



CITY OF
Siloam Springs
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A G E N D A

SILOAM SPRINGS BOARD OF DIRECTORS
ADMINISTRATION BUILDING, 400 N. BROADWAY
OCTOBER 4, 2016
WORKSHOP: OVERALL BUDGET REVIEW / 5:30 PM
BOARD MEETING / 6:30 PM

Workshop: Overall Budget Review 5:30 pm

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 September 20, 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

Presentations

A. Life Saver Awards

B. Dog Park Action Committee

Contracts and Approvals

C. 2016 Affidavit for Destruction

D. Budget Amendment / Mt. Olive Street Diet / Community Services / \$86,000

Ordinances

E. 3rd Reading / Ordinance 16-12 / Amend Section 74 of the City Municipal Code / Establish Rental Rates for Sager Creek Soccer Complex

F. 1st Reading / Ordinance 16-14 / Amend Section 102-21 of the City Municipal Code / rezone R-2 to G-I / 1405 W. Jefferson St.

G. 1st Reading / Ordinance 16-15 / Amend Section 102-21 of the City Municipal Code / rezone R-4 to C-2 / 3300 Block of Hwy. 412 E.

Resolutions

H. Resolution 33- 16 / Significant Development Permit / Nottingham Apartments /2200 E. Little John St., 2220 E. Sherwood St., and 2225 E. Sherwood St.

Staff Reports

I. 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 SEPTEMBER 20, 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 September 20, 2016.

The Meeting was called to order by Mayor Turner.

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

Phillip Patterson, City Administrator; Jay Williams, City Attorney; Renea Ellis, City Clerk; Jeremy Criner, Fire Chief; Jim Wilmeth, Police Chief; Ben Rhoads, Senior Planner; Steve Gorszczyk, Public Works Director; present.

Opening prayer was led by Bob Coleman.

Mayor John Turner led the Pledge of Allegiance.

A copy of the September 6, 2016 minutes of the regular meeting had previously been given to each Director. A Motion was made by Smiley and seconded by Coleman to accept the minutes. Mayor called for a voice vote. Motion passed unanimously.

The first agenda item was the Open Hearing for Citizens Present.

Don Cundiff, 601 W. Tahlequah, stated he has noticed sidewalks being taken out around town and would like to see sidewalks on Tahlequah Street.

The next item on the agenda: Public Hearing / Sager Creek Vegetable / Arkansas Economic Development Commission Grant Closeout.

Discussion: Cassie Elliot, Grant Administrator at Visionary Milestones, briefed the item and gave an overview of the grant's purpose and number of employees hired. She stated the grant has been audited.

The next item on the agenda: Northwest Arkansas Regional Airport Authority Director.

Discussion: Mayor briefed the item, and placed Shelley Simmons for appointment. A Motion to accept the appointment of Shelley Simmons to the Northwest Arkansas Regional Airport Authority as Director was made by Smiley and seconded by Johnson.

Roll Call:

Smiley, Burns, Beers, Smith, Cavness, Coleman, Johnson –Aye.

7 Ayes.

No Nays.

Motion passed.

The next item on the agenda: Purchase Contract / Combination Sewer Cleaning Truck / Water Services Division / Truck Component Services / \$324,995.

Discussion: Steve Gorszczyk, Public Works Director, briefed the item. Johnson pointed out that this is a result of a growing City and feels this is needed. Smith asked how frequent sewage pipe

cleaning should occur. Gorszczyk said, ideally, it would be done daily. Smith asked if this truck will improve the frequency and save us money. Gorszczyk said it will prolong pipe life, and will help prevent manhole overflows. Coleman asked if they plan to purchase the extended warranty next year. Gorszczyk said they would take a look at the dependability before purchasing the warranty. A Motion to approve the purchase of a combination sewer cleaning truck for the Water Services Division from Truck Component Services for \$324,995 was made by Smiley and seconded by Coleman.

Roll Call:

Burns, Beers, Smith, Cavness, Coleman, Johnson, Smiley –Aye.

7 Ayes. No Nays. Motion passed.

The next item on the agenda: Budget Amendment / Fire Department / 2016 Capital.

Discussion: Fire Chief Jeremy Criner, briefed the item. Smith asked what kind of carpet is being purchased. Criner said it is a commercial grade tiles with a lifetime warranty. Beers expressed appreciation of addressing these items. He then asked how these items were prioritized. Criner stated he began a needs assessment of all facilities and equipment; discovering this as a top priority since it is not ADA compliant. Beers applaud the choice of carpet due to the ease of replacing tiles. A Motion to approve a budget amendment to the Fire Department's 2016 Capital Outlay, reallocating \$25,000 from two capital projects into one capital project for building upgrades was made by Burns and seconded by Beers.

Roll Call:

Beers, Smith, Cavness, Coleman, Johnson, Smiley, Burns –Aye.

7 Ayes. No Nays. Motion passed.

The next item on the agenda: Amendment #1 / Economic Development Agreement / Krish Hospitality, Inc. / Holiday Inn Express.

Discussion: Phillip Patterson, City Administrator, briefed the item and asked for a six month extension. Coleman pointed out that the agreement refers to the 31st of September, but there are only 30 days in September. A Motion to approve the amendment to the Economic Development Agreement with Krish Hospitality, Inc. was made by Smiley and seconded by Johnson.

Roll Call:

Smith, Cavness, Coleman, Johnson, Smiley, Burns, Beers –Aye.

7 Ayes. No Nays. Motion passed.

The next item on the agenda: 2nd Reading / Ordinance 16-12 / Amend Section 74 of the City Municipal Code / Establish Rental Rates for Sager Creek Soccer Complex.

Discussion: Troy Kirkendall, Parks and Recreation Manager, briefed the item. Beers asked if 2nd and 3rd reading tonight would be beneficial. Kirkendall said there is no rush. A Motion to Place Ordinance 16-12 / Amend Chapter 74 of the City Municipal Code / Establish Rental Rates for Sager Creek Soccer Complex on its second reading, suspending the rules and reading title only, was made by Smiley and seconded by Beers.

Roll Call:

Cavness, Coleman, Johnson, Smiley, Burns, Beers, Smith –Aye.

7 Ayes. No Nays. Motion passed.

An Ordinance entitled:

**AN ORDINANCE PROVIDING RENTAL RATES FOR THE SAGER CREEK SOCCER
COMPLEX LOCATED AT 608 SUE ANGLIN DRIVE.**

Was read on its second reading.

The next item on the agenda: Resolution 32-16 / Adopting the Finalized Benton County Hazard Mitigation Plan.

Discussion: Jim Wilmeth, Police Chief, briefed the item. Johnson referred to a sentence in the Plan, and asked how it was figured out. Wilmeth said its part of why the plan is over 200 pages long; and then explained the reference being questioned. Johnson referred to the most recent earthquake that occurred, and asked how they determine which buildings will be damaged. Wilmeth stated they will look at what the highest priority risks and then mitigate. Johnson thanked Wilmeth for the work he does. A Motion to approve Resolution 32-16, adopting the finalized Benton County Hazard Mitigation Plan was made by Burns and seconded by Smith.

Roll Call:

Coleman, Johnson, Smiley, Burns, Beers, Smith, Cavness –Aye.

7 Ayes.

No Nays.

Motion passed.

The next item on the agenda: Staff Reports / Summer Reading Program.

Dolores Deuel, Library Manager, briefed the item; and then thanked the Board, Community and Friends of the Library Foundation for their support.

Administrator's Report: Phillip Patterson, City Administrator, reported an expenditure for the Fire Department in the amount of \$36,312 for a 2016 Chevy Tahoe from Bale Chevrolet. He then stated the City has been recognized by NOAA (National Oceanic and Atmospheric Administration) as a StormReady Community; recognition is for three years, and since 1999 has been recognized six times. He thanked staff for their hard work. He gave an update on the sales tax; the month of August is still at 13%, and for the year we are up 8%. He stated the county sales tax is up 7% for August over last year.

Open Hearing of Directors: Mayor reminded everyone that this weekend is Bike Blues and BBQ. He said the Chamber has signs out for the bikers to check out downtown. He then congratulated Ken Ramey for being recognized as Outstanding Superintendent of the Year in the State of Arkansas. Beers expressed his appreciation for what's happening at the Library and said it's exciting to hear that the students are reading. He then said how exciting it was that this grant has created 45 jobs in two years. He reminded everyone that the Sager Creek Mountain Bike Trail is now open at JBU and that the *Ricochet Run* is this weekend. Burns stated he is excited to hear about the Library and reminded everyone that it is a multiuse facility. He said the City is in one of the largest growth-spurts he has ever seen, which will cause problems both good and bad. He encouraged citizens to reach out to their Board member with any issues; they will listen. He said downtown was crowded last weekend, with staff members present. He said there is a lot more bike traffic, and encouraged everyone to be courteous. Smith said she is thankful that the old Library sign was removed. She said they participated in the summer program at the Library and is excited to see everything progressing. She said she noticed students touching Doug the deer, and encouraged everyone not to pet him due to concerns with safety. Cavness said the American

Legion 29 is going to have their 2016 Silent Auction, as well as their Pancake and Sausage Breakfast this Saturday morning from 7am-11am at the Community Building. He encouraged everyone to attend and support the veterans. He then said Purple Heart City signage has been purchased to be posted at the entrances to the City for recognition. Smiley expressed her excitement about the Library's progress. She said they are having Meet the Author tomorrow night with Marilyn Nelson from 5pm-6pm. She reminded everyone Thursday is Girls Night Out downtown starting at 4:30pm. She then said the Chamber is sponsoring the Outstanding Civic Leadership event honoring Shelley Simmons on September 29. She said Pickin' on 59 is also coming up, as well as a lot of other events. Coleman said he had recently attended a conference hosted by the Arkansas Municipal League. He said he had lunch with eight people at the conference, and each person remarked on how wonderful the City's parks and library are. He thanked the managers and staff in Parks and Recreation and the Library.

Coleman then made a motion to adjourn; seconded by Smiley. The Mayor called for a voice vote. All Ayes. Motion passed.

Meeting adjourned.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

{seal}

Memo

To: John Turner & Board of Directors
From: Renae Sasnett & DPAC (Dog Park Action Committee)
Date: 9/26/2016
Re: Dog Park

Mr. Mayor & Board of Directors,

What is a dog park and how does it benefit the community?

A dog park is a public park, typically fenced, where people and their dogs can play together. As the name implies, these places offer dogs off-leash play areas where their owner can enjoy a park-like setting and the chance to socialize with other canines and their owners. Dog parks, which are sometimes managed by park users in conjunction with city or town officials, are being established all over the country and offer a wealth of benefits to dogs, dog owners and the community as a whole.

More than just "room to roam," the creation of a dog park does the following:

- Allows dogs to exercise and socialize safely.
- Promotes responsible dog ownership.
- Provides an outlet for dog owners to socialize.
- Makes for a better community by promoting public health and safety.

We have chosen a site that is off of Benton Street and is partially owned by the City and Felts Family. The Felts family has agreed to sell the property to the City. The property that has been chosen is already maintained by the City Parks and Recreation and has been for years.

We want the City Board of Directors to know that we are not asking the City to fund the entire project for the Dog Park. We respectfully ask the Board to consider showing their support by designating funds for a portion of the project as well as in-kind work that the City can do for the Dog Park.

The DPAC group submitted a grant to the Arkansas Parks & Tourism on the City's behalf and we were given a matching grant of \$50,000 for the fencing. With the matching grant we are required to spend \$100,000 dollars in order to receive the \$50,000 grant money. We respectfully ask the City of Siloam Springs to donate \$100,000 to the Dog Park with the grant money being funded back to the City in the amount of \$50,000 dollars. This will leave the City with spending only \$50,000.

Thank you for considering being a part of the future Dog Park in Siloam Springs.



Renae Sasnett
DPAC Committee Member



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STAFF REPORT

TO: Phillip Patterson, City Administrator *PPS*
FROM: Renea Ellis, City Clerk *RE*
DATE: September 20, 2016
RE: 2016 Affidavit for Destruction

Recommendation: Approve the 2016 Affidavit for Destruction

Background: A Destruction Order is prepared each year for the destruction of various City records. The changes made from year-to-year, are the years noted for destruction.

State Statutes were revised in 2015. The City's Record Destruction Policy has been updated to note the changes and are reflected in the 2016 Affidavit.

Fiscal Impact: The fiscal impact to the City will be approximately \$1,500.00; the cost ShredIt will charge to destroy the records.

Attachments:
2016 Affidavit

AFFIDAVIT 2016

Pursuant to Arkansas Statutes 14-59-114, I, Renea Ellis, City Clerk of Siloam Springs, Benton County, Arkansas, do hereby state under oath that the records listed below should be destroyed. The method of destruction of physical records shall be by shredding. Electronic records shall be deleted by the IT Department under the supervision of the City Clerk.

| | |
|--------------------------------------|---------------|
| Electric Permits | Prior to 2009 |
| Plumbing Permits | Prior to 2009 |
| Gas Permits | Prior to 2009 |
| Building Permits | Prior to 2009 |
| Bank Statements and Cancelled Checks | Prior to 2013 |
| Sales Tax Reports | Prior to 2010 |
| Payroll Registers/Reports/Stubs | Prior to 2009 |
| Receipt Books | Prior to 2012 |
| Bank Draft Edits | Prior to 2009 |
| Payment Stubs for Adjustments | Prior to 2015 |
| Pay stubs | Prior to 2013 |
| Meter Reading Edits | Prior to 2009 |
| Large Power Billings-Electronic | Prior to 2013 |
| Service Orders | Prior to 2014 |
| Large Power Edits - Electronic | Prior to 2009 |
| Daily Cash Reports | Prior to 2013 |
| Billing Edits- Electronic | Prior to 2009 |
| Monthly Adj Reports | Prior to 2013 |
| Disconnects for Non-pay | Prior to 2015 |
| Timesheets | Prior to 2012 |

| | |
|--|--|
| Telephone Logs | Prior to 2015 |
| Delinquent/Late Notices-Electronic | Prior to 2015 |
| Insurance Files | Prior to 2015 |
| Workers' Comp | Prior to 2014 |
| Tax Exempt Forms | Prior to 2014 |
| Statement of Qualifications | Prior to 2013 |
| Utility Applications | Prior to 2013 |
| Accounts Payable Invoices | Prior to 2013 |
| Cash Receipts Posted | Prior to 2015 |
| Employment Applications I-9 Forms Beyond Retention Requirements | Prior to 2015 |
| Personnel Records: | Seven (7) years after termination/maintain retirees & disabled |
| Purchase Order Books | Prior to 2013 |
| Accounts Receivable Reports/Invoices | Prior to 2009 |
| Occupation License Applications/Receipts | Prior to 2009 |
| Ambulance Billing/Records | Prior to 2013 |
| Payroll Recap | Prior to 2013 |
| Summary Benefit Hours | Prior to 2013 |
| Journal Entries | Prior to 2009 |
| Correspondence | Prior to 2009 |
| Fire Reports – Fire Dept. | Prior to 2005 |
| Bids (unawarded) | Prior to 2009 |
| Statement of Financial Interest | Prior to 2011 |

| | |
|---|---------------|
| Planning Commission Meetings Disk | Prior to 2014 |
| Board of Directors' Meetings Disk & Video | Prior to 2014 |

| | |
|---|---------------|
| Duplicate set of Board of Directors' Agenda Packets | Prior to 2015 |
|---|---------------|

Water Dept.:

| | |
|-------------------------------------|---------------|
| Distribution Samples | Prior to 2005 |
| Sampling & Analysis Records | Prior to 2005 |
| For Example: HHA5's, THM's, PCB's | |
| Consumer Confidence | Prior to 2011 |
| Correspondence to/from Health Dept. | Prior to 2011 |
| Circular Flow Charts | 2004 - 2012 |

Wastewater Dept.:

| | |
|--|---------------|
| Flow Related Records | Prior to 2011 |
| Sampling & Analysis | Prior to 2011 |
| For example DMR's, Analytical records, SSO's, Sludge | |
| "Wet" Test | |
| Effluent | |
| Influent | |
| Industrial Pretreatment Records | Prior to 2011 |
| Correspondence to/from ADEQ | Prior to 2011 |

District Court Records:

| | |
|---|---------------|
| Bank Reconciliations | Prior to 2013 |
| Check Book Registers | Prior to 2013 |
| Cancelled Checks | Prior to 2013 |
| Bank Statements | Prior to 2013 |
| Receipts | Prior to 2013 |
| Deposit Collection Records | Prior to 2013 |
| Budget Packets or Books | Prior to 2013 |
| Accounts Payable | Prior to 2013 |
| Payroll Time Sheets | Prior to 2013 |
| Information Concerning Vacation/Sick Leave | Prior to 2013 |
| Month-End Payroll | Prior to 2013 |
| Uniform Traffic Ticket Books from Each Police Department & Sheriff's Office | Prior to 2013 |
| Records & Reports of Court Costs | Prior to 2009 |
| Fines & Fees Assessed and Collected | Prior to 2009 |
| Complete Case Files & Written Exhibits | Prior to 2009 |
| Month-end Settlements | Prior to 2009 |
| Monthly Distribution Reports | Prior to 2009 |
| Show Cause Orders | Prior to 2009 |

| | |
|---|---------------|
| Case Information, Including Arrest Reports, Files concerning cases resulting in suspended imposition of sentence, And Affidavits | Prior to 2009 |
| Alternative Service or Community Service | Prior to 2013 |

Excluding the following District Court Records, which shall be maintained Permanently:

- Case Indices
- Case Dockets
- Active Warrants
- Waivers
- Expungement and Sealed Records
- Circuit Court Judgments
- Files concerning Convictions under the Omnibus DWI Act. Section 5-65-101 et. seq.
- Domestic Battering Files

Police Dept.:

| | |
|---|---------------|
| Closed Citations | Prior to 2008 |
| Daily Transaction Reports | Prior to 2008 |
| Separate Offense/Incident Reports for non-violent crimes | Prior to 2013 |
| Closed Citations for non-violent crimes | Prior to 2009 |
| Warning Tickets | Prior to 2009 |
| Daily Transaction Reports | Prior to 2009 |
| Cash Register Receipts | Prior to 2009 |
| Bank Deposit Records | Prior to 2013 |
| Bank Statements | Prior to 2013 |
| DHS & Scan Reports | Prior to 2000 |
| Prisoner Photos | Prior to 2003 |
| Miscellaneous Dispatch Logs | Prior to 2008 |
| Monthly Bond Receipts | Prior to 2013 |
| Payments to Outside Departments | Prior to 2009 |
| Hot Checks | Prior to 2009 |
| Cassette Tapes & Diskettes | Prior to 2010 |
| Miscellaneous Orders of Supplies | Prior to 2009 |
| Dispatch Radio Logs | Prior to 2013 |
| Accident Reports | Prior to 2013 |
| VIN Verifications | Prior to 2013 |

Exclude the following records which shall be maintained permanently or 7 years as the Board determines after case closure:

| | |
|--|---------------|
| Felony offenses | Prior to 2009 |
| Class "A" Misdemeanors: | |
| Crimes of violence or threats of violence: | |
| (ACA 12-12-104) Records of sexual or violent offenses: | Prior to 2009 |

Violations of protection orders Prior to 2009
Child endangerment Prior to 2009
Drug possession or distribution Prior to 2009
Case files with active warrants. (Warrants must be “actively trying” to be served within 2 years or quashed.)

