



CENTERTON PLANNING COMMISSION
February 6, 2024 @ 6:00 PM
AGENDA

Public comment period after the introduction of each agenda item

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES –**
 - A. Planning Minutes – 1/16/2024
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - OR** A. **{PUBLIC HEARING} REZ23-11 BALDWIN - Rezone From R3-SF to C-1 – 531 N Main St (0.82)**
Applicant/ Owner: Mark and Wanda Baldwin (Planner: KKnight)
 - B. **{PUBLIC HEARING} PUD23-05 WOMACK MIXED USED – SW/C Womack Rd and E Centerton Blvd**
(Zoned C-2 / 9.16 Ac/ 256 Dwelling Units) Owner:KEP, Greg Kalikow; Engr/Repr: McClelland Consulting, Chris Bakunas (Planner: KKnight)
 - C. **DEV23-13 CHIPOTLE – Preliminary Plans – 1701 E. Centerton BLVD. (Zoned C-2/ 1.16 Ac) Owner:**
SDJ Acquisitions, LLC; Joe Schneider; Applicant/ Engineer: Craton Tull, Libby Topping (Planner: KKnight)
1. **OTHER BUSINESS**
 - A. **Land Use Plan Discussion**
2. **ANNOUNCEMENTS**
 - A. **Next Council Meeting: 2/13/2024 @ 6:00 PM**
 - B. **Next PC Meeting: 2/20/2024 @ 6:00 PM**
 - C. **Next Tech Review Meeting: 2/22/2024 @ 2:00 PM (Zoom)**
3. **ADJOURN**

NOTE: Although every effort on the part of the Planning Dept. is made to assure every Agenda is accurate and precise, periodically, for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice. Citizens are encouraged to call City Hall/Planning Dept. (479-795-2750-option 4) to verify if an item of interest remains scheduled to be heard on this date.



**PLANNING COMMISSION
MINUTES OF MEETING
FEBRUARY 6, 2024**

1. CALL TO ORDER

The Meeting of the Centerton Planning Commission was called to order by Planning Chair Jeff Seyfarth at 6:02 P.M.

2. ROLL CALL

Those present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Tony Davis, John Sessoms, Ben Lewis, Craig Langford, Devin Murphy, Brandon Swoboda, and Jerry Harris. Others in attendance for the city were: Planner Dianne Morrison Lloyd, Planner Kayla Knight, Director of Planning Lorene Burns, City Engineer Alan Craighead, Public Works Director Anthony Martinez, Deputy Fire Chief Paul Higginbotham, Mayor Bill Edwards, City Attorney Brian Rabal, and Planning Assistant/ Recorder Samantha Hartman.

3. APPROVAL OF MINUTES

A. Planning Minutes – 1/16/2024

*With no questions or comments from the commission, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve the **PLANNING COMMISSION MINUTES FROM January 16, 2024, with a second from John Sessoms. No members were opposed, and the motion carried.***

4. RATIFICATION OF ADMINISTRATIVE APPROVAL

5. NEW BUSINESS

**A. {PUBLIC HEARING} REZ23-11 BALDWIN - Rezone from R3-SF to C-1 – 531 N Main St
(0.82) Applicant/ Owner: Mark and Wanda Baldwin (Planner: KKnight)**

- Property owners, Mark and Wanda Baldwin were present.
 - Mark and Wanda Baldwin were present. They stated they would like to rezone from Residential to C-1 to sell because they moved out of the area 18 years ago and they can no longer properly maintain the property.
- Planner, Kayla Knight, presented the staff report.
 - This parcel is located directly north of the Centerton Utilities office, and south of Veterans Park.
 - There is an existing structure on the parcel.
 - It is the intent of the owners to sell the property after rezoning.
 - **The requested zoning district, C-1 (Central Business District)** is intended for intensive commercial uses including retail stores, banks, offices, and the like. It is the retail core of the city. Due to the permanency of the existing structures,

