing herein conveyed 2.14 acres, more or less, being more particularly described as follows:

Beginning at a 1/2" rebar located at a point that is N 89°56'35" W 645.17 feet from the Southeast corner of the SE1/4 of the NW1/4 of said Section 26 and running thence N89°56'35" W 139.34 feet to a concrete monument located at the Southeast corner of the South Haven Subdivision, Phase 3, thence N 44°46'58" E 1094.16 feet along the East line of said Subdivision and its projection to the centerline of Arkansas State Highway No. 170 (Hunter Road); thence S 00°16'19" E 139.88 feet along said centerline; thence leaving said centerline and running S 44°46'56" W 897.29 feet to the point of beginning, containing 2.26 acres, more or less. City of Prairie Grove, Washington County, Arkansas.

Subject to the Arkansas State Highway No. 170 (Hunter Road) right-of-way along the East line and any other easements and/or right-of-ways of record.

SURVEY DESCRIPTION - TRACT 2

A part of the SE1/4 of the NW1/4 of Section 26, in Township 16 North, Range 31 West and being more particularly described as beginning at a 1/2" rebar that is N 89°56'35" W 645.17 feet and N 44°46'58" E 571.13 feet from the Southeast corner of the SE1/4 of the NW1/4 of said Section 26, and running thence N 44°46'58" E 325.96 feet to the centerline of Arkansas State Highway No. 170 (Hunter Road); thence S 00°50'40" E 218.71 feet along said centerline; thence leaving said centerline and running S 86°53'00" W 233.18 feet to the point of beginning, containing 0.58 acres, more or less, Washington County, Arkansas.

Subject to the Arkansas State Highway No. 170 (Hunter Road) right-of-way along the East line and any other easements and/or right-of-ways of record.

JENKINS SURVEYING, INC.

125 E TOWNSHIP STE 8

DAYTONVILLE, AR 72703

PHONE: (479) 445 6907

FAX: (479) 445 6908

PLAT CODE 500-16N-31W-0-26-420-72-686

DATE: 2/20/07

DRAWN BY: dji

SCALE: 1" = 100'

FIELD BOOK: NA

JOB NO: 07-030

AGENT AUTHORIZATION

I (We), Kent Cox, Cox Development LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), DCI, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Kent Cox

Property Owner - Signature

Kent Cox

Property Owner - Print

Kent Cox

Property Owner - Signature

Kent Cox

Property Owner - Print



Account #: STNDCl

Company: NWC DEVELOPMENT CONSULTANTS INC

1 E Center St Ste 290

Fayetteville, AR 72701

Ad number #: 488440

PO #:

Matter of: Farmington PC Meeting 3/24

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Farmington PC Meeting 3/24

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.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$123.12.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 03/09/25; NWA nwaonline.com 03/09/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 10th day of March, 2025

D. B. Scher
NOTARY PUBLIC



A petition to rezone the property as described below has been filed with the City of Farmington on the 19th day of February 2025.

Property Descriptions:

Part of Lots 11 and 12 of South Haven, Phase 3, to the City of Farmington, Arkansas, as shown on plat of record in Plat Book 23, Page 60, Washington County, Arkansas being more particularly described as follows:

Beginning at the Northeast corner of said Lot 11; Thence along the Southeast line of said Lots 11 and 12, South 44°46'58" West, a distance of 170.00 feet; Thence North 07°11'34" West, a distance of 121.79 feet to the North line of said Lot 11; Thence South 89°55'50" East, 135.00 feet to the Point of Beginning, containing 0.19 acres, more and or less.

AND

A part of the SE1/4 of the NW1/4 of Section 26, T-16-N, R-31-W, and being more particularly described as follows: Beginning at a 1/2" rebar that is N 89°5'35" W 645.17 feet and N 44°46'58" E 571.33 feet from the Southeast corner of the SE 1/4 of the NW 1/4 of said Section 26, and running thence N 44°46'58" E 325.96 feet to the centerline of Arkansas State Highway No. 170 (Hunter Road); thence S 00°50'40" E 218.71 feet along said centerline; thence leaving said centerline and running S 86°53'00" W 233.18 feet to the point of beginning, containing 0.58 acres, more or less, Washington County, Arkansas.

Subject to the Arkansas State Highway No. 170 (Hunter Road) right-of along the East line and any other easements and/or rights-of-way of record.

