

# CITY OF SILOAM SPRINGS PLANNING COMMISSION

Tuesday, February 9, 2016 at 4:00 p.m.  
City Administration Building  
400 N. Broadway

## AGENDA

### I. Planning Commission

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of the Regular Meeting of January 12, 2016
- D. Development Permit Approval
  - 1. Lot Split Development Permit, LS16-01  
21490 Davidson Rd.  
Owner: Donald Baird  
Agent: Donald Baird
- E. Adjourn the Planning Commission

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE  
CITY OF SILOAM SPRINGS, BENTON COUNTY,  
ARKANSAS, HELD JANUARY 12, 2016

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, January 12, 2016.

The meeting was called to order by Chairman Mounger.

Roll Call:

Colvin, Engle, Blakely, Nation, Mounger, Williams, Smith – Present.

City Administrator, Phillip Patterson; Mayor, John Mark Turner; City Clerk, Renea Ellis; Senior Planner, Ben Rhoads; City Engineer, Justin Bland; City Attorney, Jay Williams; Community Services Director, Don Clark; all present.

A copy of the December 8, 2015, regular minutes had previously been given to each Commissioner. A motion was made by Blakely and seconded by Williams to accept the minutes.

Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

The next item on the agenda was the election of officers. The floor was opened by Mounger for nominations for Chairman. Williams nominated Mounger; seconded by Smith. A motion was made by Colvin and seconded by Smith to cease nominations.

Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

Floor was opened by Mounger for nominations for Vice-Chairman. Colvin nominated Smith; seconded by Williams. A motion was made by Blakely and seconded by Nation to cease nominations.

Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

Floor was opened by Mounger for nominations for Secretary. Colvin nominated Blakely; seconded by Nation. A motion was made by Smith and seconded by Williams to appoint Blakely by acclamation.

Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

A Motion for recess and to reconvene after the conclusion of the Board of Adjustment meeting was made by Smith and seconded by Williams.

Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

The meeting was re-called to order by Chairman Mounger.

The next item on the agenda was a Significant Development Permit, SD15-13, 2500 Hwy. 412 East, Quad SS, LLC / Tim Clower, Blew and Associates, PA. – Jorge DuQuesne, PE.

Ben Rhoads, Senior Planner, briefed the item. Michael Johnson, 907 S. 21<sup>st</sup> Street, Fort Smith, thanked the City staff for all their efforts and hard work in helping them come to this location. He stated Terry Clark of Springdale is the owner. A Motion to approve with conditional staff recommendations was made by Nation and seconded by Blakely.

Roll Call:

Engle, Blakely, Nation, Mounger, Williams, Smith, Colvin – Aye.

7 Ayes. No Nays. Motion passed.

Mounger stated this item will go to the Board of Directors meeting on February 2, 2016.

There being no further business, a Motion was made by Williams and seconded by Smith to adjourn. Mounger called for a voice vote. All ayes.

Meeting Adjourned.

{Seal}

APPROVED:

ATTEST:

\_\_\_\_\_  
Karl Mounger, Chairman

\_\_\_\_\_  
Renea Ellis, City Clerk



## STAFF REPORT

TO: Planning Commission  
FROM: Ben Rhoads, AICP, Senior Planner *BZR*  
Cc: Don Clark, Community Services Director  
DATE: February 2, 2016  
RE: Lot Split Development Permit, LS16-01 / 21490 Davidson Rd.

**Recommendation:** Approval of LS16-01 (Lot Split Development Permit), subject to the following condition.

- 1.) The applicant must supply either a signed attorney's certificate, title company certificate, or a lender's certificate, verifying clear title, prior to Planning Commission acceptance of this plat.

### **Background:**

#### APPLICATION REVIEW DATES

Planning Commission review: February 9, 2016

Board of Directors review: Not Applicable

#### APPLICANT AND AGENT

Applicant/Owner: Donald Baird

Agent: Donald Baird

#### SUBJECT PROPERTY ADDRESS

21490 Davidson Road

#### INTERNET MAP INFORMATION

Planning staff has created a map made with Google My Maps.

Attribution: Map data ©2015 Google Imagery ©2015, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency Washington County.

Please click on the following link to access. This link will only operate if reading this report digitally.

<https://www.google.com/maps/d/edit?mid=zHgGzzL4W14o.k-VqHzNoowJA&usp=sharing>

#### PROJECT INTENT

The applicant desires to split a 49.86 acre parcel into two tracts. Tract 1 consisting of 27.54 acres and Tract 2 consisting of 22.32 acres.

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Vacant / Agricultural	Benton County – No Zoning Designation
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Vacant	North: Benton County – No Zoning
South: Vacant/ Agricultural	South: Benton County – No Zoning
East: Vacant	East: Benton County – No Zoning
West: Vacant / RR Right-of-Way	West: Benton County – No Zoning

LOT STANDARDS CONSISTENCY

<i>MINIMUM ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Tract 1 Lot Area: N/A	1,199,642 sq. ft. or 27.54 acres
Tract 1 Lot Width: N/A	432.33 ft.
Tract 2 Lot Area: N/A	972,259 sq. ft. or 22.32 acres
Tract 2 Lot Width: N/A	520.38 ft.
Average Lot Size: 24.93 acres	

STAFF DISCUSSION

The applicant is requesting to split a 49.86 acre parcel into two tracts, Tract 1, the parent tract, at 27.54 acres and Tract 2, the child tract, at 22.32 acres, more or less. The split is occurring off of Davidson Rd. on an un-platted metes and bound tract east of KCS Railroad and Kilarney Rd. subdivision. Both tracts will access directly off Davidson Rd. Utility easements are provided on the perimeter and interior lot lines.

Neither proposed tract is zoned, as the split is occurring outside of the City Limits, but within the 1-mile territorial jurisdiction of the City. Within this territorial jurisdiction, the City has the authority to review all platting activity, including tract splits. Setbacks are per County standards. The property in this area is primarily being used for agricultural uses. Staff has received no information as to future land uses or either prospered tract.

Finally, a staff recommended condition is added requesting that the applicant provide signed verification of clear title for the split. This is a new regulation the City is requesting for situations where the City is receiving easement or right-of-way dedications. Because this is not included on the plat, a separate addendum will need to be filed with the plat for this verification. In the event that the applicant fails to provide the said documentation at the time of the Planning Commission’s review, staff will change its recommendation from approval to tabling. Excluding the issues noted above, all City comments have been addressed.

LEGAL NOTICE

Staff received no information that:

- the proposal interferes with the reasonable peace or enjoyment of the neighboring properties;
- the property values may be substantially damaged;
- the proposal may impact the present or future uses of neighboring properties;
- the proposal is not adequately supported by infrastructure.

- Site posted: January 5, 2016.
- Newspaper legal notification: January 17, 2016 (Herald-Leader).
- Letter legal notification: January 14-17, 2016.

**Fiscal Impact:**

None

**Attachments:**

Site Specific Proposal  
General Area Map



# GENERAL AREA MAP

## Lot Split Development LS 16-01

