



CITY OF
Siloam Springs
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A G E N D A

SILOAM SPRINGS BOARD OF DIRECTORS
ADMINISTRATION BUILDING, 400 N. BROADWAY
AUGUST 16, 2016

WORKSHOP: QUALITY OF LIFE / MEDICAL SPRINGS PARK / 5:30 PM
BOARD MEETING / 6:30PM

Workshop: Quality of Life - Medical Springs Park / 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 August 2, 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

Appointments

A. Board of Directors Vacancy / Position 5 At-Large

Contracts and Approvals

B. Contract / Garver Engineering / Precision Approach Path Indicators / \$21,500

C. Purchase Contract / Fire Apparatus / Sunbelt Fire, Inc. / \$1,689,053

D. Memorandum of Understanding / Siloam Springs School District / School Resource Officers / Police Department / \$154,104.38

E. Benton County Recycling Grant / Recycling Building Addition / \$84,588.75

Ordinances

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

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

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

Resolutions

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

Staff Reports

J. 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 AUGUST 2, 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 August 2, 2016.

The Meeting was called to order by Mayor Turner.

Roll Call: Jones, Coleman, Johnson, Smiley, Burns, Beers, Smith –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 Gorszcyk, Public Works Director; present.

Opening prayer was led by Frank Johnson.

Mayor John Turner led the Pledge of Allegiance.

A copy of the July 19, 2016 minutes of the regular meeting had previously been given to each Director. A Motion was made by Smiley and seconded by Johnson to accept the minutes. Mayor called for a voice vote. Motion passed unanimously.

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

Tom Ledeband, 1405 Ezekiel Court, pointed out Director Jones is leaving, and thanked him for a job well done. Don Cundiff, 601 W. Tahlequah, thanked Director Jones for his service.

The next item on the agenda: Futsal Court Agreement / John Brown University.

Discussion: Phillip Patterson, City Administrator, briefed the item. Jim Krall, Vice President of Advancement at John Brown University, gave a brief overview on the agreement and future uses. Don Cundiff, 601 W. Tahlequah, stated this partnership is with the citizen's money, and not the City. He stated all amenities being given from the City are from citizens. Dwayne Buxton, 1409 Savannah, stated 35% of the 700 players in the futbol club are minorities. He stated a lot of adults play as well; some with their children. Steven Voss, 17694 Meadow Wood Drive, stated he is excited about the court for all citizens to use. Kevin Simpson, 502 S. Elm Street, thanked Director Coleman and Troy Kirkendall for a meeting they arranged initially with this idea. Scott Marksberry, 712 W. Alpine, stated he thinks the timing is interesting as the U.S. is developing a league to bid on next World Futsal Cup. He believes this will be a family gathering place. Beers stated he is excited for challenges as JBU Vice President and Board member. He stated he can vote without impact to his job or it being a conflict of interest. He stated the trails are highly utilized and believe this is a great collaboration between the City and JBU. Johnson stated he knew nothing about this. He asked if it's dangerous playing on concrete. Patterson stated it is a semi-soft surface like tennis courts. Smith asked if the City will maintain the easement. Patterson answered yes. Smith asked how usage will be navigated. Patterson stated different clubs will coordinate the use. Smith asked who currently maintains area. Patterson stated the City has an easement that is on the parking lot, but the rest of the property belongs to JBU. Smiley stated we currently have a soccer field the City spent a lot of money on. She asked what the difference is and if futsal can be played on the other soccer field. Patterson stated yes, but the field is not open to the public at all times. He listed several advantages of the smaller court.

Smiley expressed excitement about the partnership. Buxton stated it is generally the same players, just a slightly different sport and smaller field. He stated the goals are built in, so they couldn't be moved. Jones asked how many parking spaces are in the lot and if it were enough in the future. Beers stated there are about 40 something. Jones then stated bathroom facilities would also be another thing to consider being an issue in the future. He asked if after the \$70,000 cost value, if the balance is from Walmart grant. Patterson stated they provided a \$75,000 grant and JBU is raising the rest. He stated this can be worked in without putting out any City projects. Jones stated the facility is a great idea and good investment by City. Coleman stated he was in on this from the beginning; thinks it's a great idea. He stated he is concerned it is not on the Board Goals, and that over \$1,000,000 worth of equipment had been purchased and has been minimally used. He stated the Board will and needs to be held to accountability. He believes this will benefit a large portion of citizens. Burns stated he agrees with Coleman. He said this promotes youth activity, but the funding hangs him up. He stated the City has spent a lot of money with previous a partnership; makes it hard to answer when citizens ask about streets, sidewalks, etc. He stated after this, partnering with JBU should slow down. Smith asked how to go about adding in that the City should be partnered with JBU for maintenance cost. Patterson told her in a motion. Smith then made the motion to approve the agreement with John Brown University for the construction of a Futsal Court with the stipulation that JBU and the City share maintenance costs for the duration of the 20-year agreement; seconded by Burns. Further discussion: Jones asked what that means exactly. Patterson stated costs of maintaining surface. He said the terms would need to be identified in agreement. Smiley asked if this includes the parking lot. Smith stated just the court. Smiley stated the parking lot needs as much maintenance as court. Beers stated management of facilities would fall under his role with JBU, and he would abstain from voting on this item. Jones asked who the owner of the court will be. Patterson stated the City will be owner. Jones asked if it will have the same hours as other parks. Burns stated he has good faith in partnering with JBU for the maintenance needs, but does see future problems with the 11pm closing time.

Roll Call:

Coleman, Smiley, Burns, Beers, Smith, Jones –Aye.

Johnson – Nay.

6 Ayes. 1 Nay. Motion passed.

Beers explained why he did not recuse on voting.

The next item on the agenda: Budget Amendment / 2016 Police Department Capital Budget / Rifle Armor; In-Car Camera System / \$170,000.

Discussion: Jim Wilmeth, Police Chief, briefed the item. Smiley asked if there are two pieces. Wilmeth answered yes. Smiley stated our officers are very important and we need to protect them any way possible. Mayor asked if the plate in the current armor minimizes the hurt. Wilmeth stated it mitigates it. Smith asked if there will be sufficient space under uniforms. Wilmeth stated it hangs outside of uniform. Beers expressed his appreciation of bringing this all up. He stated the fact that about 50% of the squad cars do not have operable camera causes concern if documentation is needed by public or Police. A Motion to amend the 2016 Police Department Capital Budget, re-purposing 2016 capital funds of \$75,000 from two suspended capital projects and remaining cost of \$95,000 to be drawn from police-restricted reserves created from sales tax fund revenue, to allow the purchase of in-car cameras and individual rifle armor for officers was made by Smiley and seconded by Coleman.