A public hearing to consider this request to rezone the above described property from R-1 & R-2 to MF-2 will be held on the 24th day of March 2025 at 6:00pm at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

March 9, 2025 488440

All documents for mailings were provided.

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: Brand New Church Day Phone: 888-391-2262
Address: 512 W Main Street Fax: shannon@me.com
Representative: Bates and Associates Day Phone: 442-9350
Address: 7230 S. Pleasant Ridge Dr. Fax: geoff@batesnwa.com
Fayetteville, AR 72704
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

Site Address -- 12838 Ruby Road

Current Zoning -- R-1

Attach legal description

Financial Interests

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

Brand New Church

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.

Geoffrey Bates

Date 2-18-25

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 2-18-25

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	snow, city closed
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 ½ ".		X	snow, city closed
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	waiting for tech
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	waiting for tech
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.			N/A
10. Status of regulatory permits:			N/A
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	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.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual 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			N/A
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			N/A
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			N/A
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.)			N/A
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.	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.			N/A
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.)			N/A
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.)			N/A
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.			N/A
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.)			N/A
8. The location and size of existing and proposed signs, if any.			N/A
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.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A

Developments only.) Dimension turnaround area at dumpster location.			N/A
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.			N/A
17. Draft POA agreements, if any.			N/A
18. A written description of requested variances and waivers from any city requirements.			N/A
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.			N/A
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.*

NOTICE OF PUBLIC HEARING

A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the _____ day of _____, 20____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this Large Scale Development will be held on the _____ day of _____, 20____, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).

**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:

Location

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 _____ 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.



Account #: NWC5361662

Company: BATES & ASSOCIATES

7230 S PLEASANT RIDGE DR

FAYETTEVILLE, AR 72704-5453

Ad number #: 487016

PO #:

Matter of: Meeting Brand New Church Farmington

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Meeting Brand New Church Farmington

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.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$89.68.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 03/02/25; NWA nwaonline.com 03/02/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,

Subscribed and sworn to before me on this 3rd day of March, 2025

D. Brasher
NOTARY PUBLIC



NOTICE OF PUBLIC MEETING

An application for a large scale development at the property described below has been filed with the City of Farmington on the 18th day of February 2025.

LEGAL DESCRIPTION (PARCEL #760-01916-900):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S87°51'03"E 706.02' AND N02°15'59"E 212.82' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°15'59"E 357.76' TO AN EXISTING REBAR, THENCE S87°45'30"E 203.17', THENCE S02°12'34"W 322.40' TO AN EXISTING REBAR, THENCE S82°23'06"W 206.55' TO THE POINT OF BEGINNING, CONTAINING 1.59 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

12838 Ruby Road
Farmington, AR 72730

A public meeting to consider this application for a large scale development at the above-described property will be held on the 24th day of March 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

March 2, 2025 487016

All documents for mailings were provided.



BATES

Engineers · Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

1. Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261
Parcels #760-01911-700 & #760-01911-701 & 760-01916-700 & #760-01916-500
2. Oakland Farms LLC
12771 Tyler Rd
Farmington, AR 72730
Parcels #760-01911-300
3. Farmington commercial LLC
12771 Tyler Rd
Farmington AR 72730
Parcel #760-01911-900
4. First Apostolic Church
PO Box 523
Fayetteville, AR 72703-0523
Parcel #760-01916-600
5. Whitney, Jennifer Lynn
12881 Tyler Rd
Farmington, AR 72730-8603
Parcel #760-01916-400
6. McDonald, Jason C & Eleanor
Po box 734
Elkins, AR 72727
Parcel #760-01916-303
7. Blavesciunas, Terry
Po box 543
Farmington, AR 72730
Parcel #760-01916-301
8. Jordan, Albert & Sarah A
12843 ruby Rd
Farmington, AR 72730
Parcel #760-01916-200
9. Kersh, Kenneth Graham & Lily
209 w 21st St
Russellville, AR 72801
Parcel #760-01916-901



February 28th, 2025

RE: Brand New Church Parking Lot – Farmington AR

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, March 7th, Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a large scale development at the property described below has been filed with the City of Farmington on the 18th day of February 2025.

