



**CENTERTON PLANNING COMMISSION**  
**JULY 16, 2024 @ 6:00 PM**  
**AGENDA**

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*Public comment period after the introduction of each agenda item*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES –**
  - A. Planning Minutes – 07/02/2024
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
  - A. **TS24-05 JAMES-** 11780 Walters Rd. (County/ Parent Tract: 7.16 ac/ Tract 1: 5.16 ac/ Tract 2: 2.00 ac)  
*Owner: Walters Land Trust & Fatima James; Surveyor: Blew & Associates, Wes Luker (Planner: KKnight)*
5. **OLD BUSINESS**
  - A. **MSI23-07 WATERCOLORS CARPORTS-Addition of Carports-**1709 E Centerton Blvd (Zoned R4-MF/ 10.98 Ac) *Owner: Elevate Den Centerton Multifamily Property Owner, LLC; Applicant/ Engr: Swope Consulting, Phil Swope (Planner: TCulpepper-Miller)*
6. **NEW BUSINESS**
7. **OTHER BUSINESS**
  - A. **Title 15 Draft-Discussion Only**
8. **ANNOUNCEMENTS**
  - A. **Next Council Meeting: 08/13/2024 @ 6:00 PM**
  - B. **Next PC Meeting: 08/06/2024 @ 6:00 PM**
  - C. **Next Tech Review Meeting: 7/18/2024 @ 2:00 PM (Zoom)**
9. **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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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  
JULY 16, 2024**

- **CALL TO ORDER**

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:00 P.M.

- **ROLL CALL**

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

- **APPROVAL OF MINUTES**

**Commission Chair Jeff Seyfarth** introduced the minutes of the Planning Commission meeting from July 2, 2024, and asked Commissions if anyone had questions or concerns.

*John Sessoms made a motion to approve the minutes from the July 2, 2024, Planning Commission Meeting, with a second from Joey Ingle. No members were opposed, and the motion was carried.*

- **RATIFICATION**

A. **TS24-05 JAMES-** 11780 Walters Rd. (County/ Parent Tract: 7.16 ac/ Tract 1: 5.16 ac/ Tract 2: 2.00 ac) *Owner: Walters Land Trust & Fatima James; Surveyor: Blew & Associates, Wes Luker (Planner: KKnight)*

*Devin Murphy made a motion to approve the RATIFICATIONS, with a second from John Sessoms. No members were opposed, and the motion was carried.*

- **OLD BUSINESS**

A. **MSI23-07 WATERCOLORS CARPORTS-** Addition of Carports-1709 E Centerton Blvd (Zoned R4-MF/ 10.98 Ac) **Owner: Elevate Den Centerton Multifamily Property Owner, LLC; Applicant/ Engr: Swope Consulting, Phil Swope (Planner: TCulpepper-Miller)**

*John Sessoms made a motion to bring it back to the table, with a second from Tony Davis. No members were opposed, and the motion was carried.*