Roll Call:

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

7 Ayes. No Nays. Motion passed.

The next item on the agenda: Purchase Request / Street Division / 2016 Tandem Axle Dump Truck /

Shipley Motor Equipment Company / \$117,935.

Discussion: Steve Gorszcyk, Public Works Director, briefed the item. Coleman stated it's amazing that the old truck had lasted 26 years. A Motion to approve the purchase of a Tandem Axle Dump Truck from Shipley Motor Equipment Company in the amount of \$117,935 was made by Burns and seconded by Beers.

Mayor asked what will be done with the old truck. Gorszcyk stated it will go to the Electric Department.

Roll Call:

Smiley, Burns, Beers, Smith, Jones, Coleman, Johnson –Aye.
7 Ayes. No Nays. Motion passed.

The next item on the agenda: Ordinance 16-09 / 1st Reading / Amend Section 102-21 of the City Municipal Code / Rezone C-1A to C-2 / 1000 Block of Cheri Whitlock Dr.

Discussion: Ben Rhoads, Senior Planner, briefed the item. Burns expressed concerns regarding no turn lane on south side of Hico, and possible issues with heavy traffic. A Motion to Place Ordinance 16-09 on its 1st Reading, Amending Section 102-21 of the City Municipal Code Rezoning C-1A to C-2 the property located at the 1000 Block of Cheri Whitlock Dr. on its first reading, suspending the rules and reading title only, was made by Smiley and seconded by Burns.

Roll Call:

Burns, Beers, Smith, Jones, Coleman, Johnson, Smiley –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 C1-A TO C-2) THE PROPERTY LOCATED AT THE 1000 BLOCK OF CHERI WHITLOCK DRIVE.

Was read on its first reading.

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

Discussion: Ben Rhoads, Senior Planner, briefed the item. Beers expressed his appreciation for the due diligence for proper re-zoning. A Motion to Place Ordinance 16-10 on its 1st Reading, Amending Section 102-21 of the City Municipal Code rezoning from C-2 and R-2 to G-I property located at 100 Hwy. 412 W., suspending the rules and reading title only, was made by Smiley and seconded by Beers.

Roll Call:

Beers, Smith, Jones, Coleman, Johnson, Smiley, Burns –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 C-2 AND R-2 TO G-I) THE PROPERTY LOCATED AT 100 HIGHWAY 412 WEST.

Was read on its first reading.

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

Discussion: Ben Rhoads, Senior Planner, briefed the item. Coleman asked if there is urgent need to dig hole, and if can be done in 3 readings. Rhoads stated the timeline is unknown. A Motion to Place Ordinance 16-11 on its 1st Reading Amending Section 102-21 of the City Municipal Code rezoning from R-2 to G-I the property located at 1611 Cheri Whitlock Drive, suspending the rule and reading title only, was made by Smiley and seconded by Beers.

Roll Call:

Smith, Jones, Coleman, Johnson, Smiley, Burns, Beers –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 R-2 TO G-I) THE PROPERTY LOCATED AT 1611 CHERI WHITLOCK DRIVE.

Was read on its first reading.

The next item on the agenda: Resolution 28-16 / Significant Development Permit / New Life Church of Siloam Springs / 1611 Cheri Whitlock Dr.

Discussion: Ben Rhoads, Senior Planner, announced staff recommended tabling this item until August 16, 2016. Mayor stated tabling instead of removing would prevent the church from the need to start over. A Motion to table Resolution 28-16 / Significant Development Permit / New Life Church of Siloam Springs / 1611 Cheri Whitlock Dr. until the meeting on August 16, 2016 was made by Coleman and seconded by Jones.

Roll Call:

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

7 Ayes. No Nays. Motion passed.

Administrator's Report: Phillip Patterson, City Administrator, stated the flag pole at the Library will be installed this week. He then stated most of the demolition for the Mount Olive road diet has been completed, and hope to be pouring concrete this week. He stated end date has been pushed to the end of the month. He stated that demolition is complete for the remodel of the old Police Department, and is now under construction; hoping for completion by the middle of October. He stated tonight is National Night Out, and encouraged everyone to visit one of the block parties. He then stated the Public Works Department will be hosting the District Meeting of the Arkansas Water Works and Water Environment Association at our new Library on August 10. He stated they are expecting about 50 people in attendance. He then spoke about Director Jones' service over the last 3.5 years. He said Jones was always ready to give the sales tax report and that he was the un-proclaimed "Town Crier" for the City. He said it had been a pleasure working with Jones and presented him with a picture of Jones photo-shopped in elaborate attire, holding a bell, as a Town Crier in front of a Town Hall sign. Patterson announced there will be farewell cake and punch following the meeting.

Open Hearing of Directors: Mayor stated block parties are tonight. He stated his nephew is in town from Texas playing Pokémon; his nephew stated the City is a goldmine. He stated they have received 4 applications to fill Position 5 and that he will bring the recommendation to the Board on August 16. He encouraged Jones to stay in touch. Beers stated he voted for the futsal court; he would've abstained if the motions were separate. He then stated Jones has many titles and positions; politician,