LEGAL DESCRIPTION (PARCEL #760-01916-900):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S87°51'03"E 706.02' AND N02°15'59"E 212.82' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°15'59"E 357.76' TO AN EXISTING REBAR, THENCE S87°45'30"E 203.17', THENCE S02°12'34"W 322.40' TO AN EXISTING REBAR, THENCE S82°23'06"W 206.55' TO THE POINT OF BEGINNING, CONTAINING 1.59 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

12838 Ruby Road
Farmington, AR 72730

A public meeting to consider this application for commercial variances at the above-described property will be held on the 24th day of March 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

Thank you, and please contact us if you have any questions or concerns.

Sincerely,

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.

NOTICE OF PUBLIC MEETING

A petition for a large scale development at the property described below has been filed with the City of Farmington on the 18th day of February 2025.

LEGAL DESCRIPTION (PARCEL #760-01916-900):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S87°51'03"E 706.02' AND N02°15'59"E 212.82' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°15'59"E 357.76' TO AN EXISTING REBAR, THENCE S87°45'30"E 203.17', THENCE S02°12'34"W 322.40' TO AN EXISTING REBAR, THENCE S82°23'06"W 206.55' TO THE POINT OF BEGINNING, CONTAINING 1.59 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD

LARGE SCALE DEVELOPMENT DESCRIPTION:

We are proposing a parking lot with associated drives and private road improvement located at 12838 Ruby Road Farmington, AR.

A public meeting to consider this request for a setback and commercial design variance at the above described property will be held on the 24th day of March 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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.*

Geoffrey Bates Date 02/28/2025
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 the agent is authorized to act on their behalf.)*

Owner/Agent Signature

Date

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Brand New Church

Date: March 4, 2025

Project Name: BNC Parking Lot Extension

Engineer/Architect: Bates & Associates

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: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

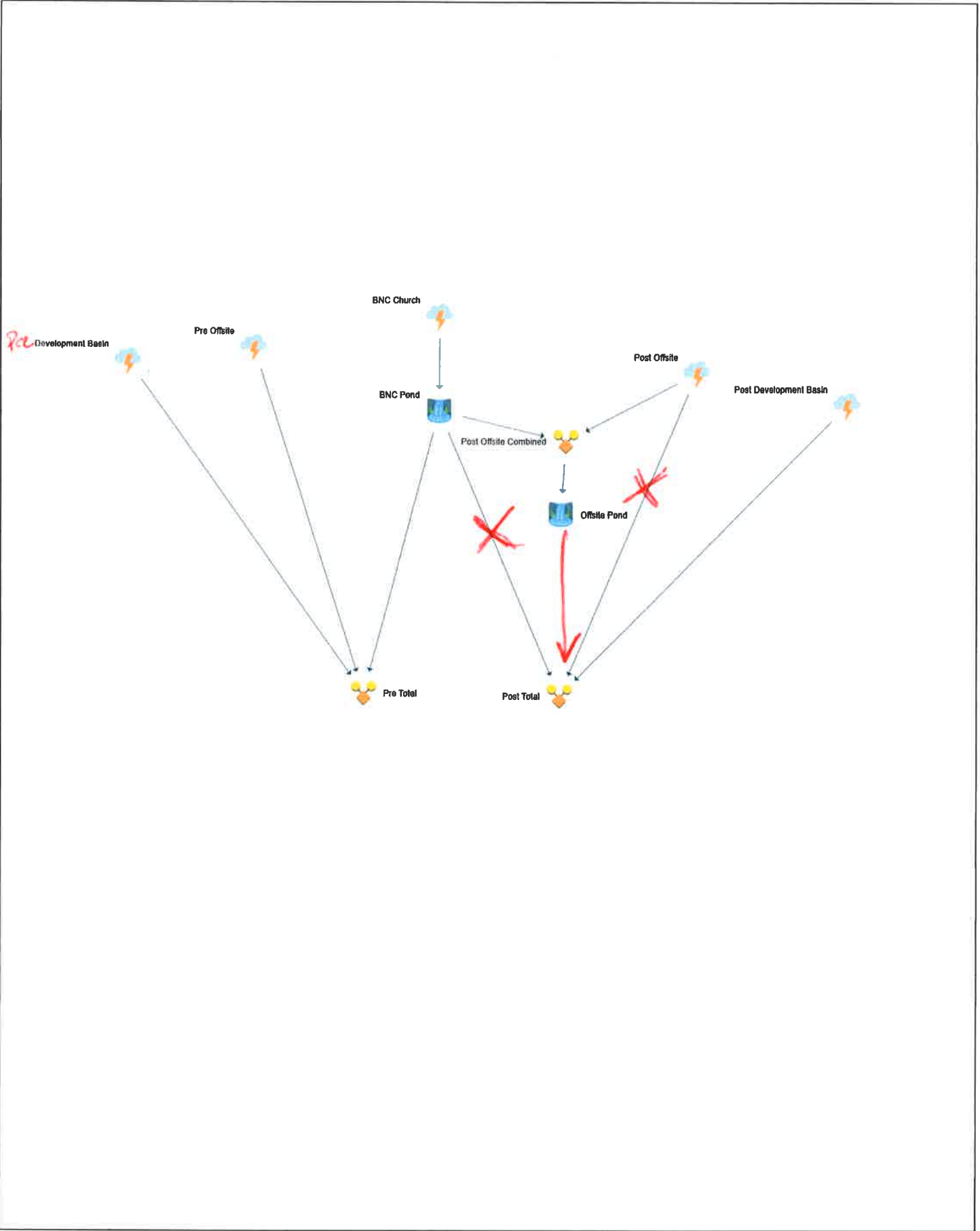
1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. Update the Floodplain Note to the current Flood Map
4. You will need to obtain a drainage easement for the drainage shown off this site. This drainage easement will be required prior to a grading permit being issued.
5. You will need to coordinate with the property owners that use the gravel drive the paving of that drive.
6. The proposed grading of the entrance driveway to this parking lot is damming up area behind the smaller church. You need to show how you will drain this area.
7. Drainage Report:
 - a. You cannot add impervious area to this basin without detaining due to the extreme drainage issues in this basin. You will have to detain for the increased flow from this site regardless of what the overall basin shows.
 - b. Your report states there are no known drainage issues in this basin. This is obviously not true. Explain the existing drainage issues in this area.
 - c. You have used the predevelopment Tc for the post developed drainage area and the post developed Tc for the predeveloped drainage area.
 - d. You need to update the Hydrograph Summary as per the attached redline.
 - e. You need to provide a plan that shows how you determined the area-elevations for the offsite pond. The maximum storage of the church pond and this pond is concerning.