Airport:

Fuel Farm Bids Prior to 2010
Fuel Purchase Quotes Prior to 2008
Fuel Sales Tickets Prior to 2013
Fuel Truck Bids Prior to 2010

Maintenance:

Maintenance records for vehicles no longer owned by the city Immediately

Renea Ellis, City Clerk

Date: _____

John Mark Turner, Mayor



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STAFF REPORT

To: Phillip Patterson, City Administrator
From: Don Clark, Community Services Director
Date: September 28, 2016
RE: Budget Amendment / Mt. Olive Street Diet / Community Services / \$86,000.00

Recommendation: Approve the budget amendment in the amount of \$86,000 for the Mt. Olive Street Diet to accommodate landscaping costs.

Background: At the June Board of Director's meeting the budget for the Mt. Olive Street Diet project was amended to \$310,000. It is expected at this point that the final cost for the construction contract will be approximately \$291,000, leaving \$19,000 remaining.

Staff has consulted with Dawn Denton to provide a landscaping plan for the area. The proposal includes a variety of Rose Creek Abelia and Shenandoah Switchgrasses in the green areas along the roads. These areas will have a chocolate stone instead of mulch or grass to reduce maintenance. In addition, there are other areas which will receive a Liriope Spicata ornamental grass groundcover. It is estimated that the cost of this landscaping will be approximately \$65,000.

In addition to the landscaping there are two other items remaining to complete the project. The first are a total of six banner poles which will be placed across the Mt. Olive Bridge. These poles will be spaced symmetrically around the existing lights on the bridge and are expected cost \$5,000. The other remaining item will be the placement of a thermoplastic brick pattern across the bridge in the areas where the walkway is behind the curb. This pattern will help cover the bridge deck surface which has a rough tined finish. The placement of this pattern is expected to cost \$35,000.

Fiscal Impact: There is \$310,000 allocated for this project in the 2016 Street Department Capital Outlay. Staff recommends approval of the budget amendment in the amount of \$86,000 for the Mt. Olive Road Diet to cover the additional \$105,000 in costs described above. Staff would like to utilize the \$19,000 savings from other tasks related to this project and \$75,000 from savings on the Library Project and the remainder from the street fund reserves to cover the cost.

Attachments: None



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STAFF REPORT

To: Phillip Patterson, City Administrator 
From: Don Clark, Community Services Director
Date: August 11, 2016
Subject: Ordinance 16-12 / Amend Chapter 74 of the City Municipal Code / Establish Rental Rates for Sager Creek Soccer Complex

Recommendation: Place Ordinance 16-12 on its _____ (1st, 2nd or 3rd) reading, suspending the rules and reading by title only.

Background: The soccer fields at the Sager Creek Soccer Complex are in stable playing condition and can be utilized by the public and recreational organizations for tournaments. Staff is proposing section 74-72(b) of the Municipal Code be amended to include the Sager Creek Soccer Complex as an Athletic Facility and to establish rental rates.

Proposed rental rates:

- Deposit: \$100.00 per field
- Rental Fees: \$40.00 per field per two hour-slot
\$100.00 per field per day rental fee
\$225.00 per day rental fee for use of three fields

The proposed amendment has been through the Attorney Review process.

Fiscal Impact: Staff is unaware of the fiscal impact at this time.

Attachments:

Proposed code amendments
Ordinance 16-12

Sec. 74-72. - Policies and procedures.

(b) *Athletic facilities.*

(1) *General policy and authority.* Softball fields, ~~and~~ sand volleyball courts, and soccer fields are available for use by the public. The fields/courts may be used on a first come, first served basis or may be reserved through the parks and recreation department. First priority will be given to the parks and recreation department for department sponsored league/tournaments.

(2) *Requirements for rental.* Individuals and groups must contact the parks and recreation office at least two weeks prior to the date which they wish to reserve the softball fields, ~~or~~ volleyball courts, or soccer fields and enter into a rental agreement which must be approved in writing by the parks and recreation department.

(3) *Fees and deposits.* The following schedule will be in effect for rental of the softball fields, ~~and~~ sand volleyball courts, and soccer fields:

| | Resident | Nonresident |
|---|--|--|
| Softball field (day) | \$ 5.00 per hour | \$ 10.00 per hour |
| Softball field (night) | 10.00 per hour | 15.00 per hour |
| Sand volleyball court | 5.00 per hour | 10.00 per hour |
| Deposit for rental Soccer fields | 100.00 \$40.00 per field per 2 hours \$100.00 per field per day \$225.00 per day for all 3 fields | \$40.00 per field per 2 hours \$100.00 per field per day \$225.00 per day for all 3 fields 100.00 |
| Deposit for rental | 100.00 | 100.00 |

ORDINANCE NO. 16-12

**AN ORDINANCE PROVIDING RENTAL RATES FOR THE
SAGER CREEK SOCCER COMPLEX LOCATED AT 608
SUE ANGLIN DRIVE.**

WHEREAS, it appears in the best interest of the City's recreational facilities that rental rates be established for use of the Sager Creek Soccer Complex;

Now Therefore:

Be It Enacted, by the Board of Directors of the City of Siloam Springs that subsection 74-72(b) of the Municipal Code is hereby amended to read as follows:

(b) *Athletic facilities.*

(1) *General policy and authority.* Softball fields, sand volleyball courts, and soccer fields are available for use by the public. The fields/courts may be used on a first come, first served basis or may be reserved through the parks and recreation department. First priority will be given to the parks and recreation department for department sponsored league/tournaments.

(2) *Requirements for rental.* Individuals and groups must contact the parks and recreation office at least two weeks prior to the date which they wish to reserve the softball fields, volleyball courts, or soccer fields and enter into a rental agreement which must be approved in writing by the parks and recreation department.

(3) *Fees and deposits.* The following schedule will be in effect for rental of the softball fields, sand volleyball courts, and soccer fields:

| | Resident | Nonresident |
|------------------------|--|--|
| Softball field (day) | \$5.00 per hour | \$10.00 per hour |
| Softball field (night) | \$10.00 per hour | \$15.00 per hour |
| Sand volleyball court | \$5.00 per hour | \$10.00 per hour |
| Soccer fields | \$40.00 per field per 2 hours \$100.00 per field per day \$225.00 per day for all 3 fields | \$40.00 per field per 2 hours \$100.00 per field per day \$225.00 per day for all 3 fields |
| Deposit for rental | \$100.00 | \$100.00 |

ORDAINED AND ENACTED this _____ day of _____ 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)



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STAFF REPORT

TO: Phillip Patterson, City Administrator 
FROM: Ben Rhoads, AICP, Senior Planner 
Cc: Don Clark, Community Services Director
DATE: September 23, 2016
RE: Ordinance 16-14/ Amend Section 102-21 of the City Municipal Code / rezone R-2 to G-I / 1405 W. Jefferson St.

Recommendation: Place Ordinance No. 16-14 on its _____ (1st, 2nd or 3rd) reading, suspending the rules and reading by title only.

Background: The applicant, First Christian Church, requests to rezone their property at 1405 W. Jefferson St. from R-2 (Residential, medium) to G-I (General Institutional).

The Planning Commission reviewed the rezoning application at the September 13, 2016 regular meeting. There was one question from the public; staff answered the question to the satisfaction of the Commission. The Commission recommended approving the rezoning permit by a 6-0 vote, with no abstentions. One Planning Commissioner was absent.

Fiscal Impact: No fiscal impact is anticipated.

Attachments:

Staff Report with attachments
Ordinance No. 16-14



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STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: August 30, 2016
RE: Rezoning Development Permit, RZ16-08/ Rezone from R-2 to G-I.

Recommendation: Motion to approve RZ16-08 (Rezone Development Permit).

Background:

APPLICATION REVIEW DATES

Planning Commission review: September 13, 2016

Board of Directors review: October 4, 2016

APPLICANT AND AGENT

Applicant/Owner: First Christian Church

Agent: Terry Eaves

SUBJECT PROPERTY ADDRESS

1405 W. Jefferson 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=1CQGfMbtvBBbExp0jw2SEVv8cc7Y&usp=sharing>

PROJECT INTENT

The applicant desires to rezone a 4.09 acre 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> | |
|-----------------------------|------------------------------------|--------------------------------------|---|
| Institutional—Church | | R-2 District (Residential, medium) | |
| <i>PROPOSED LAND USE</i> | | <i>PROPOSED ZONING</i> | |
| Institutional—Church | | G-I District (General Institutional) | |
| <i>SURROUNDING LAND USE</i> | | <i>SURROUNDING ZONING</i> | |
| North: | Residential, single-family | North: | R-2 District (Residential, medium) |
| South: | Institutional—School | South: | G-1 District (General Institutional) |
| East: | Residential, single-family | East: | R-2 District (Residential, medium) |
| West: | Office/ Residential, single-family | West: | C-1A District (Light Commercial)/ R-2 District (Residential, medium) |

APPROVAL CRITERIA

The following criteria are shown to indicate if this proposal meets the minimum criteria for approval:

I. ZONING USE UNIT CONSISTENCY

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

II. 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</i> |
|--|----------------------------------|
| Lot Area: 5,000 sq. ft. | 4.09 acres |
| Lot Width: 50 ft. | Approx. 643 ft. |
| Maximum Lot Coverage: 60% | Approx. 40 % |
| Maximum Floor to Area Ratio: 0.6 (60%) | Approx. 0.11 or 11% |

III. COMPREHENSIVE PLAN CONSISTENCY

The 2030 future land use map describes this area as medium residential. 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: R-2, G-I (see explanation above).

IV. LAND USE CODE REQUIREMENTS

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.

STAFF DISCUSSION

The applicant requests rezoning 1405 W. Jefferson St. from R-2 to G-I, the site of First Christian Church, located at the northwest corner of S. Dogwood St. and W. Jefferson St., north of the Siloam Springs Middle School. The church is rezoning to bring the property into conformance with the zone appropriate for religious institutions. The site exceeds all lot standards for the proposed zone. The future land use map does not designate individual religious uses; therefore staff feels this rezoning is appropriate due to the historic usage at this site. Staff received no information as to future development plans for the church. This request is the seventh church in Siloam Springs to rezone to G-I.

LEGAL NOTICE

- Site posted: August 2, 2016.
- Newspaper legal notification: August 21, 2016 (Herald-Leader).
- Letter legal notification: August 25-28, 2016.
- Staff received two phone calls and one office visit of a questioning nature. Staff answered the callers' questions to their satisfaction. No correspondence was received.

Fiscal Impact:

No impact is anticipated.

Attachments:

Site Plan
Bird's Eye View
General Area Map



From R-2 to G-1

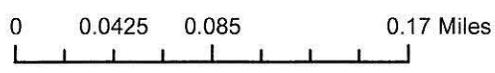
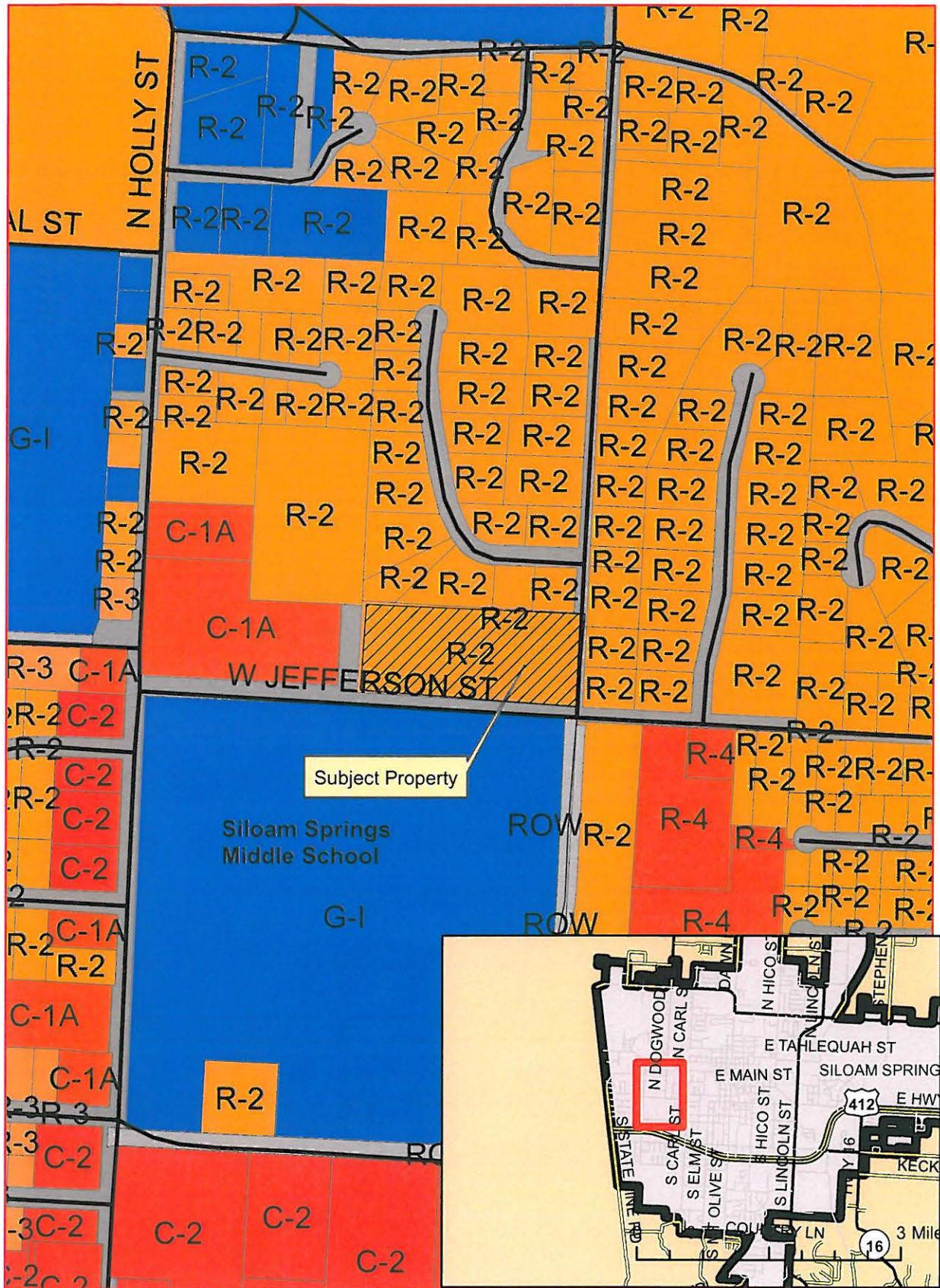
RZ16-08 – First Christian Church

Bird's Eye View- Looking North



GENERAL AREA MAP

Rezone Development
RZ 16-08



ORDINANCE NO. 16-14

**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 1405 WEST JEFFERSON STREET**

Whereas, the landowner, First Christian 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 13th day of September 2016, before the City of Siloam Springs Planning Commission, after proper notice required by law; and

Whereas, after receiving public comments at said hearing, 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 1405 W. Jefferson, and described as follows:

Beginning at a point 60 feet North of the SE corner of E½ of the SW¼ of the NE¼ of Section 1, Township 17 North, Range 34 West, running thence West 660 feet to the West line of the E½ of the SW¼ of the NE¼; thence North 270 feet; thence East 660 feet; thence South 270 feet to place of beginning.

Ordained and Enacted this _____ day of _____ 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)



Siloam Springs
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STAFF REPORT

TO: Phillip Patterson, City Administrator 
FROM: Ben Rhoads, AICP, Senior Planner 
Cc: Don Clark, Community Services Director
DATE: September 23, 2016
RE: Ordinance 16-15 / Amend Section 102-21 of the City Municipal Code / rezone R-4 to C-2 / 3300 Block of Hwy. 412 E.

Recommendation: Place Ordinance No. 16-15 on its _____ (1st, 2nd or 3rd) reading, suspending the rules and reading by title only.

Background: The applicant, William and Kerri Low, requests to rezone their property at 3300 Block of Hwy. 412 East from R-4 (Residential, multi-family) to C-2 (Roadway Commercial).

The Planning Commission reviewed the rezoning application at the September 13, 2016 regular meeting. There was one comment from the public regarding the driveway; staff responded to the comment to the satisfaction of the Commission. The Commission recommended approving the rezoning permit by a 6-0 vote, with no abstentions. One Planning Commissioner was absent.

Fiscal Impact: No fiscal impact is anticipated.

Attachments:

Staff Report with attachments
Ordinance No. 16-15



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: August 5, 2016
RE: Rezoning Development Permit, RZ16-07 / Rezone from R-4 to C-2.

Recommendation: Motion to approve RZ16-07 (Rezone Development Permit).

Background:

APPLICATION REVIEW DATES

Planning Commission review: September 13, 2016

Board of Directors review: October 4, 2016

APPLICANT AND AGENT

Applicant/Owner: William and Kerri Low

Agent: CEI Engineering – Nate Bachelor / LP Retail, LLC

SUBJECT PROPERTY ADDRESS

3300 block of Hwy. 412 E.

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=1CQGfMbtvBBbExP0jw2SEVv8cc7Y&usp=sharing>

PROJECT INTENT

The applicant desires to rezone part of Lot 2 of Block 4 of the Sun Haven Addition, a 1.08 acre lot, from R-4 (Residential, multi-family) to C-2 District (Roadway Commercial).

EXISTING LAND USES AND ZONING

| <i>EXISTING LAND USE</i> | | <i>EXISTING ZONING</i> | |
|-----------------------------|---------------------------------------|--|-----------------------------------|
| Vacant | | R-4 District (Residential, multi-family) | |
| <i>PROPOSED LAND USE</i> | | <i>PROPOSED ZONING</i> | |
| Commercial—Retail | | C-2 District (Roadway Commercial) | |
| <i>SURROUNDING LAND USE</i> | | <i>SURROUNDING ZONING</i> | |
| North: | Commercial—Retail | North: | C-2 District (Roadway commercial) |
| South: | Residential—Multi-Family | South: | R-4 District (Res., multi-family) |
| East: | Commercial—Retail (liquor) | East: | C-2 District (Roadway commercial) |
| West: | Commercial—Retail (under development) | West: | C-2 District (Roadway commercial) |

APPROVAL CRITERIA

The following criteria are shown to indicate if this proposal meets the minimum criteria for approval:

I. ZONING USE UNIT CONSISTENCY

Large and Medium Impact Retail commercial uses fall within Use Unit 15 (Medium Impact Commercial or Office) or Use Unit 16 (Large Impact Commercial or Office). Use Units 15 and 16 are permitted in the proposed C-2 District through.

II. 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. | 1.08 acres |
| Lot Width: 80 ft. | Approx. 253 ft. |
| Maximum Lot Coverage: 85% | N/A |
| Maximum Floor to Area Ratio: 0.6 (60%) | N/A |

III. COMPREHENSIVE LAND USE MAP CONSISTENCY

The 2030 future land use map describes this area as commercial and office. The following zone(s) are appropriate according to the designation: C-2; C-1A.