- and the nature of this district, structures, may, subject to Planning Commission approval, be built to the front and in most cases, side property lines.
- The parcel is located on Main Street which is designated a minor arterial boulevard (90' ROW) on the approved MSP. Minor arterials support major roadways and often intersect with major arterials such as Seba Rd, which serve as the main spine within the community and connect to adjacent communities. The typical street section for minor arterials includes 10' trail on both sides.
 - Centerton Water is available along N Main St. There is a sanitary sewer line running north/south through the middle of the property.
 - On the Land Use Plan, this area is designated for Medium/High Density Residential. This parcel is also included within node 1 of the growth accommodation plan, which states "This area includes the New Downtown Center area, which should prioritize a higher density of residential infill development using compatible design standards to support the New Downtown Center businesses. As the core of the City, denser development in this area will help establish and grow the commercial uses the City desires" (pg 28, see map below). Additionally, the proposed Innovation Center is located just south of this parcel.
 - Based on the goals of the current Comprehensive Plan in this area, the rezone request for C-1 is **not consistent**; however, with the future updates to the Land Use Plan, the C-1 zoning in this area may extend up to Bliss St.
 - This parcel is directly adjacent to the new Centerton Utilities office to the south (zoned C-1). To the north, separated by one parcel (zoned R3-SF), is Veterans Park. North of Veterans Park is the Pomeroy Place Apartments (zoned R4-MF). To the east is Sienna at Coopers Farm subdivision (zoned R-2), and to the west is zoned R3-D, but has not developed.
 - Based on the surrounding zoning and existing uses, the rezone request for C-1 is **compatible**.
 - Joey Ingle wanted to restate what was said earlier with the difference between C-1 and C-3.
 - C-1 allows building to the front with approval from the Planning Commission.

The commissioners had no questions and Jeff Seyfarth entertained a motion. John Sessoms made a motion to open the public hearing with a Second from Joey Ingle. No members were opposed, and the public hearing was opened.

No Public Comments were made, and no public comment was received by staff.

Ben Lewis made a motion to close the public hearing with a Second from Tony Davis. No members were opposed, and the motion carried.

- **The planning commissioners were asked to consider the following:**
 - **Is the rezoning consistent with the adopted Comprehensive Plan (including the adopted Land Use Plan)? If not, why?**
 - No, should be residential but with the updates in the future it will be consistent with the Comprehensive Plan.
 - **Is the proposed rezoning compatible with the surrounding area and zones?**
 - Yes, Adjacent to commercial properties.

- **Would all the permitted uses in the new zone be compatible in this location and surrounding areas?**
 - Yes
- **Would the rezoning provide a benefit to this landowner, but not be considered for other similar properties in this area?**
 - No, we would consider this rezone for all.
- **If the public is opposed, why? Are the objections based upon factual information relating directly to this request or opinion based? Does any factual information presented apply to this rezoning situation?**
 - No public comments were received.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Craig Landford motioned to approve REZ23-11 BALDWIN with a 2nd from John Sessoms In a Roll Call, all commission members voted in favor. With a unanimous vote, the motion passed.

B. {PUBLIC HEARING} PUD23-05 WOMACK MIXED USED – SW/C Womack Rd and E Centerton Blvd (Zoned C-2 / 9.16 Ac/ 256 Dwelling Units) *Owner:KEP, Greg Kalikow; Engr/Repr: McClelland Consulting, Chris Bakunas (Planner: KKnight)*

- Chris Bakunas from McClelland Consulting was present.
 - This parcel had a previously approved PUD about a year ago.
 - The design team has since changed and are requesting a new PUD for approval.
 - The two big buildings that were approved with the previous PUD came with a big price tag once they priced everything out.
 - They are proposing the same elements as the PUD previously approved.
 - The PUD proposes two mixed-use buildings that anchor both the northeast and the northwest corners of the site.
 - All of the brown buildings on the concept plan are three story residential units, except for the L-shaped buildings on the northeast corner which are both four story.
 - Amenities:
 - Pickleball courts are on the west side of the development.
 - Greenspace on the southwest side
 - 1 Acre was added since the PUD was previously approved.
 - Trails will encompass the development.
 - The center of the site will include amenity space with a clubhouse and pool.
 - 10,000 square feet has been added to the commercial area than what was previously approved.
 - Total commercial space is 17,900 square feet.
 - The density is lower than previously approved, and more parking is being provided.
 - Access to 102 will be available.
 - They are still working with the adjacent property to get access.
- Joey Ingle wanted to make sure that the mixed- use buildings are commercial on the bottom and apartments are above.
- Joey Ingle asked why building #4 is floating in the corner.
 - Chris Bakunas said it was due to limitations of available space.