Basin Model

Hydrology Studio v 3.0.0.32

Project Name: BNC Parking Lot

02-25-2025



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

Applicant: Bates & Associates

Date: 3/4/2025

Project Name: Brand New Church Parking Lot Expansion

Engineer/Architect: Bates & Associates

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 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

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad has to be in the paper by Sunday, March 9, 2025, to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday March 24, 2025, at 6:00 pm.**



Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



Date: 2/28/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: BNC Parking Lot

Fire Lane Signage

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

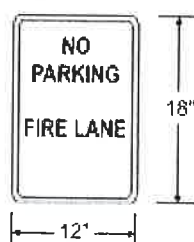
SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"





Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



Circles represent no parking signs. Curbs indicated in red should be painted.



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

Applicant: Bates & Associates

Date: 3/4/25

Project Name: Brand New Church Parking Lot Expansion

Engineer/Architect: Bates and Associates

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 Fayetteville Name: Melissa Boyd

1. Water meter locations appear to conflict with proposed access drive on southwest corner of the project area. If this is the case, meters must be relocated to be outside of pavement. Contact Fayetteville Engineering at 575-8206 or engineering@fayetteville-ar.gov with questions.

Received By: _____

Date: 2/25/2025

City: Farmington

Name: Brand New Church Or
Bates

General Comments:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. Please contact Ozarks Electric if you have any questions.
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

PLANNING COMMISSION LETTER

Project: BNC Park Lot LSD
EDA project #: 2599_F
TPR Meeting: March 4, 2025
Letter creation: March 4, 2025

Mrs. McCarville,

We have reviewed the LSD plans submittal by Bates Engineers & Surveyors for the project known as BNC Parking Lot LSD received by EDA on February 24, 2025. The date in the title block's engineering stamp area is 2/18/25. Based on our review, we offer the following comments:

All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz at sdg@eda-pa.com.

1. Please update the plans to meet the landscape code requirements, as there are more than 60 parking spaces and the landscape code requirements therefore apply.

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,

Sarah Geurtz, PLA



**CITY OF FARMINGTON
APPLICATION & CHECKLIST
FOR A
FINAL PLAT / REPLAT**

APPLICATION:

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

Date of preliminary plat approval: 10-25-2021

Date of grading permit: 8-9-2023

Date of final infrastructure inspection: _____

Engineering Fees Paid ☒ yes ☐ no

Development site address or location: 11828 Clyde Carnes Road (parcel 760-03107-000)

GENERAL INFORMATION:

Primary Contact Person: Joshua Haley

Business Name: Engineering Services, Inc.