IV. LAND USE CODE REQUIREMENTS

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.

STAFF DISCUSSION

The applicant requests rezoning the 3300 block of 412 East from R-4 to C-2. This is an undeveloped lot north of the Spring Valley Apartments, west of Stock Tank Liquor and east of the Shoppes of Siloam shopping center, which is under development. On September 1, 2016, an application for a significant development permit was filed. The permit is to develop the lot into a small shopping center. This permit will be reviewed by the Planning Commission on October 11, 2016. The applicant desires to first rezone the property before seeking approval for the significant development permit. The site exceeds all lot standards for the proposed zone. Future development on this site will use the existing drive access to the east and a shared access easement (per the Shoppes of Siloam) to the west, so no new drives are proposed on the property. The future land use map describes this area as commercial and office, the proposal will bring the zoning into conformance with the future land use map. Finally, staff believes future commercial uses at the subject property will be the highest and best use of the property due to its prime location on Hwy 412 E.

LEGAL NOTICE

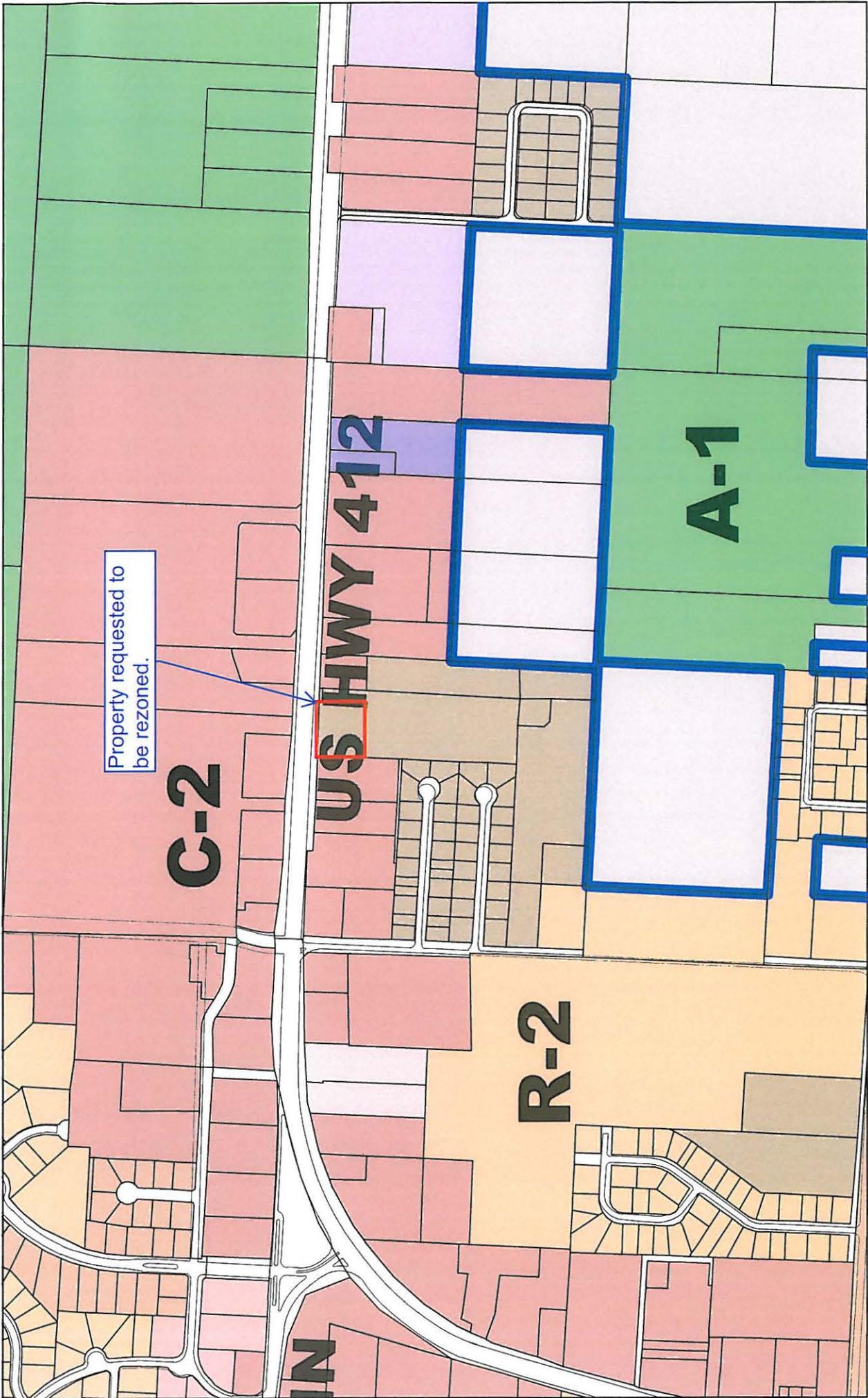
- Site posted: August 2, 2016.
- Newspaper legal notification: August 21, 2016 (Herald-Leader).
- Letter legal notification: August 15-18, 2016.
- Staff received no phone calls or correspondence.

Fiscal Impact:

No impact is anticipated.

Attachments:

Site Plan
Bird's Eye View
General Area Map



Property requested to be rezoned.

C-2

US HWY 412

A-1

R-2

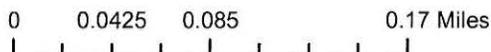
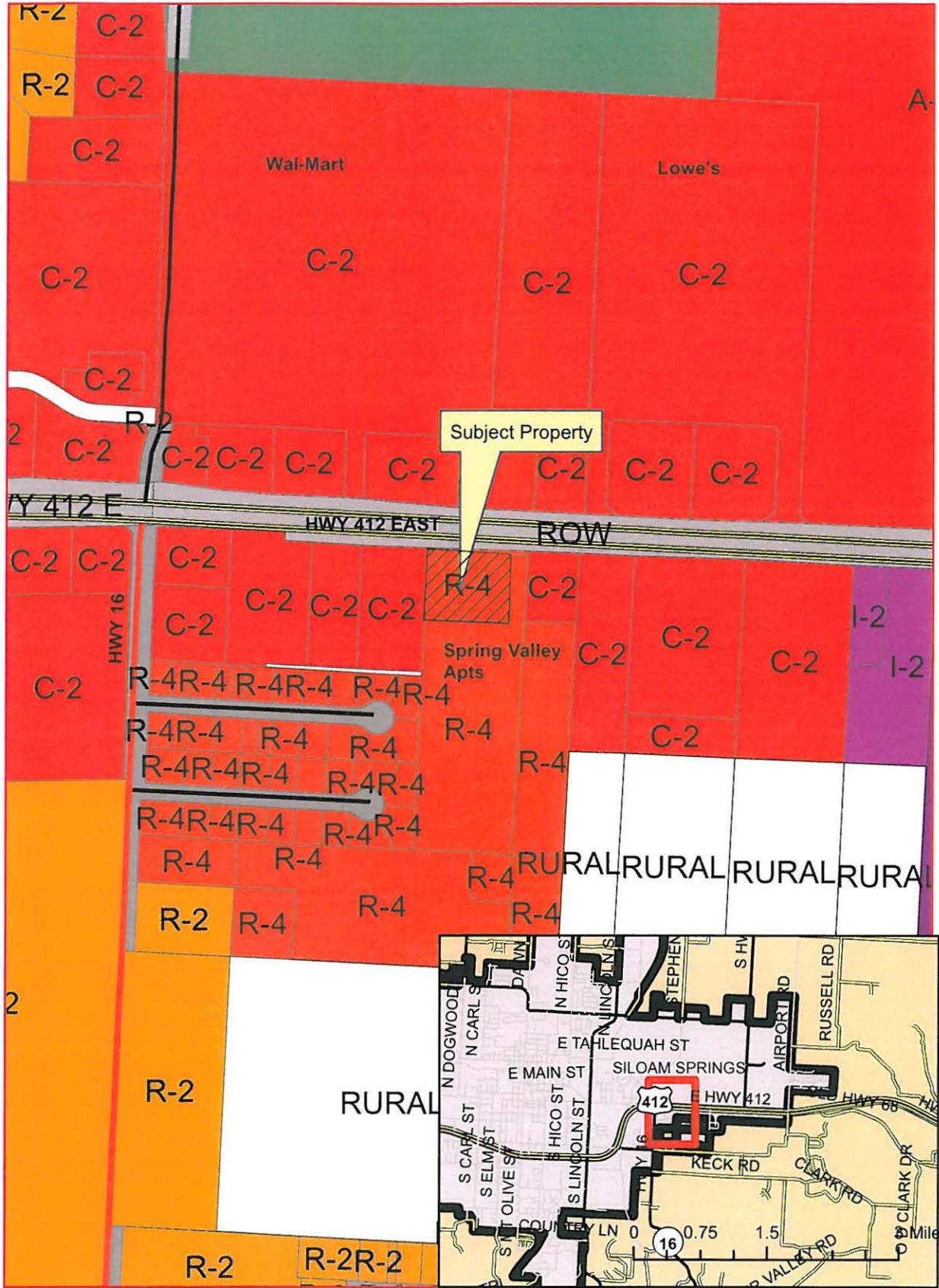
IN

RZ16-07 - Low Bird's Eye View- Looking South



GENERAL AREA MAP

Rezone Development RZ 16-07



ORDINANCE NO. 16-15

**AN ORDINANCE AMENDING SECTION 102-21 OF THE
SILOAM SPRINGS MUNICIPAL CODE (CITY ZONING
MAP); REZONING (FROM R-4 to C-2) THE PROPERTY
LOCATED AT THE 3300 BLOCK OF U.S. HWY. 412 EAST**

Whereas, the landowners, William Low and Kerri Low, have requested that the below-described land be changed from the present zoning district of R-4 (residential, multi-family) to C-2 (Roadway Commercial); and

Whereas, a public hearing on the proposed change was held on the 13th day of September 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 3300 Block of Hwy. 412 E., and described as follows:

HWY 412 Lot – Deed Book 2010, Page 11455

The tract of land being described in Deed Book 2010, Page 11455, being a portion of Tract 2, Block 4 of Sun Haven Addition to the City of Siloam Springs recorded as Plat Book 20, Page 189 and lying in the Northwest Quarter of the Southwest Quarter of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, being described by metes and bounds as follows:

COMMENCING at the Northeast Corner of said 40 acre tract as shown on said Sun Haven Addition; THENCE South 00°32'51" East a distance of 70.74 feet to the South Right-of-Way line of Highway 412; THENCE along said Right-of-Way, South 89°44'10" West a distance of 160.00 feet; THENCE continuing along said Right-of-Way, South 89°25'34" West a distance of 50.00 feet to the POINT OF BEGINNING; THENCE South 00°32'51" East a distance of 200.00 feet; THENCE South 89°25'34" West a distance of 253.01 feet; THENCE North 00°49'00" West a distance of 200.00 feet to the aforementioned South Right-of-Way of Highway 412; THENCE along said Right-of-Way, North 89°25'34" East a distance of 253.95 feet to the POINT OF BEGINNING and containing 1.079 acres, more or less.

This description is based on the bearing and distances shown on said Sun Haven Addition to the City of Siloam Springs as recorded in Plat Book 20, Page 189 and is being provided to correct the commencing courses of said Deed Book 2010, Page 11455.

Ordained and Enacted this _____ day of _____ 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)



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Siloam Springs
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STAFF REPORT

TO: Phillip Patterson, City Administrator *PP*
FROM: Ben Rhoads, AICP, Senior Planner *BR*
Justin Bland, PE, City Engineer
Cc: Don Clark, Community Services Director
DATE: September 20, 2016
RE: Resolution 33-16 / Significant Development Permit / Nottingham Apartments /2200 E. Little John St., 2220 E. Sherwood St., and 2225 E. Sherwood St.

Recommendation: Approval of Resolution 33-16, authorizing a significant development permit for 2200 E. Little John St., 2220 E. Sherwood St., and 2225 E. Sherwood St., subject to the following conditions:

- 1.) The applicant must pay the street fee amount of \$2624.88, prior to building permit issuance.
- 2.) The applicant must provide tree landscaping in the interior island on the architectural plan set, prior to building permit issuance.
- 3.) The applicant must file drainage easements via separate instrument, as directed by the City Engineer, prior to building permit issuance.

Background: The applicant, Krein Development, LLC, requests to construct an 80 unit, 81,450 sq. ft., 4 building apartment complex. The Planning Commission reviewed the Significant Development Permit application at the September 13, 2016 regular meeting. There were numerous comments from the public of a concerned nature in general opposition to the request. After discussion, the Commission recommended approval of the significant development permit, with conditions, by a 4-2 vote, with no abstentions. One Commissioner was absent. Note: the precise building addressing to be assigned prior to building permit issuance.

Project Analysis and Approval Criteria

The following is a detailed expansion of the Planning Commission staff report on the project review criteria and staff's findings for the proposal. Criteria I-II is a subsection of Sec. 102-47 of the Municipal Code; Criterion III is Sec. 102-74; Criterion IV is Sec. 102-75; Criterion V is Sec. 102-76; Criterion VI is Sec. 102-77 thru 102-78; Criteria VII & VIII are not directly applicable to the Zoning Code; and Criterion IX is Sec. 54-33.

I. ZONING USE UNIT CONSISTENCY

(a) Purpose

The proposal meets the purpose of the R-4 zone, which is established to protect the enjoyment, privacy and value of medium-density, multifamily dwellings.

(b) Planned uses

The subject proposal is consistent with the multiple-family uses associated with Use Unit 5, which is permitted in R-4 District.

(c) *Special uses*

This does not apply to this project, as the proposed use is a planned use.

II. LOT STANDARDS AND ZONING CONSISTENCY

The minimum R-4 zones standards are compared with the subject property's tracts below:

| <i>MINIMUM (R-4) ZONING REQUIREMENTS</i> | <i>SUBJECT PROPERTY PROPOSAL (all lots are in the Nottingham Addition)</i> |
|--|--|
| <i>(d) lot dimensions</i> | |
| (1) Lot Area: 2,700 sq. ft./ dwelling unit | |
| Lot 1: 1.23 acres* | Lot 1: 1.26 acres |
| Lot 2: 2.47 acres* | Lot 2: 2.52 acres |
| Lot 3: 1.23 acres* | Lot 3: 1.27 acres |
| (2) Lot Width: 70 ft. | Lot 1: 324 ft. (approx.) |
| | Lot 2: 323 ft. (approx.) |
| | Lot 3: 319 ft. (approx.) |
| (3) Maximum Lot Coverage: 60% | Lot 1: 47.60 % |
| | Lot 2: 47.59 % |
| | Lot 3: 46.29 % |
| <i>(e) Building limits</i> | |
| (1) Setback required | Lot 1: Front: 84.5 ft. |
| a. Front: 30 feet | Lot 2 (Northern Bldg.) Front: 83.7 ft. |
| | Lot 2 (Southern Bldg.) Front: 83.7 ft. |
| | Lot 3: Front: 79.8 ft. |
| b. Side: ten feet | Lot 1: Side: 102 ft. |
| | Lot 2 (Northern Bldg.) Side: 102 ft. |
| | Lot 2 (Southern Bldg.) Side: 102 ft. |
| | Lot 3: Side: 113.6 ft. |
| c. Side on corner: 25 feet | Lot 1: Side on corner: 25 feet |
| | Lot 2 (Northern Bldg.) S. on C.: 25.1feet |
| | Lot 2 (Southern Bldg.) S. on C.: 25.1 feet |
| | Lot 3: S. on C.: 25.1 feet |
| d. Rear: 20 feet | Lot 1: Rear: 28.8 ft. |
| | Lot 2 (Northern Bldg.) Rear: 197.6 ft. |
| | Lot 2 (Southern Bldg.) Rear: 197.4 ft. |
| | Lot 3: Rear: 33.83 ft. |
| (2) Height limited: 35 feet maximum | All buildings: 32 feet -11.25 inches** (Note: All buildings are setback more than 5' front the front setback line) |
| (3) Floor to Area Ratio: Maximum 0.5 (50%) | Lot 1: 38 % |
| | Lot 2: 38 % |
| | Lot 3: 36 % |
| (4) Density: Maximum 16 dwelling units/ acre. | |
| (Lot 1) 20.16*** | Lot 1: 20 |
| (Lot 2) 40.32*** | Lot 2: 40 |
| (Lot 3) 20.32*** | Lot 3: 20 |

Table Continued from page 2.

| <i>MINIMUM (R-4) ZONING REQUIREMENTS</i> | <i>SUBJECT PROPERTY PROPOSAL (all lots are in the Nottingham Addition)</i> |
|---|---|
| (f) <i>Open Space</i> (1) Landscape buffer not less than ten feet wide along property lines and a 6 ft. | Lot 1: North: 22.8 ft. South: 10.5 ft. East: 71.8 ft. West: 10 ft. 6' tall opaque fencing shown on north and east sides of the lot |
| | Lot 2: North: 10 ft. South: 10.5 ft. East: 71 ft. West: 10 ft. 6' tall opaque fencing shown on the east side of the lot |
| | Lot 3: North: 10.2 ft. South: 33.82 ft. East: 71.3 ft. West: 10.5 ft. 6' tall opaque fencing shown on the east side of the lot |
| (2) Minimum percent of open space: 40% 20% must be visible from front or sides of the lot from addressing right-of-way | Lot 1: 52.4 % Over 20% visible from E. Sherwood St. |
| | Lot 2: 52.4%. Over 20% visible from E. Sherwood St. and E. Little John St. |
| | Lot 3: 53.7% Over 20% visible from E. Little John St. |

* Minimum lot area varies based off of requested dwelling units.

** Height is measured using the standard in the International building Code, which is the average between the roof eave and the peak, as required in Sec. 102-73 of the Municipal Code.

*** Maximum dwelling unit density varies based off of lot size.

III. PARKING SPACE DESIGN CONSISTENCY

| <i>PARKING SPACE REQUIREMENTS</i> | <i>SUBJECT PROPERTY PROPOSAL (all lots are in the Nottingham Addition)</i> |
|---|--|
| (1) At least 9 ft. wide x 18 ft. long | Spaces comply |
| (2) Graded for effective drainage | Spaces comply |
| (3) Surfaced with asphalt or concrete | All parking spaces will be paved with light duty asphalt paving. |
| (4) Sited to not block emergency vehicle access | Parking complies per FD review |
| (5) Minimum parking lane width: 24 ft. | Parking lane width is 26 ft. |
| (6) Curbed if 8 feet from sidewalk | Parking lot is curbed |
| (7) Lot striping | Parking lot is striped |

Note: Other parking space provisions are either not applicable or comply with the proposal.

