



A G E N D A

SILOAM SPRINGS BOARD OF DIRECTORS
ADMINISTRATION BUILDING, 400 N. BROADWAY
AUGUST 2, 2016
BOARD MEETING - 6:30PM

Regular Board of Directors Meeting:

Opening of Regularly Scheduled Meeting

Call to Order

Roll Call

Prayer

Pledge of Allegiance

Approval of Minutes

Regular Meeting of July 19, 2016

I. Public Input

Items from the Public not on the Agenda (public may address any City business not listed on the agenda)

II. Regularly Scheduled Items

Contracts and Approvals

A. Futsal Court Agreement / John Brown University

B. Budget Amendment / 2016 Police Department Capital Budget / Rifle Armor; In-Car Camera System / \$170,000

C. Purchase Request / Street Division / 2016 Tandem Axle Dump Truck / Shipley Motor Equipment Company / \$117,935

Ordinances

D. Ordinance 16-09 / 1st Reading / Amend Section 102-21 of the City Municipal Code / rezone C-1A to C-2 / 1000 Block of Cheri Whitlock Dr.

E. Ordinance 16-10 / 1st Reading / Amend Section 102-21 of the City Municipal Code / rezone C-2 and R-2 to G-I / 100 Hwy. 412 W.

F. Ordinance 16-11 / 1st Reading / Amend Section 102-21 of the City Municipal Code / rezone R-2 to G-I / 1611 Cheri Whitlock Dr.

Resolutions

G. Resolution 28-16 / Significant Development Permit / New Life Church of Siloam Springs / 1611 Cheri Whitlock Dr.

Staff Reports

H. Administrator's Report

III. Directors Reports

IV. Adjournment

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD JULY 19, 2016

The Board of Directors of the City of Siloam Springs, Arkansas, met in regular session at the City of Siloam Springs Administration Building, on July 19, 2016.

The Meeting was called to order by Mayor Turner.

Roll Call: Jones, Johnson, Smiley, Burns, Beers –Present
Coleman, Smith –Absent

Present: Phillip Patterson, City Administrator; Jay Williams, City Attorney; Renea Ellis, City Clerk; Greg Neely, Fire Chief; Jeremey Criner, Fire Chief-Elect; Geoff Lewis, Deputy Police Chief; Don Clark, Community Services Director; Ben Rhoads, Senior Planner; Justin Bland, City Engineer; Art Farine, Electric Director; Steve Gorszcyk, Public Works Director.

Numerous members of the fire department where present as well.

Opening prayer was led by Steve Beers. Condolences to the Lonnie Leroy family were part of his prayer.

Mayor John Turner led the Pledge of Allegiance.

A copy of the July 5, 2016 minutes of the regular meeting had previously been given to each Director. A Motion was made by Smiley and seconded by Johnson to accept the minutes. Mayor called for a voice vote. Motion passed unanimously.

The first agenda item was the Open Hearing for Citizens Present.
None came forward.

The next item on the agenda: Planning and Zoning-Board of Adjustment Commissioners.
Discussion: Don Clark, Community Services Director, briefed and gave the recommendation to appoint Ted Song and Jerrod Driscoll.

A Motion to appoint Ted Song was made by Johnson and seconded by Beers.

Roll Call:

Johnson, Smiley, Burns, Beers, Jones –Aye.

5 Ayes. No Nays. Motion passed.

A Motion to appoint Jerrod Driscoll was made by Smiley and seconded by Beers.

Roll Call:

Johnson, Smiley, Burns, Beers, Jones –Aye.

5 Ayes. No Nays. Motion passed.

The next item on the agenda: Purchase Request / 2016 Mack Truck / Grande Truck Center /

\$123,015.

Discussion: Steve Gorszcyk, Public Works Director, briefed the item. Smiley asked about the savings and payback. Gorszcyk stated it would be just on the truck. Smiley then asked if costs of fuel had been estimated. Gorszcyk answered yes; fuel, wages, etc. has all been looked at. Beers expressed his appreciation for the aggressiveness and quick payback. He then asked about liability and if we had done this in the past. Gorszcyk answered no there is not, and it has not been done in the past. A Motion to approve the purchase of a 2016 Mack Truck from Grande Truck Center in the amount of \$123,015 was made by Burns and seconded by Smiley.

Roll Call:

Smiley, Burns, Beers, Jones, Johnson –Aye.

5 Ayes. No Nays. Motion passed.

The next item on the agenda: Purchase Request / 2016 Walking Floor Trailer / Travis Body & Trailer / \$65,065.

Discussion: Steve Gorszcyk, Public Works Director, briefed the item and explained the significance of “walking floor”. Don Cundiff, 601 W. Tahlequah, stated Gorszcyk seemed to be limited on knowledge and encouraged getting a driver with knowledge on the equipment. A Motion to approve the purchase of a 2016 Walking Floor Trailer from Travis Body & Trailer in the amount of \$65,065 was made by Smiley and seconded by Burns.

Roll Call:

Burns, Beers, Jones, Johnson, Smiley –Aye.

5 Ayes. No Nays. Motion passed.

The next item on the agenda: Purchase Contract / 2016 Bucket Truck / Altec Industries / \$143,577.

Discussion: Art Farine, Electric Director, briefed the item. Smiley asked why one company couldn't bid due to chassis size. Farine stated he thinks they felt like they wouldn't be competitive so they held off. Smiley asked if chassis is big enough. Farine stated yes, it will be a smaller truck to allow more mobility in tighter spaces. A Motion to approve the purchase of a 2016 bucket truck from Altec Industries in the amount of \$143,577 was made by Smiley and seconded by Beers.

Roll Call:

Beers, Jones, Johnson, Smiley, Burns –Aye.

5 Ayes. No Nays. Motion passed.

The next item on the agenda: Ordinance 16-06 / 3rd Reading / Amending Chapter 74 of the Municipal Code / Parks and Recreation.

Discussion: Don Clark, Community Services Director, briefed the item. Wayne Hartley, 1110 E. Country Lane, stated he was made aware of the issues at the Kayak Park in which he visits frequently and believes this is a valuable park to the community. He stated there are issues with the trash; a recycle bin would help. He then stated putting the rules in Spanish on a second sign would greatly help. He stated if the park closes at 5:30pm during the week, citizens would not go who work until 5:30pm; weekends would bring in heavy foot traffic. Burns pointed out the park hours are extended; and main concerns are trash, including beer bottle; smell of porta-potties, and policing the area. He stated he believes people need to start being fined, and the undesirables removed. He then asked if the City was funded to maintain the area. Clark answered no. Burns

stated this Ordinance needs enforced if passed. Phillip Patterson, City Administrator, stated we can't guarantee it will be resolved, but can promise City will start warning citizens during transition period and then issue citations once Ordinance becomes effective in September. He stated success is part of the problem. Jones pointed out there are a lot of people on their phones in parks and hopes it stops soon. He then said he has seen people sleeping in the gazebos multiple times and that this ordinance would make that illegal. Burns stated the Ordinance will be a continued work in progress. He expressed his appreciation for all the work staff has done. Clark pointed out that this is one of the Board goals. Beers stated he appreciates Burns concerns, but wanted to remind everyone what a beautiful park it is and that the City can get through this. Smiley stated we all appreciate Burns' passion towards these issues; many cities wish they had this problem. She stated issuing tickets will help people become more aware. A Motion to Place Ordinance 16-06 / Amending Chapter 74 of the Municipal Code / Parks and Recreation on its third reading, suspending the rules and reading title only, was made by Smiley and seconded by Beers.

Roll Call:

Jones, Johnson, Smiley, Burns, Beers –Aye.

5 Ayes. No Nays. Motion passed.

An Ordinance entitled:

**AN ORDINANCE AMENDING CHAPTER 74 OF THE SILOAM SPRINGS
MUNICIPAL CODE; ESTABLISHING PROTECTIONS FOR PARK PROPERTY AND
PATRONS.**

Was read on its third reading.

A Motion to Adopt Ordinance 16-06 was then made by Smiley and seconded by Johnson.

Roll Call:

Johnson, Smiley, Burns, Beers, Jones –Aye.

5 Ayes. No Nays. Motion passed.

The next item on the agenda: Ordinance 16-07 / 2nd Reading / Rezone R-3 to C-2 / 992 S. Lincoln Street / Frederic & Bertha Dohle.

Discussion: Ben Rhoads, Senior Planner, briefed the item, as well as the next Ordinance. A Motion to Place Ordinance 16-07 / Rezone R-3 to C-2 / 992 S. Lincoln Street / Frederic & Bertha Dohle on its second and third reading, suspending the rules and reading title only, was made by Smiley and seconded by Burns.

Roll Call:

Smiley, Burns, Beers, Jones, Johnson –Aye.

5 Ayes. No Nays. Motion passed.

An Ordinance entitled:

**AN ORDINANCE AMENDING SECTION 102-21 OF THE SILOAM SPRINGS
MUNICIPAL CODE (CITY ZONING MAP); REZONING (FROM R-3 TO C-2) THE
PROPERTY LOCATED AT 992 S. LINCOLN STREET.**

Was read on its second and third reading.

A Motion to Adopt Ordinance 16-07 was then made by Johnson and seconded by Smiley.

Roll Call:

Burns, Beers, Jones, Johnson, Smiley –Aye.

5 Ayes. No Nays. Motion passed.

The next item on the agenda: Ordinance 16-08 / 2nd Reading / Rezone R-2 to G-I / 1500 N. Mt. Olive / Siloam Springs School District.

Discussion: Ben Rhoads, Senior Planner, briefed this item in the previous discussion. A Motion to Place Ordinance 16-08 / Rezone R-2 to G-I / 1500 N. Mt. Olive / Siloam Springs School District on its second and third reading, suspending the rules and reading title only, was made by Johnson and seconded by Beers.

Roll Call:

Beers, Jones, Johnson, Smiley, Burns –Aye.

5 Ayes. No Nays. Motion passed.

An Ordinance entitled:

**AN ORDINANCE AMENDING SECTION 102-21 OF THE SILOAM SPRINGS
MUNICIPAL CODE (CITY ZONING MAP); REZONING (FROM R-2 TO G-I) THE
PROPERTY LOCATED AT 1500 N. MT. OLIVE STREET.**

Was read on its second and third reading.

A Motion to Adopt Ordinance 16-08 was then made by Smiley and seconded by Burns.

Roll Call:

Jones, Johnson, Smiley, Burns, Beers –Aye.

5 Ayes. No Nays. Motion passed.

The next item on the agenda: Resolution 25-16 / Significant Development Permit / Commercial Realty NWA, LLC / 2998 Hwy. 412 E.

Discussion: Ben Rhoads, Senior Planner, briefed the item. Smiley clarified there are no additional drives on the highway. Rhoads answered yes, that is correct. Beers asked what the protection is for segregation to homes behind the building. Rhoads stated there is a privacy fence currently that will be repaired and updated by applicant. Mayor asked Rhoads to clarify on the lighting. Rhoads stated lighting will not shine on any homes; only the property. Burns asked if this lighting will be standard with other projects. Rhoads stated they are requesting this on all projects. He said an engineer had told him the lighting industry is changing to this type of lighting. A Motion to approve Resolution 25-16, authorizing a significant development permit for 2998 Hwy 412 E., with staff recommendations, was made by Johnson and seconded by Burns.

Roll Call:

Johnson, Smiley, Burns, Beers, Jones –Aye.

5 Ayes. No Nays. Motion passed.

The next item on the agenda: Resolution 26-16 / Significant Development Permit / Cotton Patch Café / 3451 Hwy. 412 E.

Discussion: Ben Rhoads, Senior Planner, briefed the item. Johnson asked if we are doing anything to prevent traffic congestion at the common drive on the west side. Rhoads stated there isn't anything we can do; Cotton Patch is a 'sit-down' restaurant which should reduce continuous traffic flow. Burns stated traffic is a good problem to have. A Motion to approve Resolution 26-16 authorizing a significant development permit for 3451 Hwy. 412 E. was made by Burns and seconded by Beers.

Smiley stated she is excited to see this come to the City; will fit in nicely. Maria Johnson, Facility Director at Cotton Patch, stated this is the first Cotton Patch in Arkansas. She stated they hope to open after December.

Roll Call:

Smiley, Burns, Beers, Jones, Johnson –Aye.

5 Ayes.

No Nays.

Motion passed.

The next item on the agenda: Resolution 27-16 / State Aid City Street Program Participation / Mt. Olive Street Overlay.

Discussion: Justin Bland, City Engineer, briefed the item. Beers expressed thanks to the City for forward thinking. Burns asked who is doing the work now. Bland stated it is ARCO Construction. Burns pointed out that they are working weekends and evening hours. He then asked if we are on track with the paving schedule. Bland stated he believes so; hopefully completed before school begins. Bland stated the detour will be expanded to Washington Street while work on Maxwell is occurring and that a traffic mirror was hung at the corner of E. Main and S. Maxwell to help with bridge traffic. A Motion to approve Resolution 27-16 expressing the willingness of the City of Siloam Springs to utilize State Aid Street Program monies for the Mt. Olive St. overlay project was made by Beers and seconded by Burns.

Roll Call:

Burns, Beers, Jones, Johnson, Smiley –Aye.

5 Ayes.

No Nays.

Motion passed.

2nd Quarter 2016 Update / Board Goals 2015-2016: Phillip Patterson, City Administrator, went over changes to the Board Goals. He stated if anyone has questions, please email him.

Administrator's Report: Phillip Patterson, City Administrator, went over the Main Street contract progress report. He then reported that the fuel farm has saved \$28,500 year to date; total savings since inception in 2014 is almost \$110,000. He then introduced the new Fire Chief, Jeremey Criner, and gave a brief bio on his background. He then asked Chief Neely to come up as well as Criner's family. He stated he is pleased to present a well-credentialed Fire Chief. He then presented his badge to Mrs. Criner to pin. Criner thanked the search committee, Administrator Patterson, Chief Neely, and Siloam Springs Fire Department. He said he looks forward to serving. Patterson congratulated Criner. Patterson then thanked Chief Neely for his leadership and gave his bio. He thanked Neely and the SSFD for their service and then presented Chief Neely with a plaque to show the City's appreciation.

Open Hearing of Directors: Mayor stated he and Holland Hayden, Communications Manager, had the opportunity to attend an event in Springdale. He stated it was an opportunity to allow citizens to come out and find out what is being done to keep our area safe. He spoke about first meeting Chief Neely and how blessed we have been to have him on our staff. Beers thanked the Fire Department, Chief-Elect Criner and his family. He thanked Neely for everything he has done and said, simply put, well done faithful public servant. Burns wished Neely best wishes; and told Criner to do his duty. He then reminded everyone that there are several employees in the City that are deployed or are being deployed so be sure to pray for their safe return. Johnson stated Trump was nominated by the Republican party. He then expressed thanks to Chief Neely, Siloam Fire Department and Siloam Police Department. He then stated there are citizens concerned about their streets and sidewalks and hoped the issues could be addressed. Jones thanked Chief Neely for his great job. He then stated the City sales tax revenue is up. He asked the Board to continue being business friendly. Smiley expressed her appreciation for Chief Neely and everything he has done for the City. She welcomed Criner and his family. She expressed her excitement for everything happening in the City. She then said how she appreciates the Fire and Police Departments.

