

## CITY OF SILOAM SPRINGS PLANNING COMMISSION

Tuesday, June 14, 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 May 10, 2016
- D. Development Permit Approval

#### *Tabled from May 10, 2016 Planning Commission Meeting*

- 1. Lot Split Development Permit, LS16-04  
2700 Block of Villa View Drive  
Owner: Ron Harp  
Agent: Civil Engineering, Inc. – Ron Homeyer, PE
- 2. Lot Split Development Permit, LS16-05  
2282 Hwy 412 W.  
Owner: Bob Daugherty  
Agent: Atlas Professional Land Surveying. – Tim West, PS
- 3. Rezone Development Permit, RZ16-01  
R-3 to C-2  
992 S. Lincoln St.  
Owner: Fredric and Bertha Dohle  
Agent: Bertha and Rhonda Dohle  
To the Board of Directors on **July 5, 2016**
- 4. Rezone Development Permit, RZ16-02  
R-2 to G-I  
1500 N. Mt. Olive Street  
Owner: Siloam Springs School District No. 21  
Agent: Civil Engineering, Inc. – Ron Homeyer, PE  
To the Board of Directors on **July 5, 2016**
- 5. Significant Development Permit, SD16-04  
2100 Block of Ravenwood Plaza  
Owner: A&H Ravenwood Development, LLC/ Menem I, LLC, Buck Ortega  
Agent: Civil Engineering, Inc. – Ron Homeyer, PE  
To the Board of Directors on **July 5, 2016**

- E. Staff Approved Permits
- F. Adjourn the Planning Commission

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE  
CITY OF SILOAM SPRINGS, BENTON COUNTY,  
ARKANSAS, HELD MAY 10, 2016

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, May 10, 2016.

The meeting was called to order by Chairman Mounger.

Roll Call:

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

Smith – Absent.

City Clerk, Renea Ellis; City Planner, Ben Rhoads; City Attorney, Jay Williams; all present.

A copy of the April 12, 2016, 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 first item on the agenda was Lot Split Development Permit, LS16-04, 2700 Block of Villa View Drive, Ronald Harp, by Civil Engineering, Inc. – Ron Homeyer, PE.

Ben Rhoads, City Planner, briefed the item, and explained the applicant requested tabling this item until next regular Planning and Zoning meeting on June 14<sup>th</sup>. A Motion to table was made by Williams and seconded by Colvin.

Roll Call:

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

6 Ayes.      No Nays.      Motion passed.

The next item on the agenda was a Significant Development Permit, SD-16-02, 1500 N. Mt. Olive Street, Siloam Springs School District, by Civil Engineering, Inc. – Ron Homeyer, PE. Ben Rhoads, City Planner, briefed the item. Ron Homeyer, Civil Engineering, 701 S. Mt. Olive, explained there is a need for more room to park buses, and employee parking for bus drivers. Ken Thomas, 403 Glenwood Place, stated they start the buses early in the morning to warm up during the winter. The noise and strobe lights on the tops of the buses are disruptive. Engle asked if there is a fence between the resident and lot. Thomas answered yes, but doesn't block the lights and noise. Williams asked if he has addressed this with the school board. Thomas answered no. Engle asked if zoning is compliant. Rhoads stated it is in the process of being rezoned to G-I. Thomas stated it would need to be an evergreen tree line to block the lights in the offseason. Jody Wiggins, Assistant Superintendent at Siloam Springs School District, stated 34 routes exit onto Cheri Whitlock; and they fire the buses up around 6-6:15am. Jay Williams, City Attorney, asked if the school owns property all the way to Cheri Whitlock. Wiggins answered yes; it's green space and used as soccer fields. Jay Williams asked if the school has any future plans to put up buildings/structures. Wiggins stated no, purposely left for green space. He then stated it is per the City's request to rezone to G-I. Nation asked about the ROW and walking trail. Rhoads answered yes, it's the City's ROW, and the walking trail does go through there. Engle asked about options. Thomas stated an evergreen tree line would be the best option due to bus height. Engle asked if there are any landscaping requirements. Rhoads answered yes, and they were met. A Motion to approve was made by Nation and seconded by Blakely.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on June 7, 2016.

There being no further business, a Motion was made by Colvin and seconded by Nation to adjourn. A voice vote was taken. All ayes. Meeting Adjourned.

APPROVED:

ATTEST:

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Karl Mounger, Chairman

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Renea Ellis, City Clerk

{Seal}



## STAFF REPORT

TO: Planning Commission  
FROM: Ben Rhoads, AICP, Senior Planner *BZR*  
Cc: Don Clark, Community Services Director  
DATE: May 10, 2016  
RE: Lot Split Development Permit, LS16-04

**Recommendation:** Approval of LS16-04 (Lot Split Development Permit)

*This application was tabled at May 10, 2016 regular meeting of the Planning Commission.*

### **Background:**

#### APPLICATION REVIEW DATES

Planning Commission review: May 10, 2016  
Board of Directors review: Not Applicable

#### APPLICANT AND AGENT

Applicant/Owner: Ronald Harp  
Agent: Ron Homeyer, PE

#### SUBJECT PROPERTY ADDRESS

2700 Block of Villa View Drive

#### INTERNET MAP INFORMATION

Planning staff has created a map made with Google My Maps.  
Attribution: Map data ©2016 Google Imagery ©2016, 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=1WxbbqwwuUpstWA4t6BCgRI0X9LY&usp=sharing>

#### PROJECT INTENT

The applicant desires to split a 44.53 acre parcel into two tracts. Tract 3 consisting of 3.47 acres and Tract 1 consisting of 41.06 acres. Note: Tract 1 is split by a section line, but is still considered one tract.

**EXISTING LAND USES AND ZONING**

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Vacant / Agricultural	Benton County – No Zoning
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Vacant/ Agricultural	North: A-1 (Agricultural)/ Benton County – No Zoning
South: Agricultural	South: A-1 (Agricultural)
East: Single-Family Residential Estate	East: A-1 (Agricultural) Benton County – No Zoning
West: Vacant/ Agricultural	West: Oklahoma – No Zoning

**LOT STANDARDS CONSISTENCY**

<i>MINIMUM ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Tract 1 Lot Area: N/A	1,788,573 sq. ft. or 41.06 acres
Tract 1 Lot Width: N/A	311.03 ft.
Tract 3 Lot Area: N/A	151,153.20 sq. ft. or 3.47 acres
Tract 3 Lot Width: N/A	252.86 ft.
Average Lot Size: 22.26 acres	

**STAFF DISCUSSION**

The applicant is requesting to split a 44.53 acre parcel into two tracts, Tract 1, the parent tract, at 41.06 acres and Tract 3, the child tract, at 3.47 acres, more or less. Tract 2 (which has already been split) contains the applicant’s residential home and is zoned A-1. This parcel is not part of the parent tract. The proposed split is occurring off of W. Villa View Rd. on an un-platted metes and bound tract west of City limits and Villa View Addition and east of the Oklahoma state line. Both tracts will access directly off of W. Villa View Rd. Tract 1 is open farmland with no permanent structures. Tract 3 contains an historic barn and agricultural support buildings. City staff was not informed of the future plans for the property.

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. 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: April 04, 2016.
- Newspaper legal notification: April 24, 2016 (Herald-Leader).
- Letter legal notification: April 20-23, 2016.
- Staff received one phone call of a questioning nature on the purpose of the request and no correspondence.

**Fiscal Impact:**

None

**Attachments:**

Site Specific Proposal (2 pages)  
Bird's Eye View of the Property  
General Area Map

18-15867-000  
LEACH, KENNETH R & CYNTHIA  
14544 HIGHWAY 43 S  
SILOAM SPRINGS AR 72761-8319

18-15866-000  
ROBERTS, JOHN T & WILMA CO TRUSTEES  
21642 FINEHURST CT  
SILOAM SPRINGS AR 72761-9641  
**NO ZONE**

18-15855-000  
SCATES, RICHARD  
23993 SQUOYAH RD  
SILOAM SPRINGS AR 72761-8211

**NO ZONE**  
18-15857-000  
ORCUTT, MARSHALL L & ROBIN R TRUSTEES  
15117 HIGHWAY 43 N  
SILOAM SPRINGS AR 72761-8200

18-15857-001 **NO ZONE**  
JOHNSON, STANLEY T & PATRICIA A  
PO BOX 1153  
SILOAM SPRINGS AR 72761-1153

GPS Coordinates  
N - 690492.855  
E - 554865.874  
**NE Corner  
Section 35  
T-18-N,R-34-W**

Found Stone  
References  
Fence Corner N 30°00' E 1.00'  
40" Oak S 25°00' E 8.80'  
16" Oak N 60°00' E 9.00'