IV. PARKING STANDARDS CONSISTENCY

According to Municipal Code, parking is calculated by the number of proposed dwelling units. The formula is 2 spaces for every dwelling unit.

| <i>USE</i> | <i>REQUIRED PARKING</i> | <i>EXISTING PARKING</i> | <i>NET PROPOSED PARKING*</i> | <i>PARKING SURPLUS/ DEFICIT</i> |
|-----------------------|-------------------------|-------------------------|------------------------------|---------------------------------|
| Multi-family dwelling | 160 | 0 | 160** | 0 |

* Includes ADA accessible spaces

** Includes total proposal for all buildings and parking lots.

V. PARKING AREA DESIGN STANDARDS CONSISTENCY

| <i>CONDITION FOR NUMBER OF PARKING SPACES</i> | <i>SUBJECT PROPERTY PROPOSAL (all lots are in the Nottingham Addition)</i> |
|--|--|
| (1) 5 or more spaces: shall be continuous lit at night. | All outdoor lighting shall be full “cut-off” light fixtures. All parking areas to be lit.* |
| (2) 8 or more spaces: adequate turn around. | The Fire Department reviewed the proposal and determined that it allows for adequate vehicular turn around on all proposed parking areas. |
| (3) 10 or more: shall be paved with asphalt or concrete. | All parking areas will be paved with light duty asphalt paving. |
| (4) 12 or more: Shall be landscaped with 5% green space. | Lot 1: 6.42% Lot 2 (north parking): 6.47% Lot 2 (South parking): 6.47% Lot 3: 6.45% |
| (5) No parking allowed along easements, except as specifically shown | The parking area encroachment into the easement is typical and has been approved by all public and private utilities. |

*Final lighting plan shall be shown on the architectural plan set.

VI. DRIVEWAY DESIGN STANDARDS CONSISTENCY

| <i>MINIMUM DRIVEWAY STANDARDS REQUIREMENTS</i> | <i>SUBJECT PROPERTY PROPOSAL</i> <i>(all lots are in the Nottingham Addition)</i> |
|---|---|
| <p><i>(1) Surface</i></p> <p>Surface must be paved with asphalt, concrete or paver stones</p> | <p>All driveways will be paved with light duty asphalt paving.</p> |
| <p><i>(2) Width</i></p> <p>1. Width shall not exceed 30 ft. 2. Width shall not be less than 12 ft.</p> | <p>Lot 1: 27 ft. Lot 2 (north drive): 27 ft. Lot 2 (south drive): 27 ft. Lot 3: 27 ft.</p> |
| <p><i>(3) Curbs, lane markings.</i></p> <p>Curbing and markings shall effectively delineate traffic lanes.</p> | <p>All drives and parking areas have curbs and appropriate lane markings.</p> |
| <p><i>(4) Interior drive setbacks.</i></p> <p>No driveway which serves <u>more than</u> 40 spaces, and connects with a public streets, shall itself be intersected by an interior driveway or parking land within 75 ft. of R/W.</p> | <p>Each parking lot for all buildings has exactly 40 spaces, so this regulation is not applicable to the subject proposal.</p> |
| <p>Minimum Drive intersection with the street.*</p> <p><i>(2) Collector streets:</i></p> <p>a. 75 ft. from the center line of any other driveway b. 75 feet from the boundary of the of an intersection street's right-of-way. c. 25 feet from all boundaries of the lot.</p> | <p>Lot 1: a. n/a; b. 140 feet; c. 140 feet Lot 2: (Northern Drive) a. n/a; b. 140 feet; c. 140 feet (Southern Drive) a. n/a; b. 140 feet; c. 140 feet Lot 3: a. n/a; b. 143 feet; c. 143 feet</p> |
| <p><i>(b) Number</i></p> <p>(1) Minimum number: One (2) Maximum number: One per 150 ft.</p> <p><i>(c) Location</i></p> <p>Driveway location: Not over easements; must align with facing driveways</p> <p><i>(d) Angle:</i> Right angle (90 degrees) <i>(e) Grade:</i> Must not exceed 5% grade.</p> | <p>All proposed driveways meet or exceed these requirements.</p> |

* Due to the proposal being a multi-family structure, the collector street standards are used even though all drives are accessing sub-collector streets.

VII. COMPREHENSIVE PLAN CONSISTENCY

The 2030 Land Use Map describes this area as industrial. The proposed use is not consistent with the 2030 Land Use Map, however **the current zoning holds precedence over the Future Land Use Map.** See explanation in the attached staff discussion section of the Planning Commission staff report.

VIII. STAFF TECHNICAL REVIEW

City staff met to review the project. With the exception of the three stated staff suggested conditions, the proposal meets or exceeds all City standards and all technical comments have been addressed by the applicant.

IX. LAND USE CODE REQUIREMENTS

According to the Land Use Code, a significant development permit shall only be authorized when the applicant has convincingly demonstrated that the proposed significant protect:

- (1) Will not interfere with other owners' reasonable peace and enjoyment of their neighboring properties:

The applicant's proposal is a multi-family structure. Staff is aware of no evidence that the proposed development will cause a consistent disturbance to the peace and enjoyment of the neighboring properties. Enforcement of the City Code's nuisance chapter will ensure that excessive noise, or unsightly debris, etc. is mitigated. These rules ensure that the proposal will not inherently decrease the quality of life standards already in place across the City.

- (2) Will not substantially damage, without fair recompense, any property value in the neighborhood:

There are numerous cases where multi-family dwellings co-exist with dwelling types of a lower density and not impact their property values. The key determining factor is not the housing density, but rather how well the apartment complex is kept and the rent price points. The applicant's design and testimony appear to indicate that these units will be kept to a level to enhance the overall aesthetics of the area and will not overtly negatively impact the property values once it is established, landscaping installed, etc. The apartments will not be rent subsidized and will be let at market rates.

- (3) Will not, whether by the nature of the use, or by the siting, height, or design of structures or landscaping, tend to burden the present or future use of neighboring properties in accordance with current zoning standards:

There is no evidence that the proposal will cause any substantial burden to the present uses around the area. Traffic will increase, noise will probably increase, and the space will contain structures which may block existing view corridors of some properties, but these factors are common to all new development. The question is, will the proposal damage these qualities to a degree to be considered a "substantial burden". Traffic has been cited as an issue, especially as it related to the speed of vehicles traveling on N. Country Club Rd. This issue is unrelated to the present proposal. If traffic is not exceeding posted speed limits, the addition of new vehicles will not increase the safety risk. That being said, additional law enforcement may be needed in this area to ensure traffic will remain at or below the posted speed limits. Parking has also been raised as an issue. Each unit is allowed two parking spaces, and while this may not be sufficient for visitors and multiple car households, not every unit will have two car drivers, single-people and vacant units will not use two spaces. These residual, unused parking spaces should allow for visitors or surplus vehicles.

- (4) Is adequately supported by infrastructure, including without limitation, water and sewage systems, streets, and drainage:

Water System

The Nottingham Subdivision is served by a twelve-inch diameter water main line that travels along N. Country Club Road. At the time of the original subdivision development, two six-inch diameter water main lines were tapped from this line and follow the streets within the subdivision with fire hydrants located as required by the Fire Department. The domestic water services for the apartments will be tapped off of the six-inch water lines that are interior to the subdivision. Staff has reviewed the area and determined that the existing water infrastructure will provide adequate water volume and pressure for domestic use and fire protection.

Sanitary Sewer System

During the initial construction of the Nottingham Subdivision, a sanitary sewer lift station was constructed at the corner of E. Sherwood and N. Robin. This lift station pumps to a manhole approximately one-quarter mile south of the subdivision via a 3" sanitary sewer force main line. From this manhole, the sewer drains through the industrial park via a 10" gravity sewer line. This lift station and force main were original sized to accommodate sewer demand for the entire Nottingham Subdivision and the remaining undeveloped land in the area that can drain to it. Staff has reviewed the sewer infrastructure and determined that this existing infrastructure is adequate for the proposed development.

Storm Sewer System

A storm water detention basin was constructed during the initial construction of the Nottingham subdivision, however it was only intended to accommodate the duplex lots on east side of the subdivision. The current development proposal includes an additional storm water detention basin on Lot 2. This basin will detain the additional storm water runoff created by the addition of impervious surface to the site. The result is that the peak flows exiting the north end of the site are not increased (actually slightly decreased) as shown in the table below:

| Storm Event | Pre-Development Peak Flow (cfs) | Post Development Peak Flow (cfs) |
|-------------|---------------------------------|----------------------------------|
| 10-year | 100.66 | 96.44 |
| 100-year | 166.65 | 165.07 |

Analysis of Pre and Post Peak Flow Rates Exiting Site

In addition to maintaining the pre-development peak flow rate, the outlet structure within the detention basin will have a water quality feature built into it. The intent behind this feature is to hold approximately the first inch of rainfall runoff and release it over an extended time period. This allows for any suspended sediment, oil, or other debris to be deposited within the detention basin instead of being carried offsite downstream. Since the majority of rainfall events total less than 1" of rain and these "first flush" rain events contribute to the most pollutants being carried away, this approach will significantly improve the water quality leaving the detention basin.

Traffic Capacity and Level of Service (LOS)

The Master Street Plan classifies Country Club Rd. as a Collector Street with an intended future capacity of 6,000 vehicles per day (vpd) based upon future

buildout. Currently, the average traffic on the roadway is 1,600 vpd with a peak hourly rate of approximately 160 vehicles per hour (vph) which occurs in the afternoon between 4 – 6 p.m. The peak hourly traffic rate equates to 2.67 vehicles per minute (vpm).

The proposed development will increase traffic on Country Club Rd. The Institute of Transportation Engineer’s Trip Generation Manual was utilized to calculate the volume and rate of traffic increase for the site. Per this manual, each apartment will generate 6.63 average trip ends per day for total of 530 extra trips per average week day. In addition, the development will add 0.51 trip ends during the a.m. peak hour for a total of 41 trips and 0.62 trips end during the p.m. peak hour for a total of 50 trips.

The proposed development is estimated to increase the daily traffic rate on Country Club Rd. from 1,600 vpd to 2,130 vpd (24.9% increase). This proposed amount is well below the proposed future capacity of the roadway. The proposed development is expected to increase the peak hour traffic rate from 160 vph to 210 vph (31.2% increase). This equates to an increase from 2.67 vpm to 3.5 vpm.

| Scenario | Weekday Average Vehicles Per Day | Weekday Peak Vehicles Per Hour |
|------------------|----------------------------------|--------------------------------|
| Pre-Development | 1,600 | 160 |
| Post-Development | 2,130 | 210 |

Summary of Traffic Impact

There are several metrics which can be utilized to describe the performance of a roadway including volume to capacity ratios, travel speeds, etc. The Master Street Plan (MSP) calls to convert these design criteria to a qualitative evaluation of the street performance known as the Level of Service (LOS). The LOS is a standard rating system which provides a score between A and F. A LOS of ‘A’ describes traffic free flow with very low density whereas a LOS of ‘F’ describes flow operation of traffic at where there are low speeds and significant congestion due to the volume of traffic exceeding capacity of the roadway. Per the MSP and generally accepted standards, a LOS of ‘C’ is the design goal for a roadway as the cost-benefit of a higher class is not beneficial.

There are a variety ways to calculate the LOS for this roadway including as an uninterrupted urban street, a low speed two lane highway and by including each intersection as a two way stopped controlled intersection. Depending on the scenario the existing conditions correspond to a LOS of ‘A’ or ‘B’. The addition of the traffic from the proposed development is not significant enough to change any of these ratings. Since a LOS above ‘C’ exceeds requirements, staff finds the existing roadway to be adequate with respect to traffic level of service.

The capacity of the current two-lane roadway is expected to be as high as 1,500 vph during the peak hour. However, this flow rate corresponds to a LOS of ‘F’ and would result in congestion and low traffic speeds. A capacity for the design LOS ‘C’ would be in line with half of that flow rate or 750 vph. Even with the addition of the proposed development’s traffic, the peak hour traffic rates

are still much less than this threshold. Therefore, staff finds no concerns with respect to the impact to traffic capacity.

Intersection and Stopping Sight Distances

There are two site parameters that are reviewed for new intersections to ensure the safety of their operations. While the intersections with Country Club with Sherwood and Little John are existing, this analysis will be helpful to ensure the safety of the proposed increase in traffic. Both of the site parameters are based upon the line of sight from a vehicle stopping on Little John and/or Sherwood waiting to turn either left or right onto Country Club. The exhibit below shows the existing approximate line of sight values at the site.

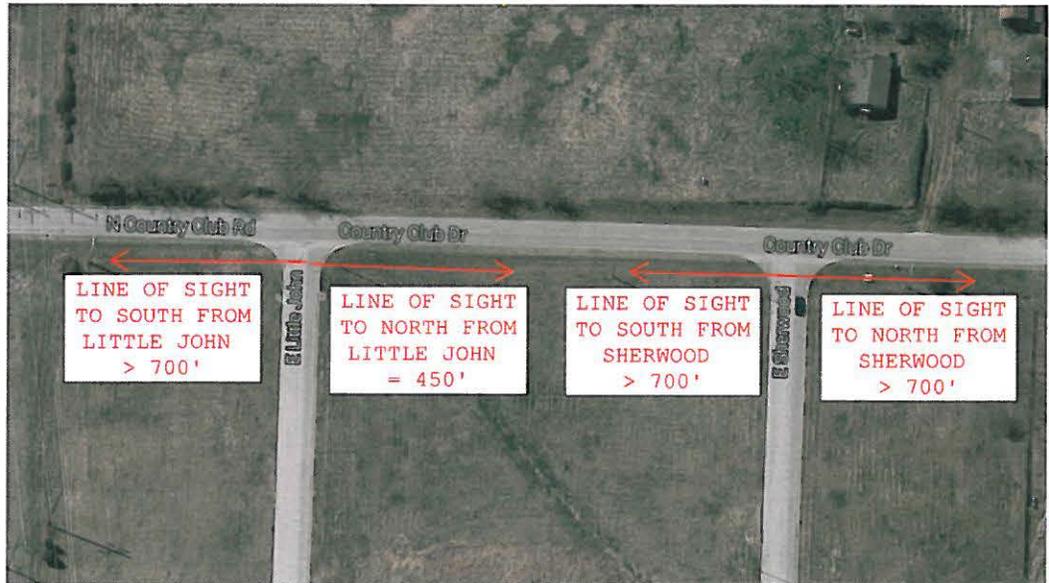


Exhibit 1. Existing Line of Sight Distances at Site

The first parameter to consider is the stopping sight distance (SSD). This parameter is the time it expected for a driver to see an obstruction in the road ahead of them, react by applying the brake and come to a complete stop. This parameter is applied to vehicles traveling on Country Club and potentially having to stop if a vehicle pulls out in front of them. According to the AASHTO publication “A Policy on Geometric Design of Highways and Streets” (Green Book) the SSD for a vehicle traveling 40 mph (the current speed limit) is 305 feet. The line of sight distances noted above exceed this value and actually would accommodate a vehicle speed of up to 50 mph at a minimum which has a SSD of 425 feet.

The second parameter to consider is the intersection sight distance (ISD). This parameter calculates the line of sight needed for a vehicle stopped on a minor side street to turn, either left or right, onto a major roadway. According to the Green Book, the ISD for a right turn for vehicles traveling 40 mph is 385 feet. The existing line of sight distances exceed this value and would be accommodate a vehicle speed of up to 45 mph at a minimum which has an ISD of 430 feet. The ISD for a left turn for vehicles traveling 40 mph is 445 feet. The existing line of sight distances exceed this value. However, the left turn from Little John onto Country Club very close to this value (450’). Based upon the posted speed

limit of 40 mph, staff finds the existing sight distances adequate for the proposed development.

- (5) Is consistent with sound planning of the city's growth in terms of health, safety, and convenience within the neighborhood and affected vicinity:

There is nothing in the proposal which would indicate unsound city planning. The City is in need of new multi-family housing to meet demand. The R-4 zoning was approved as appropriate for this area as the City's growth is northward. Across from the street from the property, to the west, the future land use map indicate commercial, so it is anticipated that the present rural character of this neighborhood will change over time to more of an urban/suburban character.

- (6) Promotes economic conditions or public welfare within the city.

The new apartment complex will allow for more people to live in the City, this will in turn lead to higher sales tax collected and less long distance commutation for jobs located inside the City. The proposed land use will increase property taxes on the subject property.

Fiscal Impact: Street fees in the amount of \$2,624.88 are applicable for this project.

Attachments:

Staff Report with attachments
Resolution 33-16



STAFF REPORT MEMORANDUM

TO: PLANNING COMMISSION
FROM: BEN L. RHOADS, AICP, SENIOR PLANNER *BZR*
DATE: APRIL 9, 2015
PLANNING COMMISSION REVIEW: MAY 12, 2015
BOARD OF DIRECTORS REVIEW: JUNE 2, 2015
RE: RZ15-10 REZONING DEVELOPMENT PERMIT
APPLICANT/OWNER: CAP REO 1, LLC
AGENT: CAP REO 1, LLC – JOHN SCHMELZLE

SUBJECT PROPERTY ADDRESS

2220 BLOCK OF E. SHERWOOD ST. AND E. LITTLE JOHN ST.

INTERNET MAP INFORMATION

Planning staff has created a map on Google Maps ©2015.

<http://goo.gl/mzK6mq>

PROJECT INTENT

The applicant desires to rezone Lots 1-3 of the Nottingham Subdivision, the total consisting of 5.05 acres, from I-2 District (Light industrial) to **R-4 District (Residential, multi-family)**.

| EXISTING LAND USE | EXISTING ZONING |
|---|--|
| Vacant | I-2 District (Light industrial) |
| SURROUNDING LAND USE | SURROUNDING ZONING |
| North: Residential, single-family | North: Benton County - No zoning |
| South: Industrial - Webb Wheel | South: I-1 District (Industrial) |
| East: Residential, two-family / Vacant | East: R-3 District (Residential, two-family) |
| West: Residential, single-family / Agricultural | West: Benton County - No zoning |

ZONING USE UNIT CONSISTENCY

Multi-family residential use falls within Use Unit 5. Use Unit 5 is permitted in the proposed R-4 District.

LOT STANDARDS CONSISTENCY

The minimum R-4 zones standards are compared with the subject property's tracts below.

| MINIMUM (R-4) ZONING REQUIREMENTS | SUBJECT PROPERTY PROPOSAL (Approximate) |
|--|--|
| Lot Area: 6,000 sq. ft. | Nottingham Add. Lot 1: 1.26 acres |
| | Nottingham Add. Lot 2: 2.52 acres |
| | Nottingham Add. Lot 3: 1.27 acres |
| Lot Width: 60 ft. | Nottingham Add. Lot 1: 180 ft. |
| | Nottingham Add. Lot 2: 360 ft. |
| | Nottingham Add. Lot 3: 180 ft. |
| Maximum Lot Coverage: 50 % | Nottingham Add. Lot 1: N/A |
| | Nottingham Add. Lot 2: N/A |
| | Nottingham Add. Lot 3: N/A |
| Maximum Floor to Area Ratio: 0.50 (50%) | Nottingham Add. Lot 1: N/A |
| | Nottingham Add. Lot 2: N/A |
| | Nottingham Add. Lot 3: N/A |

STAFF DISCUSSION

The applicant requests rezoning Lots 1-3 of the Nottingham Addition from I-2 to R-4. The purpose of the rezone is to allow for greater residential density for the vacant lots in front of the addition. The location of this area is directly north of Webb Wheel on N. Country Club Rd. The area is primarily described as a developing industrial area, with a transition to single-family residential uses to the north. The subject property lots are less than three acres, which is generally considered ill-suited for larger industrial users, and would be appropriate for small scale operations or warehousing. Given this limitation, the applicant is presently requesting that these lots be rezoned to high density residential in order to better facilitate future development. The applicant has no plans at this time to develop the property, but is speculating that the rezoning will increase the property value. There is a market need for multi-family development in the community.