businessman, lawyer, professor, family man, etc. He stated the Board and himself will miss him. Burns referenced the article, *Planning to Succeed*, in the City and Town magazine. He said he would like to see the City look at bike lanes in our streets. He stated Jones brings great dynamic to the Board. He wished Jones safe travels; and stated as a missionary kid, it brings a lot of insight to family. Johnson stated he voted no on the futsal court because items were combined. He stated he attended the reception for Chief Neely's retirement; it was very touching and that Neely had received a commendation from the Federal Bureau of Investigation. He pointed out that Cobb-Vantress is celebrating its 100th anniversary this year, and read excerpts from the article from the Herald-Leader newspaper. He said there was another article regarding Siloam Flowers making deliveries to the Police and Fire Department last week as part of 'Make Someone Smile Week' and that it had participated in this for the past 5 years. He stated he has enjoyed knowing Jones and his family; will miss him and good luck. Smith stated she will miss coming in to his restaurant and talking with him regarding City business. She stated he and his family will be sorely missed. Smiley thanked all participants of National Night Out. She stated she is hesitant to make any slanderous comments towards Jones because he's an attorney. She stated they could always rely on Jones to give updates on the sales tax. She wished him and his family the best and God bless. Coleman echoed Smiley's sentiments. He expressed appreciation for his service on the Board and always asking questions. He stated they didn't always agree, but it was always for the betterment of the City. Jones stated he thinks it's hot in here due to the puffery from everyone. He stated he's not much of a crier, but may be by the end of tonight. He stated he was 42 years old and has lived half of his life in Siloam Springs; this is home. He said he is looking forward to coming back. He thanked everyone for their support and allowing him to serve on the Board. He stated it has been great being able to participate in political government after having studied it. He said he is not a poker player; tells are definitely one of his biggest giveaways. He thanked everyone and encouraged the Board to ask questions, especially for the citizen's interest.

With no further business, Jones then made a motion to adjourn; seconded by Coleman. The Mayor called for a voice vote. All Ayes. Motion passed.

Meeting adjourned.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

{seal}



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STAFF REPORT

To: Phillip Patterson, City Administrator
 From: Don Clark, Community Services Director
 Date: August 8, 2016
 Subject: Contract / Garver Engineering / Precision Approach Path Indicators / \$21,500

Recommendation: Approve the Contract with Garver Engineering for Replacement of Precision Approach Path Indicators for \$21,500.

Background: On April 19, 2016, The City Board of Directors approved the Siloam Springs Municipal Airport to submit a 90%-10% Arkansas Department of Aeronautics (ADA) grant application for \$222,000.00 to replace both the runway end identifier lights (REILs) and precision approach path indicators (PAPIs) with a more reliable system.

However, per a request from the Arkansas Department of Aeronautics (ADA) due to limited available grant funds, the REILs were removed from the project scope and the FAA flight check will not be reimbursed by the grant. The reduction in project scope that was approved by the Board of Directors on April 19 results in reducing the grant to \$150,000, with the City's share reduced to \$12,780 plus the non-reimbursable flight check fee of \$9,420. The flight check is required by FAA following the installation of PAPIs to evaluate the alignment of the system. This will be performed by an FAA aircraft and the amount shown represents more than the cost of a single flight check; any unused funds will not be charged to the City.

With an ADA grant in place, the airport can now move forward with the bid package development for the PAPI relocation. Garver's proposed engineering contract will include the bid package development, bidding services, and construction phase services. Below is a summary of the fees included in the engineering contract and the estimated project budget. The fiscal impact of \$21,500.00 resulting from entering into the contract with Garver Engineering is included in the overall cost of \$150,000 for the project.

<u>Garver Contract</u>		<u>Estimated Project Budget</u>	
Bid Package Development:	\$10,500.00	ADA:	\$127,800.00
Bidding Services:	\$5,000.00	City Match:	\$12,780.00
<u>Construction Phase Services:</u>	<u>\$6,000.00</u>	<u>Flight Check Fee:</u>	<u>\$9,420.00</u>
Total:	\$21,500.00	Total:	\$150,000.00

Fiscal Impact: The fiscal impact will be \$21,500.00 (as approved on April 19th) and will come from Capital Outlay (40-01-599999-000).



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STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Jeremy Criner, Fire Chief
DATE: August 16, 2016
RE: Purchase Contract / Fire Apparatus / Sunbelt Fire, Inc. / \$1,689,053

Recommendation: Approve the purchase of three (3) Fire Apparatus from Sunbelt Fire, Inc. in the amount of \$1,689,053

Background: As presented during the workshop on June 7, 2016, the Fire Department front-line apparatus have become increasingly unreliable. Tens of thousands of dollars have been spent in the last year on repairs, resulting in several weeks of downtime for these apparatus. This trend has continued since the workshop, with these apparatus making 3 to 4 more trips to the city maintenance shop.

The proposal is to purchase a total of three (3) fire apparatus to include: two (2) E-One fire engines and one (1) E-One ladder truck. These apparatus would be placed at each of our three (3) fire stations to provide front-line fire and EMS protection. The front-line apparatus that we are replacing will be repurposed to reserve status, only to be used sparingly as needed.

There is a slight difference in the proposal tonight and what was presented at the workshop on June 7th. The plan that was presented at the workshop proposed purchasing one (1) Engine, one (1) Ladder, and one (1) Rescue/Service truck. While this plan was beneficial, staff feels that replacing the Rescue/Service truck with an additional Engine would be a more prudent option. This would continue to provide each station with front-line fire suppression capabilities and provide a reserve fleet that is capable of meeting our needs.

Fiscal Impact: The pricing breakdown is as follows:

Two (2) E-One Fire Engines on Typhoon Chassis	\$937,762
One (1) E-One Ladder Truck on Cyclone II Chassis	\$790,379
Sub-total	\$1,728,141
Discount	\$39,088
Total	\$1,689,053

The apparatus would be purchased through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program.

Monthly payments will be provided through the Fire Department's 20% portion of the 1 cent sales tax.

Financing:

The Finance Director has solicited quotes from several vendors with interest rates ranging between 1.55% and 2.19%*. Based on the lowest rate and with a 60-month financing term, minimum monthly payments would equate to approximately \$29,274.

Staff plans to pay a monthly payment of \$33,500 which would include an additional principle amount. This additional principle amount would allow the debt to be paid off 7 months early and save a substantial amount of interest over the course of the loan term. Based on this scenario, total interest for the financing would amount to just under \$60,000.

In order to take advantage of the current market rates, staff plans to secure financing and begin paying on the debt beginning this year. In order to do so, a budget amendment in the amount of \$67,000 dollars will be needed. This money will also come from the Fire Department's 20% portion of the 1 cent sales tax. This amendment will be presented at a future meeting.

All financing terms subject to change

Attachments:

None



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STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Jim Wilmeth, Police Chief
DATE: August 8, 2016
RE: Memorandum of Understanding / Siloam Springs School District / School Resource Officers / Police Department / \$154,104.38

Recommendation: Approve the Memorandum of Agreement between the Siloam Springs School District and the City of Siloam Springs for School Resource Officers; Compensation by the Siloam Springs School District will be \$154,104.38 for the 2016-2017 school year.