- Phil Swope of Swope Engineering was present.
  - The canopies were installed without approval.
    - Carroll Electric had issues with placement and the plans had to be revised.
    - 4 carports per building were removed to comply with the approved plans.
    - 12 carports had to be removed and 3 carports were kept.
- Planner, Tara Culpepper- Miller gave the staff update.
  - The new owners of Watercolors Apartments added:
    - Six (6) parking spaces per each of the five (5) buildings in Ph 1-3 for a total of 30 covered spaces and is requesting approval after the work has been completed.
    - The owners were unaware they needed approval from Centerton Planning prior to construction.
    - This was previously tabled on 01/16/2024 due to the conflict with the utility department and the location of the carports.
    - Due to water lines and utility easements, they will need to remove twelve (12) of the original carports (four (4) from each building) that were added prior to city approval.
    - Three (3) of the existing carports that cover six (6) parking spaces are to remain with the addition of three (3) carports that cover two (2) parking spaces, four (4) carports that cover three (3) parking spaces, two (2) carports that cover four (4) parking spaces, and four (4) carports that cover six (6) parking spaces.
    - The carports are metal structures with a corrugated metal roof. The carport footings were installed 6-ft deep and 2-ft wide and meet Building Safety requirements.
    - The covered parking spaces will not impact the available number of parking spaces.
  - Staff Findings
    - This area is intended for multi-family structures on a single lot or in a single development, with a suitable lot area and a maximum density of 18 units per acre. Additional density may be considered via the PUD process.
    - The Planning Commission approved CU16-18 Multi-Family PUD in July 2016 with a density of 22 units per acre and up to three stories for units on the perimeter of the site. The developer requested an amendment to the approved PUD which increased added a parcel, buildings and amenities which was approved in December of 2018 (CU18-23). With Ph 3 an additional amendment to the PUD was requested to reduce the side yard setback from 50' to 40' to accommodate an additional building and was approved in June 2021 (PUD21-02). No changes are requested for the current effective Conditional Use or PUD.
    - City Utilities approve the proposed plans as they no longer sit on utility or water lines. Utility has noted to applicant that the center column for the proposed canopies near the southwest of Phase 1 does not appear to meet clearance requirements to the existing sanitary sewer service line, same for the 3-space canopy in Phase 1 near the east side. As these are service lines, they are the responsibility of the owner, but we wanted you to be aware before commencement of construction.
    - All comments have been resolved. There are no outstanding comments.
- Planning Commissioner, Joey Ingle asked what the net change was.



- Phil Swope was not sure of the number but got directed to add as many carports as possible.
  - There were a lot of utilities to avoid.
- Planning Commission, Brandon Swoboda asked if there was any negative effect on the properties around the carports.
  - There is commercial surround the area.
- Brandon Swoboda asked if additional lighting will be added?
  - Phil Swope said, “No, just the carports will be added.”

***Joey Ingle made a motion to approve MSI23-07 WATERCOLORS CARPORTS-Addition of Carports as presented, with a second from John Sessoms. No members were opposed, and the motion was carried.***

- **OTHER BUSINESS**

- **A. Title 15 Draft-Discussion Only**

- Joey Ingle recommends we start getting Right of Way during the Tract Split process.
  - Director of Planning, Lorene Burns says we already do.
  - Verbiage is changing so it states it in Title 15.
- Planning Chair, Jeff Seyfarth asks about Page 36. D
  - Do we have to add something about sign height?
  - City Engineer says the height is based off sitting in the passenger seat.
- Gated/ Private Streets
  - Jeff Seyfarth asked why it is a max of 10 units for gated communities.
    - Lorene Burns said Garver recommended keeping the streets public.
  - Lorene Burns says she does not like them because it breaks connectivity.
  - Lorene Burns said to look ahead in 20 years and the private streets are no longer being taken care of and then they get transferred to the city.
  - John Sessoms mentions that if the city takes it over, the city will get rid of the gate.
- Joey Ingle spoke about Page 68 3.A.2
  - What are we expecting with the landscape code with the inventory from the tree survey?
  - Planning Commissioner, Joey Ingle says if you count the tree(s) for your inventory, it should count no matter the circumference of the tree.
  - Joey Ingle said that where it stated “showing large canopies of the trees” is confusing.
  - Clarification of intent for tree inventory.
- Dumpster enclosures need to be added.
- Joey Ingle asked about access management.
  - Driveways and access points are in Title 9.
  - Joey Ingle asked if we would get pushback for a Commercial 30- inch drive.
    - City Engineer said it is possible but right now its 22- inch drive and it is tight.
- Lorene Burns is going to have Garver at a Planning Commission meeting or a Work Sessions to review the Title 15 Draft once all questions have been clarified.

- **ANNOUNCEMENTS**

**A. Next Council Meeting: 08/13/2024 @ 6:00 PM**

**B. Next PC Meeting: 08/06/2024 @ 6:00 PM**

**C. Next Tech Review Meeting: 7/18/2024 @ 2:00 PM (Zoom)**

- **ADJOURN**

**Devin Murphy made a motion to adjourn the meeting at 6:48 PM, with a 2<sup>nd</sup> from Tony Davis. No commissioners were opposed, and the meeting was adjourned.**



Jeff Seyfarth- Planning Chair  
Centerton Planning Commission

Minutes Prepared By: Samantha Hartman