The future land use map indicates this area as industrial, however, when the Nottingham Addition was proposed, staff advocated that these lots be kept as residential. Nonetheless, the original developer of the Nottingham Addition requested that the subject property be industrial, and so the I-2 zoning was applied. This is due to the size of the lots and their positioning in front of established two-family housing. Residents would prefer to be in an area of like uses, with less of an impact on their general quality of life. In summary, staff is supportive of the present request due to the unique circumstances of the location and surrounding uses around the subject property.

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 2, 2015.
 - Newspaper legal notification: April 25, 2015 (Herald-Leader).
 - Letter legal notification: April 21-24, 2015.
 - Staff received no phone calls or correspondence on the request.

COMPREHENSIVE PLAN CONSISTENCY

The 2030 Land Use Map describes this area as industrial. Given the unique circumstances of the lots in question, staff believes the rezoning request is consistent with the overall intent of the plan. It should be noted that the future land use map is intended as a general guide to land use decisions, but is one of many tools one would use to make an informed decision regarding land use.

STAFF RECOMMENDATION

Staff recommends approval of RZ15-10 (Rezone Development Permit).

ATTACHMENTS

1. Site Specific Proposal.
2. General Area Map.

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD MAY 12, 2015

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, May 12, 2015.

The meeting was called to order by Chairman Mounger.

Roll Call:

Colvin, Stewart, Blakely, Brown, Mounger, Williams, Smith – Present.

City Clerk, Renea Ellis; City Attorney, Jay Williams; City Engineer, Justin Bland; and City Sr. Planner, Ben Rhoads, all present.

A copy of the April 14, 2015, minutes had previously been given to each Commissioner. A motion was made by Blakely and seconded by Brown to accept the minutes.

Mounger called for a voice vote.

All Ayes. No Nays. Motion passes.

Mounger announced that the items before the Commission, if passed, would be presented at the June 2, 2015, Board of Directors Meeting.

The first item on the agenda was a Rezoning Development Permit, RZ15-08 for 2300 Block of Hwy. 412 E., from C-1 to C-2 by Patty King, James Smith of Transaction Realty on her behalf. As no one was present for this item, a Motion was made by Brown and seconded by Stewart to table the matter until the June 9, 2015 regular meeting.

Roll Call:

Brown, Mounger, Williams, Smith, Colvin, Stewart, Blakely, –Aye.

7 Ayes. No Nays. Motion passed.

The second item on the agenda was a Rezoning Development Permit, RZ15-10, for 2220 Block of E. Sherwood Street and E. Little John, from I-2 to R-4 by CAP REO 1, LLC. John Schmelzle, 5409 Pinnacle Point Drive, Rogers, AR, presented on behalf of the applicant and stated the request to allow for multi-family housing and increase the value of the property. A Motion to approve was made by Colvin and seconded by Williams.

Roll Call:

Stewart, Blakely, Brown, Mounger, Williams, Smith, Colvin – Aye.

7 Ayes. No Nays. Motion passed.

The last item on the agenda was a Significant Development Permit, SD15-07 / 2909 Cheri Whitlock Drive/First Assembly of God. Mounger read the staff recommendations aloud. Ron Homeyer, 701 S. Mt. Olive, of Civil Engineering presented on behalf of the applicant. He stated that the permit had been previously approved but had expired due to constrictions on money. Blakely asked if any changes had been made and Homeyer told him that there was additions on the storm and sewer and slight modifications to the design.

Williams made a Motion to Approve with recommendations which was seconded by Smith.

Roll Call:

Blakely, Brown, Mounger, Williams, Smith, Colvin, Stewart –Aye.

7 Ayes. No Nays. Motion passed.

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD JUNE 2, 2015

The Board of Directors of the City of Siloam Springs, Arkansas, met in regular session at the City of Siloam Springs Administration Building, on June 2, 2015.

The Meeting was called to order by Mayor Turner.

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

Phillip Patterson, City Administrator; Jay Williams, City Attorney; Renea Ellis, City Clerk; James Wilmeth, Police Chief; Greg Neely, Fire Chief; and Justin Bland, City Engineer; all present.

Opening prayer was led by Director Coleman.

Mayor John Turner led the Pledge of Allegiance.

A copy of the May 19, 2015, minutes of the regular meeting had previously been given to each Director. A Motion was made by Smiley and seconded by Brown to accept the minutes. Mayor called for a voice vote. Motion passed unanimously.

The first agenda item was the Open Hearing for Citizens Present.

Karl Mounger, 708 Katie Lane, asked if plaques with historic value couldn't be donated to museum. Don Cundiff, 601 W. Tahlequah, talked about Senate Bill 223, and that he believes a vote is more appropriate than appointing a vacant seat.

The next item on the agenda was Approval of a Purchase of Traffic Signal Upgrade Equipment from Pinkley Sales Company in the amount of \$57,692.27. A Motion to approve was made by Smiley and seconded by Burns.

Discussion: Burns asked what the necessity was for replacement. Glen Severn, Service Superintendent with the Electric Dept., stated video equipment is failing and will be replaced. Brown asked about a signal tech. Severn said 3 level 2 techs, and 1 apprentice are on staff at this time.

Roll Call:

Smiley, Burns, Brown, Smith, Coleman, Johnson –Aye.

6 Ayes. No Nays. Motion passed.

The next agenda item on the agenda was Approval of the Purchase of a Bucket Truck for the Electrical Department from National Joint Power Alliance in the amount of \$209,685.00. A Motion to approve was made by Smiley and seconded by Burns.

Discussion: Brown asked what will be done with old one. Art Farine, Electric Director, stated it has over 10,000 hours. They will use until end of year, then auction.

Roll Call:

Burns, Brown, Smith, Coleman, Johnson, Smiley – Aye.

6 Ayes. No Nays. Motion passed.

The next agenda item on the agenda was the Approval of an Agreement for Professional Services for Water Plant Assessment with Garver Engineers, Inc. The Mayor pointed out the agreement is not to exceed \$69K. A Motion to approve the agreement was made by Smiley and seconded by Burns. Discussion: Smith stated good idea to access. Brown asked why failures are occurring. Steve Gorszcyk, Water/Wastewater Director, stated equipment failure is due to age and addressed questions of Director Brown.

Roll Call:

Brown, Smith, Coleman, Johnson, Smiley, Burns–Aye.

6 Ayes. No Nays. Motion passed.

The next item on the agenda was the Approval an Agreement for Professional Services for Wastewater Reuse at the Water Plant with Garver Engineers, Inc. The Mayor pointed out the agreement is not to exceed \$90K. A Motion to approve was made by Smiley and seconded by Burns.

Roll Call:

Smith, Coleman, Johnson, Smiley, Burns, Brown–Aye.

6 Ayes. No Nays. Motion passed.

The next item on the agenda was to Approve Proposed Revisions to the 2015 Budget with regard to 3 slots for Reserve Life Guards. A Motion to approve was made by Smiley and seconded by Johnson. Discussion: Phillip Patterson, City Administrator, stated there won't be any significant cost. Johnson asked if they rotate. Troy Kirkendall, Parks and Recreation Manager, stated yes, rotation increases the employee pool.

Roll Call:

Coleman, Johnson, Smiley, Burns, Brown, Smith–Aye.

6 Ayes. No Nays. Motion passed.

The next agenda item was Ordinance 15-14 / 1st Reading / Amending Municipal Code Section 105-50(e)(3) Residential Driveway Widths in the H-1 Zoning Overlay District. A Motion to Place Ordinance 15-14, suspending the rules and reading title only was made by Smiley and seconded by Johnson.

Discussion: Jay Williams, City Attorney, pointed out a Scrivener's error that will be corrected. Patterson explained the proposed changes and their benefits. After lengthy discussion, the Mayor called for a vote.

Roll Call:

Johnson, Smiley, Burns, Brown, Smith, Coleman –Aye.

6 Ayes.

An Ordinance entitled:

AN ORDINANCE AMENDING CERTAIN ZONING DISTRICT REGULATIONS OF THE CITY WITH RESPECTS TO DRIVEWAY WIDTHS WITHIN THE H-1 (HISTORIC)

OVERLAY DISTRICT; AMENDING SECTIONS 102-50, 102-77 AND 102-78 OF THE MUNICIPAL CODE

Was read.

A Motion was then made by Smiley and seconded by Coleman to suspend the rule, reading title only, and place Ordinance 15-14, on its first, second and third reading. After further discussion, the Mayor called for a vote.

Roll Call:

Smiley, Burns, Coleman –Aye.

Brown, Smith, Johnson –Nay.

3 Ayes. 3 Nays. Motion failed.

Ordinance 15-14 will come back to the next board meeting for its 2nd reading.

The next agenda item was Ordinance 15-15 / 1st Reading / Amend Section 102-21 of the City Municipal Code / Rezone I-2 to R-4 / 2200 Block E. Sherwood St. and E. Little John / CAP REO, LLC / John Schmelze. A Motion to Place Ordinance 15-15, suspending the rules and reading title only, on its first reading was made by Smiley and seconded by Burns.

Roll Call:

Burns, Brown, Smith, Coleman, Johnson, Smiley–Aye.

6 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 I-2 TO R-4) THE PROPERTY LOCATED AT 2220 BLOCK OF E. SHERWOOD ST. AND 2220 BLOCK OF E. LITTLE JOHN ST.

Was read on its first reading.

The next agenda item was Ordinance 15-16 / Approve Sole Source Purchase of Grader / Stribling John Deere of Arkansas / \$140,000.00. A Motion to Place Ordinance 15-16, suspending the rule and reading title only, was made by Smiley and seconded by Burns.

Discussion: Phillip Patterson, City Administrator, stated a 1975 grader needs replaced and a 2010 model had been found for \$140K and that sole sourcing would allow a \$28K - \$45,000 savings to the City. Randy Atkinson, Public Services Manager, stated the purchase would come from street capital but will be used by construction. Questions by Directors Smiley and Smith were also answered by Atkinson.

Roll Call:

Brown, Smith, Coleman, Johnson, Smiley, Burns–Aye.

6 Ayes. No Nays. Motion passed.

An Ordinance Entitled:

**AN ORDINANCE AUTHORIZING ACQUISITION BY THE STREET DEPARTMENT OF A
2010 JOHN DEERE MOTOR GRADER ON A SOLE-SOURCE BASIS**

Was then read.

A Motion to Adopt Ordinance 15-16 was then made by Smiley and seconded by Burns.

Roll Call:

Smith, Coleman, Johnson, Smiley, Burns, Brown–Aye.

6 Ayes. No Nays. Motion passed.

The next agenda item was Resolution 24-15 / Approve Traffic Signal for Hico Street and Cheri Whitlock Intersection. A Motion to Approve was made by Johnson and seconded by Smiley. Discussion: Art Farine, Electric Director, explained the need and process to proceed. He also pointed out hazards and explained the warrant study and amount of traffic. Farine went on to address questions from several directors including the distance between the proposed light and the future overpass.

Roll Call:

Coleman, Johnson, Smiley, Burns, Brown, Smith–Aye.

6 Ayes. No Nays. Motion passed.

The next agenda item was Resolution 25-15 / Amend Section 210 of the Municipal Employee Handbook / Residency Policy. A Motion to Approve was made by Smiley and seconded by Brown. Discussion: Chiefs Wilmeth and Neely explained the benefits to the fire and police departments this change would accommodate. After questions from the Board were addressed, the Mayor called for a vote.

Roll Call:

Johnson, Smiley, Burns, Brown, Smith, Coleman–Aye.

6 Ayes. No Nays. Motion passed.

The next agenda item was Resolution 26-15 / Approve Significant Development Permit for 2909 Cheri Whitlock Drive / First Assembly of God. God. A Motion to Approve was made by Smiley and seconded by Burns.

Discussion: Ron Homeyer, Civil Engineering, 701 S. Mt. Olive was present for the applicant and addressed the changes from the previous application. Coleman had questions about the availability of future parking which were satisfactorily addressed.

Roll Call:

Smiley, Burns, Brown, Smith, Coleman, Johnson–Aye.

6 Ayes. No Nays. Motion passed.

The next agenda item was Resolution 27-15 / Approve Main Street Siloam Springs Public Art Location Agreement. A Motion to Approve was made by Smiley and seconded by Johnson.

Discussion: Phillip Patterson, City Administrator, gave background of request. He expressed concerns and stated they had been addressed and satisfied. Smiley stated she attended rural unveiling. She appreciates Main Street bringing Beyond the Frame. Cammie Hevener from Main Street stated the unveiling and balloon release would be on June 13th. She stated will announce then the July plans. Brown asked where it will be placed. Patterson stated on sidewalk. Burns stated he hopes it gets more press attention and a larger attendance.

Roll Call:

Burns, Brown, Smith, Coleman, Johnson, Smiley –Aye.
6 Ayes. No Nays. Motion passed.

Administrator's Report:

Phillip Patterson, reminded everyone that the City Auction will be held this Friday, June 5th at 1108 E. Ashley, between the Animal Shelter and Transfer Station. He stated the outdoor warning system test will be Friday, June 5th at noon. Patterson stated AR One-call is used by hospital for scheduling transports. He explained proposed City Protocol and asked for support or direction. After lengthy discussion, a Motion to place the proposed City Protocol on the agenda was made by Coleman and seconded by Smiley.

Roll call:

Brown, Smith, Coleman, Johnson, Smiley, Burns –Aye.
6 Ayes. No Nays. Motion passed.

After further discussion, a Motion to Allow Patterson to revise the wording on the proposal was made by Coleman and seconded by Smiley. Smith asked Burns about his concerns which Burns addressed. Patterson read the proposed wording aloud, and a vote was called by the Mayor.

Roll Call:

Smith, Coleman, Johnson, Smiley, Brown –Aye.
Burns –Nay.
5 Ayes. 1 Nays. Motion passed.

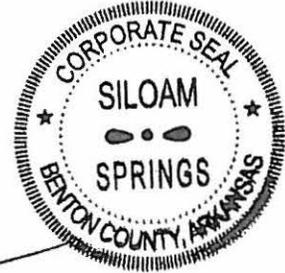
Mayor thanked Tom and Donnie for the tour of Water and Wastewater Plants. He also thanked Bob Coleman for stepping in for him. He stated he attended a Memorial Day Observation and 2 senators had explained what the purpose of the observance was. He stated Wastewater Plant open house was last week. Mayor expressed his condolences to Gravette Mayor on his house fire. He welcomed new reporter to Herald Leader, Landon Reeves.

Open Hearing of Directors:

Burns thanked the VFW and American Legion for the placement of flags at Oak Hill Cemetery. He also reminded everyone to turn in trash forms by June 15th for the new once a week collection system. Johnson stated he went on a tour at the Water and Wastewater Plant. Smith thanked staff for addressing some sidewalk issues. Smiley stated she as well attended the Water and Wastewater tours and stated her approval of items added to the website. Coleman thanked staff and board for support while he filled in. Thanked Patterson for memo. He asked Karl Mounger to provide for a fish fry if he comes again after fishing.

Coleman then made a motion to adjourn; seconded by Smiley. The Mayor called for a voice vote. All Ayes. Motion passed.

Meeting adjourned.

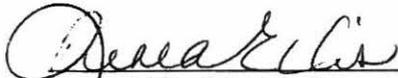


APPROVED:



John Mark Turner, Mayor

ATTEST:



Renea Ellis, City Clerk



7 Ayes. No Nays. Motion passed.

The next agenda item on the agenda was Approve Contract Extension / Arkansas Blue Cross Blue Shield. A Motion to approve was made by Smiley and seconded by Johnson.

Discussion: Coleman stated he is glad to see with in line with budget and calendar year of January 1st.

Roll Call:

Brown, Smith, Jones, Coleman, Johnson, Smiley, Burns–Aye.

7 Ayes. No Nays. Motion passed.

The next agenda item was Ordinance 15-14 / 2nd reading / Amending Municipal Code Section 102-50(e)(3) Residential Driveway Widths in the H-1 Zoning Overlay District. A Motion to Approve Ordinance 15-14 on its second and third reading, suspending the rules and reading title only, was made by Smiley and seconded by Burns.

Discussion: Brown asked if there had been any comment from the public. Ben Rhoads, City Sr. Planner, stated there have not been any comments received.

Roll Call:

Smith, Jones, Coleman, Johnson, Smiley, Burns, Brown–Aye.

7 Ayes. No Nays. Motion passed.

An Ordinance entitled:

AN ORDINANCE AMENDING CERTAIN ZONING DISTRICT REGULATIONS OF THE CITY WITH RESPECTS TO DRIVEWAY WIDTHS WITHIN THE H-1 (HISTORIC) OVERLAY DISTRICT; AMENDING SECTIONS 102-50, 102-77, AND 102-78 OF THE MUNICIPAL CODE.

Was read on its second and third reading.

A Motion to Adopt Ordinance 15-14 was then made by Smiley and seconded by Burns.

Roll Call:

Jones, Coleman, Johnson, Smiley, Burns, Brown, Smith–Aye.

7 Ayes. No Nays. Motion passed.

The next agenda item was Ordinance 15-15 / 2nd Reading / Amend Section 102-21 of the City Municipal Code / Rezone I-2 to R-4 / 2220 Block E. Sherwood St. and E. Little John / CAP REO, LLC / John Schmelzle. A Motion to Approve Ordinance 15-15 on its second and third reading, suspending the rules and reading title only, was made by Johnson and seconded by Smiley.

Discussion: Coleman asked if there was any opposition. Ben Rhoads, Sr. City Planner stated there were no comments.

Roll Call:

Coleman, Johnson, Smiley, Burns, Brown, Smith, Jones–Aye.

7 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 I-2 TO R-4) THE PROPERTY LOCATED AT 2220 BLOCK OF E. SHERWOOD ST. AND 2220 BLOCK OF E. LITTLE JOHN ST.

Was read on its second and third reading.

A Motion to Adopt Ordinance 15-15 was then made by Smiley and seconded by Coleman.

Roll Call:

Johnson, Smiley, Burns, Brown, Smith, Jones, Coleman–Aye.

7 Ayes. No Nays. Motion passed.

The next agenda item was Ordinance 15-17 / Waive Competitive Bidding for Property Insurance / Mike Moss Agency / \$78,220.22 / Declaring an Emergency. A Motion to Place Ordinance 15-17, suspending the rules and reading title only, was made by Smiley and seconded by Johnson.

Discussion: Jones, Smiley and Brown had questions regarding the coverage which were addressed by Patterson. Specifically, Patterson stated the state would have charged \$3500 less, but would not have covered the costs of reproducing destroyed documents or petty cash.

Roll Call:

Smiley, Burns, Brown, Smith, Jones, Coleman, Johnson–Aye.