03-05400-000 **ZONE-A-1**  
HOBART, CHESTER E & LOVETT, HAZEL J  
2503 ORCHARD HILL RD  
SILOAM SPRINGS AR 72761-8338

03-05402-000 **ZONE-A-1**  
WANZER, SCOTT H & PENNY M  
2521 ORCHARD HILL RD  
SILOAM SPRINGS AR 72761-8338

03-05403-000 **ZONE-A-1**  
SMITH, BRENTON L & MARCIA S  
2609 ORCHARD HILL RD  
SILOAM SPRINGS AR 72761-8222

03-05404-000 **ZONE-A-1**  
JUAREZ, ALMA KARINA  
2675 ORCHARD HILL RD  
SILOAM SPRINGS AR 72761-8339

03-05405-000 **ZONE-A-1**  
LAMPTON, CHARLES CAREY & STACEY S  
2725 ORCHARD HILL RD  
SILOAM SPRINGS AR 72761-8340

03-05406-000 **ZONE-A-1**  
BALZER, CARY & TRACY  
2501 VILLA VIEW DR  
SILOAM SPRINGS AR 72761-9534

03-00663-020 **ZONE-A-1**  
JOHN BROWN UNIVERSITY  
2000 W UNIVERSITY ST  
SILOAM SPRINGS AR 72761-2112

03-00652-030  
MEIKEN, KEVIN  
2710 VILLA VIEW DR  
SILOAM SPRINGS AR 72761-9563  
**ZONE-A-1**

**SURVEY DESCRIPTION(TRACT 1)**

Part of the Fractional SE 1/4 of the SE 1/4 of Section 26, and part of the Fractional North 1/2 of Section 35, all in T-18-N,R-34-W, Benton County,Arkansas, more particularly described as follows:  
Beginning at a point 185.93' N 00°06'29" W of the NE corner of said Section 35 ; thence N 90°00'00" W 467.90'; thence S 00°00'00" E 392.61'; thence N 90°00'00" E 438.47'; thence S 00°06'29" E 1129.39'; thence S 73°39'38" W 30.11'; thence S 66°34'38" W 175.65'; thence S 61°34'29" W 95.93'; thence N 15°10'46" W 662.32'; thence N 90°00'00" W 179.94'; thence N 09°32'46" W 827.30'; thence N 09°01'50" W 569.34'; thence N 09°19'04" W 762.94'; thence N 89°14'44" E 1004.92'; thence S 00°00'00" E 948.57'; thence S 00°06'29" E 188.92'; to the point of beginning, having an area of 1776930.94 Square Feet, 41.06 Acres. Property is subject to the right of way of the county road on the south side and any easements of record.

**SURVEY DESCRIPTION (TRACT 3 )**

Part of the Fractional North 1/2 of Section 35, T-18-N, R-34-W, Benton County, Arkansas, more particularly described as follows:  
Beginning at a point 792.66' S 89°38'27" W and 827.30' S 09°32'46" E of the NE corner of said Section 35 ; thence N 90°00'00" E 179.94'; thence S 15°10'46" E 662.32'; thence S 61°34'29" W 137.62'; thence S 62°13'09" W 118.18'; thence N 09°32'46" W 770.47'; to the point of beginning, having an area of 162483.40 Square Feet, 3.47 Acres. Property is subject to the right of way of the county road on the south side and any easements of record.

**SILOAM SPRINGS PLANNING COMMISSION:**

This plat is hereby approved by the Siloam Springs Planning Commission this \_\_\_\_ day of \_\_\_\_\_.

Secretary

**OWNER'S CERTIFICATION**

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights and utility easements reserved as represented on this plat and attachments.

Owner  
HARP, RONALD G  
2615 VILLA VIEW DR  
SILOAM SPRINGS AR 72761-9562

Owner  
HARP, PAULA K  
2615 VILLA VIEW DR  
SILOAM SPRINGS AR 72761-9562

STATE OF ARKANSAS  
COUNTY OF BENTON

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_.

My commission expires \_\_\_\_\_.

Notary Public

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MARCH 7, 2016.

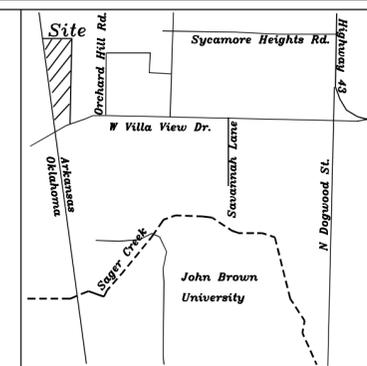
**FLOOD CERTIFICATION:**

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05007C0355 J  
REVISED DATE: JUNE 5, 2012

LINE	BEARING	DISTANCE
L1	S 73°39'38" W	30.11'
L2	S 66°34'38" W	175.65'
L3	S 61°34'29" W	95.93'
L4	S 90°00'00" W	179.94'
L5	S 61°34'29" W	137.62'
L6	S 62°13'09" W	118.18'

**OWNERS**  
HARP, RONALD G & PAULA K  
2615 VILLA VIEW DR  
SILOAM SPRINGS AR  
72761-9562  
**PARCEL NO.**  
18-15869-000

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.



**VICINITY MAP**

FILE BLOCK



**NORTH**



( IN FEET )  
1 inch = 200 ft.

**LEGEND**

- FOUND IRON PIN
- SET IRON PIN
- ◆ COMPUTED CORNER
- ▲ FENCE CORNER
- ⊙ WELL
- POWER POLE

**SETBACK & EASEMENT**



**NOTES:**

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: SURVEY BY MICHAEL E. JAMES RLS#985, DATED 09/19/1991
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
5. APPROVAL OF THIS PLAT DOES NOT CARRY ASSURANCE THAT THIS TRACT WILL QUALIFY FOR A SEPTIC PERMIT FROM THE ARKANSAS DEPARTMENT OF HEALTH.

500-18N-34W-0-35-100-04-0985  
500-18N-34W-0-26-220-04-0985

**TRACT SPLIT  
FOR  
Ronald Harp**

SECTION 35, TOWNSHIP 18 NORTH, RANGE 34 WEST  
SECTION 26, TOWNSHIP 18 NORTH, RANGE 34 WEST  
BENTON COUNTY, ARKANSAS

James Surveying  
P.O. Box 617  
Gentry, Arkansas 72734  
(479)736-8416 Fax (479)736-8838

DATE: March 7, 2016  
SCALE: 1"=200'  
JOB NUMBER: JSI4969A  
FILE NAME: JSI4969A.dwg



519 S. Mt. Olive  
Siloam Springs AR 72761  
479-238-8844  
479-238-8846

**Title Report**  
File No: 16-35399SS

**Legal:**

Part of the Fractional North 1/2 of Section 35, Township 18 North, Range 34 West, Benton County, Arkansas, more particularly described as follows: Beginning at a point 792.66 feet South 89°38'27" West and 827.30 feet South 09°32'46" East of the NE corner of said Section 35; thence North 90°00'00" East 179.94 feet; thence South 15°10'46" East 662.32 feet; thence South 61°34'29" West 137.62 feet; thence South 62°13'09" West 118.18 feet; thence North 09°32'46" West 770.47 feet; to the point of beginning, having an area of 162483.40 square feet, 3.47 acre. Property is subject to the right of way of the county road on the South side and any easements of record.

**Title is hereby vested in:**

**Ronald G. Harp and Paula K. Harp, husband and wife**

**Outstanding Mortgages, Liens, Judgments or anything filed of record affecting subject property since filing of vesting deed:**

**none**

**A check of judgments and liens against Ronald G. Harp and Paula K. Harp, husband and wife revealed: none**

**Property Tax Information:**

**Parcel 18-15868-000**

**2015 Taxes are due in the amount of \$195.88. Amount due includes \$0.50 Timber Tax.**

**Parcel 18-15869-000**

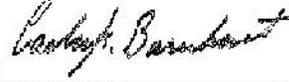
**2015 Taxes are due in the amount of \$46.80. Amount due includes \$1.47 Timber Tax.**

**This search is extended from July 2, 1992 to March 31, 2016.**

**Note: This is a Limited Search of the records and is not to be construed as a Title Insurance Policy, a legal opinion or a commitment to insure. Liability is limited to the amount charged for this service.**

Dated: April 25, 2016  
Realty Title & Closing Services, LLC  
519 S. Mt. Olive  
Siloam Springs, AR 72761  
479-238-8844  
479-238-8846  
Arkansas Title Agency License No.: 100102353

By



Authorized Signatory

**Carla A. Barnhart Title Agent License No.: 7343133**

# LS16-04 – Ron Harp

# Bird's Eye View







## STAFF REPORT

TO: Planning Commission  
FROM: Ben Rhoads, AICP, Senior Planner *BZR*  
Cc: Don Clark, Community Services Director  
DATE: June 06, 2016  
RE: Lot Split Development Permit, LS16-05

**Recommendation:** Approval of LS16-05 (Lot Split Development Permit)

### Background:

#### APPLICATION REVIEW DATES

Planning Commission review: June 14, 2016

Board of Directors review: Not Applicable

#### APPLICANT AND AGENT

Applicant/Owner: Bob Daughterly

Agent: Atlas Professional Land Surveying, Tim West, PS

#### SUBJECT PROPERTY ADDRESS

2282 Hwy. 412 West

#### INTERNET MAP INFORMATION

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

Attribution: Map data ©2016 Google Imagery ©2016, 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://drive.google.com/open?id=1WFWzVYS3RsFbJvPlxhJWkkiWVws&usp=sharing>

#### PROJECT INTENT

The applicant desires to split a 1.56 acre parcel into two tracts. Tract A consisting of 0.73 acres and Tract B consisting of 0.83 acres.

## EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Highway Commercial	R-2 (Residential, medium)
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Vacant	North: C-2 (Roadway Commercial)
South: Single-Family Residential	South: R-2 (Residential, medium)
East: Vacant	East: C-2 (Roadway Commercial)
West: Parking Lot/ Commercial	West: C-2 (Roadway Commercial)/ C-1 (General Commercial)

## LOT STANDARDS CONSISTENCY

<i>MINIMUM R-2 ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Tract A Lot Area: 7,000 sq. ft.	31,799 sq. ft. or 0.73 acres
Tract A Lot Width: 60 ft.	73.56 ft.
Tract B Lot Area: 7,000 sq. ft.	36,154 sq. ft. or 0.83 acres
Tract B Lot Width: 60 ft.	91.45 ft.
Average Lot Size: 0.78 acres	

## STAFF DISCUSSION

The applicant is requesting to split a 1.56 acre parcel into two tracts, Tract A, the child tract, at 0.73 acres and Tract B, the parent tract, at 0.83 acres, more or less. Both tracts are presently being used for commercial purposes and are located on Hwy. 412 West, on an un-platted metes and bound tract west of the Holiday Inn hotel currently under construction. Both tracts will access directly off of Hwy. 412 West. City staff was not informed of the future plans for the property, but this request most likely is needed to allow for the commercial properties to be sold separately.