Mayor stated he said last Board meeting he would put together a committee to review applications received for the expired term of director Jones. He stated his intention was to have that be made up of private citizens. He stated, if there are no objections, he will say who he has chosen. He listed Mike Kenney, Judy Nation, and Jimmy Harris. He stated the end of July is the deadline for names to be submitted at City Hall.

Smiley then made a motion to adjourn.

Mayor stated he said last Board meeting he would put together a committee to review applications received for the expired term of director Jones. He stated his intention was to have that be made up of private citizens. He stated, if there are no objections, he will say who he has chosen. He listed Mike Kenney, Judy Nation, and Jimmy Harris. He stated the end of July is the deadline for names to be submitted at City Hall.

Smiley's motion was then seconded by Johnson. The Mayor called for a voice vote. All Ayes. Motion passed.

Meeting adjourned.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

{seal}



CITY OF
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STAFF REPORT

TO: Mayor and Board of Directors
FROM: Phillip Patterson, City Administrator
DATE: July 21, 2016
RE: Futsal Court Agreement / John Brown University

Recommendation: Approval of agreement with John Brown University for the construction of a Futsal Court.

Background: John Brown University recently received a grant from the Walmart Foundation for the construction of a Futsal Court. Futsal is an international sport, similar to soccer but consisting of only five (5) players per team, played on a tennis-sized, hard surface court. Futsal is played primarily in South and Central America, but is gaining popularity in the United States. Users of the Futsal Court would include the Siloam Springs Futbol Club ("SSFC"), which currently has approximately 700 members, but also the JBU varsity soccer and intramural sport teams, JBU students, and possibly the high school soccer team. Subject to this agreement, whereby the City crews would construct the court, community members, such as middle, intermediate, and high school students, and adults who all play pickup type soccer games throughout the City, would also be able to use the Futsal Court.

The proposed location for the Futsal Court is on property owned by JBU located west of W. Valley Drive and north of the intersection of W. Valley Drive and Dogwood Street, as shown generally in Exhibit A. The grant will provide the majority of funding for a single 75' x 120' Futsal Court, however, JBU would prefer to construct two (2) side-by-side courts creating the potential for a 150' x 120' court for tournament type play, similar to that shown in Exhibit A, which is estimated to cost between \$200,000 and \$250,000 to construct with private contractors. The court would include a concrete playing surface, fencing, goals, lighting and signage. For this reason JBU approached city staff about the possibility of partnering with the City to have the city work crews construct the court surface so that the grant money, along with other funds donated to JBU, could be used to increase the court's size. Staff reviewed our construction projects list, and believe that, subject to the court being constructed of concrete rather than asphalt, we can do the work this winter without delaying or rescheduling construction projects that have already been planned.

City staff and JBU recognize that a publicly accessible Futsal Court will provide additional recreational opportunities and increase the quality of life for city residents. In order to ensure the public's ability to access this recreational amenity, staff believes that it is necessary and advisable to provide the assistance to ensure the success of the project. Staff worked with the JBU staff to develop an agreement for the construction of courts which includes the following deal points:

1. The City will provide labor and equipment to prepare the site and construct a 150' x 120' concrete court with the intention of completing this portion of the project by the end of December 2016.
2. JBU will purchase all materials necessary for the City to construct the court (fill, base, and concrete).
3. JBU will complete the construction of the project by the installation of fencing, electrical and lighting, goals, surface treatment of the concrete, if any is to be installed, painting of the courts, and signage. Signage is to include information regarding additional parking options and times the court is reserved for league play. JBU intends to complete this portion of the project by the end of February 2017.
4. Prior to the City beginning any work on the Project, JBU will dedicate an easement to the City of sufficient size to encompass the facility in order to ensure the public's right to use such facility. The term of the easement shall be for 20 years. In addition, JBU will provide any necessary construction easement to the City.
5. The City, JBU, and the SSFC will cooperate to regulate the use of the courts.

Staff recommends approval of the agreement finding this partnership will serve to provide a public benefit to the residents and advance the public's interest and welfare. The City Attorney has reviewed and approved the proposed agreement.

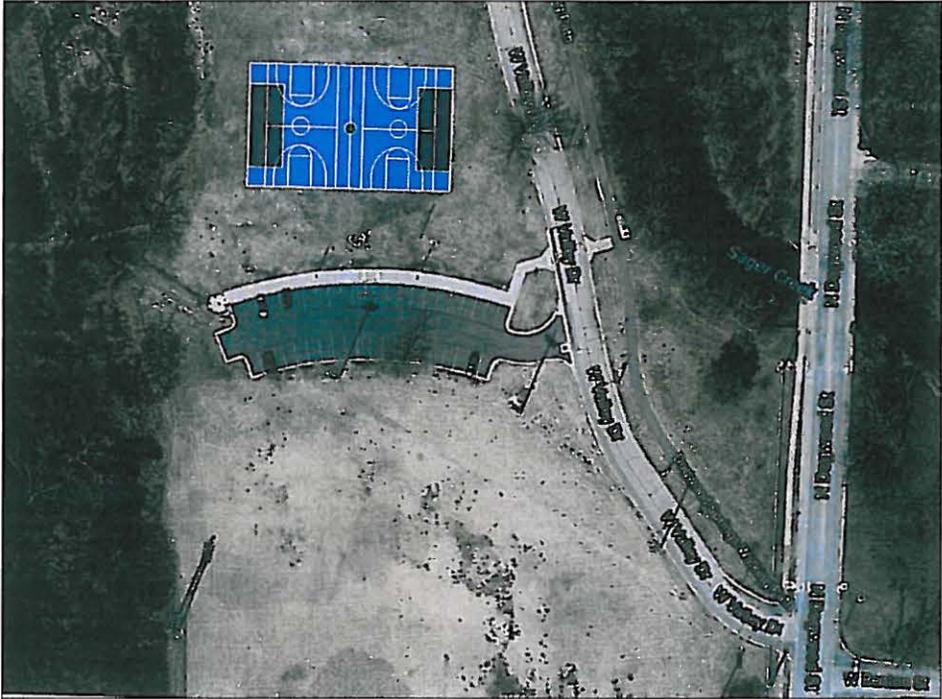
Fiscal Impact: There is no actual fiscal impact associated with the approval of the agreement since the City would only be providing the labor and equipment to construct the court's surface. The value of this labor and equipment is estimated to be approximately \$70,000.

Attachments:

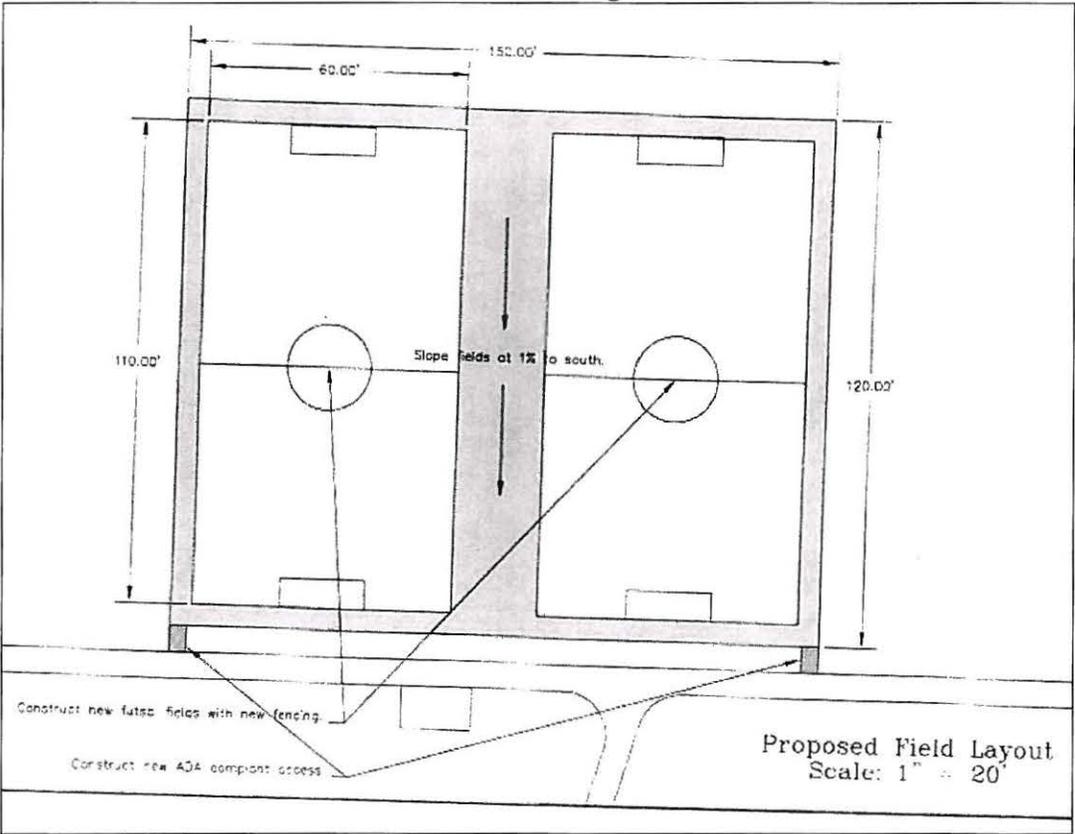
Exhibit A – Approximately location and design of proposed Futsal Court

EXHIBIT A

Approximate Location



General Design





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STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Jim Wilmeth, Chief of Police
DATE: July 25, 2016
RE: Budget Amendment / 2016 Police Department Capital Budget / Rifle Armor; In-Car Camera System / \$170,000

Recommendation: Amend the 2016 Police Department Capital Budget, re-purposing 2016 capital funds of \$75,000 from two suspended capital projects and remaining cost of \$95,000 to be drawn from police-restricted reserves created from sales tax fund revenue, to allow the purchase of in-car cameras and individual rifle armor for officers.

Background: The city's purchase of the property on Mt. Olive Street immediately south of the Police Department in December 2015 significantly changed the physical bounds for the police department and the fuel farm. The Mt. Olive property was purchased after the 2016 budget had been approved and so its area was not considered when police staff drafted the capital budget projects. The Police Department's 2016 capital budget contained two projects related to the installation and construction of external safety, surveillance and security measures based on the original footprint of the property. The Chief of Police has suspended these projects until a review of the surveillance/security needs for the enlarged footprint has been completed.

At present, the city's police officers do not possess body armor capable of stopping rifle ammunition such as the .223 and .308 caliber ammunition used against officers in Dallas and Baton Rouge. Additionally, we have determined the in-car camera systems in the patrol units are failing at an unacceptably high rate, leaving the department with decreasing means to document pursuits, traffic stops and other types of contacts with the public on video.

The funds allocated for the Security Camera/Alarm System Project equal \$35,000; funds for the Perimeter Security Project equal \$40,000. Careful stewardship in 2015 of the sales tax funded revenue resulted in a carryover to 2016 reserves of \$113,000 for police. Staff is recommending funds intended for the Security Camera/Alarm System, the Perimeter Security Project and the 2016 reserve funds be repurposed. The funds will be used to purchase front and back "rifle armor" and a carrier for each officer and to replace the fleet's aging in-car camera system with a new system that will include a maintenance agreement.

Fiscal Impact: The recommended action requires an additional \$95,000 from reserve monies tied to the Sales Tax Funded Revenue restricted for law enforcement purposes. The estimated cost for the rifle plates and carriers is \$30,000. The estimated costs for the in-car camera system, including hardware for data download, data storage and operating software is \$140,000. The expenditures will not adversely affect other city capital projects.

Attachments: None



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STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Steve Gorszczyk, Public Works Director
DATE: July 27, 2016
RE: Purchase Request / Street Division / 2016 Tandem Axle Dump Truck / Shipley Motor Equipment Company / \$117,935

Recommendation: Approve the Purchase of a Tandem Axle Dump Truck from Shipley Motor Equipment Company in the amount of \$117,935

Background:

The City of Siloam Springs Street Division recently requested bids for a Tandem Axle Dump Truck.

Bids were opened on July 18, 2016 and are shown below.

Company	Bid Amount
Peterbilt of NWA	\$105,264
Shipley Motor Equipment Co.	\$117,935
Truck Centers of Arkansas	\$118,665
MHC Kenworth Volvo	\$125,463

After careful review, the lowest bid from Peterbilt of NWA was for a 15-foot dump body. The bid specifications called for a 16-foot dump body, thus disqualifying the bid. The next lowest bid who met the specifications was Shipley Motor Equipment Company.

The new truck would replace a 26-year-old truck in the fleet.

Fiscal Impact: The 2016 capital budget for this purchase was \$130,000. Purchasing from Shipley Motor Equipment Company will put us under budget by \$12,065.

Attachments:

Purchase Request
Picture of Fleet Truck and New Truck

CITY OF SILOAM SPRINGS

PURCHASE REQUEST

Department: Street

Date: 7/19/2016

Material or Item: Tandem Axle Dump Truck

Explain the need or use for purchase: For hauling material to and from job sites

Purchase Order Number: _____

Funding Source: _____
(general, sales tax depreciation, hospital, street, grant, etc.)

Quotes:

	Company	Address <small>(Please provide for new vendors)</small>	Phone	Salesperson	Cost
1)	<u>Peterbilt of NWA</u>	<u>715 Bloomington, Springdale</u>	_____	_____	<u>\$105,264.00</u>
2)	<u>Shibley Motor</u>	<u>324 Bloomington, Lowell</u>	_____	_____	<u>\$117,935.00</u>
3)	<u>Truck Centers of AR</u>	<u>2675 Sunset, Springdale</u>	_____	_____	<u>\$118,665.00</u>
4)	<u>MHC Kenworth</u>	<u>4720 Sunset, Springdale</u>	_____	_____	<u>\$125,463.00</u>

Please recommend the company you wish to purchase from: Shibley Motor Equipment Co.

If this company is not the low quote, please explain: Company is the lowest quote that submitted accurate bid specs.

Account Number Requested (charged): 20.01.599999.000

Balance of funds remaining in this account: _____
All requests for purchases over \$10,000.00 must include copies of the written quotes.

If unable to obtain three quotes for any reason, attach explanation on separate sheet or purchase order detailing attempts made to obtain quotes and why they were not obtainable.