7 Ayes. No Nays. Motion passed.

An Ordinance entitled:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH THE MIKE MOSS AGENCY FOR THE PROVISION OF PROPERTY INSURANCE FOR THE CITY, WAIVING THE REQUIREMENT OF COMPETITIVE BIDDING AND DECLARING AN EMERGENCY.

Was read.

A Motion to Adopt Ordinance 15-17 was then made by Smiley and seconded by Coleman.

Roll Call:

Burns, Brown, Smith, Jones, Coleman, Johnson, Smiley–Aye.

7 Ayes. No Nays. Motion passed.

A Motion to declare this an emergency clause was made by Coleman and seconded by Smiley.

Roll Call:

Brown, Smith, Jones, Coleman, Johnson, Smiley, Burns–Aye.

7 Ayes. No Nays. Motion passed.

The next agenda item was Resolution 28-15 / Commit City to Installing Water, Sewer and Electrical

SD16-09 — Krein Development **Bird's Eye View**



August 22, 2016

Planning Commission

City of Siloam Springs, AR

Gentlemen:

I am writing to voice my opposition to the variance allowing construction of an 80 unit apartment complex at Country Club and Little John in Siloam Springs, AR.

I offer the following comments in opposition:

1. With the 80 to 150 or so vehicles which this will bring, increase traffic pressures will be brought to bear on Country Club, Lincoln, Hico and Dawn Hill during the to & from school traffic morning and mid afternoon, as well as lunch hours for Gates, Sebastian, Lazyboy, Cobb and Webb Wheels. In addition it will place additional pressure on Davidson eastward, and Dawn Hill and Dawn Hill East, in order to reach highway 59 rather than travel down a more congested Country Club.
2. Endangerment to the large number of cyclists and runners who use Country Club, Dawn Hill, and Hico on a daily basis and especially on weekends.
3. If these are low income or rent subsidized, a rise in crime in the surrounding area including Dawn Hill/St. Andrews areas, as experienced about 3-4 years ago, when the condo's and apartments at Dawn Hill became populated by addicts and non-working elements, can be expected.
4. Except in very tightly planned community development areas, there is a general drop in property values in the areas surrounding such apartment complexes, because of higher noise levels, increased traffic congestion, loitering, and more frequent police intervention in the area.
5. Response times for first responders, ie. Police/sheriff, EMS, firemen tend to be slightly slower in the county, than in the City at present. With the increased need for first response, which such a complex will generate in the

surrounding area, our county response times may deteriorate further, or at least be unable to be sustained at current levels.

6. The northern end of Country Club is well known for its accident rate on the S curves from Davidson to Dawn Hill. At least 3 such collisions with trees and power poles have occurred in the last 90 days. An extra 80-150 vehicles will only increase this frequency.

This project will only serve to deteriorate the property values, peacefulness and other aesthetics of the area around Country Club and Little John/Davidson, and the over-all Dawn Hill area. I heartily request that this variance be denied.

David L. Schochler



13657 St. Andrews Dr.

Siloam Springs, AR 72761

479 373-6149

dlsjes@cox.net

September 1, 2016

Planning Commission
Board of Adjustment
City of Siloam Springs, AR

Members of the Board:

I am opposed to allowing any variances on the planned apartment complex at Country Club Road, Little John and Sherwood Streets. My husband John Sledd and I live at 14441 Country Club Road, across the street from this land.

Here are my concerns:

I drove around and looked at 10 other areas in Siloam Springs with this zoning:

Remington Park apts.- single story duplexes

The ones across from the aquatic center-single story duplexes

The one on South Haden-single story duplexes

The one at Dogwood and Tulsa-mostly one story, one 2 story building

Spring Valley-2 story apartments, pool and tennis court provided.

Timothy Street- one story duplexes

Between East Delaware and Twin Springs -2 story apartments

Mockingbird-Hummingbird Lane-1 story duplexes

East Copperleaf Drive-1 story duplexes

North Carl and Tahlequah-2 story apartments

My point is this, there weren't any 3 story apartment complexes, and there weren't any 20 unit buildings. This does not fit with anything Siloam Springs has allowed before. The city has no experience with this type of housing development.

I also have several concerns with the way this has been handled.

No one I've talked to even remembers receiving a re-zoning letter last year. I asked for a copy from Mr. Rhoads to see what it said. There was no explanation for what the new zone would be, it just says rezoning from Industrial (I2) to Residential (R4).

As I went door to door, most people were surprised and even shocked to hear about it.

We feel that the letters should have gone out to many more residents and an explanation of what the zoning meant should have been included. It would have only taken one additional sentence. We were told by Mr. Rhoads that there was a sign posted and it was in the newspaper. No one remembers seeing it, even though many people have seen the new sign that is posted now. My point is, it feels intentionally vague.

We also don't think having this meeting at 4 pm is fair. If people work, they have to take off to come to this.

I would also hope that any members of the board who are personally or professionally connected to the Kreins would recuse themselves. One of our residents brought up the fact that at least one board member works for Crye-Leike Realtors as does Nora and Jim Krein.

I asked Mr. Rhoads what regulations there were to control the number of people who can live in these apartments, and he said the only limitation is 'no more than 4 unrelated adults' can live in them. An unlimited number of family members can live in these apartments. There could easily be grandparents, parents, and children living in an apartment. If there were 6 people on average per apartment, it would be **480** people on this small piece of land.

If there were just 3 children per apartment, on average, that is **240** children. What will these children do? There are no playgrounds or parks for them to play in. With these buildings and parking lots jammed into this 5 acre area, and no amenities, it could easily be called a slum.

The point of the variance is to shorten the interior drives setback by 27 feet. There are 4 of these, so 108 feet of drive would have to be sacrificed. Mr. Rhoads explained that the purpose of these drives is to make sure that traffic won't back up and block the road.

That is exactly what will happen when everyone is trying to get to work in the morning, school buses for all of these children line up, the people from all the duplexes behind this complex want out, and we have the usual heavy traffic from LaZBoy, Webb Wheel, Gates, and the other businesses on Country Club, and again in the rush hour after work and school. The traffic could easily back up onto not just Little John and Sherwood, but out into Country Club Road-- and it is on a dangerous hill that has had many accidents with the present traffic pattern. If for no other reason, the interior drives need to be 75 feet to accommodate school buses.

Property values-

This will adversely affect everyone's property value in the nearby homes that exist today. We will never be able to sell our home for anywhere near what we paid for it, if we can find a buyer at all. Same for the Drakes next door to this disaster. It will also severely limit uses for the Younger's property directly across the street. No one will want to build nice homes near this.

Crime- Unfortunately, these types of developments bring crime with them. This is far away from the police station. We already have problems in the area, and this will greatly multiply robberies, break-ins, home invasions etc. Due to the rural nature of this area there are a lot of outbuildings, shops, sheds, and even small businesses that will be tempting targets for thefts and break-ins. It isn't in city limits, so law enforcement is not going to be adequate.

The City of Siloam Springs seems to think their planning is superior to the Benton County policies, I've heard a couple of comments of that nature regarding annexing this area. But the county has different considerations. I'd like to list some of the wording from the **Benton County Land Use Development Guide:**

It states:

'Retain the agricultural nature and rural residential character of the county through proper development regulations.'

'Commercial development must be weighed according to its **impact on agricultural and residential areas.**'

'**Ensure protection of the county's natural environment, floodplains, watersheds, and natural resources and features.**'

Single family and agricultural land use is granted as a right and all other use applications will be reviewed as conditional uses. COMPATIBILITY should be one of the major criteria.

Section III. Physical Development

A. Land Use Considerations

1. Residential

Several goals surfaced as **paramount** in the committee meetings.

These include:

a. provision of a **SAFE LIVING ENVIRONMENT** that offers **QUIET, PRIVACY, AND A RURAL FLAVOR AND ATMOSPHERE.**

c. **PROTECTION OF RESIDENTIAL AREAS FROM INCOMPATIBLE ADJACENT LAND USES.**

d. **PROTECTION OF PROPERTY VALUES**

2. Commercial

Again, the goal of **RETAINING THE RURAL ASPECTS OF THE COUNTY SHOULD REMAIN A PRIORITY.** Other goals to be met in general commercial land use are:

- a. To minimize commercial development where inadequate or substandard infrastructure exists.
- b. **TO DISCOURAGE THE INDISCRIMINATE MIXING OF COMMERCIAL DEVELOPMENT INTO RESIDENTIAL AND AGRICULTURAL AREAS.**

Now I understand that this is Benton County's wording, but shouldn't Siloam Springs have the same consideration for the people who live in this area? This variance will destroy the calm, peaceful, safe life we have now and do significant financial harm to us as well.

I get the feeling after several conversations with different people from the city, that this meeting is a mere formality. You seem to be saying: the zoning is done, and we don't like it, but there is nothing we can do about it. Those are the rules.

What we are asking, is for *you* to play by the rules. No variances, no exceptions.



Pam Sledd
14441 Country Club Road
Siloam Springs, AR
(479) 238-0132
psledd1@gmail.com

August 23, 2016

To the City of Siloam Springs Planning Department:

We stand opposed to the proposed 80 unit apartment complex on the property described as 2220 East Little John, 220 East Sherwood and 2225 East Sherwood.

We stand opposed to any variance on standing regulations of any kind.

Our opposition is based on the following costs to the community:

1. We believe that the setback of 75 feet should be enforced. The tenants will likely come and go to work at roughly the same times, not to mention school buses etc. and it is entirely possible that it would block both east Little John and East Sherwood, even to the point of extending into Country Club Road, which already has dangerous traffic issues with the tractor trailers an employees for the plants on that road.

2.Environmental damage due to the already overloaded water runoff in this area. There is improper drainage for the current use. Flooding over the roads occurs quickly during heavy rains at Country Club Road in several places and Davidson Road. There are no sewers.

2.Economic Impact on current residents-
We believe this will hurt property values in the area.

3.The transient status of apartments and the accompanying loss of quality of life surrounding such complexes will damage the surrounding current property owners.

4.Potential crime that is attracted to apartment complexes and the distance to police aid.

5.We are against such a dense complex which does not fit this area, and will introduce lights 24 hours a day, noise, and other nuisances that should not be forced on this area, and we do not feel that a fair public announcement was sent to the concerned residents.

Signed,

Pam Sladd

Address 14441 Country Club Rd

Sharon K. Drake

Address 21751 Davidson

Jammy Garner

Address 21923 Davidson Rd.

Sharon O. Whalen

Address 3507A N. Robin Ct.

Jill Ichniowski Address 21900 Estate Dr, SS

FRED Ichniowski Address 21900 Estate Dr, SS

Rocky Hoffmann Address 21936 Estate Dr SS

Tim Max Berrios Address 21913 Estate Dr

Wendy Stogami Address 21901 Estate Dr SS

T. Kai Toyami Address 21901 Estate Dr SS

Frenda Kuske Address 21704 Davidson Rd SS, AR

Richard Bruse Address 21304 Davidson Rd S.S, AR

Beare Stabel Address 21419 Davidson Rd SS

Kellye Simons Address 22063 Dawn Hill Rd E.

Flaine M-Jay Address 14001 Inverness Ln.

Ryan M-Jay Address 14001 Inverness Ln.

Linda B. Gray Address 14066 Mayfield Dr.

Tom Mast Address 13798 Canterbury Ln

Stephen Springer Address 13806 Canterbury Ln

Chasity Cresshaw Address 13862 Canterbury Ln

Brent Cresshaw Address 13842 Canterbury Dr.

Unde [Signature] Address 13838 Canterbury Ln

Ray E Drake Address 2175 Davidson Rd. ⁷²⁷⁶¹ Siloam Springs, AR

Walt Matthews Address 21778 DAVIDSON RD. ⁷²⁷⁶¹ SILOAM SPRINGS, AR.

Sam W. [unclear] Address 21778 Davidson Rd Siloam Springs ⁷²⁷⁶¹ AR

[unclear] Address 14310 Country Club Road SS AR

Lahna Du Address 21863 Davidson Rd

Val Mae Jo Address 14398 Kilarney Rd

Tracey Fell Address 14305 Kilarney Rd.

MARTY FEU Address 14305 KILARNEY RD

Rusty White Address 14179 KILARNEY Rd

Stacy Nanyaw Address 14049 Kilarney Rd. S.S. AR.

Casy VanArche Address 13743 St. Andrews Dr.

Robbie Pruet ^{robbie.pruett@yahoo.com} Address 13745 St. Andrews

Wm K Prudgen Address 13634 St ANDREWS

David L. Schuchter Address 13657 St. Andrews

Judy E. [unclear] Address 13657 St Andrews

Carol Roberts Address 14250 Kilarney DR

Kathy Patterson Address 21922 Davidson Road; Siloam SpRS.

Coel S. Patterson Address 21922 Davidson Road; Siloam SpRS.

Patricia J. Burns Address 21690 Pinehurst Ct.
Sherry Shrum Address 21637 Seminole Ct

Jim Shrum Address 21637 Seminole Ct
Ron Jordan Address 13464 Saint Andrews Dr

Sherry McFar Address 13471 St Andrews Dr
Harley McFadden Address 13475 St. Andrews Dr

Dave Kobhisk Address 13448 St Andrews Dr.
Susan Carnor Address 13435 St. Andrews Dr.

Cheryl R. Sludd Address 14441 N. Country Club Rd.
Karen P. White Address 13797 Canterbury Dr

Rm Day Address 13838 Canterbury

Aldon L. Waggoner Address 21660 Seminole Ct

Shawna Smith Address 2304 B E Little John

Stephanie Downing Address ~~2304~~ 2304A E Little John

Wayne P. P. Address 3507 B E. LITTLE JOHN

Deanne Barrett Address 3509 B N Robin Ct.

Joni Dalrymple Address 3509 A North Robin Ct

B. B. Jones Address 3511A North Robin Ct

Tricia Lee Address 3511A N Robin Ct

~~Bob~~ ^{Beth} ~~Beth~~
BOB BETHKE

Address 3605 B ROBIN CT

Judy Bethke

Address 11 11 11

William Langston

Address 3603 B N. COURT

John A Farmer

Address 21923 Davidson Rd

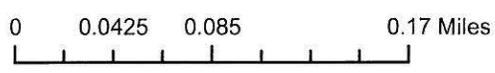
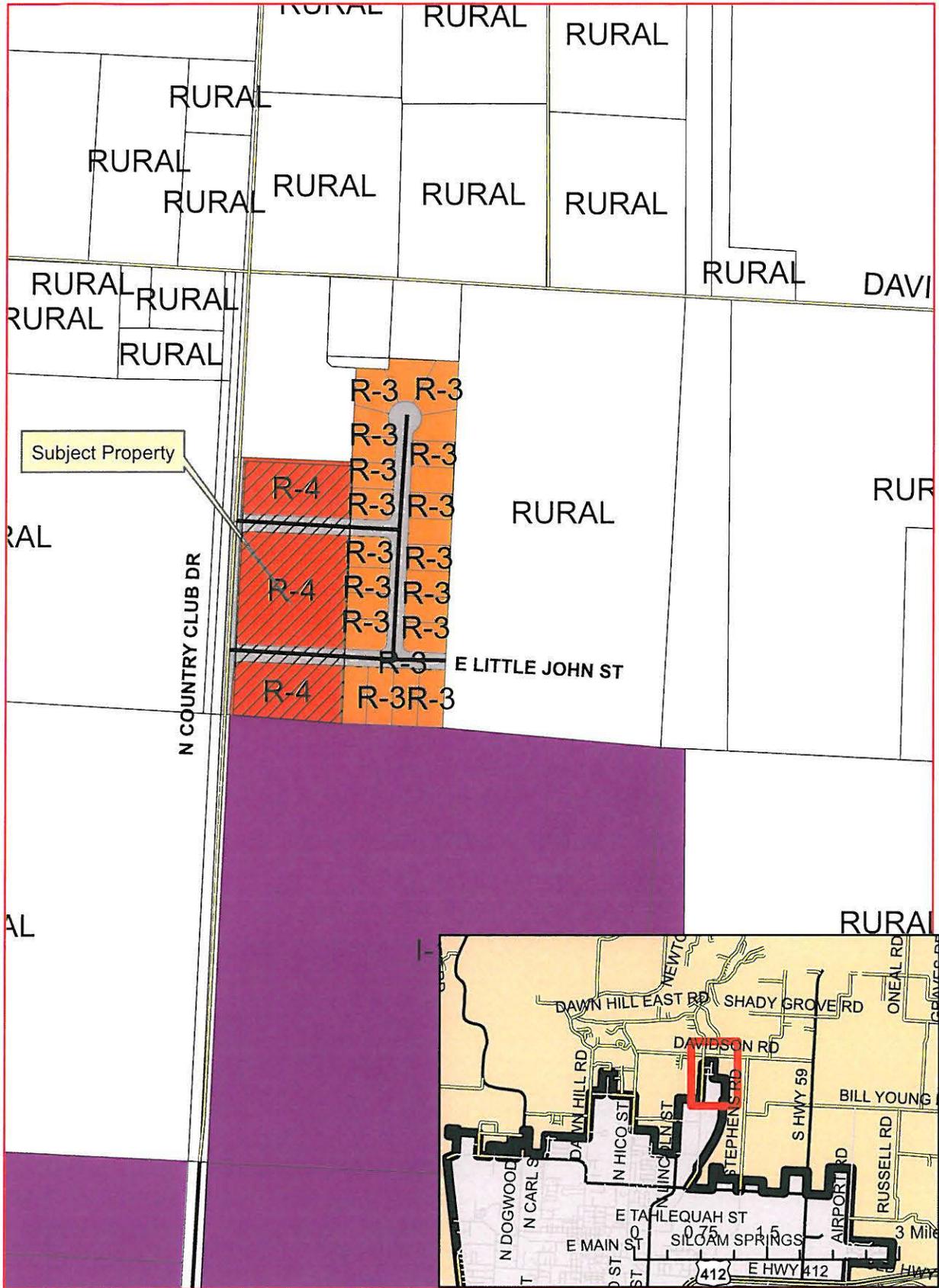
~~Arthur J. Davis~~

Address 14095 KILARNEY Rd

Address

GENERAL AREA MAP

Significant Development Permit
SD16-09





CITY OF
Siloam Springs
It's a natural

STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BR*
Cc: Don Clark, Community Services Director
DATE: September 7, 2016
RE: Significant Development Permit, SD16-09

Recommendation: Motion to approve SD16-09 (Significant Development Permit), subject to the following conditions:

- 1.) The applicant must pay the street fee amount of \$2624.88, prior to building permit issuance.
- 2.) The applicant must provide tree landscaping in the interior island on the architectural plan set, prior to building permit issuance.
- 3.) The applicant must file drainage easements via separate instrument, as directed by the City Engineer, prior to building permit issuance.

Background:

APPLICATION REVIEW DATES

Planning Commission review: September 13, 2016

Board of Directors review: October 4, 2016

APPLICANT AND AGENT

Applicant/Owner: Krein Development, LLC

Agent: Civil Engineering Inc.—Ron Homeyer, PE

SUBJECT PROPERTY ADDRESSES

2200 E. Little John St., 2220 E. Sherwood St., and 2225 E. Sherwood St.

PROJECT INTENT

The applicant requests to construct an 80 unit, 81,450 sq. ft., 4 building apartment complex.