- They thought a juice shop or some kind of business could go hand-in-hand with the pickleball court.
- Chris Bakunas has spoken to ARDOT regarding the traffic light, but nothing has been decided
- A Traffic Study was done during the first review during the original approval of this PUD.
 - The City Engineer, Alan Craighead said currently during peak commuting hours, cars wait for 20 minutes to turn onto 102 from Womack without a signal.
 - Once the development is built, cars will wait for 57 minutes to turn onto 102 from Womack without a signal.
 - The developer would like a traffic light at the intersection and would pay their fair share if something could be worked out.
- Craig Langford asked about the entrance on Womack and concerned about people backing out of the parking spots while people are entering the development.
 - Chris Bakunas said since it's been developed on paper, they noted the same concern and they don't believe they are meeting the stacking requirements, so they will need to take another look to change the parking at the location at the entrance on Womack.
 - Jeff Seyfarth said to look into doing parallel parking.
- Planner, Kayla Knight, presented the staff report.
 - The development will include **256 residential units** and **17,900 sq ft of commercial space** consisting of 7 multi-family buildings, 2 buildings containing both multi-family and commercial, and one amenity/leasing office for 10 buildings total. The commercial will be located on the ground floors of buildings 1 & 4, at the corners of the front corners of the development, adjacent to Hwy 102
 - The property has access to Centerton Water along Hwy 102 and Centerton Sewer along Womack Rd. There is no FEMA designated floodplain on the parcel, and there are no wetlands indicated on the National Wetlands Inventory Mapper.
 - The property is directly adjacent to Highway Commercial (C-2) on the east, west, and north; and Medium-High Density Single-Family (R3-SF) to the South. The Copper Oaks Tiny Homes are located just to the north of Hwy 102 on Copper Oaks Dr and Stoneleigh Apartments are located within a ¼ mile to the west.
 - The current zoning designation of Highway Commercial was determined the best designation for this mixed-use development as it is the most intensive and allows mixed uses as a conditional use. This PUD would serve as the CU approval for this project.
 - There was a previously approved PUD (PUD22-06) for this parcel in April 2023.
 - The development is located at the SW/C of Womack & Centerton Blvd. Womack is a major collector with a planned ROW of 80-ft, and Centerton Blvd is a major arterial with a planned ROW of 100-ft.
 - The development will have one access off Centerton Blvd and one access off Womack Rd. An access drive to connect with Sherwin Williams to the west is being investigated to allow for additional access.
 - 40-ft of ROW will be dedicated on Womack Rd to match the MSP. A 10-ft sidewalk will be built on Womack Rd to match the approved cross section for a major collector.

- The development includes 3.37 Ac (37.5%) open space which includes a pool, pickleball courts, community courtyard, grill/gathering spaces, fire pit space, event space and walking paths. Street trees, landscaping and screening buffer are included in the PUD concept plans.
- This development proposes 28.5 units/acre, which is more than a 50% increase in density. (R3-MF)
- Screening per the residential compatibility standards (14.04.03) shall be required between the development and adjacent single-family residential to the south, including an 8-ft privacy fence and landscape screening.
- Based on the PUD code requirements (Chapter 14.04.12) in the Municipal Code Book, this project would need 384 (256 Dwelling Units x 1.5) spaces for the residential, plus visitor parking spaces, and 60-90 (17,900 square feet of commercial/ 200-300 square feet per space) parking spaces for the proposed commercial, depending on future use, which would require a total of 444-474 spaces.
 - The applicant has requested that the parking requirement for the commercial area be partially shared with the residential spaces and a slightly reduced ration of residential parking, resulting in 400 spaces. The provided narrative states that “the entire mixed-use community will be properly parked to balance the commercial and residential uses based on the shared parking spaces and the developer’s criteria for a viable project.”
 - Joey Ingle suggests a possible pedestrian crossing near the south to help people get around if they have to park far.
 - The Planning Commission noted that the design is very outdoor oriented.
 - The distribution will depend on the kind of commercial that goes into the buildings.
- Andy Smith from Front Street Designs was present.
 - Joey asked why there wasn’t an addition stub out on 102.
 - Worked with stub out on a couple iterations of the plans and the staff recommended to keep it down to one entrance/ exit.
 - Jeff Seyfarth suggested a one way in and one way out.
 - Jeff Seyfarth said we want connectivity, and we won’t solve the solution to the entrance and exit of Womack Mixed Use tonight.

The commissioners had no questions and Jeff Seyfarth entertained a motion. Joey Ingle made a motion to open the public hearing with a Second from Craig Langford. No members were opposed, and the public hearing was opened.

- The city Planning Department received two e-mails regarding concerns of privacy.
 - Muneeswaran Balasubramanian- 771 Dixon Street
 - Gopi Kuppayandi- 751 Dixon Street
- Wayne Cable- 780 Dixon Street (just south of building #9)
 - Concerned about privacy and three-story buildings.
 - Asked to have 30- feet trees as a buffer.
- Dianne Allen- 201 Blake Drive
 - Asked about the number of entrance/ exits and locations for visual purposes.
 - What is the distance between the entrance/ exit to 102?

- She asked if the distance is shorter than the Watercolors entrance to Greenhouse Rd intersection. Staff informed her the distance is longer than the distance between Watercolors to Greenhouse Rd.
- Jeff Seyfarth adds that with the Contractors here, their concerns can be addressed.
 - Chris Bakunas said the closest building is 85 feet from lot line.
 - Andy Smith would like to add canopy trees along the south property line.
 - Joy Ingle asks while speaking to ARDOT about adding the traffic light, if they looked into planting in the south easement.
 - Chris Bakunas said they haven't yet but that will be the next level of detail.
 - ARDOT will most likely say no initially but should be able to work something out.