Dawn Kinch 7-20-16 Steve August 7/20/16
 Supervisor or Department Manager Signature/ Date Department Director/ Date

 Finance Director Signature/ Date Department Director/ Date

 City Administrator/ Date Department Director/ Date







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STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Ben Rhoads, AICP, Senior Planner *BR*
Cc: Don Clark, Community Services Director
DATE: July 20, 2016
RE: Ordinance 16-09 / 1st Reading / Amend Section 102-21 of the City Municipal Code /
rezone C-1A to C-2 / 1000 Block of Cheri Whitlock Dr.

Recommendation: Place Ordinance No. 16-09 on its ____ (1st, 2nd or 3rd) reading, suspending the rules and reading by title only.

Background: The applicant, the Scarbrough Family Trust, requests to rezone their property at 1000 block of Cheri Whitlock Dr. from C-1A (Light Commercial) to C-2 (Roadway Commercial).

The Planning Commission reviewed the rezoning application at the July 12, 2016 regular meeting. There were no comments from the public. The Commission recommended approving the rezoning permit by a 6-0 vote, with no abstentions.

Fiscal Impact: No fiscal impact is anticipated.

Attachments:

Staff Report with attachments
Ordinance No. 16-09



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: June 21, 2016
RE: Rezoning Development Permit, RZ16-04/ Rezone from C-1A to C-2

Recommendation: Approval of RZ16-04 (Rezone Development Permit).

Background:

APPLICATION REVIEW DATES

Planning Commission review: July 12, 2016

Board of Directors review: August 2, 2016

APPLICANT AND AGENT

Applicant/Owner: Scarbrough Family Trust

Agent: Ghan & Cooper Commercial Properties – Stuart Ghan

SUBJECT PROPERTY ADDRESS

1000 Block of Cheri Whitlock Dr.

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=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing>

PROJECT INTENT

The applicant desires to rezone a platted out lot in the Sager Creek Addition from C-1A (Light Commercial) to C-2 District (Roadway commercial).

REFERENCE APPLICATIONS

The following applications are associated with this request: LS16-07 (Lot Split).

EXISTING AND PROPOSED LAND USES AND ZONING

<i>EXISTING LAND USE</i>		<i>EXISTING ZONING</i>	
Vacant lot		C-1A (Light commercial)	
<i>PROPOSED LAND USE</i>		<i>PROPOSED ZONING</i>	
Future retail or office		C-2 (Roadway commercial)	
<i>SURROUNDING LAND USE</i>		<i>SURROUNDING ZONING</i>	
North:	Residential, single-family/ Institutional	North:	R-2 (Residential, medium)/ C-2 (Roadway commercial)
South:	Residential, single-family	South:	R-3 (Residential, two-family)
East:	Vacant	East:	C-1A (Light commercial)
West:	Residential, single-family/ Vacant lot	West:	R-2 (Residential, medium)/ R-3 (Residential, two-family)

ZONING USE UNIT CONSISTENCY

The exact future land use is not yet known, however staff believes these lots will be used for commercial and office uses. Generally, commercial and office uses fall within Use Units 8,9,15 and 16. These use units, as well as others, are permitted in the proposed C-2 District.

LOT STANDARDS CONSISTENCY

<i>MINIMUM (C-2) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot 1R* Lot Area: 8,000 sq. ft.	54,798 sq. ft. or 1.258 acres
Lot 1R Lot Width: 80 ft.	212.50 ft.
Lot 2R* Lot Area: 8,000 sq. ft.	68,607 sq. ft. or 1.575 acres
Lot 2R Lot Width: 80 ft.	202.50 ft.
Average Lot Size: 1.42 acres	

*These lots are proposed through a separate lot split application; see reference application section of this report.

STAFF DISCUSSION

The applicant requests rezoning 2.83 acres in the 1000 Block of Cheri Whitlock Dr. from C-1A to C-2. The rezoning is occurring on a platted subdivision out lot (to be split through a separate lot split application) in the Sager Creek Addition, located south of the Elizabeth Richardson Center, at the southeastern corner of Hico St. and Cheri Whitlock Dr. The request is an attempt to upzone the property to a slightly more intensive commercial zone. The more intensive commercial zone will allow for a larger lot coverage by 15% and 4 ft. smaller greenspace buffers. The future land use map describes this area as general commercial and office, but does not specify any level of intensity. Staff believes that the requested change will not increase the intensity of the lot development to a level that is incompatible with the surrounding residential neighborhood uses. Future development on the two lots will be required to be visually screened from residential uses with a six foot opaque fence or landscaped berm. In addition, future parking lot lighting will be cut off so no glare will shine into neighboring residences. Giving the prevailing commercial land uses (both existing and planned) along the Cheri Whitlock Dr. corridor, 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: June 2, 2016.
 - Newspaper legal notification: June 15, 2016 (Herald-Leader).
 - Letter legal notification: June 13-16, 2016.
 - Staff received two phone calls of a questioning nature, inquiring on the future plans for the lots. Staff relayed what is known to the callers. Staff received no correspondence.

COMPREHENSIVE PLAN CONSISTENCY

The 2030 future land use map describes this area as commercial and office of varying densities. The proposal is consistent with the future land use map's guidance. The following zone(s) are appropriate according to the designation: C-1, C-2; C-1A.

Fiscal Impact:

No impact is anticipated.

Attachments:

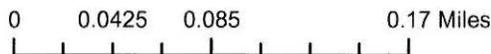
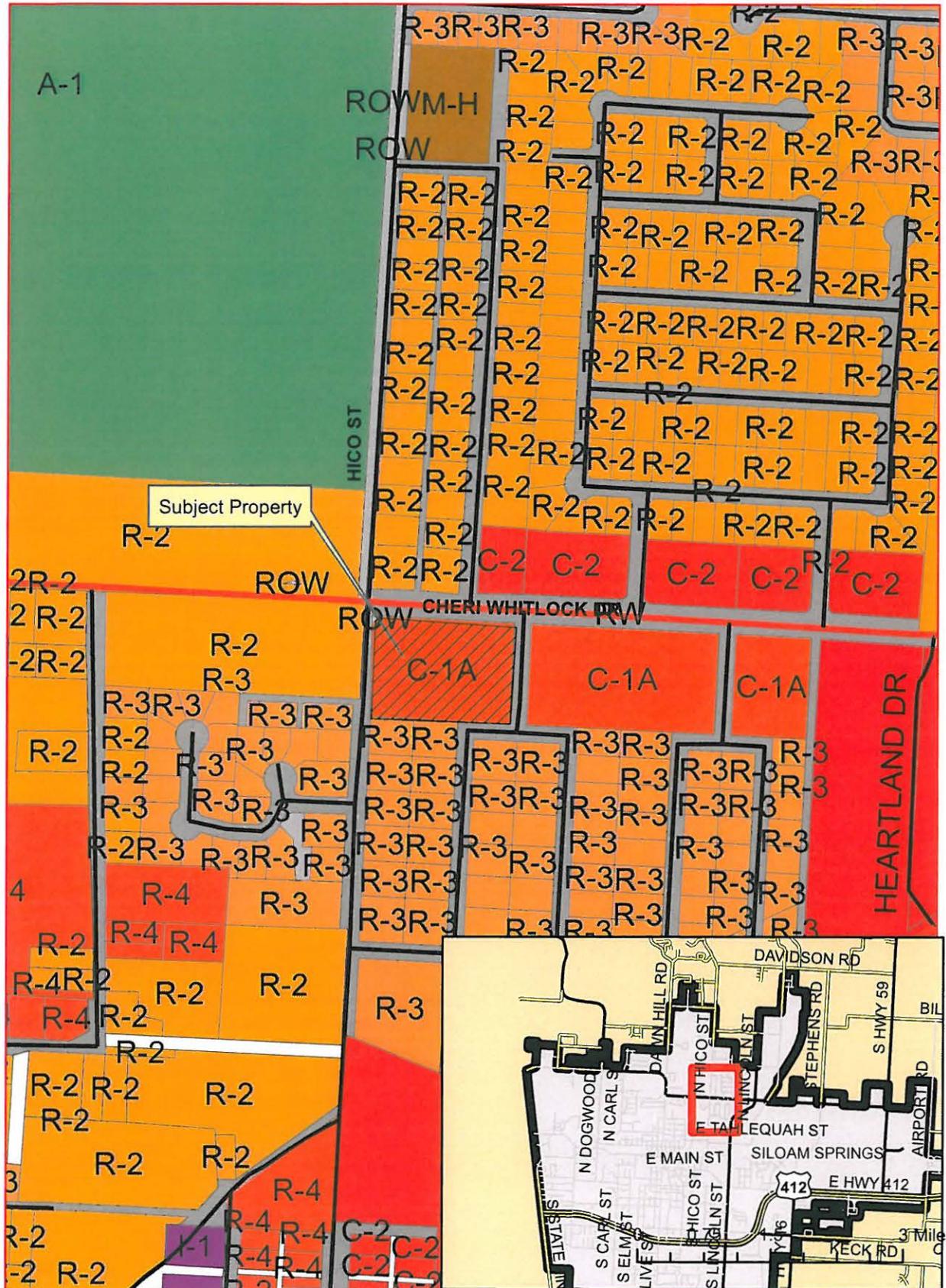
Site Plan
Bird's Eye View
General Area Map

LS16-07 & RZ16-04 – Scarborough – Bird's Eye View



GENERAL AREA MAP

Rezone Development RZ 16-04



ORDINANCE NO. 16-09

**AN ORDINANCE AMENDING SECTION 102-21 OF THE
SILOAM SPRINGS MUNICIPAL CODE (CITY ZONING MAP);
REZONING (FROM C1-A TO C-2) THE PROPERTY LOCATED
AT THE 1000 BLOCK OF CHERI WHITLOCK DRIVE**

Whereas, the landowner, the Scarbrough Family Trust, Alice E. Scarbrough, Trustee, has requested that the below-described land be changed from the present zoning district of C1-A (Light Commercial) to C-2 (Roadway Commercial); and

Whereas, a public hearing on the proposed change was held on the 12th day of July 2016, before the City of Siloam Springs Planning Commission, after proper notice required by law; and

Whereas, no objections were registered at said hearing, and a motion approving the rezone was passed by the Planning Commission; and

Whereas, the proposal is consistent with the City's comprehensive land use plan; and

Whereas, upon review and deliberation it appears that the zoning change is in the best interest of the City of Siloam Springs; **Now Therefore:**

Be It Enacted by the Siloam Springs Board of Directors, as follows:

The zoning map of the City (Municipal Code Section 102-21) is hereby amended to include within the C-2 zoning district the property located at the 1000 Block of Cheri Whitlock Drive, and described as:

PART OF RESERVED LOT LYING NORTH OF LOTS 1 AND 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT 1 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION AND THE EAST RIGHT-OF-WAY OF NORTH HICO STREET; THENCE N02°58'16"E, ALONG SAID RIGHT-OF-WAY, 300.00 FEET TO SET A MAGNAIL ON THE INTERSECTION OF SAID EAST RIGHT-OF-WAY AND THE SOUTH RIGHT-OF-WAY OF EAST CHERI WHITLOCK DRIVE (ARKANSAS STATE HIGHWAY 43); THENCE S86°51'34"E, ALONG SAID SOUTH RIGHT-OF-WAY, 415.00 FEET TO AN EXISTING IRON PIN MARKING THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY OF MEADOWLARK LANE; THENCE S02°58'16"W, ALONG SAID WEST RIGHT-OF-WAY, 300.00 FEET TO A SET ½" REBAR MARKING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY OF MOCKINGBIRD LANE; THENCE N86°51'34"W, ALONG SAID NORTH RIGHT-OF-WAY AND LOTS 1 AND 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION, 415.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.858 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD,

ACCORDING TO A SURVEY BY ANDERSON SURVEYING INC., R.L.S. #1272,
JOB # 16-04-28.

Ordained and Enacted this _____ day of _____ 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)



CITY OF
Siloam Springs
It's a natural

STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: July 20, 2016
RE: Ordinance 16-10 / 1st Reading / Amend Section 102-21 of the City Municipal Code /
rezone C-2 and R-2 to G-I / 100 Hwy. 412 W.

Recommendation: Place Ordinance No. 16-10 on its ____ (1st, 2nd or 3rd) reading, suspending the rules and reading by title only.

Background: The applicant, City of Siloam Springs, requests to rezone their property at 100 Hwy. 412 W. from C-2 (Roadway Commercial) and R-2 (Residential, medium) to G-I (General Institutional).

The Planning Commission reviewed the rezoning application at the July 12, 2016 regular meeting. There were no comments from the public. The Commission recommended approving the rezoning permit by a 6-0 vote, with no abstentions.

Fiscal Impact: No fiscal impact is anticipated.

Attachments:

Staff Report with attachments
Ordinance No. 16-10



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: July 6, 2016
RE: Rezoning Development Permit, RZ16-03/ Rezone from C-2 and R-2 to G-I

Recommendation: Approval of RZ16-03 (Rezone Development Permit).

Background:

APPLICATION REVIEW DATES

Planning Commission review: July 12, 2016

Board of Directors review: August 2, 2016

APPLICANT AND AGENT

Applicant/Owner: City of Siloam Springs

Agent: City of Siloam Springs – Police Dept.

SUBJECT PROPERTY ADDRESS

100 Hwy. 412 W.

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=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing>

PROJECT INTENT

The applicant desires to rezone a 3.033 combined metes and bounds parcel from R-2 (Residential, medium) and C-2 (Roadway commercial) to G-I District (General institutional).

EXISTING AND PROPOSED LAND USES AND ZONING

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Police Department and vacant lot	C-2 District (Roadway commercial)/ R-2 District (Residential, medium)
<i>PROPOSED LAND USE</i>	<i>PROPOSED ZONING</i>
Police Dept. and Impound Lot	G-I (General institutional)
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Commercial/ Retail	North: C-2 District (Roadway commercial)/ C-1A (Light commercial)
South: Residential, single-family	South: R-2 District (Residential, medium)
East: Residential, single-family/ Vacant lot	East: R-2 District (Residential, medium)/ C-2 District (Roadway commercial)
West: Residential, single-family/ Commercial/ Retail	West: R-2 District (Residential, medium)/ C-2 District (Roadway commercial)

ZONING USE UNIT CONSISTENCY

Municipal uses fall within Use Unit 12 (Small institution). Use Unit 12 is permitted in the proposed G-I District.

LOT STANDARDS CONSISTENCY

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

<i>MINIMUM (G-I) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot Area: 5,000 sq. ft.	3.033 acres or 1,321,175 sq. ft.*
Lot Width: 50 ft.	406 ft.
Maximum Lot Coverage: 60%	Approx. 50%
Maximum Floor to Area Ratio: 0.6 (60%)	0.011 or 1.1%

*Lot size is calculated assuming completion of a pending lot consolidation, merging three lots into one.