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=1CQGfMbtvBBbExP0jw2SEVv8cc7Y&usp=sharing>

EXISTING LAND USES AND ZONING

| <i>EXISTING LAND USE</i> | <i>EXISTING ZONING</i> |
|--|---|
| Vacant Lots | R-4 District (Residential, multi-family) |
| <i>PROPOSED LAND USE</i> | <i>PROPOSED ZONING</i> |
| Apartment Complex | No zoning change is proposed |
| <i>SURROUNDING LAND USE*</i> | <i>SURROUNDING ZONING*</i> |
| North: Residential, single-family / Vacant lots | North: R-4 District/ Benton County – No Zoning |
| South: Industrial – Webb Wheel/ Vacant lots | South: R-4 District/ I-I (Industrial) |
| East: Residential, two-family/ Vacant lots | East: R-3 (Residential, two-family) |
| West: Residential, single-family/ Agricultural | West: Benton County – No Zoning |

*Using all lots in the proposal.

APPROVAL CRITERIA

The following criteria are shown to indicate if this proposal meets the minimum criteria for approval:

- I. **ZONING USE UNIT CONSISTENCY**
The subject proposal is consistent with the multiple-family uses associated with Use Unit 5, which is permitted in R-4 District.

- II. **LOT STANDARDS CONSISTENCY**
The minimum R-4 zones standards are compared with the subject property’s tracts below.

| <i>MINIMUM (R-4) ZONING REQUIREMENTS</i> | <i>SUBJECT PROPERTY PROPOSAL (all lots are in the Nottingham Addition)</i> |
|---|--|
| Lot Area: 2,700 sq. ft./ dwelling unit (Lot 1) 1.23 acres* | Lot 1: 1.26 acres |
| (Lot 2) 2.47 acres* | Lot 2: 2.52 acres |
| (Lot 3) 1.23 acres* | Lot 3: 1.27 acres |
| Lot Width: 70 ft. | Lot 1: 324 ft. (approx.) Lot 2: 323 ft. (approx.) Lot 3: 319 ft. (approx.) |
| Maximum Lot Coverage: 60% | Lot 1: 47.60 % Lot 2: 47.59 % Lot 3: 46.29 % |
| Maximum Floor to Area Ratio: 0.5 (50%) | Lot 1: 38 % Lot 2: 38 % Lot 3: 36 % |
| Maximum Density: 16 dwelling units/ acre. (Lot 1) 20.16** | Lot 1: 20 |
| (Lot 2) 40.32** | Lot 2: 40 |
| (Lot 3) 20.32** | Lot 3: 20 |

* Minimum lot area varies based off of requested dwelling units.

** Maximum dwelling unit density varies based off of lot size.

III. PARKING STANDARDS CONSISTENCY

According to Municipal Code Sec. 102-75(a)(2)(a), parking is calculated by the number of proposed dwelling units. The formula is 2 spaces for every dwelling unit.

| <i>USE</i> | <i>REQUIRED PARKING</i> | <i>EXISTING PARKING</i> | <i>NET PROPOSED PARKING*</i> | <i>PARKING SURPLUS/ DEFICIT</i> |
|-----------------------|-------------------------|-------------------------|------------------------------|---------------------------------|
| Multi-family dwelling | 160 | 0 | 160** | 0 |

* Includes ADA accessible spaces

** Includes total proposal for all buildings and parking lots.

IV. COMPREHENSIVE PLAN CONSISTENCY

The 2030 Land Use Map describes this area as industrial. The proposed use is not consistent with the 2030 Land Use Map, however **the current zoning holds precedence over the Future Land Use Map.** See explanation in the staff discussion section of this report.

V. STAFF TECHNICAL REVIEW

City staff met to review the project. With the exception of the three stated staff suggested conditions, the proposal meets or exceeds all City standards and all technical comments have been addressed by the applicant.

VI. LAND USE CODE REQUIREMENTS

Staff received no information that:

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

STAFF DISCUSSION

The applicant is requesting approval for the construction of four identical apartment buildings each 20,585 square feet, and one slightly smaller apartment building at 19,695 square feet. Each building will house 20 dwelling units on two and a half stories; this would be approximately seven dwelling units per floor. The total proposal is for 80 new dwelling units. The developer is hoping to build this project in phases as funds and demand permits. The plans indicate that phase I will include Lot 3 (the southern-most lot), followed by phase II for Lot 1 (the northern-most lot), and concluding with phase II on Lot 2 (the central lot). Staff has not been presented with the timing of each phase, but it is anticipated these will occur over three to five years. The proposal is occurring on three out lots of the Nottingham Addition, located on N. Country Club Rd., north of the Webb Wheel factory. The lots were rezoned in 2015 from I-1 to R-4 with the understanding that multi-family would be proposed on the lots at a later time. At the rezoning staff determined that the highest and best use of the land was a high density residential rather than industrial. Since this rezoning was a departure from the recommendation of the future land use map, staff included the 2015 rezoning staff report (attachment No. 1) for a more detailed explanation on staff's recommendation for approval to rezone the subject property to R-4.

The proposal is maximizing the highest density that these lots may allow, this is evidenced in three residential density controls built within the R-4 zoning Code. These are lot surface maximums per dwelling unit, floor-to-area ratio, and a density maximum of 16 units per acre. Staff reviewed each of these and determined that the proposal meets or is slightly less than the maximum density requirements. See the chart under the lot standards consistency section (pg. 2) of this report for the findings in each

density control category.

Traffic is projected to increase based off of the proposal, however street fees, which accounted for the development of the subject property lots, were paid by the original developer of the Nottingham Addition. Upon further review of the original fee calculations, engineering staff determined that the fee collected does not cover the anticipated traffic impact on N. Country Club Rd. due to the zoning change to R-4. Therefore, staff is requesting that the developer pay an additional \$2624.88 to cover this increased impact. Staff confirmed that N. Country Club Rd. is currently designed to handle the anticipated future traffic impact. Fire Dept. staff looked at the landscaped islands proposed at the entrance of the parking lots and determined that their placement will not overtly impede fire apparatus from reaching the upper stories of the proposed structures.

Due to a Code violation with respects to §102-77(4)(c) of the City Code, relating to the interior drive and parking lane setbacks, the applicant redesigned the layout of the parking areas so that no parking lot has more than 40 spaces. This was done to avoid a variance on the proposal, which was withdrawn by the applicant on August 30th. The new design does *not* require any variances from the Code. Staff has no concerns with the proposed parking as future residents will not arrive or depart at the same time, so there are no anticipated vehicular stacking impacts on the abutting City streets.

Drainage is handled by two proposed detention basins shown to the east side of Lots 1 and 2. The basins will ensure that post development storm water runoff will not exceed the current rate of storm water runoff on the subject property. These basins meet the standards of the Siloam Springs Drainage Manual. Furthermore, staff has reviewed the drainage report and has approved it as compliant with the drainage manual. The existing Nottingham Addition detention basin, adjacent to Lot 1 to the east, is *not* detrimentally impacted by the proposal. A drainage easement is required; this will be filed via separate instrument and is added as a staff suggested condition. The site has sufficient water and sewer capacity to handle the anticipated demand. A sewer lift station, existing adjacent to Lot 1, was reviewed and it was determined that it appears to handle the anticipated additional load, however should additional capacity be needed, its pumps can be upgraded at the property owner's expense. Water and sewer service lines are proposed to each lot.

In terms of building design, staff attached a site elevation of the proposed structures. As mentioned, they are primarily classified as two and a half stories, with a central pop-out/dormer structure in the middle of the façade. The roofs are hip styled, which blends in with the residential structures to the east of the proposal. The structures are also pyramided in design, so the highest points are in the center, with lower (one story high) portions on the building periphery. This technique aids in lowering the visual impact of the mass of the structures, so they do not appear to be a three story high apartment building one would see in a downtown setting. The building materials are a mixture of siding and brick.

Sidewalks are included along all applicable public streets and are shown to connect to the interiors of each lot leading to each proposed building. Staff added a condition that the landscaping be added to the final architectural plan set. Typically this has not been provided on the civil design sets because the engineer is not given information on the final parking lighting plan until after Planning Commission review. The engineer wishes to avoid indicating a location of a parking lot island tree if that island will have a parking lot light.

Finally, as noted below in the legal notice section of this report, staff received five calls from neighbors on August 19th, 22nd, 24th, 31st and September 2nd in general opposition to the request. Staff received one office visit of a questioning nature on September 7th. The callers generally inquired on the R-4

zoning of the property, approved by the Board of Directors in 2015. The rezoning meeting minutes from the Planning Commission and the Board of Directors are attached. The City has not received a completed apartment complex project for approximately 16 years, the last known complex of this scale was the Spring Valley Apartments located on Hwy. 412 East. The community is in need of multi-family housing and this project will add to the housing options for those unable to lease a single-family detached or attached duplex residence, or for those desiring zero lot upkeep, etc. The future land use map shows this area as industrial, which would likely yield a greater quality of life impact on the surrounding neighborhood than high density residential uses. The I-1 zone (the former zone before the land was rezoned to R-4) allows for manufacturing and warehousing and also allows for adult businesses and sex-oriented businesses. The developer made efforts in the building design to blend the units into the area, keeping the overall height below the mandated height limit. In closing, staff is recommending approval because the proposal meets all applicable City Codes for a development in the R-4 zone. The present review is a matter of enforcing the Code provisions of that zone and related City regulatory codes (see the approval criteria section on pg. 2 of this report). Furthermore, staff has not been presented with evidence that the proposal will substantially damage surrounding property values beyond what is typical for properties in the vicinity of the R-4 zone.

LEGAL NOTICE

- Site posted: August 01, 2016.
- Newspaper legal notification: August 21, 2016 (Herald-Leader).
- Letter legal notification: August 18-21, 2016, a final letter mailed on August 25th.
- Staff received five phone calls and one office visit of a questioning and concerned nature. The callers were in opposition to the proposal on the grounds of traffic and safety, drainage and anticipated crime increase. Staff addressed the callers' questions on these points. See staff discussion for more information. Staff received three letters on the request. These letters are attached.

Fiscal Impact:

Street fees in the amount of \$2,624.88 are applicable for this request.

Attachments:

2015 Zoning Staff Report
2015 Planning Commission and Board Meeting Minutes
Site Specific Proposal
Bird's Eye View
Plan Aerial Overlay
Elevation Drawing
Citizen Letters
General Area Map

RESOLUTION NO. 33 - 16

**A RESOLUTION AUTHORIZING A SIGNIFICANT
DEVELOPMENT PERMIT FOR PROPERTY LOCATED AT
2220 E. LITTLE JOHN STREET, 2220 E. SHERWOOD STREET
AND 2225 E. SHERWOOD STREET**

Whereas, a public hearing on the proposed significant development permit was held on the 13th day of September 2016, before the City of Siloam Springs Planning Commission, after proper notice required by law; and

Whereas, after receiving multiple concerns and comments from the public, a report and statements from staff verifying compliance with applicable rules and regulations, and testimony from the project engineer, a motion recommending the issuance of said permit was approved by the Planning Commission; 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:

- I. A significant development permit for property located at the 2220 E. Little John Street, 2220 E. Sherwood Street and 2225 E. Sherwood Street, as set forth on Exhibit "A" attached hereto, is hereby granted with the following conditions:
 1. The applicant must pay the street fee amount of \$2,624.88 prior to building permit issuance;
 2. The applicant must provide tree landscaping in the interior island on the architectural plan set, prior to building permit issuance; and
 3. The applicant must file drainage easements via separate instrument, as directed by the City Engineer prior to building permit issuance.
- II. Adoption of this resolution has been materially induced by the applicant's offer to abide by the aforesaid conditions. Upon the Board of Directors' determination that there has been a substantial failure in performance of the terms, the permit shall be deemed void from the beginning.

Done and Resolved this _____ day of October 2016.

ATTEST:

APPROVED:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)

LOT 11 SHOWN SPACES ANALYSIS
 MAX. ALLOW. 20 SPACES
 PARKING PROVIDED 20 SPACES
 TOTAL PARKING REQUIRED 20 SPACES
 TOTAL PARKING PROVIDED INCLUDING 4-20 SPACES

PROPOSED BUILDING USE
 FLOOR 12 AREA (SQ. FT.)
 LOT AREA - 54,983 SF
 FAR RATIO ALLOWED - 0.50 MAX
 ACTUAL FAR RATIO - 0.375

GREENSPACE
 TOTAL GREEN SPACE - 28,733 SF
 LOT AREA - 54,983 SF
 GREENSPACE REQUIRED - 44% MIN
 ACTUAL GREENSPACE - 52.3%

GREENSPACE RATIO TO PARKING
 INTERIM GREENSPACE - 7,888 SF
 SPACES PARKING AREA - 17,845 SF
 INTERIM GREENSPACE REQUIRED - 5.01 MIN
 INTERIM GREENSPACE ACTUAL - 0.442

LOT 12 SHOWN SPACES ANALYSIS
 MAX. ALLOW. 20 SPACES
 PARKING PROVIDED 20 SPACES
 TOTAL PARKING REQUIRED 20 SPACES
 TOTAL PARKING PROVIDED INCLUDING 4-20 SPACES
 TOTAL PARKING PROVIDED INCLUDING 4-20 SPACES
 TOTAL PARKING PROVIDED INCLUDING 4-20 SPACES

PROPOSED BUILDING USE
 FLOOR 12 AREA (SQ. FT.)
 LOT AREA - 50,754 SF
 FAR RATIO ALLOWED - 0.50 MAX
 ACTUAL FAR RATIO - 0.375

GREENSPACE
 TOTAL GREEN SPACE - 17,503 SF
 LOT AREA - 50,754 SF
 GREENSPACE REQUIRED - 44% MIN
 ACTUAL GREENSPACE - 34.5%

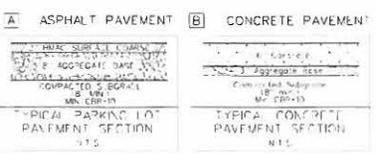
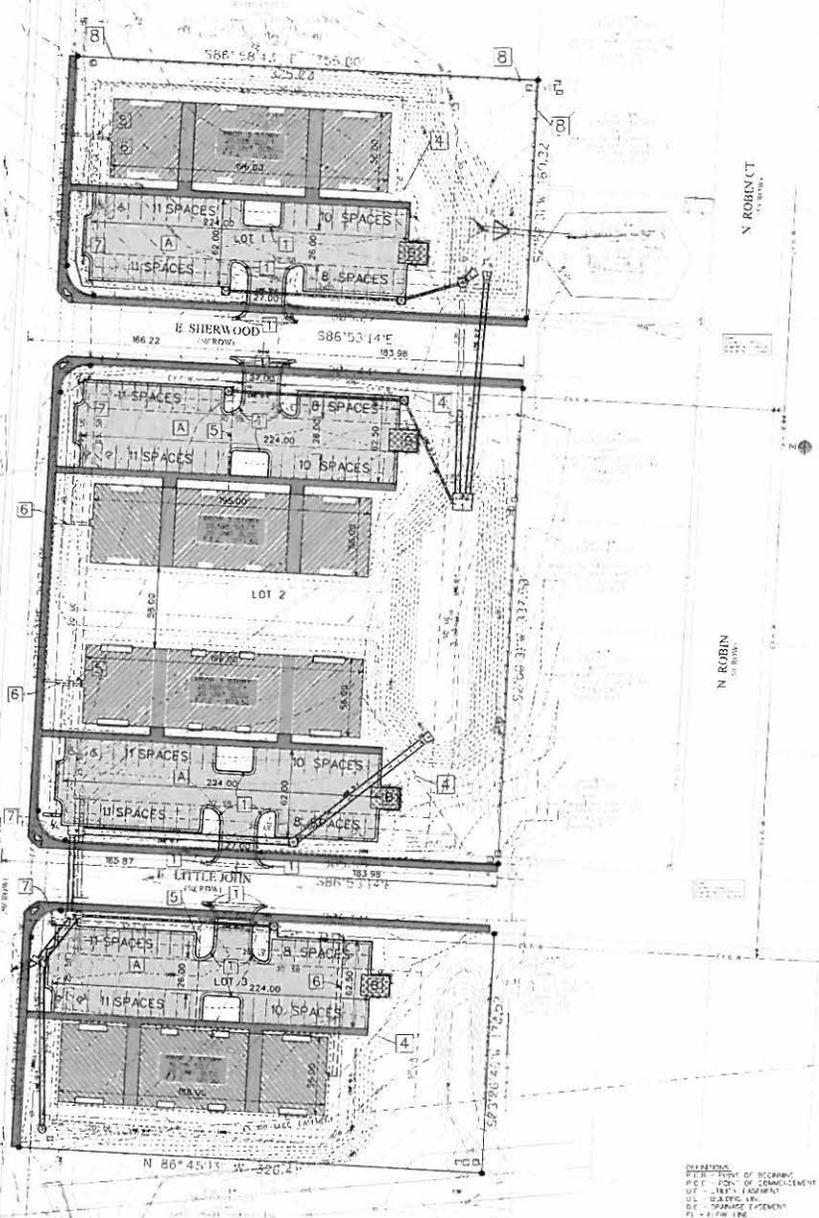
GREENSPACE RATIO TO PARKING
 INTERIM GREENSPACE - 7,888 SF
 SPACES PARKING AREA - 26,048 SF
 INTERIM GREENSPACE REQUIRED - 5.01 MIN
 INTERIM GREENSPACE ACTUAL - 0.307

LOT 13 SHOWN SPACES ANALYSIS
 MAX. ALLOW. 20 SPACES
 PARKING PROVIDED 20 SPACES
 TOTAL PARKING REQUIRED 20 SPACES
 TOTAL PARKING PROVIDED INCLUDING 4-20 SPACES
 TOTAL PARKING PROVIDED INCLUDING 4-20 SPACES
 TOTAL PARKING PROVIDED INCLUDING 4-20 SPACES

PROPOSED BUILDING USE
 FLOOR 12 AREA (SQ. FT.)
 LOT AREA - 55,423 SF
 FAR RATIO ALLOWED - 0.50 MAX
 ACTUAL FAR RATIO - 0.375

GREENSPACE
 TOTAL GREEN SPACE - 23,790 SF
 LOT AREA - 55,423 SF
 GREENSPACE REQUIRED - 44% MIN
 ACTUAL GREENSPACE - 43.1%

GREENSPACE RATIO TO PARKING
 INTERIM GREENSPACE - 7,888 SF
 SPACES PARKING AREA - 26,048 SF
 INTERIM GREENSPACE REQUIRED - 5.01 MIN
 INTERIM GREENSPACE ACTUAL - 0.307



- LEGEND**
- EXISTING PAVED CONTOUR 15'
 - EXISTING INTERMEDIATE CONTOUR 15'
 - PROPOSED 10% CONTOUR 15'
 - PROPOSED INTERMEDIATE CONTOUR 15'
 - PROPOSED BREAKLINE
 - EXISTING FENCE LINE
 - PROPOSED FENCE LINE
 - FOUND IRON PIN
 - PROPOSED BUILDING
 - PROPOSED CONCRETE DUMPSTER PAD
 - 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
 - PROPOSED TREE

CURVE TABLE

| Curve No. | Delta | Radius/Length | Tangent |
|-----------|-----------|---------------|---------|
| 1 | 89°53'45" | 20.00 / 31.38 | 19.96 |
| 2 | 90°16'15" | 20.00 / 31.45 | 20.04 |

LOT AREA TABLE

| LOT NUMBER | AREA (SF) |
|------------|-----------|
| 1 | 54883 |
| 2 | 109754 |
| 3 | 55423 |

Exhibit "A" to Resolution 33-16.
Page 2 of 9.