It should be noted that the subject property is miszoned, meaning that the R-2 zoning does not match the existing land use. Furthermore, there is an existing setback encroachment for the structure located on the west side of Tract B. Because the requested action does not further this non-conformity with the side setback, the lot split is permitted without the need of a variance. Should the applicant choose to rezone Tract A to C-2 commercial, the proposed split does not permit this on account of the limited lot width, but there are no other options available to allow for these structures to be separated on separate lots and still meet their side setbacks per the R-2 zone standards; in a sense creating a “catch-22” scenario. The only way to widen the lot to the C-2 zone’s minimum 80 ft. width (without a setback variance) would be to tear down the east wall of the existing building located on Tract B. Easements are being provided except for the locations of the side setback encroachment. 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: May 3, 2016.
- Newspaper legal notification: May 29, 2016 (Herald-Leader).
- Letter legal notification: May 20-24, 2016.
- Staff received no phone calls or correspondence.

**Fiscal Impact:**

None

**Attachments:**

Site Specific Proposal  
Bird's Eye View of the Property  
General Area Map

7

6

8

TOTAL ACRAGE  
PARCEL #03-00618-000  
1.56 ACRES +/-

U.S. HIGHWAY 412  
R/W VARIES

- ADJOINING PROPERTY OWNERS:
- 1) CALE II, LLC. - 03-00617-000 - C-2
  - 2) EFRAIN & ANA ORIHUELA - 03-00620-000 - R-2
  - 3) TERESA & MARIO GONZALEZ - 03-00619-000 - R-2
  - 4) LOCKE SUPPLY CO. - 03-00622-000 - C-1
  - 5) MULTI STATE ENVIRONMENTAL RESPONSE TRUST, LLC. - 03-00623-000 - C-2
  - 6) CALE II, LLC. - 03-02047-000 - C-2
  - 7) SILOAM SPRINGS BIBLE CHURCH - 03-02048-000 - C-2
  - 8) ARKAN TRUST - 03-02046-000 - M-H

PLANNING COMMISSION APPROVAL:  
THIS PLAT IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
BY THE CITY OF SILOAM SPRINGS PLANNING COMMISSION.

SECRETARY

**SURVEYOR'S NOTES:**

THIS IS A BOUNDARY SURVEY OF A PARCEL OF LAND AS PER DEED BOOK 5, PAGE 5 ON FILE IN THE COURTHOUSE OF \$ COUNTY, ARKANSAS.

**LAST SITE VISIT:**

APRIL 4, 2016

**BASIS OF BEARING:**

ARKANSAS COORDINATE SYSTEM 1983, NORTH ZONE, AS ESTABLISHED BY THE UNITED STATES NATIONAL GEODETIC SURVEY.

**REFERENCE DOCUMENTS:**

- 1) PLAT OF SURVEY FILED IN BOOK 2015, AT PAGE 9
- 2) PLAT OF SURVEY FILED IN BOOK 3, AT PAGE 225
- 3) PLAT OF SURVEY FILED IN BOOK J, AT PAGE 199
- 4) PLAT OF SURVEY FILED IN BOOK 32, AT PAGE 112
- 5) PLAT OF SURVEY FILED IN BOOK R, AT PAGE 191
- 6) PLAT OF SURVEY FILED IN BOOK 6, AT PAGE 232
- 7) WARRANTY DEED FILED IN BOOK 2008, AT PAGE 40893
- 8) WARRANTY DEED FILED IN BOOK 2004, AT PAGE 60511
- 9) DRAINAGE & UTILITY EASEMENT DEED FILED IN BOOK 2008, AT PAGE 40888
- 10) PLAT OF SURVEY FILED IN BOOK 98, AT PAGE 95862
- 11) WARRANTY DEED FILED IN BOOK 641, AT PAGE 799

**ZONING:**

R-2

**BUILDING SETBACKS:**

FRONT 25FT  
SIDE 08FT  
REAR 20FT

**FLOOD INFORMATION:**

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE "A" OR "AE" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM (NFIP). PER THE FLOOD INSURANCE RATE MAP (FIRM) #05007C0365J DATED SEPTEMBER 28, 2007

**PARENT PARCEL #03-00618-000 DESCRIPTION:**(B98,P095862)

A PART OF THE S1/2 OF THE SW1/4 OF SECTION 01, TOWNSHIP 17 NORTH, RANGE 34 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1394 FEET WEST OF THE SE CORNER OF SAID S1/2 OF THE SW1/4; RUN THENCE NORTH 21/2° WEST 644 FEET TO THE CENTER OF ARKANSAS HIGHWAY #68; THENCE WITH THE CENTER OF SAID STATE HIGHWAY #68 RUN WEST 165 FEET; THENCE SOUTH 21/2° EAST 644 FEET; THENCE EAST 165 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 150 FEET THEREOF.

**TRACT A DESCRIPTION:**

A PART OF THE S1/2 OF THE SW1/4 OF SECTION 01, TOWNSHIP 17 NORTH, RANGE 34 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT SET #4 REBAR WHICH IS N86°49'17"W 1397.84', N01°23'32"E 150.00' FROM THE SE CORNER OF SAID S1/2 SW1/4 AND RUNNING THENCE N86°49'17"W 80.64' TO A SET #4 REBAR, THENCE N02°22'25"E 410.85' TO A SET MAG NAIL ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 412, THENCE ALONG SAID RIGHT-OF-WAY S88°17'57"E 73.56' TO AN ALUMINUM MONUMENT, THENCE LEAVING SAID RIGHT-OF-WAY S01°23'32"W 412.90' TO THE POINT OF BEGINNING, CONTAINING 0.73 ACRES, MORE OR LESS, SUBJECT TO ALL RECORD AND NON RECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, MINERAL RIGHTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

**TRACT B DESCRIPTION:**

A PART OF THE S1/2 OF THE SW1/4 OF SECTION 01, TOWNSHIP 17 NORTH, RANGE 34 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT SET #4 REBAR WHICH IS N86°49'17"W 1397.84', N01°23'32"E 150.00', N86°49'17"W 80.64' FROM THE SE CORNER OF SAID S1/2 SW1/4 AND RUNNING THENCE N86°49'17"W 84.45' TO A SET #4 REBAR, THENCE N01°23'32"E 408.65' TO AN ALUMINUM MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 412, THENCE ALONG SAID RIGHT-OF-WAY S88°17'57"E 91.45' TO A SET MAG NAIL, THENCE LEAVING SAID RIGHT-OF-WAY S02°22'25"W 410.85' TO THE POINT OF BEGINNING, CONTAINING 0.83 ACRES, MORE OR LESS, SUBJECT TO ALL RECORD AND NON RECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, MINERAL RIGHTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

TRACT B  
0.83 ACRES +/-

TRACT A  
0.73 ACRES +/-



**Attorney's Certificate**

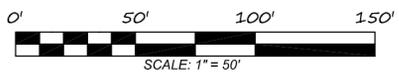
I, \_\_\_\_\_, being an attorney licensed to practice law in the State of Arkansas, certify that I have examined title to the above described land within the City of Siloam Springs, Arkansas, and that the party executing the plat is the owner thereof in fee simple.

Attorney at Law \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP & DEDICATION:**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND I DO HEREBY DEDICATE ALL STREET, ACCESS, UTILITY, & DRAINAGE EASEMENTS TO PUBLIC OR PRIVATE USE AS INDICATED.

DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_

SE CORNER  
SW1/4  
SECTION 1  
T-17-N, R-34-W  
(PER PLAT OF SURVEY FILED  
IN BOOK 2015, PAGE 9)  
REFERENCE MONUMENTS  
EXISTING REBAR N 81°01'33" W 269.34'  
EXISTING MAG NAIL N 86°20'49" W 267.26'  
EXISTING MAG NAIL N 02°58'23" E 307.16'



ARKANSAS STATE SURVEY PLAT CODING  
500-17N-34W-0-01-330-04-1756



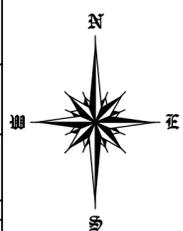
**TRACT SPLIT**

FOR USE OF:  
**BOB DAUGHERTY**

LOCATION: 2282 HWY 412 W SILOAM SPRINGS,  
BENTON COUNTY, ARKANSAS  
SEC 01, T-17-N, R-34-W

CREW CHIEF: MN DRAWN BY: NM

PLAT No. 16-052 DATE: 04/05/2016



**ATLAS**  
PROFESSIONAL LAND SURVEYING

P.O. BOX 1026  
51 MAIN STREET  
WEST FORK, AR. 72774  
PH. 479-294.6177

PS #1756  
COA #2875

- LEGEND**
- ⊙ TELEPHONE PEDESTAL
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ STORM SEWER MANHOLE
  - Δ SET MAG NAIL WITH WASHER
  - ALUMINUM MONUMENT
  - ⊙ WATER METER
  - ⊙ UTILITY POLE
  - ⊙ ELECTRIC METER
  - ⊙ FIRE HYDRANT
  - \* LIGHT POLE
  - ⊙ WATER VALVE
  - ⊙ SEWER CLEANOUT
  - ⊙ SET #4 REBAR
  - ◇ COMPUTED POINT
  - ⊙ GAS METER
  - BOUNDARY LINE
  - FORTY/TIE LINE
  - ASPHALT/GRAVEL/CONCRETE
  - RIGHT OF WAY
  - BUILDING SETBACK LINE
  - UTILITY EASEMENT

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**LAND USE/LAND RESTRICTIONS:**  
EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT REFLECT ANY EASEMENTS (OTHER THAN APPARENT EASEMENTS OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, LAND-USE REGULATIONS, OR FACTS IN WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

**UTILITIES:**  
EXCEPT AS SHOWN HEREON, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC FACILITY. CONTACT ALL UTILITY PROVIDERS FOR THIS INFORMATION.