Address: 1207 S Old Missouri Road

City: Springdale State AR Zip Code 72765

Phone: 479-751-8733 Email: jhaley@engineeringservices.com

Check all that apply: ☒ Applicant ☐ Owner ☐ Other _____

Name: Scott Partlow

Business Name: D.R. Horton - NW Arkansas LLC

Address: 5502 W Walsh Lane, Suite 201

City: Rogers

State AR

Zip Code 72758

Check all that apply: ☐ Applicant ☒ Owner ☐ Other _____

Name: _____

Business Name: _____

Address: _____

City: _____ State _____ Zip Code _____

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 application. I understand that the City may not approve my application or may set conditions on approval.

 Date: 2-17-2025

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/her behalf)

 Date: 02/18/2025
Scott Partlow (Feb 18, 2025 09:07 CST)

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 15 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			10a in use
c. Other			10a in use
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 Drainage Criteria Manual 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			No previously known issues with sewer overflow
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			No septic systems with the development
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.			Residential subdivision
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.)			Residential subdivision
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.)			Residential subdivision
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.			Residential subdivision
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.*



Account #: NWC1414291

Company: ENGINEERING SERVICES INC

PO BOX 282

SPRINGDALE, AR 72765

Ad number #: 488506

PO #:

Matter of: Wagon Wheel West - Farmington AR

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Wagon Wheel West - Farmington AR

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.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$144.40.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 03/09/25; NWA nwaonline.com 03/09/25


Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 10th day of March, 2025


NOTARY PUBLIC



NOTICE OF PUBLIC HEARING
A petition for final plat for the property described below has been filed with the City of Farmington on the 18th day of February 2025.

LEGAL DESCRIPTION:
THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 34, SAID POINT BEING AN IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4, N02°09'53"E A DISTANCE OF 1323.91 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND AN IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NE 1/4, S87°50'01"E A DISTANCE OF 1322.70 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND AN IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE NE 1/4, S02°10'03"W A DISTANCE OF 1324.94 FEET TO THE SOUTHEAST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND AN IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NE 1/4, N87°47'21"W A DISTANCE OF 1322.64 FEET TO THE POINT OF BEGINNING, CONTAINING 40.22 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF CLYDE CARNES ROAD ALONG THE SOUTH SIDE THEREOF, AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD AND FACT.

LAYMAN'S DESCRIPTION

The 40.22 acres are located on the north side of Clyde Carnes Road, approximately .4 miles west of the intersection of Clyde Carnes Road and state highway AR-170.

A public hearing to consider this final plat will be held on the 24th day of March, 2025, at six O'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

March 9, 2025 488506

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR PRELIMINARY PLAT**

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

11828 Clyde Carnes Road Farmington, AR 72730

Location

D.R. Horton - NW Arkansas, LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for PRELIMINARY PLAT 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 March 24th, 2025 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

To all owners of land lying adjacent to the property at: Washington County Parcel 760-03107-000

A petition for final plat for the property described below has been filed with the City of Farmington on the 18th day of February 2025.

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 34, SAID POINT BEING AN IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4, N02°09'53"E A DISTANCE OF 1323.91 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND AN IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NE 1/4, S87°50'01"E A DISTANCE OF 1322.70 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND AN IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE NE 1/4, S02°10'03"W A DISTANCE OF 1324.94 FEET TO THE SOUTHEAST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND AN IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NE 1/4, N87°47'21"W A DISTANCE OF 1322.64 FEET TO THE POINT OF BEGINNING, CONTAINING 40.22 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF CLYDE CARNES ROAD ALONG THE SOUTH SIDE THEREOF, AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD AND FACT.

LAYMAN'S DESCRIPTION

The 40.22 acres are located on the north side of Clyde Carnes Road, approximately .4 miles west of the intersection of Clyde Carnes Road and state highway AR-170.

A public hearing to consider this final plat will be held on the 24th day of March, 2025, at six o'clock p.m. at Farmington City Hall. 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

All documents for mailings were provided.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: DR Horton – NW Arkansas

Date: March 4, 2025

Project Name: Wagon Wheel West Subdivision 5 Final Plat

Engineer/Architect: Engineering Servies, Inc.