STAFF DISCUSSION

The applicant requests rezoning 100 Hwy. 412 W. from R-2/C-2 to G-I. The purpose of this request is to reclassify the Police Department’s property to a zone more appropriate for the existing land use. This location includes the Siloam Springs Police Station and a vacant lot located due south of the station. The request was prompted by the City’s review of a lot consolidation permit, in which the Police Dept. desired to merge a recently purchased lot at the northwest corner of Elliff and Mt. Olive Streets. The new lot abuts the Police Station’s parking lot and is intended to be used as a future vehicular impound lot. The Police Dept. plans on screening the impound lot so that there are no visual impacts to the surrounding residential properties. The City will systematically rezone all of their properties to G-I in the coming 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: June 2, 2016.
- Newspaper legal notification: June 19, 2016 (Herald-Leader).
- Letter legal notification: June 10-13, 2016.
- Staff received five phone calls of a questioning nature. The same information was relayed to all callers. After receiving more detail on the intent of the rezoning, there were no follow-up questions or concerns. Staff received no correspondence.

COMPREHENSIVE PLAN CONSISTENCY

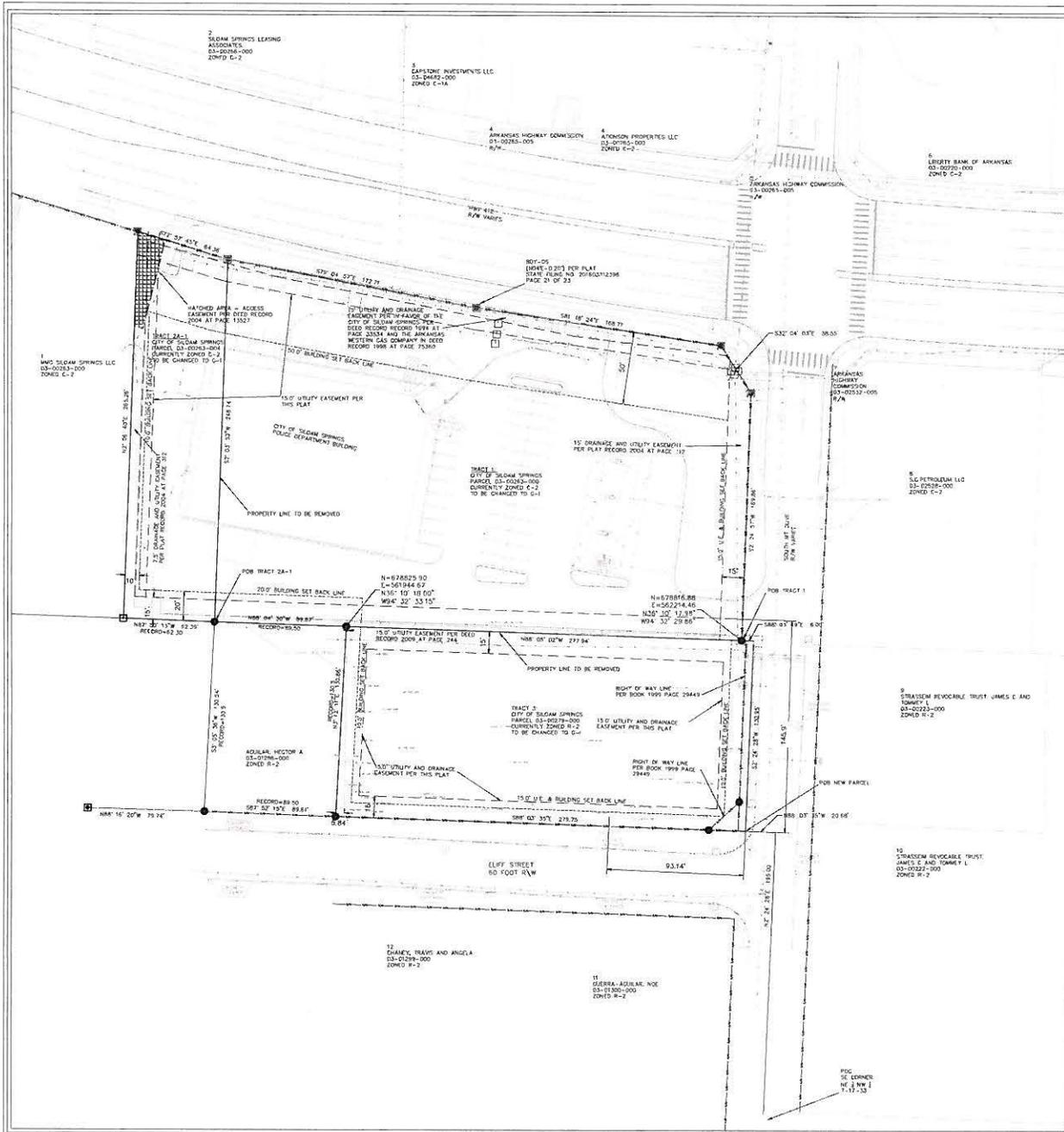
The 2030 future land use map describes this area as commercial and medium density family. Staff believes, due to the existing City facility, that the G-I zone is appropriate for this property, despite not being shown on the map. The Police Station had not yet moved to its present location at the time of the development of the future land use map. The following zone(s) are appropriate according to the designation: C-1; C-2; C-1A; R-2, R-3, G-I (see explanation above).

Fiscal Impact:

No impact is anticipated beyond the cost of filing the associated plat survey. The filing fee is \$30.00.

Attachments:

- Site Plan
- Bird's Eye View
- General Area Map



Legend

- FOUND IRON PIN
- FOUND IRON PIN
- FOUND P/W MARKER
- BOLLARD
- SET BACK LINE
- EASEMENT LINE
- R/W LINE

BASIS OF BEARINGS: State Plane Coordinate System
 Arkansas North Zone - NAD 83
CITY OF SILOAM SPRINGS GPS CONTROL CONTROL POINT
 OPS-13
 AS PROVIDED BY AERIAL DATA SERVICE INC JOB NO. 11330
 AND CREAT ION AND TULL ENGINEERS JOB NO. 94035 BOTH DATED
 MARCH 11 1997
SCALE FACTOR (Ground to State Plane) 0.99993720
 Dimensions shown on this plat are State Plane Dimensions
GRID DECLINATION (Convergence) -01°28'44.29"

REFERENCE DOCUMENTS

DEED RECORDS	PLAT RECORDS
2015-72732	2004-213
1999-29449	2004-464
2013-33374	2005-95
1994-33534	201003312398
1998-72160	C-238
2004-13227	C-196
2009-244	

PLANNING DIVISION APPROVAL
 THIS PLAT IS HEREBY APPROVED THIS DAY OF 2016
 BY THE PLANNING DIVISION OF THE CITY OF SILOAM SPRINGS, ARKANSAS

SENIOR PLANNER
LEGAL DESCRIPTIONS

TRACT 1:
 PART 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, COUNTY OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS BEING COMMENCING AT A POINT NORTH 02°04'13" EAST 325.20 FEET AND NORTH 88°04'48" WEST 300.00 FEET OF THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 7, THENCE NORTH 88°04'48" WEST 300.00 FEET, THENCE SOUTH 02°04'13" EAST 325.20 FEET, THENCE SOUTH 88°04'48" WEST 300.00 FEET TO A 2" IRON W/PCAP, BEING THE POINT OF BEGINNING, THENCE CONTINUING NORTH 88°04'48" WEST 322.00 FEET, THENCE NORTH 02°04'13" WEST 261.38 FEET TO THE POINT OF BEGINNING.

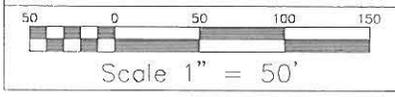
TRACT 2A-1:
 PART 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, COUNTY OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 7, THENCE NORTH 02°04'13" EAST 325.20 FEET TO A POINT, THENCE NORTH 88°04'48" WEST 300.00 FEET TO A 2" IRON W/PCAP, BEING THE POINT OF BEGINNING, THENCE CONTINUING NORTH 88°04'48" WEST 322.00 FEET, THENCE NORTH 02°04'13" WEST 261.38 FEET TO THE POINT OF BEGINNING.

TRACT 3:
 A PARCEL OF LAND LYING IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, COUNTY OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, THENCE ALONG THE CENTER SECTION LINE OF SAID SECTION 7, 2°42'28" E 195.00 FEET TO A POINT, THENCE LEAVING SAID CENTER SECTION LINE IN BEARING S 20°48' W 205.88 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING IN THE NORTH RIGHT OF WAY LINE OF ELLY STREET AND ALSO BEING THE POINT OF BEGINNING, THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 23°28' E 130.95 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, THENCE N 89°03'35" W 227.84 FEET TO A FOUND 1 1/2" SLICK ROD, SAID POINT BEING THE NORTHEAST CORNER OF LOT 12, BLOCK 1 OF ELITE SUBDIVISION AS SHOWN IN PLAT RECORD 2004-13227, AT PAGE 208 OF THE RECORDS OF THE CIRCUIT CLERK'S OFFICE OF BENTON COUNTY, ARKANSAS, THENCE ALONG SAID EAST LINE OF LOT 12, S 37°02' W 305.88 FEET TO A FOUND 1 1/2" IRON W/PCAP AND THE SOUTHWEST CORNER OF SAID LOT 12 AND THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING IN THE NORTH RIGHT OF WAY LINE OF ELLY STREET, THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY LINE S 89°03'35" E 279.55 FEET TO THE POINT OF BEGINNING, CONTAINING 0.838 ACRES AS MORE OR LESS, AND SUBJECT TO A STREET RIGHT OF WAY AND STREET RETURN DEDICATION AS FOUND IN DEED BOOK 1999 AT PAGE 29449 OF THE RECORDS OF THE CIRCUIT CLERK'S OFFICE OF BENTON COUNTY, ARKANSAS, AND SUBJECT TO 15.00' UTILITY EASEMENT RUNNING ALONG WITH AND PARALLEL TO THE NORTH WEST CORNER OF SAID PARCEL AS FOUND IN DEED BOOK 2009 AT PAGE 244 OF THE RECORDS OF THE CIRCUIT CLERK'S OFFICE OF BENTON COUNTY, ARKANSAS, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

NEW PARCEL:
 A PARCEL OF LAND LYING IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, COUNTY OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, THENCE ALONG THE CENTER SECTION LINE OF SAID SECTION 7, 2°42'28" E 195.00 FEET TO A POINT, THENCE LEAVING SAID CENTER SECTION LINE IN BEARING S 20°48' W 205.88 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING IN THE NORTH RIGHT OF WAY LINE OF ELLY STREET AND ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 89°03'35" W 279.55 FEET TO A 2" IRON W/PCAP WITH PLS 1 1/2" 1310 CROSSPOLE UPON IT, THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 23°28' E 130.95 FEET TO A FOUND 1 1/2" IRON W/PCAP AND THE SOUTHWEST CORNER OF SAID LOT 12 AND THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING IN THE NORTH RIGHT OF WAY LINE OF ELLY STREET, THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY LINE S 89°03'35" E 279.55 FEET TO THE POINT OF BEGINNING, CONTAINING 0.838 ACRES AS MORE OR LESS, AND SUBJECT TO A STREET RIGHT OF WAY AND STREET RETURN DEDICATION AS FOUND IN DEED BOOK 1999 AT PAGE 29449 OF THE RECORDS OF THE CIRCUIT CLERK'S OFFICE OF BENTON COUNTY, ARKANSAS, AND SUBJECT TO 15.00' UTILITY EASEMENT RUNNING ALONG WITH AND PARALLEL TO THE NORTH WEST CORNER OF SAID PARCEL AS FOUND IN DEED BOOK 2009 AT PAGE 244 OF THE RECORDS OF THE CIRCUIT CLERK'S OFFICE OF BENTON COUNTY, ARKANSAS, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.



LOT CONSOLIDATION PLAT
CITY OF SILOAM SPRINGS POLICE DEPARTMENT



Drawn By
 Michael Blankenship
 400 N Broadway
 Siloam Springs, AR 72761
 (479) 238-0929

Survey By
 James Caldwell
 609 South Oakhill
 Siloam Springs, AR 72761
 (479) 238-4069

Survey For
 City of Siloam Springs
 400 N Broadway
 Siloam Springs, AR

Plat Code
 500-17N-33W-0-07-4104-1310
Date 12/15/2015
Job # 5/10/2016

216020

CERTIFICATION: I hereby certify that on June 10 2016, the person plotted and described above, was completed as shown to the best of my knowledge, and is for the sole use of the party stated hereon. This property DOES NOT LIE in a designated flood zone according to F.E.M.A. Map #0500703C07J0. Dated September 26, 2007 as shown on the plat.