PLANNING COMMISSION APPROVAL This Significant Development is hereby approved this _____ day of _____, 2016
 by the City of Slosson Springs Planning Commission

Chairman

BOARD OF DIRECTORS APPROVAL This Significant Development is hereby approved this _____ day of _____, 2016
 by the City of Slosson Springs Board of Directors

City Clerk

LEGAL DESCRIPTION - Lots 1, 2 & 3
 Nottingham Subdivision, Benton County, Arkansas
 Plat Book 2007, Page 156

NO. 1
 PHASE I - LOT #1

NO. 2
 PHASE II - LOT #2

NO. 3
 PHASE III - LOT #3

NO. 4
 PHASE IV - LOT #4

NO. 5
 PHASE V - LOT #5

NO. 6
 PHASE VI - LOT #6

NO. 7
 PHASE VII - LOT #7

NO. 8
 PHASE VIII - LOT #8

1. SEE FIRST PAGE OF CIVIL ENGINEERING INC. SITE PLAN FOR PHASE I.
2. INSTALL SIGN - SEE PLAN - NO. 2.
3. INSTALL SIGN FOR PHASE II.
4. INSTALL SIGN FOR PHASE III.
5. INSTALL SIGN FOR PHASE IV.
6. INSTALL SIGN FOR PHASE V.
7. INSTALL SIGN FOR PHASE VI.
8. INSTALL SIGN FOR PHASE VII.

SEE ARCHITECTURAL PLAN FOR PHASE I LAYOUT PLAN

These drawings and the design they contained herein are prepared as information and do not constitute a contract. The undersigned hereby certifies that the information contained herein is true and correct to the best of their knowledge and belief. The undersigned hereby certifies that the information contained herein is true and correct to the best of their knowledge and belief. The undersigned hereby certifies that the information contained herein is true and correct to the best of their knowledge and belief.

SITE INFORMATION
 APPROXIMATE AREA: 20.00 ACRES
 PARCEL NUMBER: 88-5574-003
 COUNTY: BENTON COUNTY, ARKANSAS
 ZONING: R-1

OWNER
 JAMES SURVEYING
 2222 SHERWOOD
 SLOSSON SPRINGS, AR 72154



CIVIL ENGINEERING, INC.
 DEVELOPMENT PLANS FOR
 NOTTINGHAM APARTMENTS
 SLOSSON SPRINGS, ARKANSAS

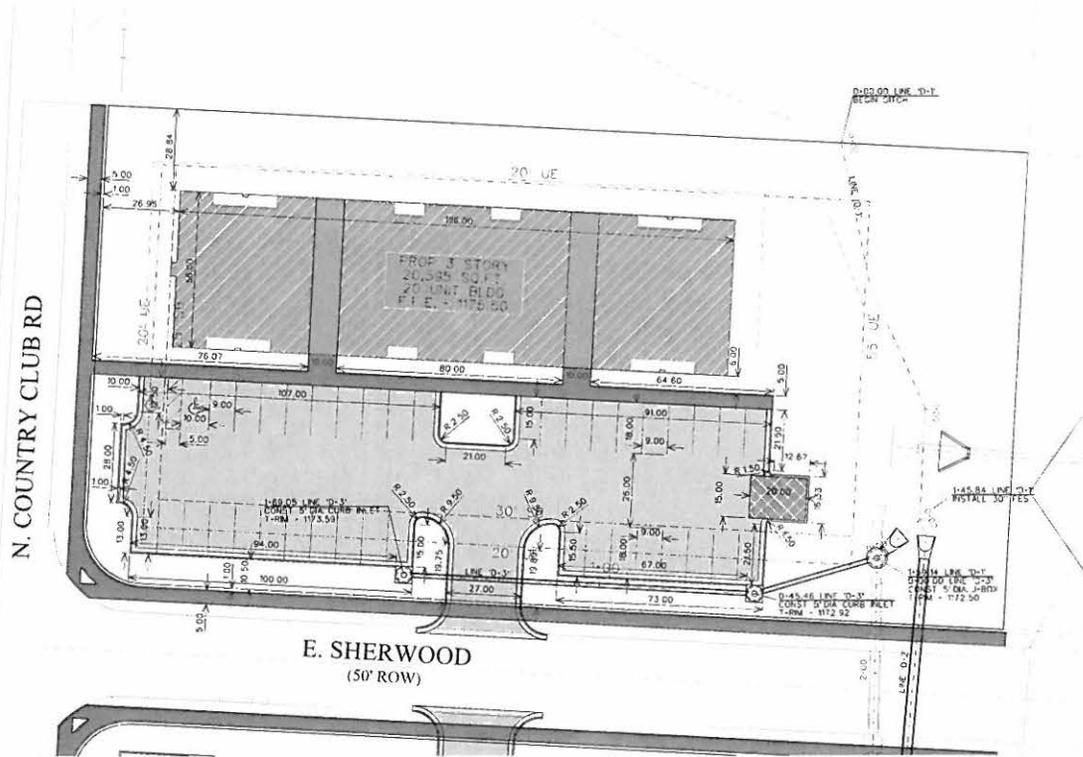
SITE PLAN & UTILITY PLAN

| | | | |
|-----------------|-------------------|---------------------|-------------------|
| DRAWN BY: JTW | DESIGNED BY: RSH | CHECKED BY: RSH | SHEET NO: 2 OF 10 |
| JOB NUMBER: 646 | DATE: AUGUST 2016 | SCALE: 1/4" = 1'-0" | |

DEFINITIONS
 BTR - BOARD OF TOWNSHIP
 P.C. - POINT OF COMMENCEMENT
 U.T. - UTILITY TIE
 U.L. - UTILITY LINE
 U.S. - UTILITY SERVICE
 U.T. - UTILITY TIE
 U.L. - UTILITY LINE
 U.S. - UTILITY SERVICE
 U.T. - UTILITY TIE
 U.L. - UTILITY LINE
 U.S. - UTILITY SERVICE

SIGNED FOR BY:
 JAMES SURVEYING
 2222 SHERWOOD
 SLOSSON SPRINGS, AR 72154

Exhibit "A" to Resolution 33-16.
Page 5 of 9.



LEGEND

- EXISTING INDEX CONTOUR 157
- EXISTING INTERMEDIATE CONTOUR 175
- PROPOSED INDEX CONTOUR 185
- PROPOSED INTERMEDIATE CONTOUR 195
- PROPOSED BREAKLINE
- EXISTING FENCE LINE
- SET IRON PIN
- PROPOSED BUILDING
- PROPOSED CONCRETE 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 SIGNALETER
- 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

NOTE
SEE ARCHITECTURAL PLANS
FOR BUILDING DIMENSIONS

FOR INFORMATION ONLY - NOT TO BE USED FOR CONSTRUCTION
ANY CHANGES TO APPROVED PERMITS OR DEEDS
MAY BE SUBJECT TO CITY REVIEW AND APPROVAL

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| | | | |
|-----|------------|-----|-------|
| REV | DATE | BY | CHKD. |
| 1 | 08/20/2016 | ROH | ROH |



| | | |
|--------------------|--|-----------------------|
| | CIVIL ENGINEERING, INC. 1714 Hwy 17, 213 W 18th, Siloam Springs, Arkansas 72751 P: 479-338-2800 F: 479-338-2100 E: MAIL: info@civilengineering.com | |
| | DEVELOPMENT PLANS FOR NOTTINGHAM APARTMENTS SILOAM SPRINGS, ARKANSAS DIMENSION PLAN STORM SEWER PLAN | |
| DRAWN BY: JTW | DESIGNED BY: ROH | SHEET NO: ROH |
| JOB NUMBER: 846 | DATE: AUGUST 2016 | SCALE: 1" = 10'-0" |
| | | SHEET NO: 5 OF 10 |

EXHIBIT "A" TO RESOLUTION 33-16
 AUGUST 2016

Exhibit "A" to Resolution 33-16.
Page 8 of 9.



- LEGEND**
- PROPOSED TOP OF CURB/SIDEWALK SPOT ELEVATION (+1000)
 - PROPOSED TOP OF CRACK SPOT ELEVATION (+1000)
 - EXISTING INTERMEDIATE CONTOUR (5')
 - EXISTING INTERMEDIATE CONTOUR (10')
 - EXISTING INTERMEDIATE CONTOUR (15')
 - EXISTING INTERMEDIATE CONTOUR (17')
 - EXISTING BREAK LINE
 - EXISTING FENCE LINE
 - SET IRON PIN
 - PROPOSED IRR. PING
 - PROPOSED CONCRETE 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-MANHOLE
 - 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

NOTE:
SEE ARCHITECTURAL PLANS
FOR BUILDING DIMENSIONS

CONTRACT TOP SHALL NOT BE STATE FRONT OR MAKE
ANY CHANGE TO APPROVED PERMITS. ELEVATIONS
SHOWN IN WRITTEN REPORT TO BE MAINTAINED

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| | |
|-----------------------------|----------------|
| BY: CIVIL ENGINEERING, INC. | DATE: 08-31-08 |
| NO. 000000 | NO. 000000 |



CIVIL ENGINEERING, INC.
1000 N. W. 11th St., Suite 1000, Ft. Lauderdale, FL 33304
Phone: (954) 571-1111
Fax: (954) 571-1112
E-Mail: info@civilengineer.com

DEVELOPMENT PLANS FOR
NOTTINGHAM APARTMENTS
SLIDON SPRINGS, ARKANSAS

GRADING PLAN
STORM SEWER PLAN

| | | | |
|--------------------------|---------------------|--------------------------|----------------------|
| DRAWN BY: JTW | DESIGNED BY: RSH | CHECKED BY: RSH | SHEET NO. 8 OF 10 |
| DATE: AUGUST 22, 2008 | SCALE: 1" = 20' | DATE: AUGUST 22, 2008 | |

- CONVENTIONS**
- 1.00 - TOP OF FINISH
 - 1.01 - TOP OF CONCRETE
 - 1.02 - TOP OF EXISTING
 - 1.03 - FINISH LINE
 - 1.04 - FINISH ELEVATION
 - 1.05 - FINISH ELEVATION
 - 1.06 - FINISH ELEVATION
 - 1.07 - FINISH ELEVATION
 - 1.08 - FINISH ELEVATION
 - 1.09 - FINISH ELEVATION
 - 1.10 - FINISH ELEVATION
 - 1.11 - FINISH ELEVATION
 - 1.12 - FINISH ELEVATION
 - 1.13 - FINISH ELEVATION
 - 1.14 - FINISH ELEVATION
 - 1.15 - FINISH ELEVATION
 - 1.16 - FINISH ELEVATION
 - 1.17 - FINISH ELEVATION
 - 1.18 - FINISH ELEVATION
 - 1.19 - FINISH ELEVATION
 - 1.20 - FINISH ELEVATION

1.00 - TOP OF FINISH
 1.01 - TOP OF CONCRETE
 1.02 - TOP OF EXISTING
 1.03 - FINISH LINE
 1.04 - FINISH ELEVATION
 1.05 - FINISH ELEVATION
 1.06 - FINISH ELEVATION
 1.07 - FINISH ELEVATION
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 1.15 - FINISH ELEVATION
 1.16 - FINISH ELEVATION
 1.17 - FINISH ELEVATION
 1.18 - FINISH ELEVATION
 1.19 - FINISH ELEVATION
 1.20 - FINISH ELEVATION

Exhibit "A" to Resolution 33-16. Page 9 of 9.



LEGEND

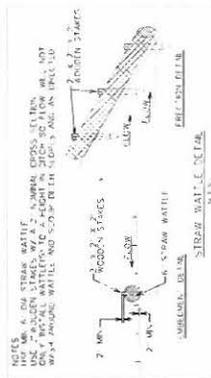
- EXISTING INDEX CONTROL LOT
- EXISTING INTERIOR CONTROL LOT
- EXISTING EXTERIOR CONTROL LOT
- PROPOSED MANAGEMENT CONTROL LOT
- PROPOSED REFERENCE
- EXISTING FENCE LINE
- SET IRON PIN
- PROPOSED REBAR
- PROPOSED CONCRETE PAVING
- PROPOSED LIGHT DUTY ASPHALT PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING LOT LIGHTING
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER MAIN
- EXISTING NATURAL GAS SERVICE
- EXISTING NATURAL GAS SERVICE MANGRO
- EXISTING NATURAL GAS SERVICE VALVE
- EXISTING UTILITY POLE ANCHOR
- EXISTING ELECTRIC BOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED STREET/DRIVE OPEN CUT
- EXISTING TREE
- PROPOSED TREE
- EXISTING FENCE
- EXISTING FENCE DIRECTION ARROW

NOT TO SCALE - SEE SECTION 10 FOR
AN EXPLANATION OF THE
UNIT WEIGHTS AND DIMENSIONS

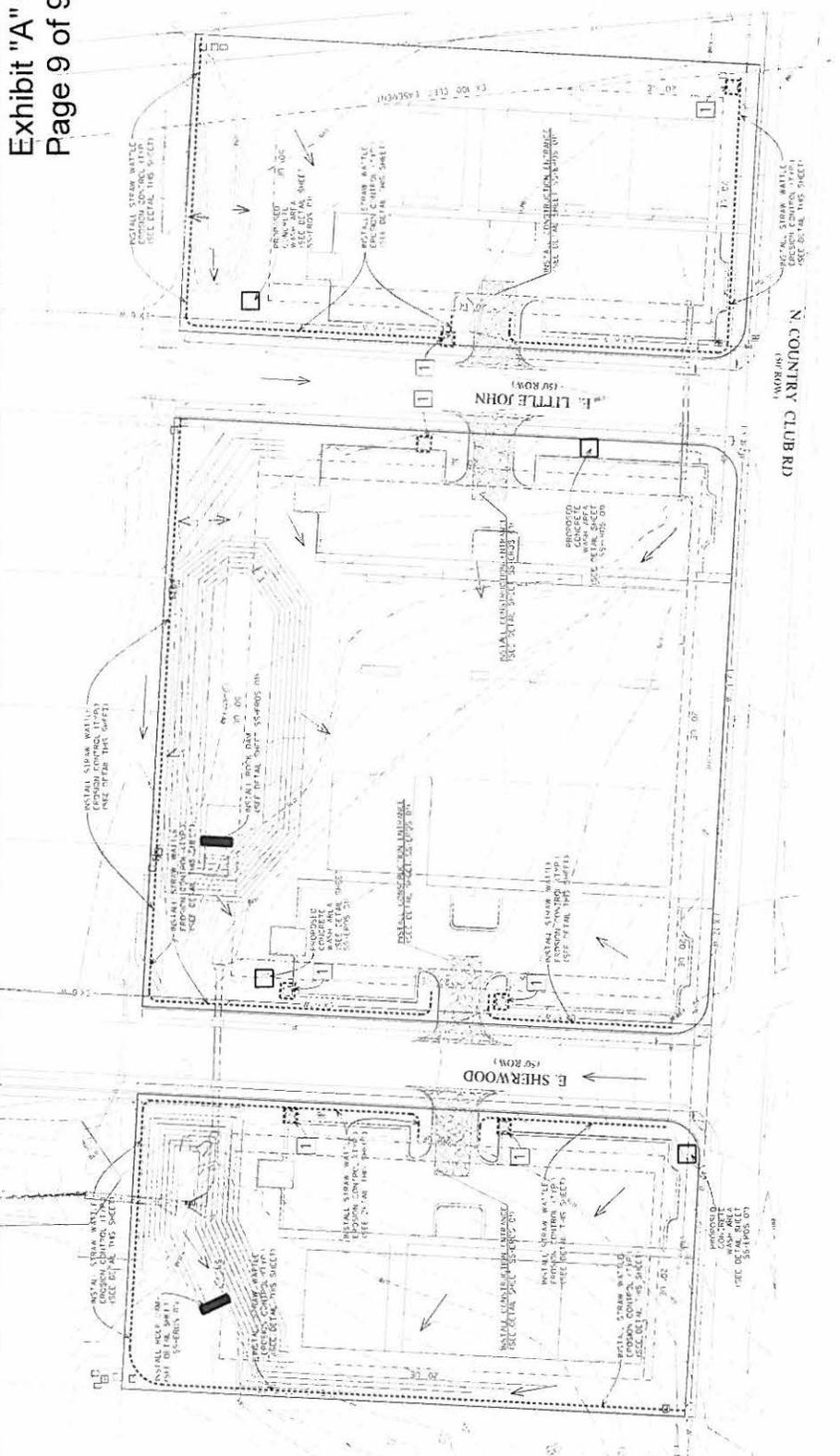
OPERATIONAL MATERIALS REMOVAL
WITHIN APPROXIMATE NUMBER

These drawings and the data shown contained herein are preliminary information and are not to be used for construction purposes. They are intended to provide a general understanding of the project and are not to be used for construction purposes. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NOTES
1. PORTAL SET FENCE AND/OR SIGN RODS SHALL BE INSTALLED AT EACH "X" MARK AS SHOWN ON THIS SHEET. SEE DETAIL SHEET 1001 FOR FENCE AND/OR SIGN ROD DETAILS.



NOTES
2. METAL STRAP WALL, SIGN RODS, SIGN, AND/OR PORTAL SET FENCE AND/OR SIGN ROD SHALL BE INSTALLED AT EACH "X" MARK AS SHOWN ON THIS SHEET. SEE DETAIL SHEET 1001 FOR FENCE AND/OR SIGN ROD DETAILS.



| | | | |
|----------|--------------------|----|------|
| DATE | DESCRIPTION | BY | CHKD |
| 10/15/18 | ISSUED FOR PERMITS | JM | JM |
| 10/15/18 | ISSUED FOR PERMITS | JM | JM |

CIVIL ENGINEERING, INC.
710 S. W. 10th Ave., Suite 100, Ft. Lauderdale, FL 33304
Tel: 954.575.1111
www.civil-engineering.com

DEVELOPMENT PLANS FOR
NOTTINGHAM APARTMENTS
SLOW SPRINGS, ARKANSAS

SECTORM AND EROSION CONTROL PLAN

| | | | |
|------------|----------|----------|-----------|
| DRAWN BY | DATE | SCALE | SHEET NO. |
| JM | 10/15/18 | AS SHOWN | 10 OF 10 |
| 300 NUMBER | DATE | SCALE | SHEET NO. |
| 100 | 10/15/18 | AS SHOWN | 10 OF 10 |

REGISTERED PROFESSIONAL ENGINEER
STATE OF ARKANSAS
No. 10000
Exp. 12/31/2021

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