Background: The City of Siloam Springs and the Siloam Springs School District are committed to maintaining an effective School Resource program. This commitment is strengthened through clear statements regarding the authority exercised by School Resource Officers (SRO), their duties and training and the cost sharing between the city and the school district. The present agreement was approved by the Board of Directors in August, 2015, and covered the 2015-2016 school year. The agreement must be approved on an annual basis in order for School Resource Officers to remain in the schools. The 2016-2017 agreement maintains the current parties, purpose and terms; memorializes the obligations of both parties; provides for the district's involvement in the selection, transfer and removal of SRO's, articulates the responsibilities of SRO's, clearly outlines the cost sharing agreement between the City and the District; defines the times and places school resource officers will be engaged in district activities and provides for the amicable resolution of events.

Fiscal Impact: The District will reimburse a portion of the wages and payroll taxes for each School Resource Officer, together with reimbursing the city \$3,000 per school resource position for vehicle maintenance and officer equipment. The district also agrees to pay 100% of the officers' school-related overtime. The City will bill the District on a monthly basis for overtime. Anticipated revenue to the city is estimated to be \$154,104.38.

Attachments: None



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STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Steve Gorszczyk, Public Works Director
DATE: August 10, 2016
RE: Benton County Recycling Grant / Recycling Building Addition / \$84,588.75

Recommendation: Approve the construction of an addition to the recycling building at the sanitation division by Quality Metal, Inc. totaling \$84,558.75 with funding by the Benton County Recycling Grant.

Background:

The City of Siloam Springs Sanitation Division applied for a recycling grant through the Benton County Solid Waste District in 2015 to build a 50-foot by 60-foot addition to their cardboard recycling building. A sketch of the building is attached.

Staff prepared specifications and sent a request for sealed bids. Bids were opened on August 3, 2016 and are shown below.

Company	Bid Amount
Quality Metal, Inc.	\$84,558.75
Liberty Hill Contracting and Development	\$103,000.00
Turn Key Construction	\$104,580.00
Johnson Construction, LLC	\$105,257.46
Castle Black Construction	\$118,750.00

Following review of the bids, the low bid was Quality Metal, Inc.

Fiscal Impact: The Sanitation Division has two approved grants through the Benton County Solid Waste District that will cover the total cost of construction. Per State Statute, funds will be paid directly to the vendor by the Solid Waste District on behalf the City. Therefore, the City will not expend any funds towards this project.

Attachments:

Proposed Footprint and Site Plan



PROPOSED
50'x60' METAL
BUILDING

EXISTING METAL
BUILDINGS
(SAME STYLE)

PRE-ENGINEERED METAL BUILDING



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STAFF REPORT

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

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

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

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

Fiscal Impact: No fiscal impact is anticipated.

Attachments:

Staff Report with attachments
Ordinance No. 16-09



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STAFF REPORT

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

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

Background:

APPLICATION REVIEW DATES

Planning Commission review: July 12, 2016

Board of Directors review: August 2, 2016

APPLICANT AND AGENT

Applicant/Owner: Scarbrough Family Trust

Agent: Ghan & Cooper Commercial Properties – Stuart Ghan

SUBJECT PROPERTY ADDRESS

1000 Block of Cheri Whitlock Dr.

INTERNET MAP INFORMATION

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

Attribution: Map data ©2016 Google Imagery ©2016, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency, Washington County.

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

<https://drive.google.com/open?id=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing>

PROJECT INTENT

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

REFERENCE APPLICATIONS

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

EXISTING AND PROPOSED LAND USES AND ZONING

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

ZONING USE UNIT CONSISTENCY

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

LOT STANDARDS CONSISTENCY

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

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

STAFF DISCUSSION

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

LEGAL NOTICE

Staff received no information that:

- the proposal interferes with the reasonable peace or enjoyment of the neighboring properties;
 - the property values may be substantially damaged;
 - the proposal may impact the present or future uses of neighboring properties;
 - the proposal is not adequately supported by infrastructure.
-
- Site posted: June 2, 2016.
 - Newspaper legal notification: June 15, 2016 (Herald-Leader).
 - Letter legal notification: June 13-16, 2016.
 - Staff received two phone calls of a questioning nature, inquiring on the future plans for the lots. Staff relayed what is known to the callers. Staff received no correspondence.

COMPREHENSIVE PLAN CONSISTENCY

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

Fiscal Impact:

No impact is anticipated.

Attachments:

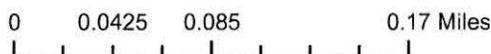
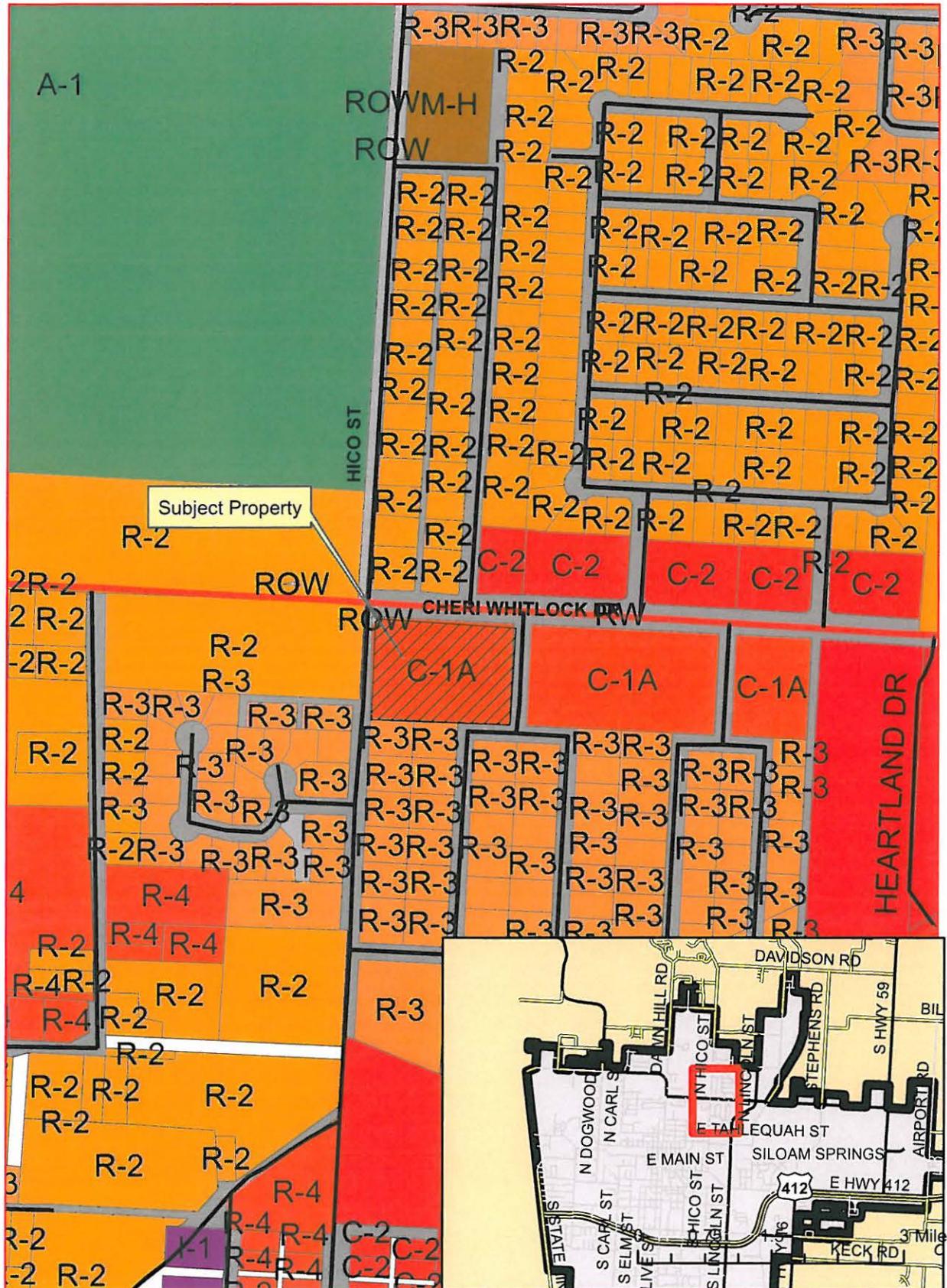
Site Plan
Bird's Eye View
General Area Map

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



GENERAL AREA MAP

Rezone Development RZ 16-04



ORDINANCE NO. 16-09

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

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

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

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

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

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

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

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

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

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

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

Ordained and Enacted this _____ day of _____ 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)



Siloam Springs
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STAFF REPORT

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

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

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

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

Fiscal Impact: No fiscal impact is anticipated.

Attachments:

Staff Report with attachments
Ordinance No. 16-10



STAFF REPORT

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

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

Background:

APPLICATION REVIEW DATES

Planning Commission review: July 12, 2016

Board of Directors review: August 2, 2016

APPLICANT AND AGENT

Applicant/Owner: City of Siloam Springs

Agent: City of Siloam Springs – Police Dept.

SUBJECT PROPERTY ADDRESS

100 Hwy. 412 W.

INTERNET MAP INFORMATION

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

Attribution: Map data ©2016 Google Imagery ©2016, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency, Washington County.

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

<https://drive.google.com/open?id=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing>

PROJECT INTENT

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

EXISTING AND PROPOSED LAND USES AND ZONING

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

ZONING USE UNIT CONSISTENCY

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

LOT STANDARDS CONSISTENCY

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

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

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

STAFF DISCUSSION

The applicant requests rezoning 100 Hwy. 412 W. from R-2/C-2 to G-I. The purpose of this request is to reclassify the Police Department’s property to a zone more appropriate for the existing land use. This location includes the Siloam Springs Police Station and a vacant lot located due south of the station. The request was prompted by the City’s review of a lot consolidation permit, in which the Police Dept. desired to merge a recently purchased lot at the northwest corner of Elliff and Mt. Olive Streets. The new lot abuts the Police Station’s parking lot and is intended to be used as a future vehicular impound lot. The Police Dept. plans on screening the impound lot so that there are no visual impacts to the surrounding residential properties. The City will systematically rezone all of their properties to G-I in the coming year. Staff has no technical concerns with the proposal.

LEGAL NOTICE

Staff received no information that:

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

- Site posted: June 2, 2016.
- Newspaper legal notification: June 19, 2016 (Herald-Leader).
- Letter legal notification: June 10-13, 2016.
- Staff received five phone calls of a questioning nature. The same information was relayed to all callers. After receiving more detail on the intent of the rezoning, there were no follow-up questions or concerns. Staff received no correspondence.

COMPREHENSIVE PLAN CONSISTENCY

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

Fiscal Impact:

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

Attachments:

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

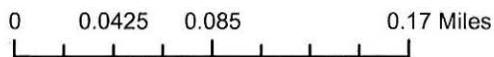
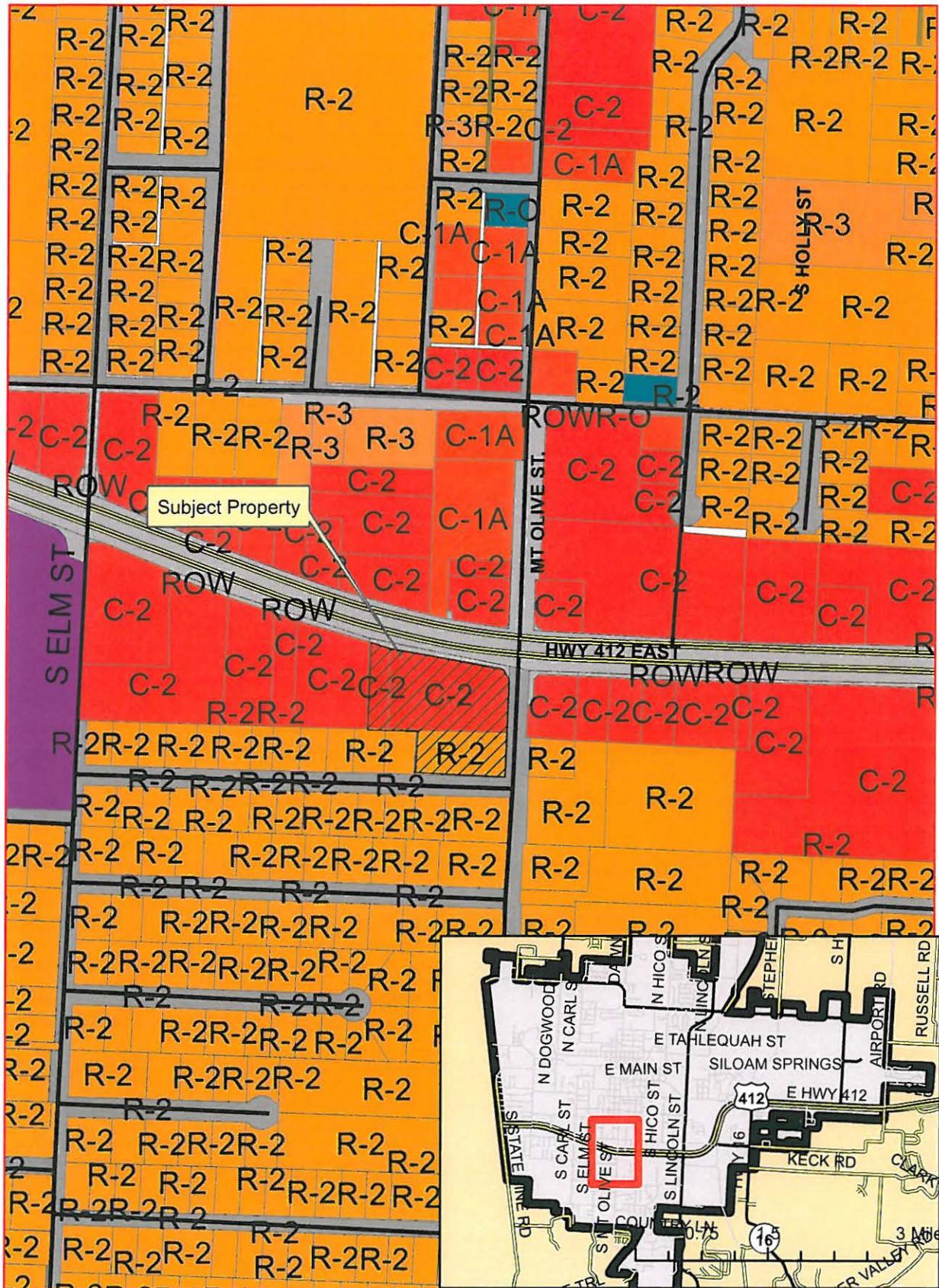
RZ16-03 SSPD

Bird's Eye View



GENERAL AREA MAP

Rezone Development RZ 16-03



ORDINANCE NO. 16-10

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

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

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

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

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

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

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

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

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

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

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

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

Ordained and Enacted this _____ day of _____ 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)



Siloam Springs
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STAFF REPORT

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

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

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

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

Fiscal Impact: No fiscal impact is anticipated.

Attachments:

Staff Report with attachments
Ordinance No. 16-11



STAFF REPORT

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

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

Background:

APPLICATION REVIEW DATES

Planning Commission review: July 12, 2016

Board of Directors review: August 2, 2016

APPLICANT AND AGENT

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

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

SUBJECT PROPERTY ADDRESS

1611 Cheri Whitlock Dr.

INTERNET MAP INFORMATION

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

Attribution: Map data ©2016 Google Imagery ©2016, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency, Washington County.

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

<https://drive.google.com/open?id=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing>

PROJECT INTENT

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

REFERENCE APPLICATIONS

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

EXISTING LAND USES AND ZONING

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

ZONING USE UNIT CONSISTENCY

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

LOT STANDARDS CONSISTENCY

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

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

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

** Existing conditions.

STAFF DISCUSSION

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

LEGAL NOTICE

Staff received no information that:

- the proposal interferes with the reasonable peace or enjoyment of the neighboring properties;
 - the property values may be substantially damaged;
 - the proposal may impact the present or future uses of neighboring properties;
 - the proposal is not adequately supported by infrastructure.
-
- Site posted: June 2, 2016.
 - Newspaper legal notification: June 19, 2016 (Herald-Leader).
 - Letter legal notification: June 17-20, 2016.
 - Staff received no phone calls or correspondence.

COMPREHENSIVE PLAN CONSISTENCY

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

Fiscal Impact:

No impact is anticipated.

Attachments:

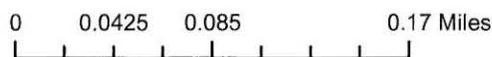
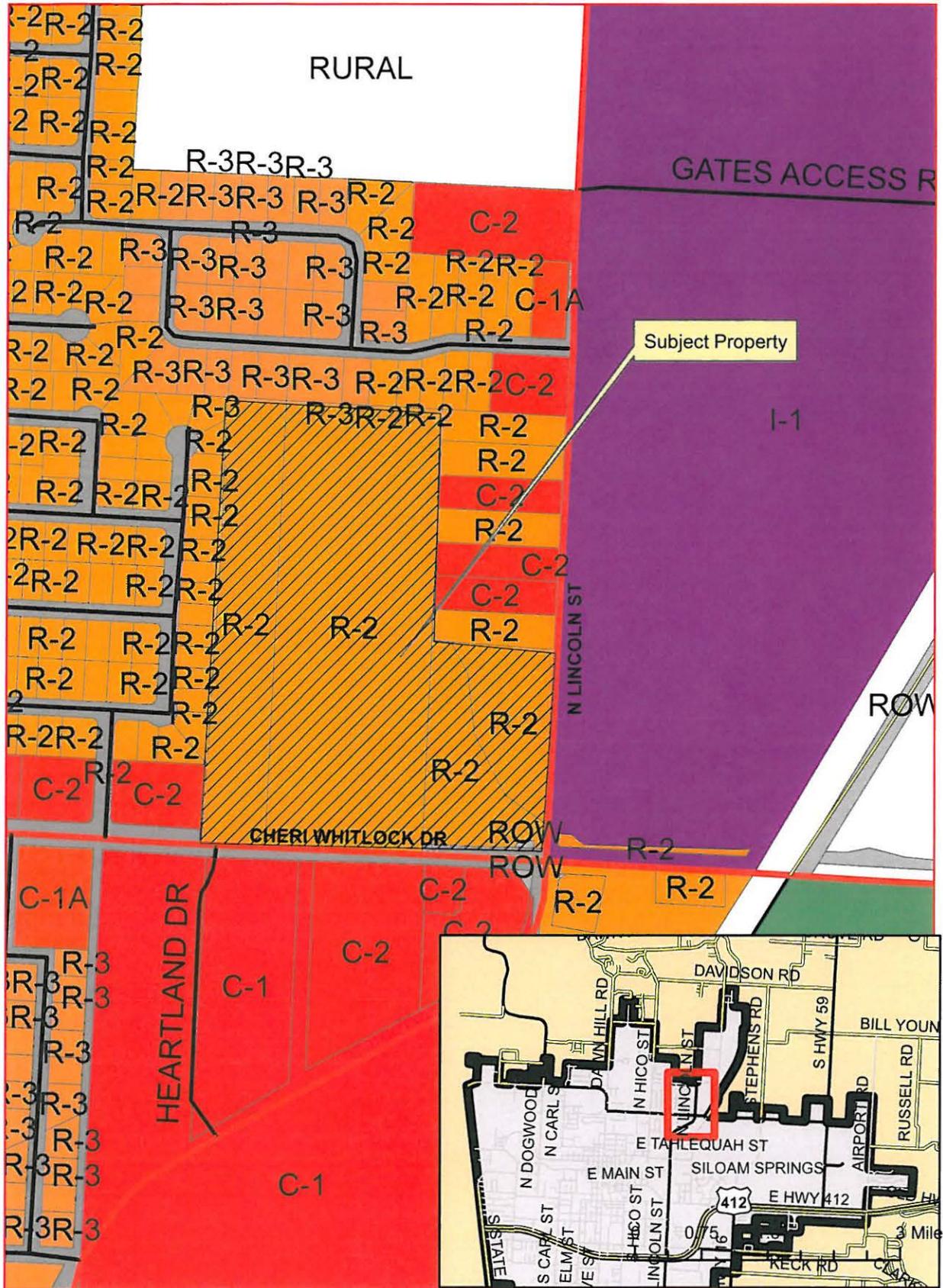
Site Plan
Bird's Eye View
General Area Map

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



GENERAL AREA MAP

Rezone Development RZ 16-05



ORDINANCE NO. 16-11

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

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

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

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

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

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

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

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

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

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

ORDINANCE NO. 16-11, PAGE 2

Ordained and Enacted this _____ day of _____ 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)



CITY OF
Siloam Springs
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STAFF REPORT

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

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

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

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

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

Attachments:

Staff Report with attachments
Resolution 28-16



CITY OF
Siloam Springs
It's a natural

STAFF REPORT

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

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

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

Background:

APPLICATION REVIEW DATES

Planning Commission review: July 12, 2016

Board of Directors review: August 2, 2016

APPLICANT AND AGENT

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

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

SUBJECT PROPERTY ADDRESS

1611 Cheri Whitlock Dr.

INTERNET MAP INFORMATION

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

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

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

<https://drive.google.com/open?id=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing>

PROJECT INTENT

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

REFERENCE APPLICATIONS

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

EXISTING LAND USES AND ZONING

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

ZONING USE UNIT CONSISTENCY

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

PARKING STANDARDS CONSISTENCY

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

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

* Including ADA accessible parking.

LOT STANDARDS CONSISTENCY

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

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

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

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

STAFF DISCUSSION

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

Traffic impact is not anticipated to be an issue as there are controlled intersections to the east of the site. The proposal meets all required greenspace regulations, with the exception of adding trees to the center parking lot islands. The applicant intends to provide the trees, but the final landscaping plans were not yet available at the time of writing this report. Therefore, a condition (No. 3) is added to ensure that interior landscaping is shown prior to building permit issuance. The church currently uses a dumpster, there are no plans to relocate this, however, should the applicant elect to relocate it, it will be screened per current City standards.

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

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

LEGAL NOTICE

Staff received no information that:

- the proposal interferes with the reasonable peace or enjoyment of the neighboring properties;
 - the property values may be substantially damaged;
 - the proposal may impact the present or future uses of neighboring properties;
 - the proposal is not adequately supported by infrastructure.
-
- Site posted: June 02, 2016.
 - Newspaper legal notification: June 19, 2016 (Herald-Leader).
 - Letter legal notification: June, 17-20, 2016.
 - Staff received no phone calls or correspondence.

COMPREHENSIVE PLAN CONSISTENCY

The 2030 Land Use Map describes this area as both commercial office and medium residential. Since the historic use of this property has been used as a church, staff believes the proposal meets the spirit of the future land use map. Consult staff report memo RZ16-05 for more information on the zoning and future land use.