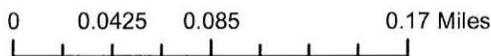
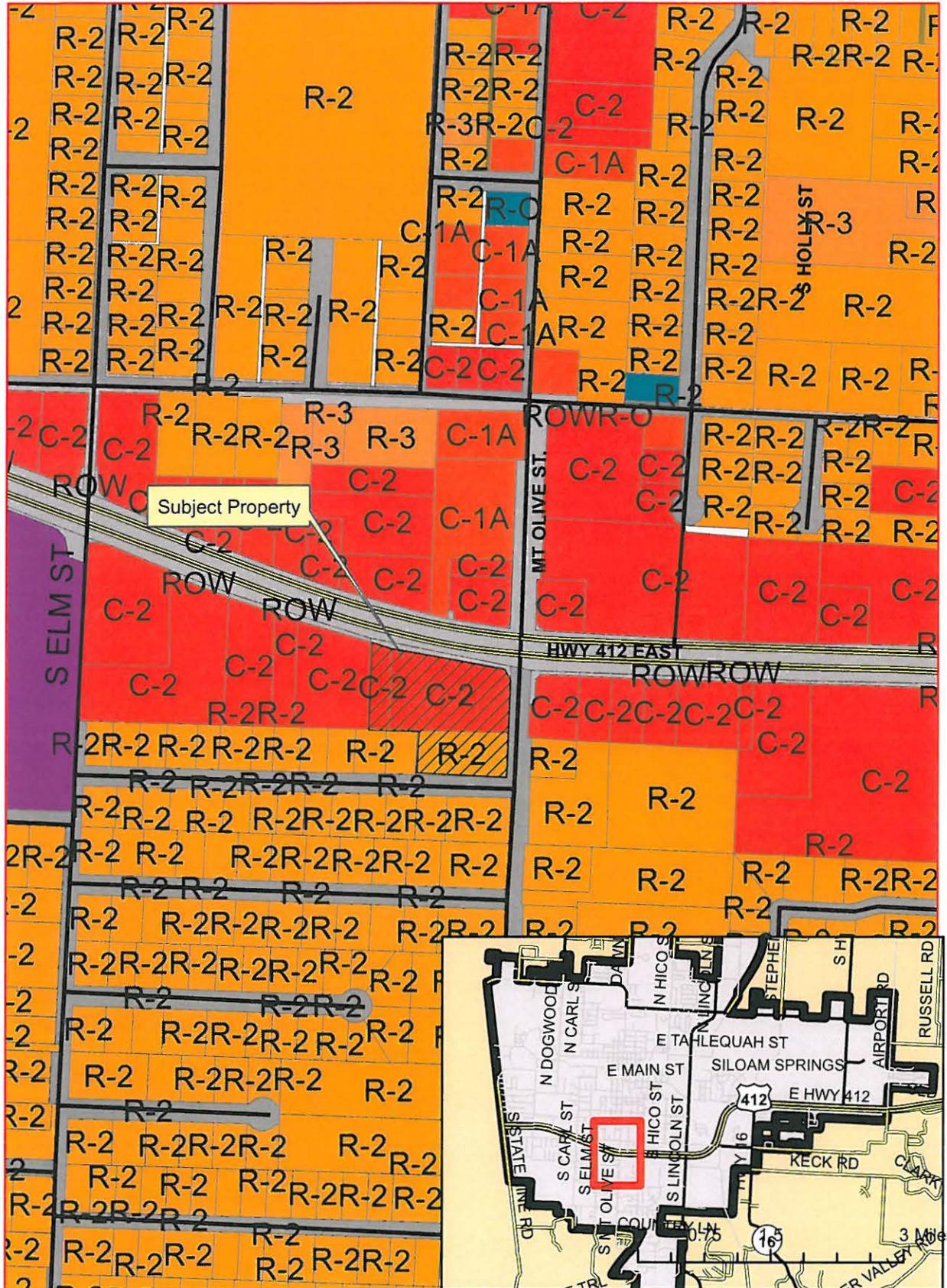
RZ16-03 SSPD

Bird's Eye View



GENERAL AREA MAP

Rezone Development RZ 16-03



ORDINANCE NO. 16-10

**AN ORDINANCE AMENDING SECTION 102-21 OF THE
SILOAM SPRINGS MUNICIPAL CODE (CITY ZONING
MAP); REZONING (FROM C-2 and R-2 to G-I) THE
PROPERTY LOCATED AT 100 HIGHWAY 412 WEST**

Whereas, the landowner, the City of Siloam Springs, has requested that the below-described land be changed from the present zoning district of C-2 (Roadway Commercial) and R-2 (residential medium) to G-I (General Institutional); and

Whereas, a public hearing on the proposed change was held on the 12th day of July 2016, before the City of Siloam Springs Planning Commission, after proper notice required by law; and

Whereas, no objections were registered/after receiving public comments, at said hearing, and a motion approving the rezone was passed by the Planning Commission; and

Whereas, the proposal is generally consistent with the City's comprehensive land use plan; and

Whereas, upon review and deliberation it appears that the zoning change is in the best interest of the City of Siloam Springs; **Now Therefore:**

Be It Enacted by the Siloam Springs Board of Directors, as follows:

The zoning map of the City (Municipal Code Section 102-21) is hereby amended to include within the G-I zoning district the property located at 100 Hwy. 412 West, and described as:

A PARCEL OF LAND LYING IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, IN THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST;

THENCE ALONG THE CENTER SECTION LINE OF SAID SECTION N 2°24'28" E 195.00 FEET TO A POINT; THENCE LEAVING SAID CENTER SECTION LINE N 88°03'35" W 20.68 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL, SAID POINT BEING IN THE NORTH RIGHT OF WAY LINE OF ELLIFF STREET AND BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 88°03'35" W 279.75 FEET TO A 1/2" REBAR WITH PLASTIC CAP WITH PLS 1310 EMBOSSED UPON IT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 3°12'11" E 130.86 FEET TO A FOUND 1" OUTSIDE DIAMETER SLICK ROD; THENCE N 88°04'30" W 89.87 FEET TO A 1/2" REBAR WITH PLASTIC CAP EMBOSSED WITH PLS 945; THENCE N

87°50'13" W 62.39 FEET TO A 1" OUTSIDE DIAMETER IRON PIPE;
THENCE N 2°06'40" E 265.26 FEET TO A 2" DIAMETER ALUMINUM CAP
EMBOSSSED WITH PLS 883, SAID POINT BEING IN THE SOUTH RIGHT
OF WAY LINE OF HIGHWAY 412 AS FOUND IN PLAT RECORD
201603312398 OF THE RECORDS OF THE ARKANSAS STATE
SURVEYORS OFFICE PER RIGHT OF WAY ACQUISITION AHTD JOB NO.
090241; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY
LINE THE FOLLOWING; S 72°57'45" E 64.36 FEET TO A 2" DIAMETER
ALUMINUM CAP EMBOSSSED WITH PLS 883; S 79°04'57" E 172.71 FEET
TO A 2" DIAMETER ALUMINUM CAP EMBOSSSED WITH PLS 883; S
81°18'24" E 168.71 FEET TO A 2" DIAMETER ALUMINUM CAP
EMBOSSSED WITH PLS 883; S 32°04'03" E 38.55 FEET TO A 2" DIAMETER
ALUMINUM CAP EMBOSSSED WITH PLS 883, SAID POINT BEING IN THE
WEST RIGHT OF WAY LINE OF SOUTH MOUNT OLIVE STREET;
THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND ALONG
SAID WEST RIGHT OF WAY LINE S 2°04'57" W 169.86 FEET TO A 1/2"
REBAR WITH PLASTIC CAP EMBOSSSED WITH PLS 985; THENCE S
88°03'19" E 8.00 FEET; THENCE S 2°24'28" W 130.95 FEET TO THE POINT
OF BEGINNING, SAID PARCEL CONTAINING 3.033 ACRES (132143.1924
S.F.) AS SURVEYED, SUBJECT TO ANY EASEMENTS OF RECORD.

Ordained and Enacted this _____ day of _____ 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)



Siloam Springs
It's a natural

STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: July 20, 2016
RE: Ordinance 16-11 / 1st Reading / Amend Section 102-21 of the City Municipal Code /
rezone R-2 to G-I / 1611 Cheri Whitlock Dr.

Recommendation: Place Ordinance No. 16-11 on its ____ (1st, 2nd or 3rd) reading, suspending the rules and reading by title only.

Background: The applicant, New Life Church of Siloam Springs, requests to rezone their property at 1611 Cheri Whitlock Dr. from R-2 (Residential, medium) to G-I (General Institutional).

The Planning Commission reviewed the rezoning application at the July 12, 2016 regular meeting. There were no comments from the public. The Commission recommended approving the rezoning permit by a 6-0 vote, with no abstentions.

Fiscal Impact: No fiscal impact is anticipated.

Attachments:

Staff Report with attachments
Ordinance No. 16-11



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: July 06, 2016
RE: Rezoning Development Permit, RZ16-05/ Rezone from R-2 to G-I.

Recommendation: Approval of RZ16-05 (Rezone Development Permit).

Background:

APPLICATION REVIEW DATES

Planning Commission review: July 12, 2016

Board of Directors review: August 2, 2016

APPLICANT AND AGENT

Applicant/Owner: New Life Church of Siloam Springs, Inc.

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

SUBJECT PROPERTY ADDRESS

1611 Cheri Whitlock Dr.

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=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing>

PROJECT INTENT

The applicant desires to rezone several metes and bounds parcels from R-2 (Residential, medium) to G-I District (General institutional).

REFERENCE APPLICATIONS

The following applications are associated with this request: SD16-06 (Significant Dev. Permit).

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Institutional-Church/ Vacant Property	R-2 District (Residential, medium)
<i>PROPOSED LAND USE</i>	<i>PROPOSED ZONING</i>
Institutional—Church (new sanctuary)	G-I District (General institutional)
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Residential, single-family	North: R-2 District (Residential, medium)/ R-3 District (2-family)
South: Residential, single-family/ Park	South: R-2 District (Residential, medium)
East: Residential, single-family/ Institutional—Church/ Commercial—Retail	East: R-2 District (Residential, medium)/ C-2 District (Roadway commercial)
West: Residential, single-family	West: R-2 District (Residential, medium)/ C-2 District (Roadway commercial)

ZONING USE UNIT CONSISTENCY

Church 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.

<i>MINIMUM (G-I) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL (all parcels start with “03” prefix)</i>
Lot Area: 5,000 sq. ft.	Parcel: 00503-002: 5.1 acres
	Parcel: 00503-000: 15 acres
	Parcel: 00501-000: 2.3 acres
	Parcel: 00501-002: 2 acres
Grand Total When Combined*	24.4 acres
Lot Width: 50 ft.	Parcel: 00503-002: 193 ft.
	Parcel: 00503-000: 472 ft.
	Parcel: 00501-000: 336 ft.
	Parcel: 00501-002: 474 ft. (Lincoln St. side)
Grand Total When Combined*	1001 ft. (Cheri Whitlock side)
Maximum Lot Coverage: 60%	Parcel: 00503-002: 0 %
	Parcel: 00503-000: Approx. 20%
	Parcel: 00501-000: 0%
	Parcel: 00501-002: 0%
Grand Total When Combined*	10%**
Maximum Floor to Area Ratio: 0.6 (60%)	Parcel: 00503-002: 0%
	Parcel: 00503-000: Approx. 2%**
	Parcel: 00501-000: 0%
	Parcel: 00501-002: 0%
Grand Total When Combined*	Approx. 1%**

*The applicant intends to file a separate lot consolidation permit to combine all parcels into one. This consolidation does not impact the rezoning request.

** Existing conditions.

STAFF DISCUSSION

The applicant requests rezoning 1611 Cheri Whitlock Dr. from R-2 to G-I, the campus of New Life Church, located to the west of the Lincoln St. and Cheri Whitlock Dr. intersection. The request was prompted by the City's review of a significant development permit to build a new sanctuary, for more on that project, please see staff report memo SD16-06. The property sits on four different parcels. Although each parcel meets the site regulations for the G-I zone, the applicant intends to consolidate these into one new tract in order to accommodate the construction of the new sanctuary building. This request is the sixth church to rezone to G-I since the new zoning district was adopted. Staff has no technical concerns with the rezoning 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: June 2, 2016.
 - Newspaper legal notification: June 19, 2016 (Herald-Leader).
 - Letter legal notification: June 17-20, 2016.
 - Staff received no phone calls or correspondence.

COMPREHENSIVE PLAN CONSISTENCY

The 2030 future land use map describes this area as commercial and office. Staff believes, due to the nature of the existing church, that the G-I zone is appropriate for this property. The following zone(s) are appropriate according to the designation: C-2; C-1A; R-2, R-3, G-I (see explanation above).

Fiscal Impact:

No impact is anticipated.

Attachments:

Site Plan
Bird's Eye View
General Area Map

RZ16-05 & SD16-06 New Life Church Bird's Eye View



ORDINANCE NO. 16-11

**AN ORDINANCE AMENDING SECTION 102-21 OF THE
SILOAM SPRINGS MUNICIPAL CODE (CITY ZONING
MAP); REZONING (FROM R-2 to G-I) THE PROPERTY
LOCATED AT 1611 CHERI WHITLOCK DRIVE**

Whereas, the landowner, New Life Church, has requested that the below-described land be changed from the present zoning district of R-2 (residential, medium) to G-I (General Institutional); and

Whereas, a public hearing on the proposed change was held on the 12th day of July 2016, before the City of Siloam Springs Planning Commission, after proper notice required by law; and

Whereas, no objections were registered/after receiving public comments, at said hearing, and a motion approving the rezone was passed by the Planning Commission; and

Whereas, the proposal is consistent with the City's comprehensive land use plan; and

Whereas, upon review and deliberation it appears that the zoning change is in the best interest of the City of Siloam Springs; **Now Therefore:**

Be It Enacted by the Siloam Springs Board of Directors, as follows:

The zoning map of the City (Municipal Code Section 102-21) is hereby amended to include within the G-I zoning district the property located at 1611 Cheri Whitlock Drive, and described as:

PART OF THE SE/4 OF THE NW/4 OF SECTION 32, T-18-N, R-33-W,
BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT AN IRON PIN 329.71' S86°41' 23"W OF THE NE CORNER OF SAID SE/4 OF THE NW/4; THENCE S86°44' 49"W 659.16' TO A FOUND IRON PIPE; THENCE S03°08' 21"W 695.02' TO A FOUND IRON PIN; THENCE S85°34' 00"E 337.94' TO A FOUND IRON PIN IN THE WESTERN RIGHT-OF-WAY OF NORTH LINCOLN ST.; THENCE ALONG SAID RIGHT-OF-WAY S03°05' 58"W 616.10' TO A POINT IN CHERI WHITLOCK DRIVE, THENCE LEAVING SAID RIGHT-OF-WAY; N86°57' 33"W 338.28'; THENCE N86°59' 04"W 657.66'; THENCE N03°04' 27"E 1322.06' TO THE POINT OF BEGINNING HAVING AN AREA OF 24.775 ACRES MORE OR LESS. PROPERTY IS SUBJECT TO THE RIGHT-OF-WAY OF CHERI WHITLOCK DRIVE ON THE SOUTH SIDE AND NORTH LINCOLN STREET ON THE EAST SIDE AND ANY EASEMENTS OF RECORD.

ORDINANCE NO. 16-11, PAGE 2

Ordained and Enacted this _____ day of _____ 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)



CITY OF
Siloam Springs
It's a natural

STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: July 20, 2016
RE: Resolution 28-16 / Significant Development Permit / New Life Church of Siloam Springs / 1611 Cheri Whitlock Dr.

Recommendation: Approval of Resolution 28-16, authorizing a significant development permit for 1611 Cheri Whitlock Dr., subject to the following conditions:

- 1.) The applicant must file a lot consolidation for all lots under common ownership, prior to building permit issuance. The lot consolidation must show utility easements around the proposed water line and also indicate drainage easements as directed by the City Engineer.
- 2.) The applicant must successfully rezone the property to "G-I", prior to building permit issuance.
- 3.) The applicant must show tree landscaping in the interior parking islands on the architectural plans, prior to building permit issuance.
- 4.) The applicant must show exterior parking lot lighting, and lighting must be cut off style, on the architectural plans, prior to building permit issuance.
- 6.) The applicant shall be responsible for screening all abutting residential properties with a 6 ft. opaque screen, prior to Certificate of Occupancy.

Background: The applicant, New Life Church of Siloam Springs, requests to construct a 39,109 sq. ft. sanctuary and church facility. The Planning Commission reviewed the Significant Development Permit application at the July 12, 2016 regular meeting. There were no comments from the public. The Commission recommended approval of the significant development permit, with conditions, by a 6-0 vote, with no abstentions.