Ben Lewis made a motion to close the public hearing with a Second from Joey Ingle. No members were opposed, and the motion carried.

- Joey Ingle said privacy is a valid concern, but they are trying to mitigate it with a bigger setback.
- A development plan will be following this PUD for more details.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis motioned to approve PUD23-05 WOMACK MIXED USE with a 2nd from John Sessoms. In a Roll Call, all commission members voted in favor. With a unanimous vote, the motion passed.

**C. DEV23-13 CHIPOTLE – Preliminary Plans – 1701 E. Centerton Blvd. (Zoned C-2/ 1.16 Ac)
Owner: SDJ Acquisitions, LLC; Joe Schneider; Applicant/ Engineer: Crafton Tull, Libby Topping (Planner: KKnight)**

- Victor Awopetin from Crafton Tull was present.
- Planner, Kayla Knight presented the staff report.
 - This parcel is located on Centerton Blvd between Popeyes Chicken to the east and White Castle Rentals to the west. To the south is the Watercolors Apartments. Across the street, to the north, is KFC, Schlotzsky's and Andys Frozen Custards, which are in Bentonville's city limits.
 - Water is available along W Centerton Blvd. The sanitary sewer for this development will connect to Watercolors Apartments to the south. All required utility easements have already been dedicated.
 - The drainage for this development will tie into the Watercolors Apartments using trickle channels, and the drainage easement along the rear of the property.
 - ROW dedication is not required as ROW already exists in compliance with the master street plan. This project will provide street trees outside of the ARDOT ROW, streetlights, and a sidewalk connection from Hwy 102 to Watercolors Apartments to the south.
 - A stub out is provided to the west to allow for future connection with what is currently White Castle Rentals. This project is proposed along an existing variable width access drive for Popeyes, and will be sharing the existing 36-ft BOC entrance on to Centerton Blvd.
 - This development is required to provide 1 parking space per 200 sq-ft of building space, which would require 12 parking spaces. This development proposes 31 parking spaces, including 29 regular spaces and 2 ADA spaces.

- Streetlights are provided at the entrances and within the development to provide adequate lighting.
- Staff recommends approval of the lighting plan, contingent on an additional streetlight being added to the greenspace along the access drive.
 - Landscaping is provided within open spaces through the development, including landscaping around the dumpster, in parking lot islands, along the frontage of Hwy 102, and within the island along the access drive.
- Staff recommends approval of the landscaping plan, contingent on a remaining comment from Centerton Utilities regarding the Shumard Oak trees near the waterline along Centerton Blvd.
 - Remain Comments
- The City Engineer has a remaining comment regarding the grading for the sidewalk grade on the south side of the project that can be addressed before construction.
- Centerton Utilities has remaining comments regarding the grease trap location, labeling, and the proposed Shumard Oaks along Centerton Blvd needing to be switched to a different shade tree with a less extensive root system.
 - Jeff Seyfarth asked about the dumpster enclosure and if the doors will be wood.
- Victor said they are typically wood.
- Jeff Seyfarth asked if they can do something other than wood because they typically last 6- months.
- Victor said they would speak to the owner.

Kayla Knight said she will make a note to look into changing what the city code requires.

With no other questions from the commissions, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve DEV23-13 CHIPOTLE- PRELIMINARY PLANS & ADJACENT STREET AGREEMENT with a second from John Sessoms. No members were opposed, and the motion carried.

6. OTHER

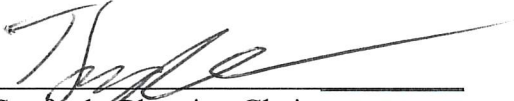
- ◆ Land- Use Plan Discussion
 - Lorene Burns said that the city staff last Wednesday looked at the Land-Use Plan and the Master Street Plan.
 - Staff ended up finding that we wanted to see what changes we needed to make to the Master Street Plan first and then take our current zoning map and see what we have.
 - Once nailed down with the city staff, we will have a work session for the City Council and the Planning Commission can look at it and make notes.
- ◆ Lorene Burns was supposed to receive a revision the Title 15 from Garver on Monday.
 - Lorene Burns needs to reach out to Garver because it wasn't received.

7. ANNOUNCEMENTS

- A. Next Council Meeting: 2/13/2024 @ 6:00 PM
- B. Next PC Meeting: 2/20/2024 @ 6:00 PM
- C. Next Tech Review Meeting: 2/22/2024 @ 2:00 PM (Zoom)

8. ADJOURN-

Tony Davis made a motion to adjourn the meeting at 7:06 PM, with a 2nd from Devin Murphy. No commissioners were opposed, and the meeting was adjourned.



Jeff Seyfarth Planning Chair
Centerton Planning Commission

Minutes Prepared By: Samantha Hartman