



NOTICE OF PUBLIC HEARING
Centerton Planning Commission
November 15, 2022 at 6:00 PM

PROPOSED ADDITION / CHANGE TO
TITLE 14: SCHEDULE OF USES

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, AR Planning Commission on **November 15, 2022**, at **6:00 PM** at the Centerton Court Building to hear public comment on the proposed Flex Use Space and Mobile Vendor addition to the Centerton Schedule of Uses. The proposed code amendment is available for public inspection at Centerton City Hall, Monday-Friday, 8 AM to 5 PM and on the City Website.

For questions or comments, contact the Planning Department, PO Box 208, Centerton, AR 72719, email planning@centertonar.us, or call (479) 795-2750 Ext.302. Additional information can be found at centerton.us/planning-and-zoning.

Exhibit A:

FLEXIBLE SPACE:

1. **DEFINITION:** Flex space incorporates mixed uses, traditionally through a combination of small warehousing and retail or industrial uses with minimal impact to adjoining property owners as determined by the Planning Director. Potential occupants can include small-scale manufacturers, brewers, artisans, coworking office users, technology companies, repair shops, small retailers, and others. These spaces may be appropriate in Centerton's Innovation District, along commercial corridors, and in areas designated as Business Park or Industrial on the adopted Land Use Plan.
2. **INTENT:** The use regulations listed below are intended to provide for the flexibility of building and design that are inherent in the flexible use spaces while still protecting adjacent potentially less-intensive uses from nuisances such as noise, lighting, excessive traffic, vibration, odor, flooding, and other factors that can negatively impact daily life.
3. **DEFINED USES:** The following list is intended to be representative but not all inclusive of the potential businesses that may be found within a flex space. No uses shall be allowed within a flex space that are exclusively prohibited within the underlying zoning district.
 - a. Technology Companies, to include fabrication and production of materials, research & development, and alternative energy fabrication & storage.
 - b. Medical facilities, including office, research & development, and laboratories
 - c. Specialty Manufacturing
 - d. Microbrewery, micro-winery, micro-cidery, distillery, and other craft beverage operator
 - e. Retail, including micro-retail
 - f. Office, including coworking spaces
 - g. Trades & Services, including plumbers, HVAC, painters, masonry, etc.
 - h. Warehousing (See 4.a.i. below)
 - i. E-Commerce
 - j. Other Uses as approved by the Planning Director

4. USE REQUIREMENTS:

- a. **SPECIFIC USE LIMITATIONS:**
 - i) **WAREHOUSING:** Warehousing shall be contained within the primary building and shall not be permitted as a separate structure unless specifically allowed as a separate use.
 - ii) **OUTDOOR STORAGE:** Any outdoor storage must be screened from adjacent properties with an opaque screen as described in g) screening.
- b. **ARCHITECTURAL DESIGN:**
 - i) **HEIGHT:** Building heights shall be no more than two stories or 35'.
 - ii) **MATERIAL:** The primary building material shall not be composed of Masonite, asphaltic exterior wall or roof material, steel siding (other than approved

architectural metal), non-textured concrete block (except for ground-faced), vinyl, or other similar materials.

iii) **ARTICULATION:** At least 25% of each wall facing public view must be composed of either recesses and / or projections of at least 2' in depth.

c. **ACCESS MANAGEMENT:** Staff may review and require pedestrian and vehicular access management as necessary for public safety.

d. **PARKING:**

i) **SHARED PARKING:** Parking shall be shared between potential tenants. Staff shall review plans based on anticipated tenants, location, proximity to alternative means of transportation, and other factors to determine recommended parking totals. Other facilities of similar use composition shall be considered when making parking recommendations if locally available.

ii) **LOCATION:** No greater than 20% of all parking may be located between the front building face and a *public* R.O.W. When lots for developments and/or buildings are along the public street frontage with remaining developable area or lots behind, a majority of the parking area shall be in the area between the two developments for shared use.

e. **SITE PERMEABILITY:** A maximum of 80% of the site shall be covered by the ground floor of any structure, parking lots, sidewalks, private streets and drives or any other impermeable surface.

f. **LANDSCAPING:** The following landscaping requirements shall be required for all flex space developments:

i) **STREET TREES:** Street trees shall be planted per Centerton approved species and spacing guidelines along all public and private streets.

ii) **PARKING LOT LANDSAPING:** One tree shall be provided per ten parking spaces. A maximum of twelve stalls shall be allowed between tree/ planting islands.

iii) **IRRIGATION:** A permanent irrigation system must be provided.

g. **SCREENING:** An opaque physical barrier shall be required that shall be a minimum of six feet in height and may consist of wood or masonry fencing, rock or brick walls, berms, or a combination of these methods adjacent to residential / non-compatible uses [See Title 14.04.13 Residential Compatibility Standards].

i) **LANDSCAPE SCREENING:** Trees and shrubs shall be placed in front of the physical screening barrier (on the developing side) to reduce parking lot noise. Trees and shrubs planted shall provide 60% coverage of the physical screening barrier within two years.

5. APPROVAL PROCESS:

- a. **PROCESS:** A concept plan shall be required for proposed flex space developments prior to submittal of the large-scale development application process to determine applicability to this section and compliance with use regulations.
- b. **WAIVERS:** Staff shall have the ability to grant waivers of use requirements if requirements are determined to create a significant hardship or if an alternative design solution is proposed meeting the intent of the use regulations (see section 2 above).
- c. **ADDITIONAL REQUIREMENTS:** Staff and/or the Planning Commission shall have the ability to require additional elements during the large-scale development review if such requirements are determined to be necessary to ensure compatibility with surrounding properties. Such elements could include, but not be limited to the following:
 - i) Off-site improvements where significant impact is placed on adjacent roads, drainage or utility systems above capacity, particularly where industrial traffic may be utilizing unpaved gravel or dirt roads. In such cases, a traffic study shall be required to determine required improvements.
 - ii) Noise buffering between adjacent incompatible uses
 - iii) Limitations on Hours of Use
- d. **APPEALS:** The Board of Zoning Adjustments may hear appeals from the decisions of staff in respect to the enforcement and application of these regulations and may affirm or reverse, in whole or part, such decisions of staff. Such appeals shall follow the variance process outlined in Title 14.05.07D.

RECOMMENDED SCHEDULE OF USES:

	A1	RE	R1	R2	R3-SF	R3-D	R3-MF	R4-MF	RTH-D	RTH-MF12	RC	MH	C1	C2	C3	I1	I2
Flex Use Space													P	P	P	P	P

Exhibit B:

MOBILE VENDOR

Use 117 “**Mobile Food Vendor / Food Truck**” shall be updated to “**Mobile Vendor**” to allow mobile vendors other than strictly food and beverages.

EXISTING SCHEDULE OF USES (No Proposed Change):

	A1	RE	R1	R2	R3-SF	R3-D	R3-MF	R4-MF	RTH-D	RTH-MF12	RC	MH	C1	C2	C3	I1	I2
Use 117: Mobile Vendor	C												C	C	C	C	C