**FLOOD INFORMATION:**  
ANY INFORMATION (TEXT, LINES, SYMBOLS, HATCHES, ETC.) ON THIS PLAT THAT MAKE REFERENCE TO FLOOD ZONES ARE DERIVED FROM A FLOOD INSURANCE RATE MAP (FIRM) BY GRAPHICAL PLOTTING ONLY AND DOES NOT REPRESENT THE SURVEYOR'S OPINION ON THE PROBABILITY OF FLOODING.

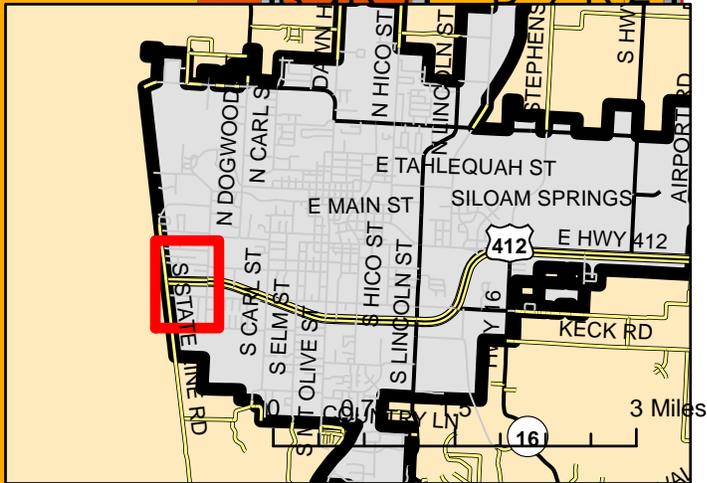
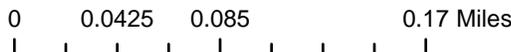
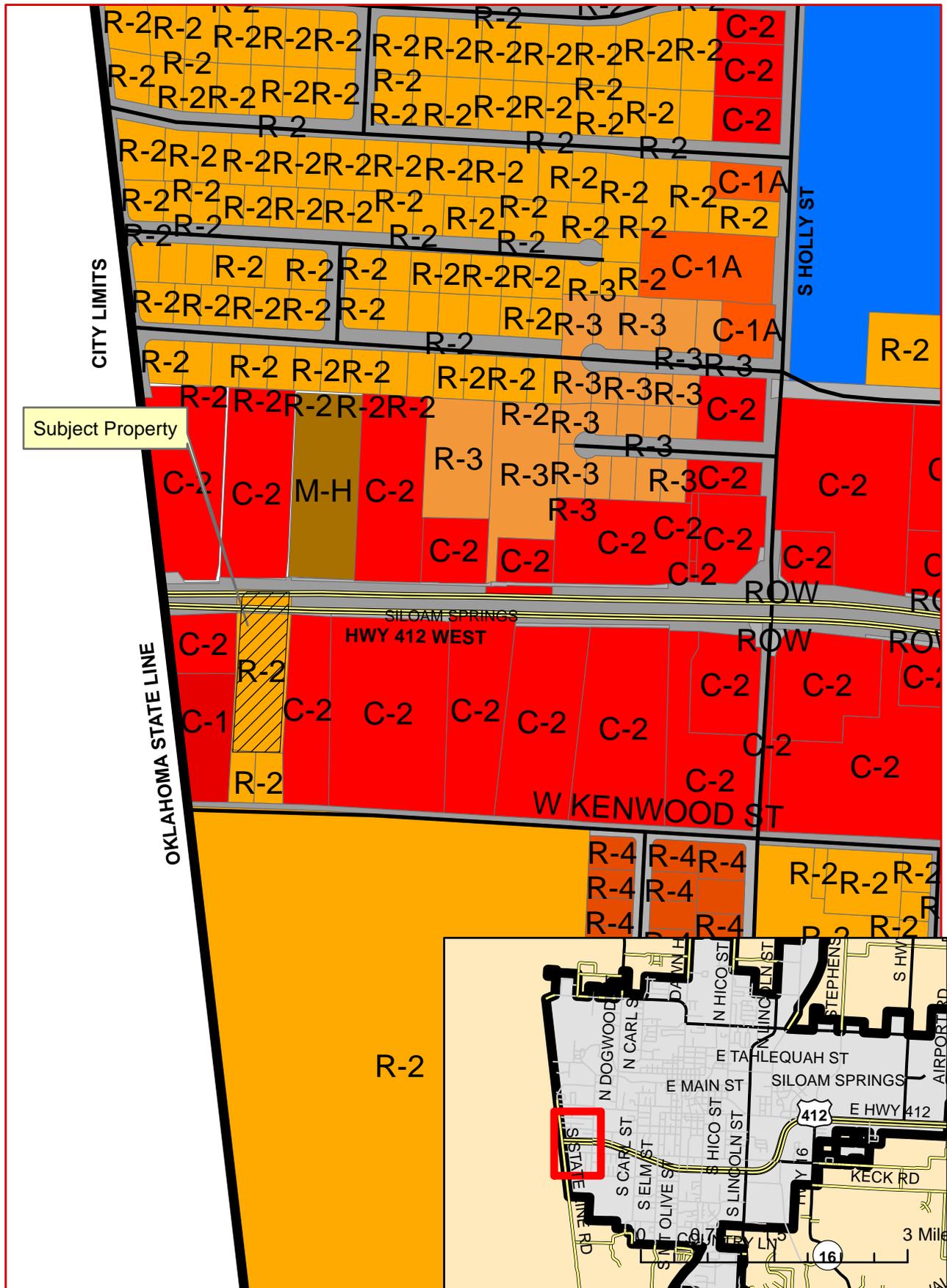
**LS16-05 Bob Daugherty**

**Bird's Eye View -  
South**



# GENERAL AREA MAP

## Lot Split Development LS 16-05





## STAFF REPORT

TO: Planning Commission  
FROM: Ben Rhoads, AICP, Senior Planner *BZR*  
Cc: Don Clark, Community Services Director  
DATE: May 12, 2016  
RE: Rezoning Development Permit, RZ16-01 / Rezone from R-3 to C-2 / 992 S. Lincoln St.

**Recommendation:** Approval of RZ16-01 (Rezone Plat Development Permit).

### Background:

#### APPLICATION REVIEW DATES

Planning Commission review: June 14, 2016

Board of Directors review: July 5, 2016

#### APPLICANT AND AGENT

Applicant/Owner: Fredric and Bertha Dohle

Agent: Bertha and Rhonda Dohle

#### SUBJECT PROPERTY ADDRESS

992 S. Lincoln St.

#### INTERNET MAP INFORMATION

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

Attribution: Map data ©2016 Google Imagery ©2016, 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://drive.google.com/open?id=1WFWzVYS3RsFbJvPlxhJWkkiWVws&usp=sharing>

#### PROJECT INTENT

The applicant desires to rezone a 0.53 acre metes and bounds tract from R-3 (Residential, two family) and R-2 District (Residential, medium) to C-2 District (Roadway Commercial).

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Single-family residential	R-3 District (Residential, two-family)
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Residential, single-family/ farm	North: R-3 District (Residential, two-family)
South: Commercial parking lot	South: R-3 District (Residential, two-family)
East: Commercial/ Office	East: C-2 District (Roadway Commercial)
West: Vacant	West: M-H District (Manufactured Home)

ZONING USE UNIT CONSISTENCY

Small commercial uses fall within Use Unit 9 (Small Impact Retailer). Use Unit 9 is permitted in the proposed C-2 District.

LOT STANDARDS CONSISTENCY

The minimum C-2 zone standards are compared with the subject property's tracts below.

<i>MINIMUM (C-2) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot Area: 8,000 sq. ft.	23,086 sq. ft. or 0.53 acres
Lot Width: 80 ft.	Approx. 100 ft.
Maximum Lot Coverage: 85%	Approx. 30%
Maximum Floor to Area Ratio: 3/5 or 60%	0.11 or 11%

STAFF DISCUSSION

The applicant requests rezoning 992 S. Lincoln St. from R-3 to C-2. The subject property is located north of the Sinclair (formerly Citgo) gas station and across the street from DMT trucking's office. The purpose of this request is to convert an existing single-family residential home into a small commercial office/flea market. The site is in a transitional area between low intensity residential uses and more intensive commercial and industrial uses. As seen in the attached bird's eye view photo, there is an existing unpaved commercial parking lot to the south which buffers the subject property with the gas station use. Another single-family residential home exists to the north of the property. According to the 2030 future land use map, the entire Lincoln St. corridor, running north until Tahlequah St., is classified for future commercial and office uses. Staff believes this request to be consistent with the long range plan and foresees this entire corridor eventually transitioning to solely commercial uses.