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: KMS Engineering/Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. You need to get the addresses from Washington County 911 and show them on the plat.
4. You need to add a signature line for the Cable Company in the Certificate of Approval of Utility Easements.
5. What are the dashed easement lines crossing the right-of-way. Label these are remove them. If these are meant to show the utility crossings, it would be better to just show the UTX.
6. You are missing the handicaps ramps for the crossing of Texas Avenue at Colorado Street.
7. Add a lot number for Lot 123 on Sheet 2.
8. Show the storm sewer system on the plats.
9. The sidewalk on lots 14, 61 and the frontage on Clyde Carnes Road will have to be completed prior to signatures on the final plat. The sidewalk for Lot 123 on Florida Avenue can be done with Lots 48 and 49 at the time of the homes' construction. Add a note to the plat if it's your intention to delay the construction of that sidewalk to the home construction.
10. You will need to provide an ~~easement~~^{bond} for the sidewalk that is not completed at the time of the final plat.
11. You need to schedule a final inspection of the streets and drainage. All the punch list items will have to be completed prior to signatures on the final plat.
12. Any items not completed at the time for signatures on the Final Plat shall require one of the following: Currency, Bond or Letter of Credit in the amount of 150% on the improvements not installed. The Engineer shall submit a cost estimate for approval prior to submitting one of the previously listed alternatives.

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

Applicant: Engineering Services Date: 3/4/25

Project Name: Wagon Wheel West

Engineer/Architect: Engineering Services

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 Fayetteville Name: Melissa Boyd

1. Fayetteville grading permit number GRD-2021-000237 must be fully closed out prior to the City of Fayetteville signing the final plat accepting the sanitary sewer.

2. Show location of sanitary sewer services on the final plat.

Received By: _____



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Wagon Wheel West Final Plat
EDA project #: 2598_F
Letter creation: March 4, 2025
Tech Plat Review meeting: March 4, 2025

Mrs. McCarville,

We have reviewed the Final Plat submitted by ESI for the project known as Wagon Wheel West Final Plat received by EDA on February 24, 2024; there is no date given in the plan set's title block. Based on our plan review for the City's landscape code, we offer the following comments:

Generally:

1. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):
 - a. Per 14.04.25, H, 2, the City is requesting Fee Payment in Lieu of Land Conveyance:

"In lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund \$900 for each single-family dwelling unit..."

116 single family units =	\$900/unit=	\$104,400.00
		\$104,400.00 TOTAL fee payment required

- b. Per 14.04.25 K, 1, b: *"The fee-in-lieu shall be paid prior to the City's signature and release of the Final Plat or development plan."*
 - c. If a subdivision sign and plantings are installed for this subdivision, submit plans showing said elements to EDA for review.

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,

Sarah Geurtz, PLA



Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



Date: 2/28/24

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

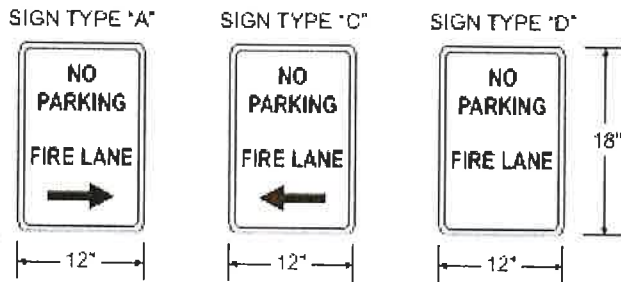
Subject: Wagon Wheel West

Fire Lane Signage

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).



C105.1 Hydrant Spacing

The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

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

Applicant: Engineering Services

Date: 3/4/2025

Project Name: Wagon Wheel West

Engineer/Architect: Engineering Services

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 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

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad has to be in the paper by Sunday, March 9, 2025, to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday March 24, 2025, at 6:00 pm.**

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

Applicant: DR Horton – NW Arkansas

Date: March 4, 2025

Project Name: Wagon Wheel West Subdivision 5 Final Plat

Engineer/Architect: Engineering Servies, Inc.