Fiscal Impact: Street fees are not applicable for this project. No fiscal impact is anticipated.

Attachments:

Staff Report with attachments
Resolution 28-16



CITY OF
Siloam Springs
It's a natural

STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *ZLR*
Cc: Don Clark, Community Services Director
DATE: July 6, 2016
RE: Significant Development Permit, SD16-06/ 1611 Cheri Whitlock Dr.

Recommendation: Approval of SD16-06 (Significant Development Permit), subject to the following conditions:

- 1.) The applicant must file a lot consolidation for all lots under common ownership, prior to building permit issuance. The lot consolidation must show utility easements around the proposed water line and also indicate drainage easements as directed by the City Engineer.
- 2.) The applicant must successfully rezone the property to "G-I", prior to building permit issuance.
- 3.) The applicant must show tree landscaping in the interior parking islands on the architectural plans, prior to building permit issuance.
- 4.) The applicant must show exterior parking lot lighting, and lighting must be cut off style, on the architectural plans, prior to building permit issuance.
- 5.) The applicant must furnish a drainage report prior to Board of Directors review.
- 6.) The applicant shall be responsible for screening all abutting residential properties with a 6 ft. opaque screen, prior to Certificate of Occupancy.

Background:

APPLICATION REVIEW DATES

Planning Commission review: July 12, 2016

Board of Directors review: August 2, 2016

APPLICANT AND AGENT

Applicant/Owner: New Life Church of Siloam Springs, Inc.

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

SUBJECT PROPERTY ADDRESS

1611 Cheri Whitlock Dr.

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=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing>

PROJECT INTENT

The applicant requests to construct a 39,109 sq. ft. sanctuary and church facility.

REFERENCE APPLICATIONS

The following applications are associated with this request: RZ16-05 (Rezoning).

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>		<i>EXISTING ZONING</i>	
Institutional-Church/ Vacant Property		R-2 District (Residential, medium)	
<i>SURROUNDING LAND USE</i>		<i>SURROUNDING ZONING</i>	
North:	Residential, single-family	North:	R-2 District (Residential, medium)/ R-3 District (two-family)
South:	Residential, single-family/ Park	South:	R-2 District (Residential, medium)
East:	Residential, single-family/ Institutional—Church/ Commercial—Retail	East:	R-2 District (Residential, medium)/ C-2 District (Roadway commercial)
West:	Residential, single-family	West:	R-2 District (Residential, medium)/ C-2 District (Roadway commercial)

ZONING USE UNIT CONSISTENCY

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

PARKING STANDARDS CONSISTENCY

According to Municipal Code §102-75(a)(3)(a), parking is calculated by the total number of square feet in the assembly are of one space for every four seats, whichever is greater.

<i>USE TYPE</i>	<i>REQUIRED PARKING</i>	<i>EXISTING PARKING</i>	<i>NET PROPOSED PARKING*</i>	<i>PARKING SURPLUS/ DEFICIT</i>
Assembly Area 1 space/50 sq. ft.	190	141	56*	+7

* Including ADA accessible parking.

LOT STANDARDS CONSISTENCY

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

<i>MINIMUM (G-I)* ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL (all parcels start with a "03" prefix)</i>
Lot Area: 5,000 sq. ft.	Parcel: 00503-002: 5.1 acres
	Parcel: 00503-000: 15 acres
	Parcel: 00501-000: 2.3 acres
	Parcel: 00501-002: 2 acres
Grand Total When Combined*	24.4 acres
Lot Width: 50 ft.	Parcel: 00503-002: 193 ft.
	Parcel: 00503-000: 472 ft.
	Parcel: 00501-000: 336 ft.
	Parcel: 00501-002: 474 ft. (Lincoln St. side)
Grand Total When Combined*	1001 ft. (Cheri Whitlock side)
Maximum Lot Coverage: 60%	Parcel: 00503-002: 0 %
	Parcel: 00503-000: 25.6%
	Parcel: 00501-000: 0%
	Parcel: 00501-002: 0%
Grand Total When Combined*	10%***
Maximum Floor to Area Ratio: 0.6 (60%)	Parcel: 00503-002: 0%
	Parcel: 00503-000: 4%
	Parcel: 00501-000: 0%
	Parcel: 00501-002: 0%
Grand Total When Combined*	Approx. 1%***

* The proposal is in the process of being rezoned to "G-I", this zone is used for the lot standards consistency, refer to staff report memo RZ16-05 for more information.

** The applicant intends to file a separate lot consolidation permit to combine all parcels into one. This consolidation is a staff recommended condition.

STAFF DISCUSSION

The applicant is requesting to construct a 34,109 sq. ft. sanctuary and church facility expansion for New Life Church, located on Cheri Whitlock Dr. across the street from Sager Creek Community Church and Fire Station No. 1. The project requires a rezone from R-2 to G-I, this will be handled through a separate rezoning application; the rezoning is placed as a recommended condition on the approval of this significant development permit. In addition, the proposal sits on several parcels under common ownership by the applicant; these parcels will need to be consolidated into one lot prior to building permit issuance. Staff expects this lot consolidation to be filed for review on August 1, 2016.

Traffic impact is not anticipated to be an issue as there are controlled intersections to the east 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. 3) is added to ensure that interior landscaping is shown prior to building permit issuance. The church currently uses a dumpster, there are no plans to relocate this, however, should the applicant elect to relocate it, it will be screened per current City standards.

Opaque screening exists for all but three of the abutting residential properties on the west and all but two along the north property line. Per City Code, all missing fence segments will be installed by the applicant, a condition is added to ensure this is completed prior to Certificate of Occupancy. Staff confirmed that no parking lot lighting will shine directly on any abutting residential properties, the lighting will be full cut off, the final lighting and landscaping plan will be shown on the architectural plan set. Two conditions have been added to ensure this is shown on the final plans prior to building permit issuance. Drainage is handled by an on-site detention pond near the soccer fields located in the center of the project site. The final drainage report has not been completed, however the applicant intends to have this prepared for review prior to the Board of Directors' review, a condition is added to this effect. Sidewalks already exist along Cheri Whitlock Dr., and the applicant will pay a fee-in-lieu for sidewalks along Lincoln St in conformance with the City's sidewalk policy. The fee-in-lieu is requested by the City due to programmed street work scheduled on Lincoln St. in the next 6-12 months. All of staff's technical comments (excluding the items shown in the conditions) were addressed by the applicant.

Finally, it should be noted that due to a late design change, many of the items that are normally addressed through the technical review process are not yet covered by the applicant, thus causing a higher than usual amount of staff requested conditions. Staff spoke with the engineer on the project, and he has ensured all outstanding items will be addressed in the final architectural plan set.

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: June 02, 2016.
 - Newspaper legal notification: June 19, 2016 (Herald-Leader).
 - Letter legal notification: June, 17-20, 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. Since the historic use of this property has been used as a church, staff believes the proposal meets the spirit of the future land use map. Consult staff report memo RZ16-05 for more information on the zoning and future land use.

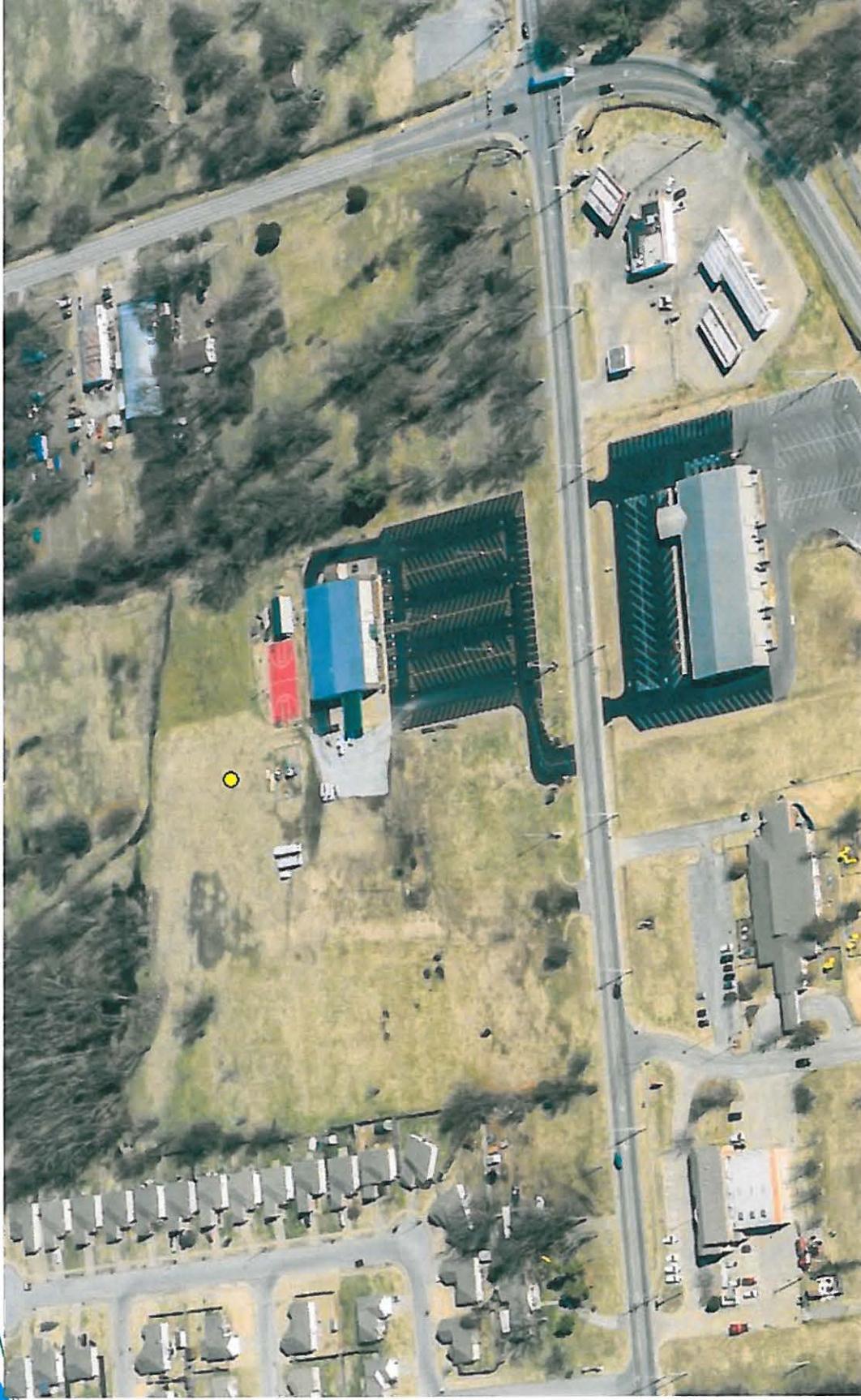
Fiscal Impact:

No fiscal impact is anticipated. Street Fees are not applicable for this project since Cheri Whitlock Dr. is a State controlled highway (Hwy. 43).

Attachments:

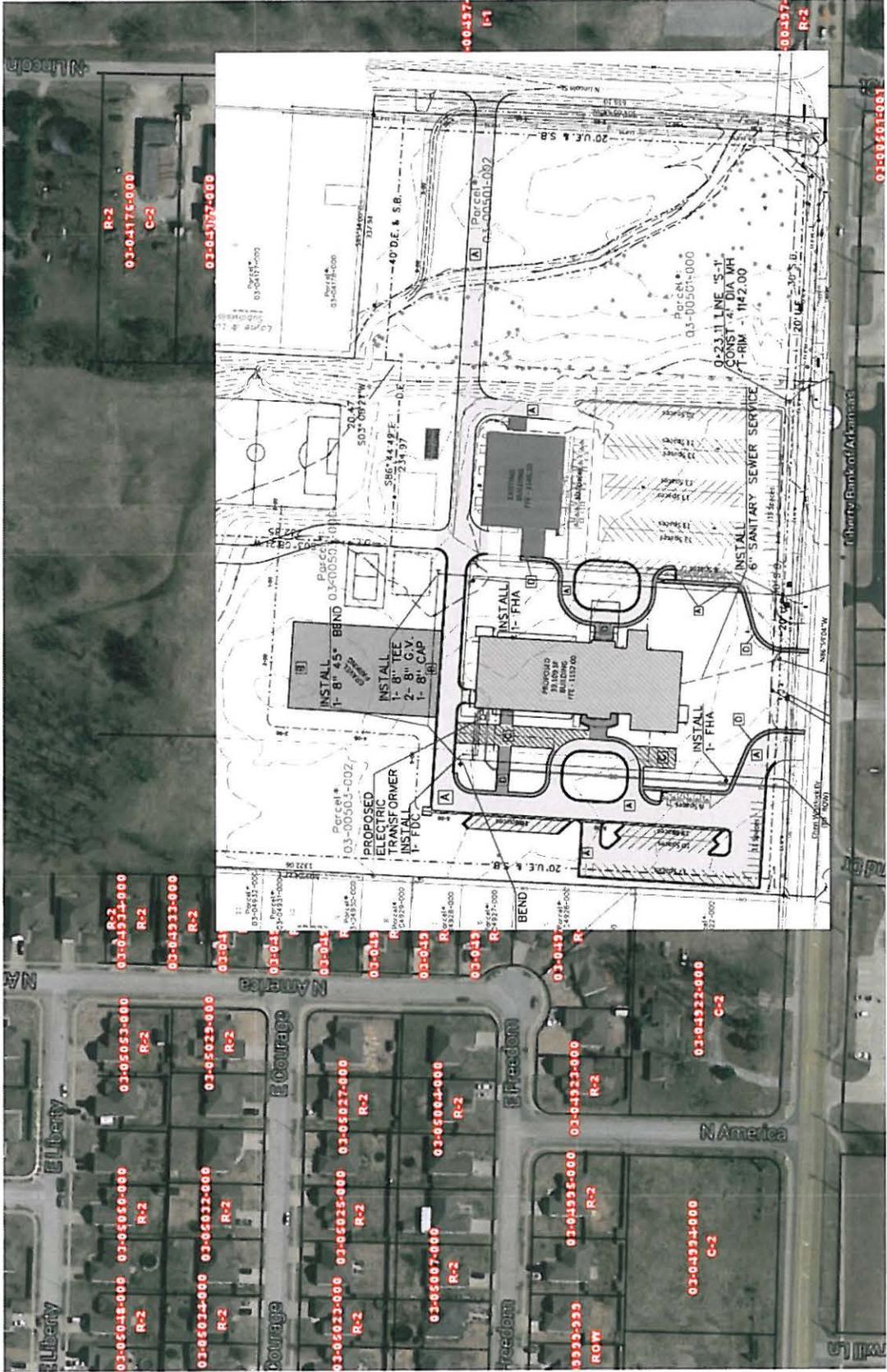
- Site Specific Proposal
- Bird's Eye View of Subject Property
- Plan Aerial Overview
- General Area Map