The house is presently 2,756 sq. ft., which can support 1,500-2,000 sq. ft. of retail space for on-site parking. Should additional parking be needed, there is a large rear yard that could be converted to a parking lot, and parking is available south of the site. Staff is unaware of any pending remodeling of the property; however, assuming the rezoning request is granted, a business license will be required before the property can be used for commercial purposes. Staff has no technical concerns with the proposal.

## 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: May 3, 2016.
  - Newspaper legal notification: May 18, 2016 (Herald-Leader).
  - Letter legal notification: May 16-19, 2016.
  - Staff received one phone call of a questioning nature from a neighbor. Staff explained to the caller the purpose of the rezoning. Staff received no correspondence.

## COMPREHENSIVE PLAN CONSISTENCY

The 2030 future land use map describes this area as commercial and office. The proposal is consistent with the future land use map's guidance.

### **Fiscal Impact:**

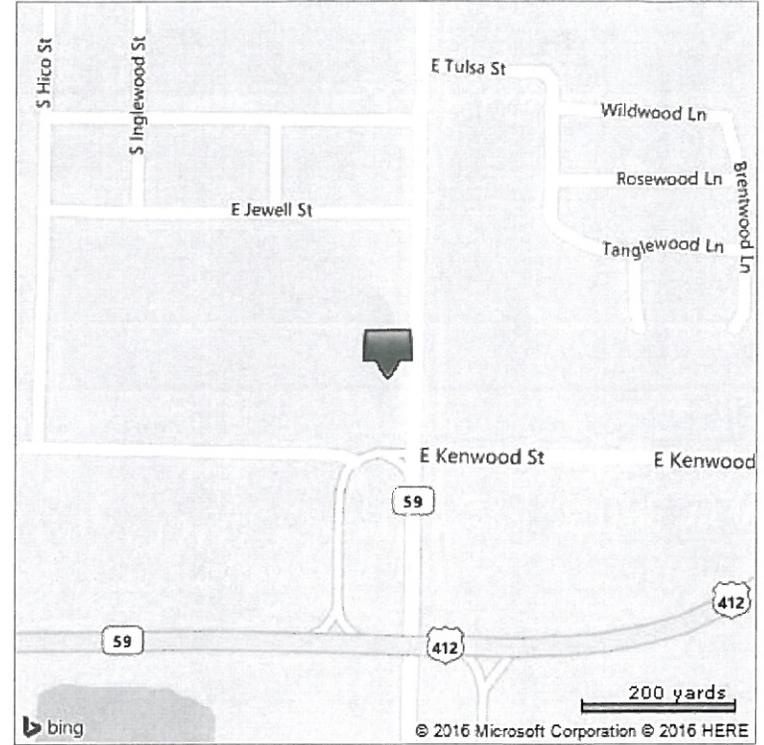
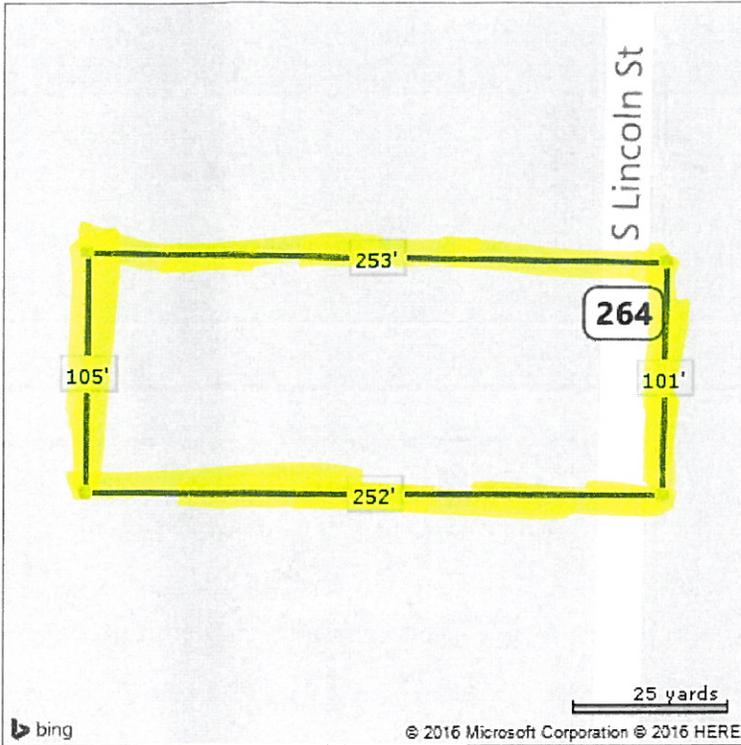
No impact is anticipated.

### **Attachments:**

Site Plan  
Bird's Eye View Map  
General Area Map

Property Map

R216-01 Dohle



\*Lot Dimensions are Estimated

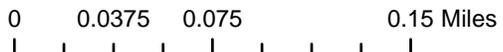
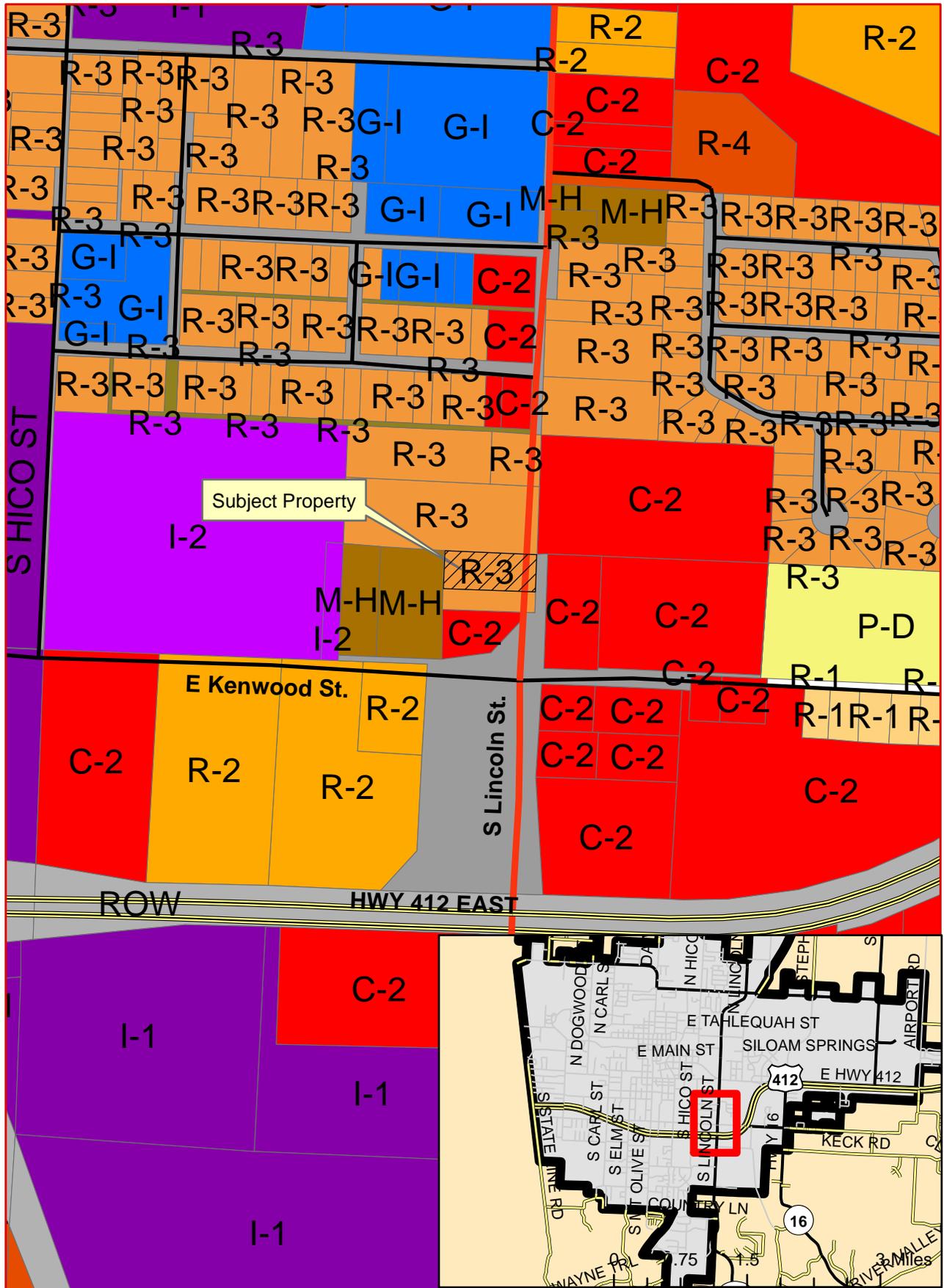
# RZ16-01 Dohle Rezone

# Bird's Eye View



# GENERAL AREA MAP

Rezoning - RZ16-01





## STAFF REPORT

TO: Planning Commission  
FROM: Ben Rhoads, AICP, Senior Planner *BZR*  
Cc: Don Clark, Community Services Director  
DATE: May 13, 2016  
RE: Rezoning Development Permit, RZ16-02/ Rezone from R-2 to G-I/ 1500 N. Mt. Olive St.

**Recommendation:** Approval of RZ16-02 (Rezone Plat Development Permit).

### Background:

#### APPLICATION REVIEW DATES

Planning Commission review: June 14, 2016

Board of Directors review: July 5, 2016

#### APPLICANT AND AGENT

Applicant/Owner: Siloam Springs School District.

Agent: Civil Engineering, Inc. – Ron Homeyer, PE

#### SUBJECT PROPERTY ADDRESS

1500 N. Mt. Olive St.

#### INTERNET MAP INFORMATION

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

Attribution: Map data ©2016 Google Imagery ©2016, 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://drive.google.com/open?id=1WFWzVYS3RsFbJvPlxhJWkkiWVws&usp=sharing>

#### PROJECT INTENT

The applicant desires to rezone a metes and bounds parcel from R-2 (Residential, medium) to G-I District (General Institutional).