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: KMS Engineering/Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. You need to get the addresses from Washington County 911 and show them on the plat.
4. You need to add a signature line for the Cable Company in the Certificate of Approval of Utility Easements.
5. What are the dashed easement lines crossing the right-of-way. Label these are remove them. If these are meant to show the utility crossings, it would be better to just show the UTX.
6. You are missing the handicaps ramps for the crossing of Texas Avenue at Colorado Street.
7. Add a lot number for Lot 123 on Sheet 2.
8. Show the storm sewer system on the plats.
9. The sidewalk on lots 14, 61 and the frontage on Clyde Carnes Road will have to be completed prior to signatures on the final plat. The sidewalk for Lot 123 on Florida Avenue can be done with Lots 48 and 49 at the time of the homes' construction. Add a note to the plat if it's your intention to delay the construction of that sidewalk to the home construction.
10. You will need to provide an ^{bond} ~~easement~~ for the sidewalk that is not completed at the time of the final plat.
11. You need to schedule a final inspection of the streets and drainage. All the punch list items will have to be completed prior to signatures on the final plat.
12. Any items not completed at the time for signatures on the Final Plat shall require one of the following: Currency, Bond or Letter of Credit in the amount of 150% on the improvements not installed. The Engineer shall submit a cost estimate for approval prior to submitting one of the previously listed alternatives.

1. Noted, Comment responses provided.

2. Noted, digital submittal will be sent to KMS and City Staff.

3. Addresses now shown from Washington County 911.

4. Signature line added.

5. These are existing easements for utility. Labels have been added to the plat with book and page.

6. Handicap ramps are shown on the final plat at this intersection, the crossing is from 87 to 21/22.

7. Lot number label added to the top portion of lot 123 for sheet 2.

8. Storm pipe now shown.

9. The sidewalks in front of lots 14, 61, and 123 (florida ave) have been installed.

10. Bond amount has been submitted by email to Chris for verification.

11. Final inspection is 3-11-2025 @ 9am. All punch items will be addressed before signatures are requested.

12. Noted.

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

Applicant: Engineering Services Date: 3/4/25

Project Name: Wagon Wheel West

Engineer/Architect: Engineering Services

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Representing: City of Fayetteville Name: Melissa Boyd

1. Fayetteville grading permit number GRD-2021-000237 must be fully closed out prior to the City of Fayetteville

signing the final plat accepting the sanitary sewer.

2. Show location of sanitary sewer services on the final plat.

1. Noted, we will submit closeout documents and as
builds sewer plans to the portal for GRD-2021-237.

2. Sewer service locations now shown on the final plat.

Received By: Josh Haley, ESI



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Wagon Wheel West Final Plat
EDA project #: 2598_F
Letter creation: March 4, 2025
Tech Plat Review meeting: March 4, 2025

Mrs. McCarville,

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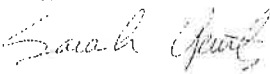
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 - c. If a subdivision sign and plantings are installed for this subdivision, submit plans showing said elements to EDA for review.

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,


Sarah Geurtz, PLA

As discussed at the tech plat meeting, the parkland dedication that has been provided adequately addresses land dedication and no additional fee is required for Wagon Wheel West.



Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



Date: 2/28/24

William Hellard

Fire Chief

Farmington Fire Department

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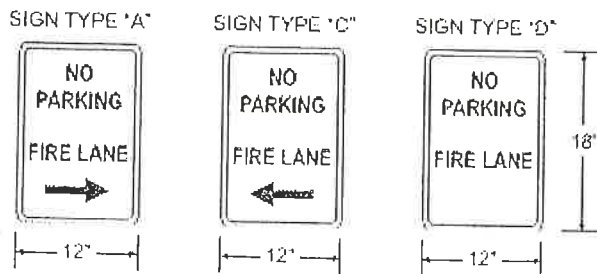
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Noted, signs will be installed per approved plan that were sent to Chief Hellard and Chris Brackett on 12-13-2024, and approved by Chief Hellard on 12-16-2024.

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

Applicant: Engineering Services

Date: 3/4/2025

Project Name: Wagon Wheel West

Engineer/Architect: Engineering Services

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6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday March 24, 2025, at 6:00 pm.**

1. Noted.
2. Adjacent property owners will be notified and stamped mail receipts will be provided to staff.
3. The advertisement was in the Sunday March 9th 2025 Democrat Gazette. Included in the resubmittal is a digital copy of the affidavit that ESI received.
5. Revised plan will be submitted. 15 hard copies provided, and digital as well.
6. As built plans and drainage report will be submitted to Chris digitally.
7. Noted.