RZ16-05 & SD16-06 New Life Church Bird's Eye View



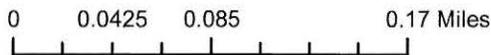
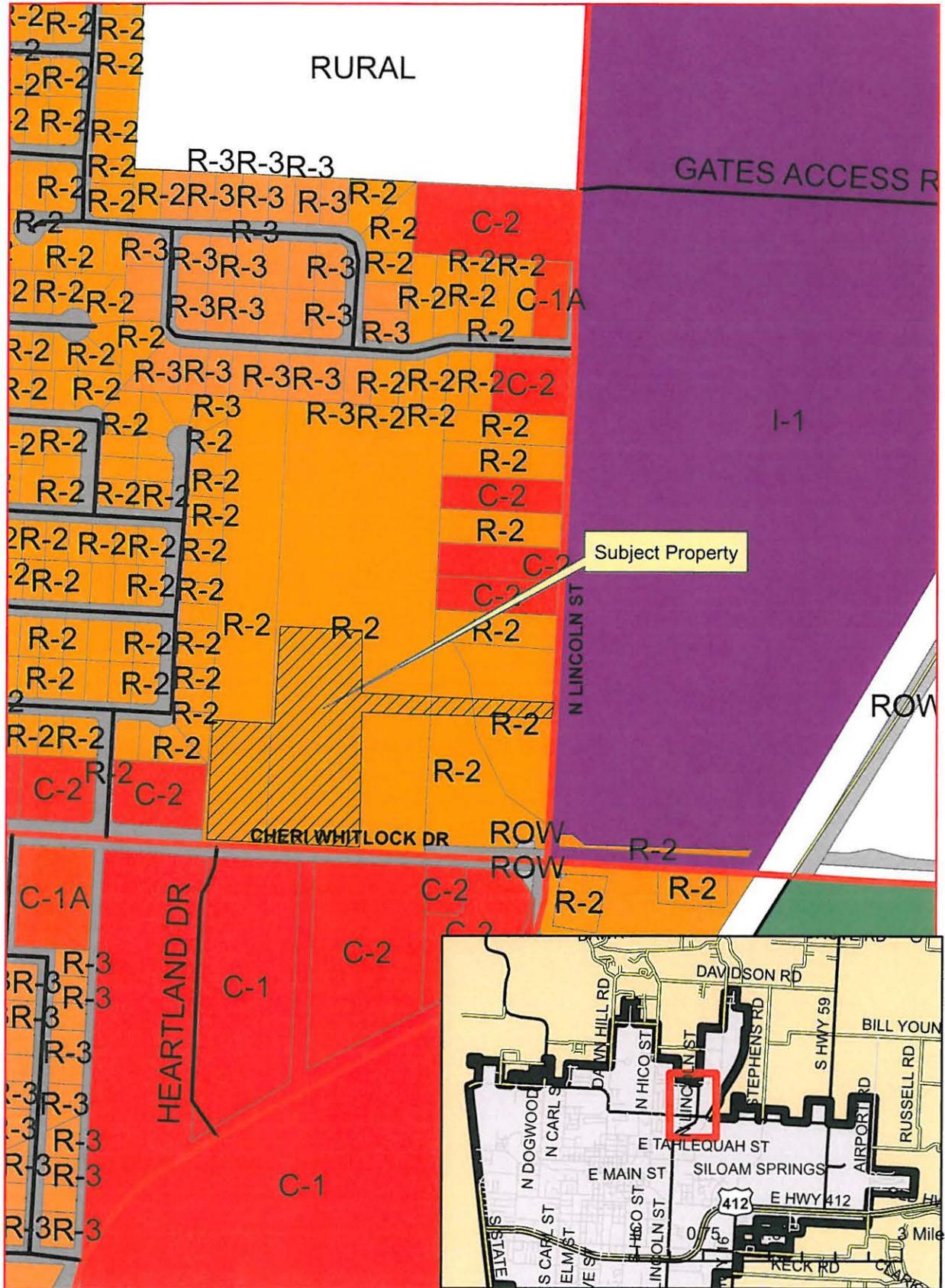
Plan Aerial Overlay

SD16-06 New Life Church



GENERAL AREA MAP

Rezone Development
SD 16-06



RESOLUTION NO. 28-16

**A RESOLUTION AUTHORIZING A SIGNIFICANT
DEVELOPMENT PERMIT FOR PROPERTY LOCATED
AT 1611 CHERI WHITLOCK DRIVE**

Whereas, a public hearing on the proposed significant development permit was held on the 12th day of July 2016, before the City of Siloam Springs Planning Commission, after proper notice required by law; and

Whereas, after receiving no public comments, a motion approving issuance of said permit was passed by the Planning Commission; and

Whereas, said proposal is consistent with the 2030 Land Use Map; and

Whereas, it appears that the significant development permit is in the public interest; **Now Therefore:**

Be It Resolved by the Siloam Springs Board of Directors as follows:

A significant development permit for property located at 1611 Cheri Whitlock Drive, as set forth on Exhibit "A" attached hereto, is hereby granted.

Done and Resolved this 2nd day of August 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)

Exhibit "A" to Resolution 28-16.
Page 1 of 5

DEVELOPMENT PLANS
FOR
NEW LIFE CHURCH
SILOAM SPRINGS, ARKANSAS

LOCAL UTILITY CONTACTS

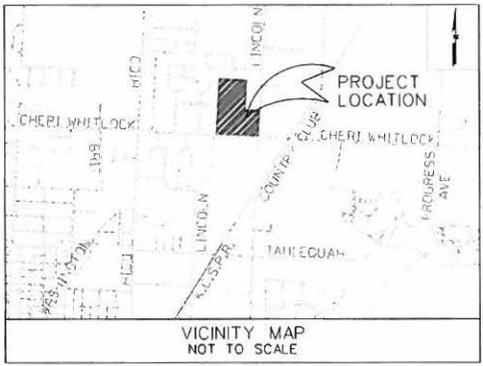
Water and Wastewater
City of Siloam Springs
Dan Farine, Maintenance Supt.
(479)238-0927

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
- 3 DIMENSION PLAN
- 4 GRADING PLAN
- 5 DRAINAGE PROFILES
- 6 SANITARY SEWER PROFILES & WATER LINE PROFILES
- 7 DEMOLITION PLAN & EROSION AND SEDIMENT CONTROL PLAN

DETAILS

- 1 PAVING DRAINAGE DETAILS
- 2 SEDIMENT & EROSION CONTROL DETAILS



PREPARED FOR
NEW LIFE CHURCH OF SILOAM SPRINGS INC.

P.O. BOX 945
SILOAM SPRINGS, AR 72761
(479) 524-4823

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



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

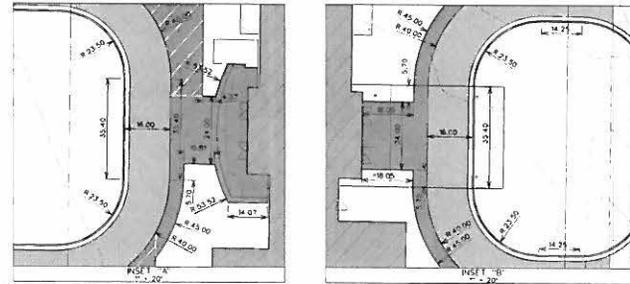


The "and" Registration Act
Title, Act passed into
law by the Arkansas
Legislature, Chapter
158, Act 113 of 1967
June 1, 1967

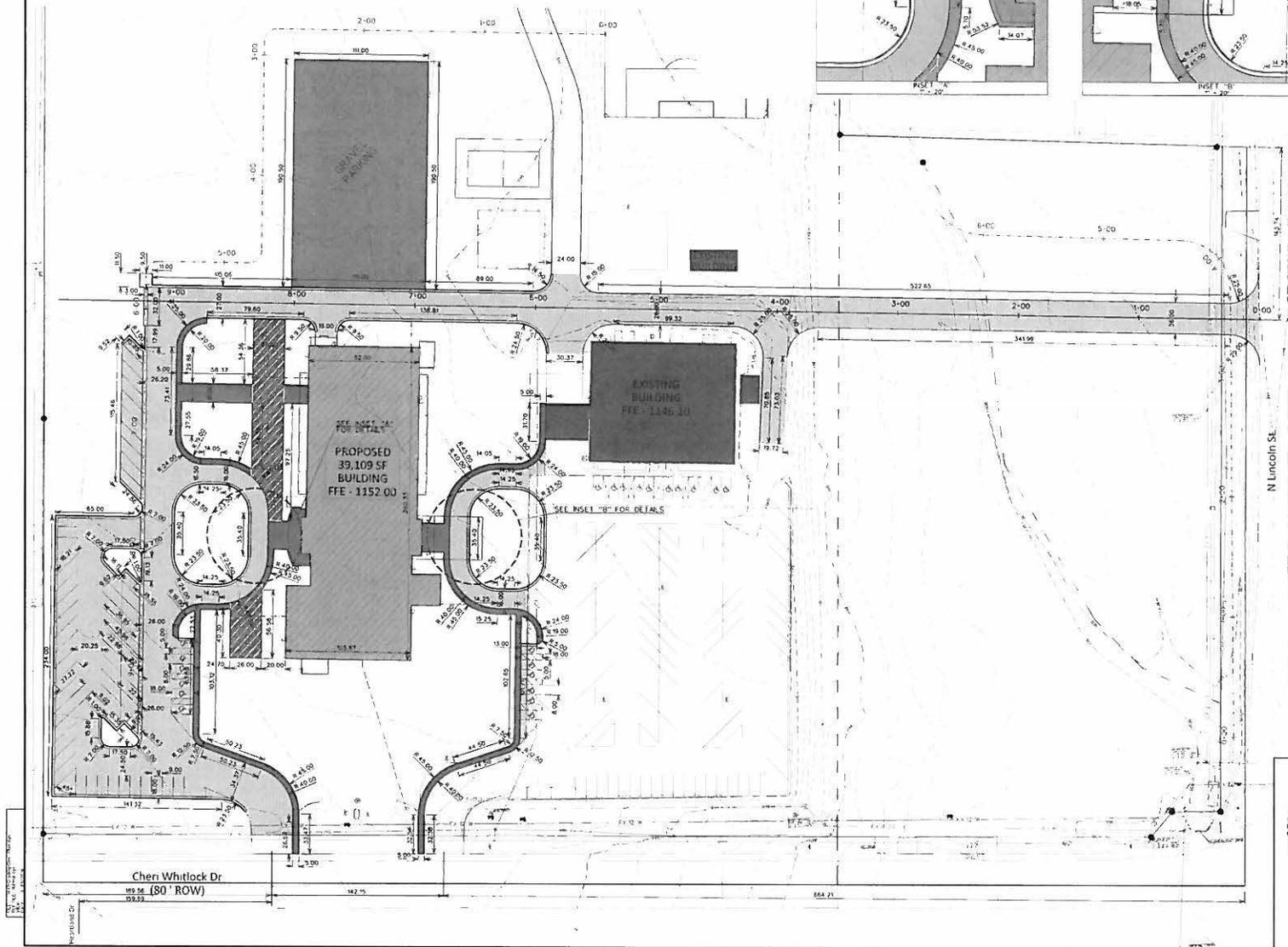
SURVEY PROVIDED BY:
James Surveying & Consulting Inc.
P.O. Box 617
Gentry, Arkansas 72734
(479)736-8416 Fax (479)736-8838

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Exhibit "A" to Resolution 28-16.
Page 3 of 5



- LEGEND**
- - - EXISTING INDEX CONTOUR (5')
 - - - EXISTING INTERMEDIATE CONTOUR (1')
 - - - PROPOSED INDEX CONTOUR (5')
 - - - PROPOSED INTERMEDIATE CONTOUR (1')
 - - - PROPOSED BREAKLINE
 - - - EXISTING FENCE LINE
 - FOUND IRON PIN
 - FOUND PIPE
 - SET IRON PIN
 - ▨ PROPOSED BUILDING
 - ▨ PROPOSED GRAVEL PAVING
 - ▨ 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
 - EXISTING TREE



NOTE
SEE ARCHITECTURAL PLANS
FOR BUILDING DIMENSIONS

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1	REV. 12/15/2016	CHANGES	BY: JH	DATE: 12/15/16
2	REV. 01/20/17	REVISED	BY: JH	DATE: 01/20/17



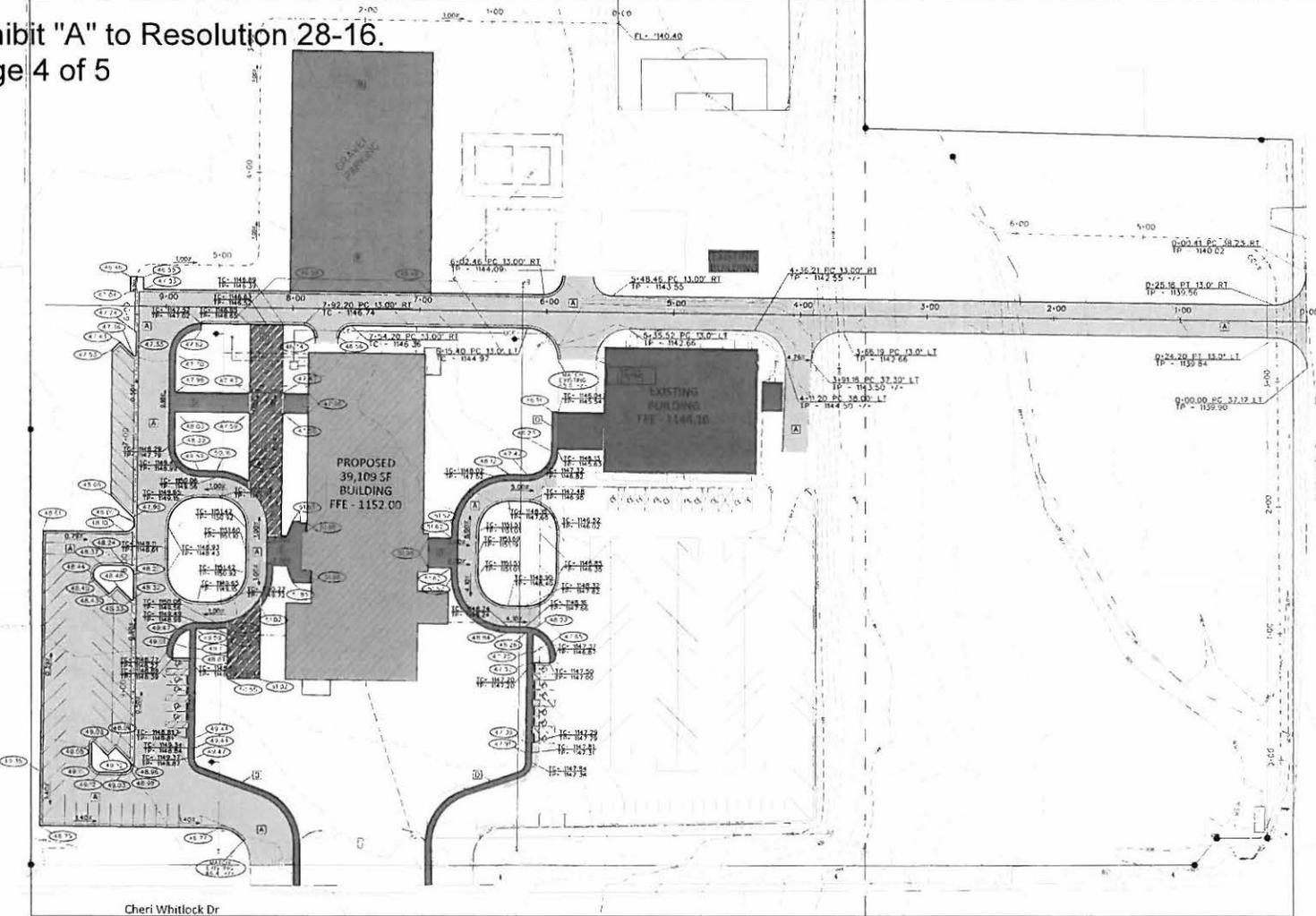
CIVIL ENGINEERING, INC.
P.O. Box 452, 715 S. Main Street, Searcy, Arkansas 72459
715-575-5410 Fax: 715-575-5411
EMAIL: ceh@civilenginc.com