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>		<i>EXISTING ZONING</i>	
Schools and educational support facilities		R-2 District (Residential, medium)	
<i>SURROUNDING LAND USE</i>		<i>SURROUNDING ZONING</i>	
North:	Vacant lot/ Institutional- church	North:	C-2 District (Roadway commercial)/ G-I (General Institutional)
South:	Residential, single-family/ Park	South:	R-2 District (Residential, medium)
East:	Residential, two-family/ City Park facility/ Residential, single-family/ Vacant lot	East:	R-4 District (Residential, multi-family)/ R-2 District (Residential, medium)/ C-2 District (Roadway Commercial)
West:	Residential, single-family/ Vacant lot	West:	R-2 District (Residential, medium)

ZONING USE UNIT CONSISTENCY

School uses fall within Use Unit 14 (Large Government, Religious, or Healthcare Facility). Use Unit 14 is permitted in the proposed G-I District.

LOT STANDARDS CONSISTENCY

The minimum G-I zone standards are compared with the subject property’s tracts below.

MINIMUM (G-I) ZONING REQUIREMENTS	SUBJECT PROPERTY PROPOSAL
Lot Area: 5,000 sq. ft.	40.44 acres
Lot Width: 50 ft.	576 ft.
Maximum Lot Coverage: 60%	37.2%
Maximum Floor to Area Ratio: 0.6 (60%)	0.1251 or 12.5%

STAFF DISCUSSION

The applicant requests rezoning 1500 N. Mt. Olive St. from R-2 to G-I. This location is the 40.5 acre site of the Siloam Springs Intermediate School and Allen Elementary School. The request was prompted by the City’s review of the recently reviewed bus barn parking lot. The School District will systematically rezone all of their properties to G-I at the time of development or redevelopment. The School District has already rezoned the high school, on (Progress Ave.) and middle school (on Jefferson and Holly Streets) to G-I. The purpose of this request is to reclassify the school property to a zone more appropriate for the existing land use. City owned property will also be rezoned to G-I or P-K later this year. Staff has no technical concerns with the proposal.

## 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: May 3, 2016.
  - Newspaper legal notification: May 22, 2016 (Herald-Leader).
  - Letter legal notification: May 19-21, 2016. (two additional mailings after first batch)
  - Staff received no phone calls or correspondence.

## COMPREHENSIVE PLAN CONSISTENCY

The 2030 future land use map describes this area as public facilities. The proposal is consistent with the future land use map's guidance.

### **Fiscal Impact:**

No impact is anticipated.

### **Attachments:**

Site Plan  
Bird's Eye View  
General Area Map



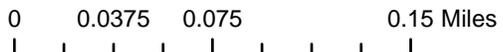
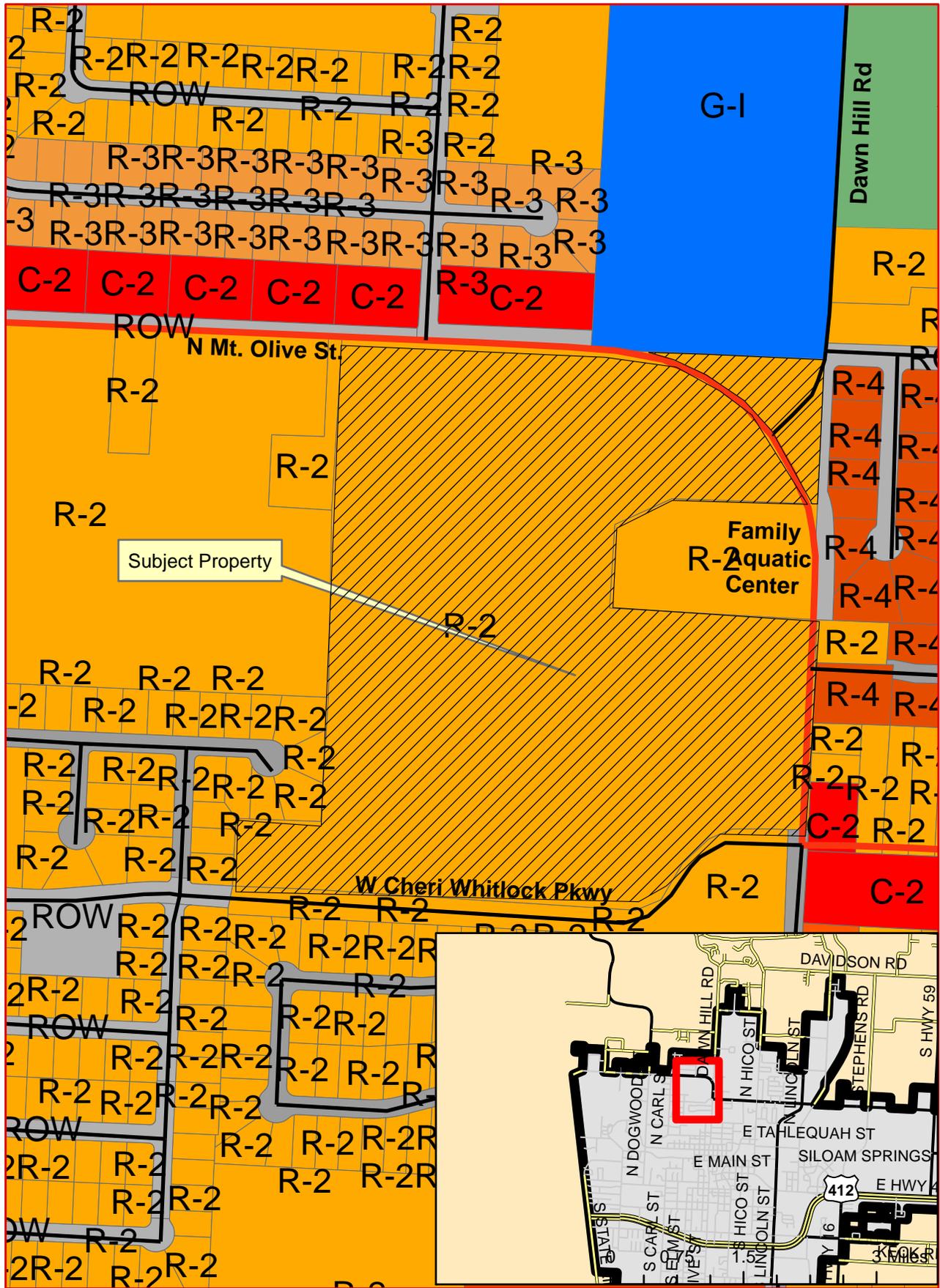
# RZ16-02 SSSD Rezone

# Bird's Eye View



# GENERAL AREA MAP

Rezoning - RZ16-02





## STAFF REPORT

TO: Planning Commission  
FROM: Ben Rhoads, AICP, Senior Planner *BZR*  
Cc: Don Clark, Community Services Director  
DATE: May 16, 2016  
RE: Significant Development Permit, SD16-04 / Significant Development / 2100 Block of Ravenwood Plaza.

**Recommendation:** Approval of SD16-04 (Significant Development Permit), subject to the following condition:

- 1.) The applicant must successfully split 2.0 acres from the parent lot, for the use of the proposed 15,000 sq. ft. fitness center, prior to building permit issuance for the fitness center.
- 2.) The architectural plans must include tree landscaping in the parking lot islands, prior to building permit issuance for the fitness center.

### **Background:**

#### APPLICATION REVIEW DATES

Planning Commission review: June 14, 2016

Board of Directors review: July 5, 2016

#### APPLICANT AND AGENT

Applicant/Owner: A&H Ravenwood Development, LLC/ Menem I, LLC

Agent: Civil Engineering, Inc. – Ron Homeyer, PE

#### SUBJECT PROPERTY ADDRESS

2100 Block of Ravenwood Plaza

#### 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://drive.google.com/open?id=1WFWzVYS3RsFbJvPlxhJWkkiWVws&usp=sharing>

#### PROJECT INTENT

The applicant requests to construct a 15,000 sq. ft. retail fitness center.

**EXISTING LAND USES AND ZONING**

<i>EXISTING LAND USE</i>		<i>EXISTING ZONING</i>	
Vacant – undeveloped field		C-2 District (Roadway Commercial)	
<i>SURROUNDING LAND USE</i>		<i>SURROUNDING ZONING</i>	
North:	Residential, single-family/ Private recreational center	North:	R-2 District (Residential, medium)
South:	Retail – bank/ Vacant	South:	C-2 District (Roadway Commercial)
East:	Hotel/ Retail Shopping Center	East:	C-2 District (Roadway Commercial)
West:	Residential, 2-family	West:	R-2 District (Residential, two-family)/ R-2 District (Residential, medium)

**ZONING USE UNIT CONSISTENCY**

The subject proposal is consistent with large impact commercial uses associated with Use Unit 16, which is permitted in C-2 District.

**LOT STANDARDS CONSISTENCY**

The minimum C-2 zone standards are compared with the subject property’s tracts below.

MINIMUM (C-2) ZONING REQUIREMENTS	SUBJECT PROPERTY PROPOSAL
Lot Area: 8,000 sq. ft.	3.97 acres
Lot Width: 80 ft.	215 ft. (approx.)
Maximum Lot Coverage: 85%	78.56 % (approx.)*
Maximum Floor to Area Ratio: 0.60 (60%)	0.1722 (17.2%)*

\* These comps are assuming a 2-acre lot split on the subject property. This future split was submitted for review on June 1, 2016.

**PARKING STANDARDS CONSISTENCY**

According to Municipal Code §102-75(a)(1)(a)(7)(i), parking is calculated by the total number of square feet in the proposal.

USE TYPE	REQUIRED PARKING	EXISTING PARKING	NET PROPOSED PARKING*	PARKING SURPLUS/ DEFICIT
Retail/Recreation 1 space/200 sq. ft.	75	0	128*	+53

\* Including ADA accessible parking.

**STAFF DISCUSSION**

The applicant is requesting to construct a 15,000 sq. ft. recreational retail fitness center, branded under the name “Planet Fitness.” The fitness center will be located on a vacant lot due west of the existing Hampton Inn hotel and east of the two-family residential area on Plaza Court. The proposal on its face does not require any additional planning permits, however on June 1, 2016, the applicant submitted a lot split request to split off 2.0 acres for the subject property site, leaving a remainder of 1.97 acres for future development north of the site. A condition is added (No. 1) to ensure the lot split is finalized prior to building permit issuance. This is needed because the project lot standards, as shown in the chart above, reference to the lot being

at 2.0 acres. Furthermore, the applicant would be required to screen the abutting residential properties of the entire 3.97 acre lot if the 2 acre piece is not split off. Access to the 1.97 acre piece (to the north of the subject property) will be achieved through an access easement burdening the subject property.

The project will have a parking surplus of 53 spaces. The surplus parking is requested due to the projected demand based off of historic usage at similar facilities in the area. During the review process, the main access driveway was shifted east to accommodate driveway spacing requirements to the next driveway to the west. Traffic impact is not anticipated to be an issue as there are controlled intersections to the east and west of the site. The proposal meets all required greenspace regulations, with the exception of adding trees to the center parking lot islands. The applicant intends to provide the trees, but the final landscaping plans were not yet available at the time of writing this report. Therefore, a condition (No. 2) is added to ensure that interior landscaping is shown prior to building permit issuance.

Opaque screening is included for the residential properties abutting on the west property line. Staff confirmed that no parking lot lighting will shine directly on any abutting residential properties, the lighting will be full cut off. Drainage is handled by a regional detention pond located at the corner of East Main St. and Hwy. 412 E., no on-site detention is required. The applicant is providing sidewalks along Ravenwood Plaza, which will tie into the sidewalks skirting the proposed building. All of staff's technical comments (excluding what is shown in the conditions) were addressed by the applicant.

#### 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: May 15, 2016.
  - Newspaper legal notification: May 22, 2016 (Herald-Leader).
  - Letter legal notification: May, 19-22, 2016.
  - Staff received no phone calls or correspondence.

#### COMPREHENSIVE PLAN CONSISTENCY

The 2030 Land Use Map describes this area as both commercial office and medium residential. The proposed use is generally consistent with the 2030 Land Use Map. Note: The site is correctly zoned for the proposed land use.

#### **Fiscal Impact:**

No fiscal impact is anticipated. Street Fees are not applicable for this project since Ravenwood Plaza was constructed more than seven years ago and no street improvements are planned at this time.

#### **Attachments:**

- Site Specific Proposal
- Bird's Eye View of Subject Property
- General Area Map

# DEVELOPMENT PLANS FOR PLANET FITNESS SILOAM SPRINGS, ARKANSAS

**LOCAL UTILITY CONTACTS**

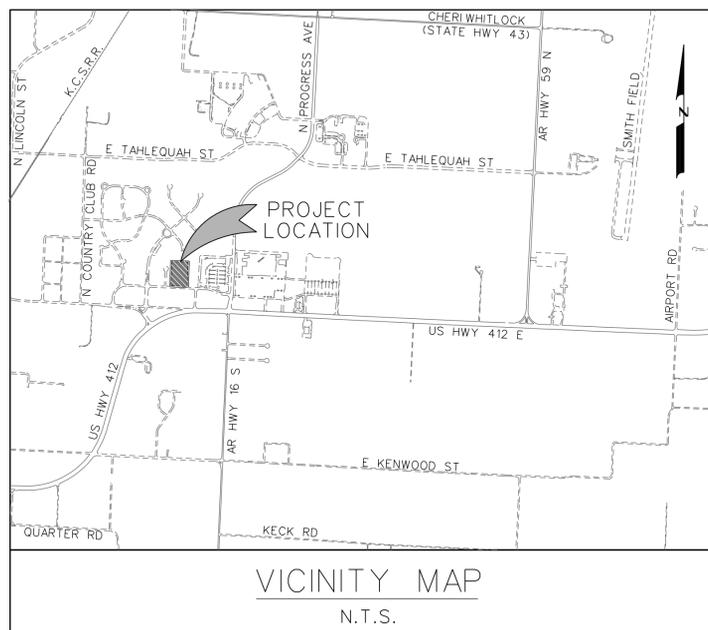
Water and Wastewater  
City of Siloam Springs  
Dan Farine, Maintenance Supt.  
(479)238-0927

Electric  
City of Siloam Springs  
Johnny Bland  
(479)524-3777

Natural Gas  
Black Hills Energy  
Wayne Meek  
(479)549-7834

Telephone  
Centurytel  
Mike Edwards, Engineer  
(479)524-9943

Cable TV  
Cox Communications, Inc.  
Terry Frank  
(479)871-2432



**INDEX**

- 1 TITLE PAGE
- 2 SITE PLAN & UTILITY PLAN
- 3 DIMENSION PLAN
- 4 GRADING PLAN & STORM SEWER PLAN
- 5 STORM SEWER, WATER LINE AND STREET PROFILES
- 6 SEDIMENT AND EROSION CONTROL PLAN & DEMOLITION PLAN

**DETAILS**

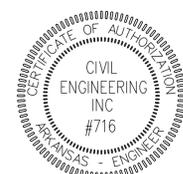
- 1 PAVING/DRAINAGE DETAILS
- 2 WATER DETAILS
- 3 EROSION AND SEDIMENT CONTROL DETAILS

CONTRACTOR SHALL NOT DEVIATE FROM OR MAKE ANY CHANGES TO APPROVED PROJECT DESIGN WITHOUT WRITTEN APPROVAL OF ENGINEER.

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PREPARED FOR  
**MENEM I, LLC**

PO BOX 219  
CAVE SPRINGS, AR 72718-0219



The Seal Appearing on this document was authorized by Ronald Homeyer P.E. 7731 on May 02, 2016



**Know what's below.  
Call before you dig.**



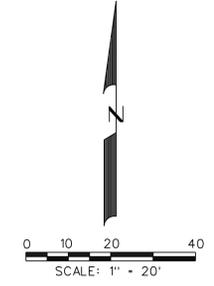
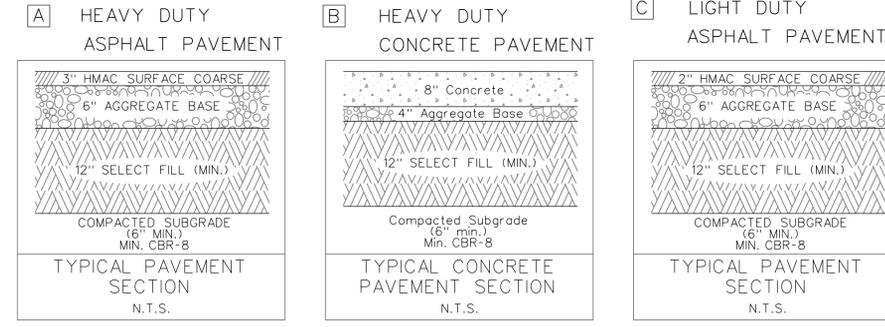
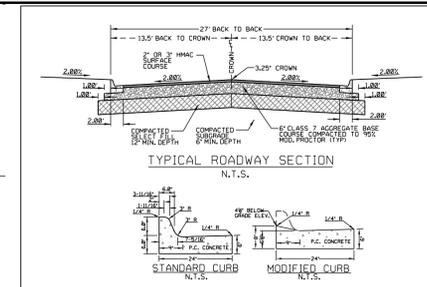
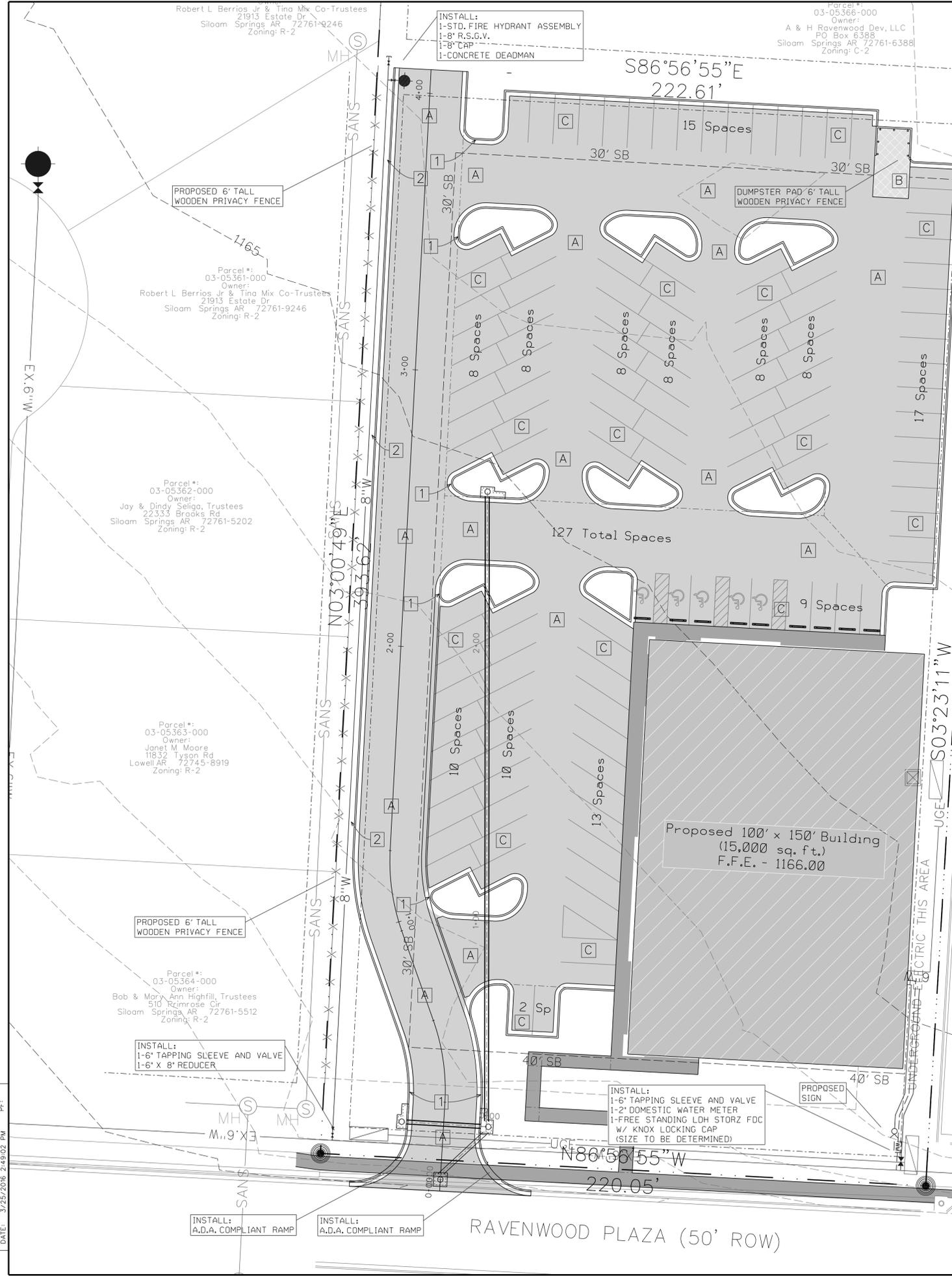
701 S. MT. OLIVE, P.O. BOX 12  
E-MAIL: mail@civilengineeringss.com