DEVELOPMENT PLANS FOR
NEW LIFE CHURCH
SLOAN SPRINGS, ARKANSAS

DIMENSION PLAN

DRAWN BY:	JH	CHECKED BY:	ROH	SHEET NO.:
JOB NUMBER:	1235	DATE:	JAN 26, 2017	SCALE:
			1" = 40'	3 OF 7

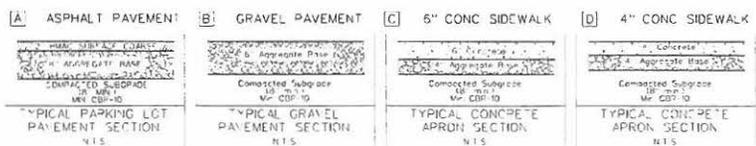
Exhibit "A" to Resolution 28-16.
Page 4 of 5



- LEGEND**
- PROPOSED TOP OF CURB/SIDEWALK SPOT ELEVATION (+1000)
 - PROPOSED TOP OF GRADE SPOT ELEVATION (+1000)
 - EXISTING INTERMEDIATE CONTOUR (5')
 - PROPOSED INTERMEDIATE CONTOUR (5')
 - PROPOSED INDEX CONTOUR (5')
 - PROPOSED INTERMEDIATE CONTOUR (1')
 - PROPOSED BREAKLINE
 - EXISTING FENCE LINE
 - FOUND IRON PIN
 - FOUND COTTON PICKER SPINDLE
 - ▨ PROPOSED BUILDING
 - ▨ PROPOSED GRAVEL PAVING
 - ▨ PROPOSED LIGHT DUTY ASPHALT PAVING
 - ▨ PROPOSED 4" CONCRETE SIDEWALK
 - ▨ PROPOSED 6" 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 PEDISTAL
 - ⊕ EX FIBER OPTIC PEDISTAL
 - ⊕ AC UNIT
 - ⊕ EX LIGHT POLE
 - ⊕ EX SIGN
 - ⊕ EXISTING TREE
 - PROPOSED TREE

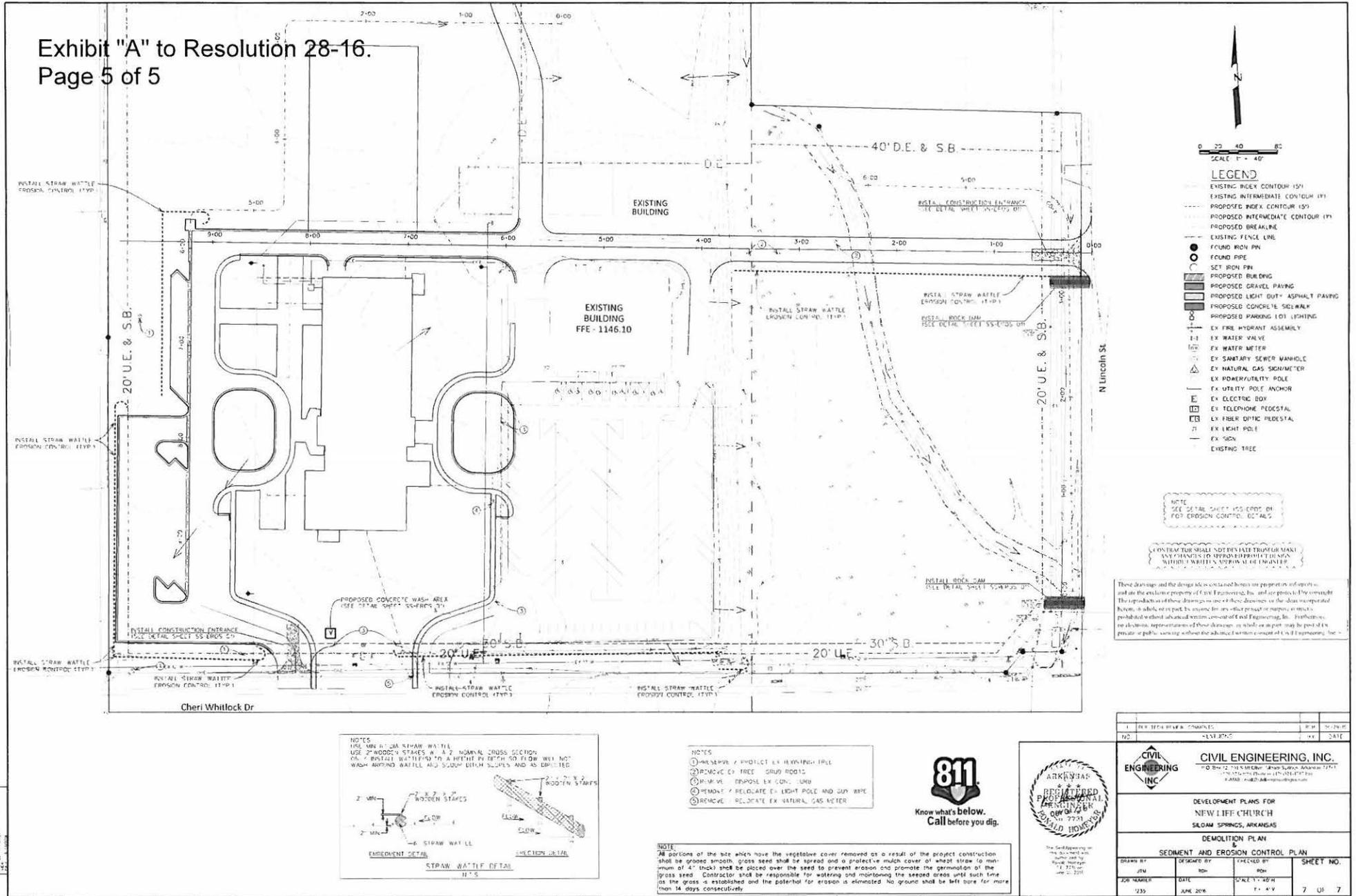
CONTRACTORS SHALL NOT RE-STATE FROM OR MAKE ANY CHANGES TO APPROVED PROJECT DESIGN WITHOUT THE WRITTEN APPROVAL OF ENGINEER.

These drawings and the design ideas contained herein are prepared, developed and are the exclusive property of Civil Engineering, Inc. and are provided by copyright. The reproduction of these drawings or any of these drawings or the ideas incorporated herein, in whole or in part, by anyone for any other project for purposes of construction without the written consent of Civil Engineering, Inc. is prohibited. No electronic reproductions of these drawings, in whole or in part, may be posted, printed, or public viewing, without the advanced written consent of Civil Engineering, Inc.



CIVIL ENGINEERING, INC.		CIVIL ENGINEERING, INC.	
P.O. Box 12, 71558 AR 2808, Salem, Arkansas 72157		P.O. Box 12, 71558 AR 2808, Salem, Arkansas 72157	
DEVELOPMENT PLANS FOR NEW LIFF CHURCH SLOAM SPRINGS, ARKANSAS			
GRADING PLAN			
DRAWN BY JPM	DESIGNED BY JPM	CHECKED BY JPM	SHEET NO. 4 OF 7
DATE JUNE 2016			

Exhibit "A" to Resolution 28-16.
Page 5 of 5



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1	REV. 10/14/2016	REVISED	DATE
NO.	101-10101	REV.	DATE



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DEVELOPMENT PLANS FOR
NEW LIFE CHURCH
SEARCY SPRINGS, ARKANSAS

DEMOLITION PLAN
SEDIMENT AND EROSION CONTROL PLAN

DRAWN BY	DATE	DESIGNED BY	CHECKED BY	SHEET NO.
JUN	NOV	NOV	NOV	7 OF 7
DWG NUMBER	DATE	SCALE		
1350	APR 2016	1" = 40'		

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

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

The meeting was called to order by Chairman Mounger.

Roll Call:

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

City Clerk, Renea Ellis; City Planner, Ben Rhoads; City Engineer, Justin Bland; City Attorney, Jay Williams; Don Clark, Community Services Director, all present.

A copy of the June 14, 2016 regular minutes had previously been given to each Commissioner. A motion was made by Engle and seconded by Blakely to accept the minutes.

Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

The first item on the agenda was a Lot Split Development Permit, LS16-06, 2100 Block of Ravenwood Plaza, A&H Ravenwood LLC, Civil Engineering, Inc. – Ron Homeyer, PE. Ben Rhoads, City Planner, briefed the item. Nation asked if the access easement is wide enough to be considered a street. Rhoads stated no, only a driveway. A Motion to approve was made by Smith and seconded by Williams.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

The next item on the agenda was a Lot Split Development Permit, LS16-07, 1000 Block of Cheri Whitlock Dr., Scarbrough Family Trust – Alice E. Scarbrough, Trustee, Ghan & Cooper Commercial Properties – Stuart Ghan.

Ben Rhoads, City Planner, briefed this item as well as the next rezone item. Nation asked if the rezoning only allows them to have a different use for the lots. Rhoads answered yes. Mounger stated this item and the next will be voted on separately. Stuart Ghan, 4611 Rogers Ave., Fort Smith, introduced himself. Smith asked what the present plans were. Ghan stated they are working with Dollar General. A Motion to approve was made by Nation and seconded by Williams.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

The next item on the agenda was a Rezone Development Permit, RZ16-04, C1-A to C-2, 1000 Block of Cheri Whitlock Dr., Scarbrough Family Trust – Alice E. Scarbrough, Trustee, Ghan & Cooper Commercial Properties – Stuart Ghan.

A Motion to approve was made by Smith and seconded by Blakely.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on August 2, 2016.

The next item on the agenda was a Rezoning Development Permit, RZ16-03, from C-2 and R-2 to G-I, 100 Hwy. 412 W., City of Siloam Springs Police Department.

Ben Rhoads, City Planner, briefed the item. Engle asked if area will be screened. Rhoads answered yes, with a 6 foot opaque wall. Don Clark, Community Services Director, stated there may be some brick along the frontage. He stated the impound lot will not be permanent; but only used to store vehicles involved in an investigation to comply with chain of custody. He stated there was a possibility of additional building being built at a later time for a processing lab. A Motion to approve was made by Williams and seconded by Nation.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on August 2, 2016.

The next item on the agenda was a Rezoning Development Permit, RZ16-05, R-2 to G-I, 1611 Cheri Whitlock Dr., New Life Church of Siloam Springs, Inc., Civil Engineering, Inc. – Ron Homeyer, PE.

Ben Rhoads, City Planner, briefed the item as well as the accompanying Significant Development Permit. Engle asked what the use of the gravel paving was. Rhoads stated it is for overflow parking. Nation asked if he has looked over the drainage study. Rhoads answered no, not yet; should be turned in prior to Board of Directors review. Ron Homeyer, 701 S. Mt. Olive, stated the gravel area would be used for overflow parking along with a dock in back for loading or unloading. He also stated drainage will be worked out. A Motion to approve with conditions was made by Nation and seconded by Williams.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on August 2, 2016.

The next item on the agenda was a Significant Development Permit, SD16-06, 1611 Cheri Whitlock Dr., New Life Church of Siloam Springs, Inc., Civil Engineering, Inc. – Ron Homeyer, PE.

A Motion to approve with conditions was made by Smith and seconded by Blakely.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on August 2, 2016.

The next item on the agenda was a Significant Development Permit, SD16-03, Shoppes at Siloam, 2998 Hwy. 412 E, Ronnie Self & James Pruden / Commercial Realty NWA, LLC, Jeff Kemp, Bates & Associates, Inc. – Geoff Bates, PE.

Ben Rhoads, City Planner, briefed the item. Nation clarified details on the entrances. Rhoads concurred; and said shared access is used when available to avoid cuts on the highway for safety. Engle asked if there will be any restrictions on left turns. Rhoads answered he does not know of any. Jeff Bates, 7230 S. Pleasant Ridge Drive, stated Rhoads did a good job presenting and has nothing else to add. A Motion to approve with conditions was made by Blakely and seconded by Nation.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on July 19, 2016.

The next item on the agenda was a Significant Development Permit, SD16-05, 3451 Hwy. 412 E., Molly LLC, Landrum Group, LLC – Stephen Landes, PE.

Ben Rhoads, City Planner, briefed the item. Smith asked if the detention ponds in the back have a drain or evaporation. Justin Bland, City Engineer, stated they will be piped underground through Lowes' parking lot and out. Steve Landes, 903 NE 9th Street, Shawnee, OK, stated what type of restaurant it will be and that everything had been covered by staff. He said he is available for any questions. Smith asked if a traffic jam will result due to the heavy flow at Wendy's entrance/exit. Rhoads stated having the aligned drives are the best situation; and there were no drives on the highway.

A Motion to approve with conditions was made by Nation and seconded by Smith.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on July 19, 2016.

Mounger announced this is Tony Williams last meeting, and expressed his appreciation.

Williams thanked everyone for the opportunity to serve as a Commissioner. He stated he is resigning, remarrying, and moving to Fayetteville.

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

APPROVED:

ATTEST:

Karl Mounger, Chairman

Renea Ellis, City Clerk

{Seal}