SILOAM SPRINGS, ARKANSAS 72761  
(479)524-9956 OFC - (479)524-4747 FAX

SURVEY PROVIDED BY:

JAMES CALDWELL, PLS #1310  
609 South Oakhill  
Siloam Springs, AR 72761  
(479) 238-4069

FILE: R2016-005-001-Plan.dwg  
 REF: FILE: R2016-005-001.dwg  
 VIEW: 3/25/2016 2:49:02 PM  
 PLOT: 3/25/2016 2:49:02 PM



- LEGEND**
- EXISTING INDEX CONTOUR (5')
  - EXISTING INTERMEDIATE CONTOUR (1')
  - PROPOSED INDEX CONTOUR (5')
  - PROPOSED INTERMEDIATE CONTOUR (1')
  - - - PROPOSED BREAKLINE
  - - - EXISTING FENCE LINE
  - - - PROPOSED FENCE LINE
  - SET IRON PIN
  - ▭ PROPOSED BUILDING
  - ▨ PROPOSED CONCRETE DUMPSTER PAD
  - ▩ PROPOSED LIGHT DUTY ASPHALT PAVING
  - ▧ PROPOSED CONCRETE SIDEWALK
  - ▦ PROPOSED PARKING LOT LIGHTING
  - ⊕ EX FIRE HYDRANT ASSEMBLY
  - ⊕ EX WATER VALVE
  - ⊕ EX WATER METER
  - ⊕ EX SANITARY SEWER MANHOLE
  - ⊕ EX NATURAL GAS SIGN/METER
  - ⊕ EX POWER/UTILITY POLE
  - ⊕ EX UTILITY POLE ANCHOR
  - ⊕ EX ELECTRIC BOX
  - ⊕ EX TELEPHONE PEDESTAL
  - ⊕ EX FIBER OPTIC PEDESTAL
  - ⊕ EX LIGHT POLE
  - ⊕ EX SIGN
  - ▬ STREET/DRIVE OPEN CUT
  - ⊕ EXISTING TREE
  - ⊕ PROPOSED TREE

**PLANNING COMMISSION APPROVAL:** This Significant Development is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the City of Siloam Springs Planning Commission.

Secretary

**BOARD OF DIRECTORS APPROVAL:** This Significant Development is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the City of Siloam Springs Board of Directors.

City Clerk

**SITE INFORMATION:**  
 APPROXIMATE AREA: 2.00 ACRES  
 PARCEL NUMBERS: 03-05366-000  
**CURRENT ZONING:**  
 C-2 ROADWAY COMMERCIAL  
**OWNER:**  
 A&H RAVENWOOD DEVELOPMENT, LLC  
 PO BOX 6388  
 SILOAM SPRINGS, AR 72761-6388  
 (479) 443-3641  
**DEVELOPER:**  
 MENEM I, LLC  
 PO BOX 219  
 CAVE SPRINGS, AR 72718-0219  
**PROJECT ADDRESS:**  
 2100 BLOCK  
 RAVENWOOD PLAZA  
 SILOAM SPRINGS, AR 72761

**PARKING SPACES ANALYSIS:**  
 TOTAL BUILDING AREA - 15,000 SF  
 PROPOSED BUILDING USE:  
 RECREATION  
 PARKING REQUIRED -  
 1 SPACE PER 200 SF  
 TOTAL PARKING REQUIRED -  
 75 SPACES  
 TOTAL PARKING PROVIDED (INCLUDING H/C)  
 - 126 SPACES  
 TOTAL HANDICAP PARKING REQUIRED -  
 5 SPACES  
 TOTAL HANDICAP PARKING PROVIDED -  
 5 SPACES

**CURRENT ZONING:**  
 C-2 ROADWAY COMMERCIAL  
**PROPOSED BUILDING USE:**  
 FITNESS FACILITY  
**FLOOR TO AREA RATIO (FAR):**  
 BUILDING AREA - 15,000 SF  
 LOT AREA - 87,120 SF  
 FAR RATIO ALLOWED - 0.60 MAX  
 ACTUAL FAR RATIO - .1722  
**MAX. LOT COVERAGE:**  
 IMPERVIOUS AREA - 68,444 SF  
 LOT AREA - 87,120 SF  
 LOT COVERAGE ALLOWED - 85% MAX  
 ACTUAL LOT COVERAGE - 78.56%

**GREENSPACE**  
 TOTAL GREEN SPACE - 18,676 SF  
 LOT AREA - 87,120 SF  
 GREENSPACE REQUIRED - 15% MIN  
 ACTUAL GREENSPACE - 21.44%

**GREENSPACE INTERIOR TO PARKING:**  
 INTERIOR GREENSPACE - 3,412 SF  
 GROSS PARKING AREA - 40,062 SF  
 % INTERIOR GREENSPACE REQUIRED - 5.0% MIN  
 % INTERIOR GREENSPACE ACTUAL - 8.52%

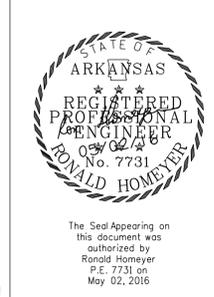
**DEFINITIONS:**  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT  
 U.E. - UTILITY EASEMENT  
 B.L. - BUILDING LINE  
 D.E. - DRAINAGE EASEMENT  
 F.L. - FLOW LINE  
 I.E. - INVERT ELEVATION  
 T-RIM - TOP OF RIM  
 R - RADIUS  
 EX - EXISTING  
 R.O.W. - RIGHT OF WAY  
 F.H.A. - FIRE HYDRANT ASSEMBLY  
 G.P.M. - GALLONS PER MINUTE  
 S.F. - SQUARE FEET

- NOTE:**
- 1 PAINT FACE OF CURB RED. STENCIL 4" WHITE TEXT THAT READS "FIRE LANE - NO PARKING"
  - 2 INSTALL SIGN - "FIRE LANE - NO PARKING"
  - 3 INSTALL FULL CUT OFF PARKING LIGHTING

SEE ARCHITECTURAL MEP PLAN FOR PARKING LOT LIGHTING PLAN  
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**SURVEY PROVIDED BY:**  
 JAMES CALDWELL, PLS #1310  
 609 South Oakhill  
 Siloam Springs, AR 72761  
 (479) 238-4069



NO.	PER CITY COMMENTS	REVISIONS	RDH	05-25-16
1				
2				
3				

**CIVIL ENGINEERING, INC.**  
 P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761  
 (479) 524-9956 Phone or (479) 524-4747 Fax  
 E-MAIL: mail@civilengineeringss.com

**DEVELOPMENT PLANS FOR PLANET FITNESS**  
 SILOAM SPRINGS, ARKANSAS

**SITE PLAN & UTILITY PLAN**

<b>DRAWN BY</b> JTM	<b>DESIGNED BY</b> RDH	<b>CHECKED BY</b> RDH	<b>SHEET NO.</b> 2 OF 6
<b>JOB NUMBER</b> 1570	<b>DATE</b> MAY 2016	<b>SCALE: 1"=20' H</b> 1" = 20'	

# SD16-04 Planet Fitness

# Bird's Eye View- North



# GENERAL AREA MAP

Significant Dev Permit  
SD16-04