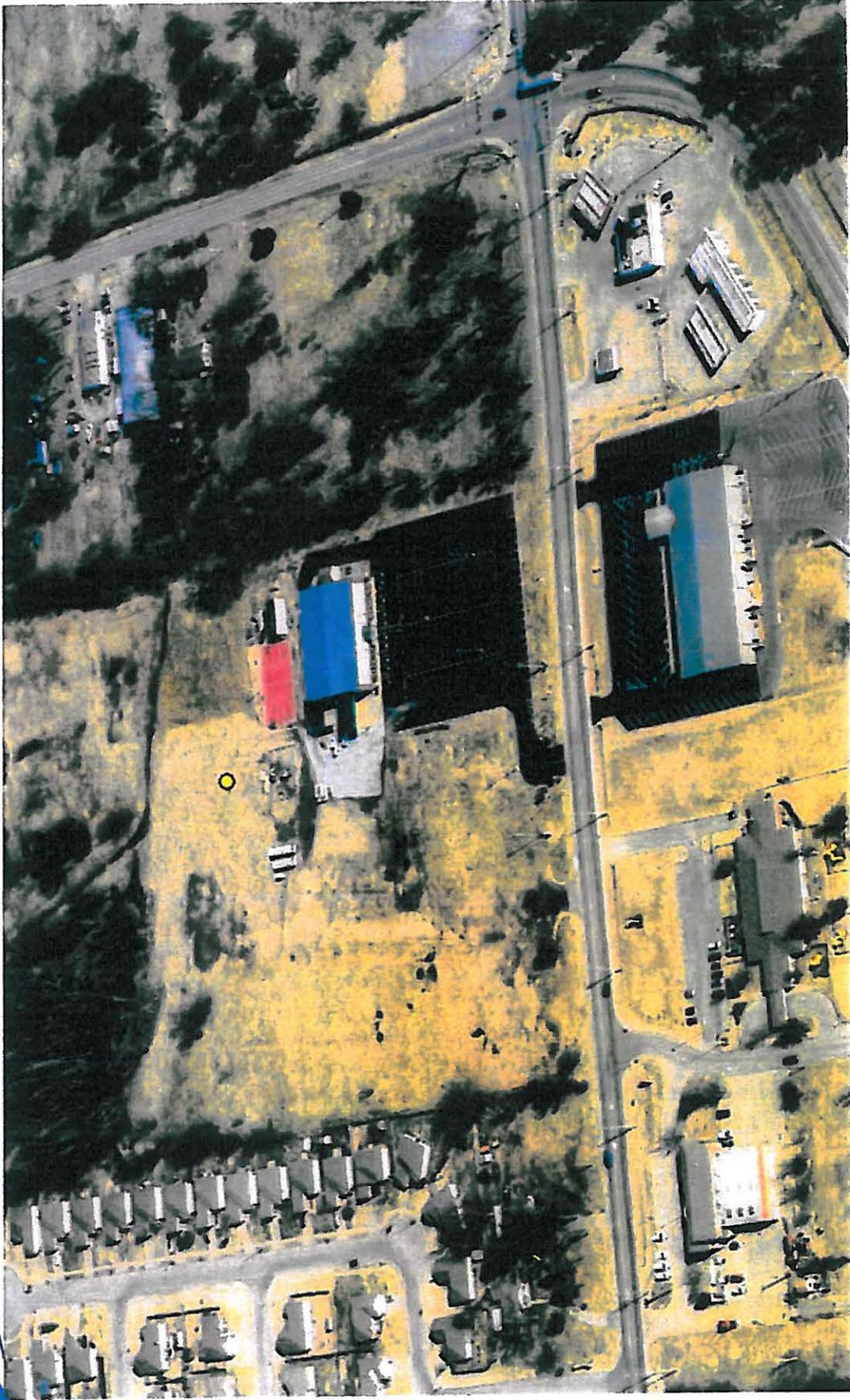
Fiscal Impact:

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

Attachments:

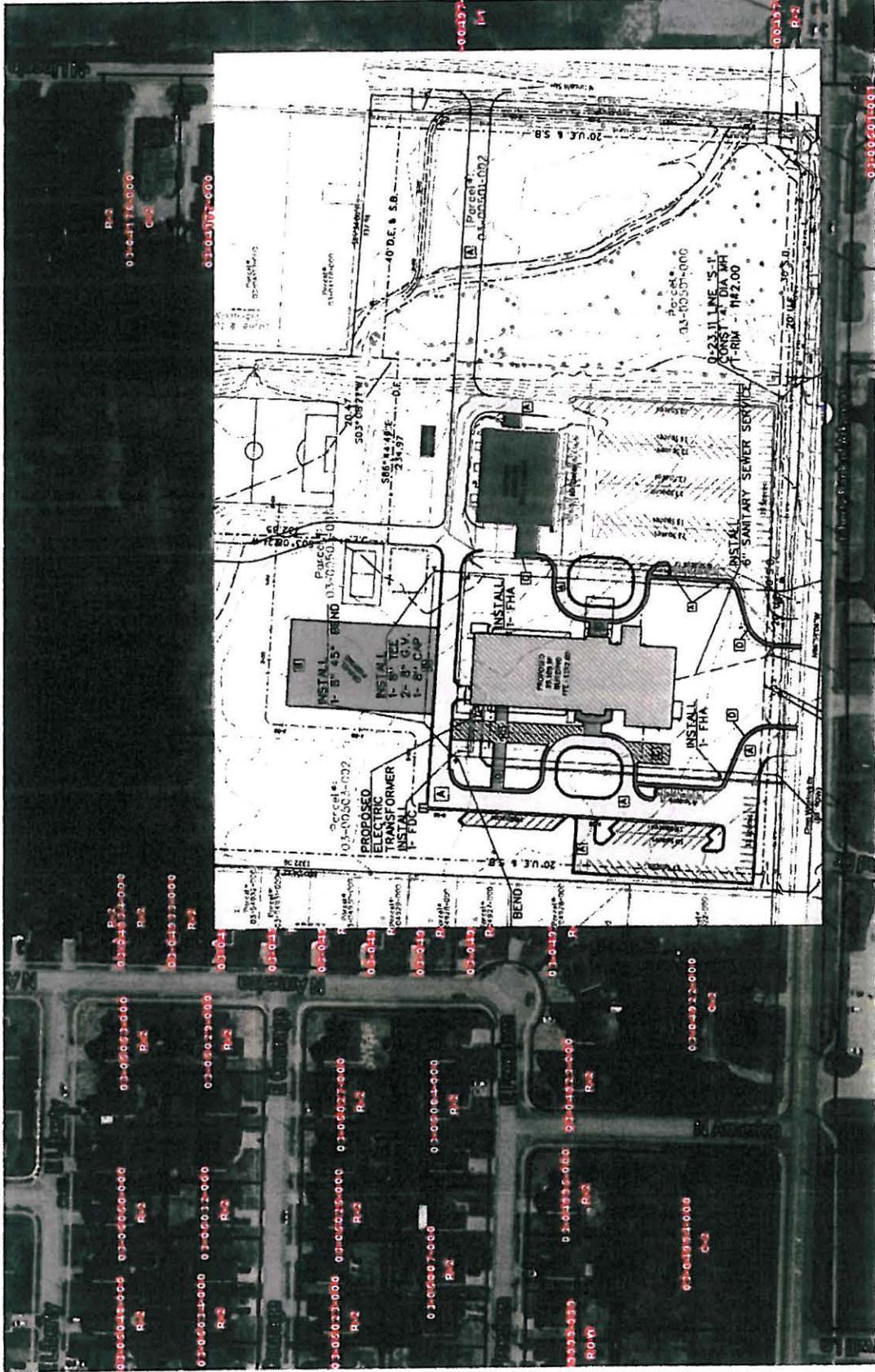
- Site Specific Proposal
- Bird's Eye View of Subject Property
- Plan Aerial Overview
- General Area Map

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



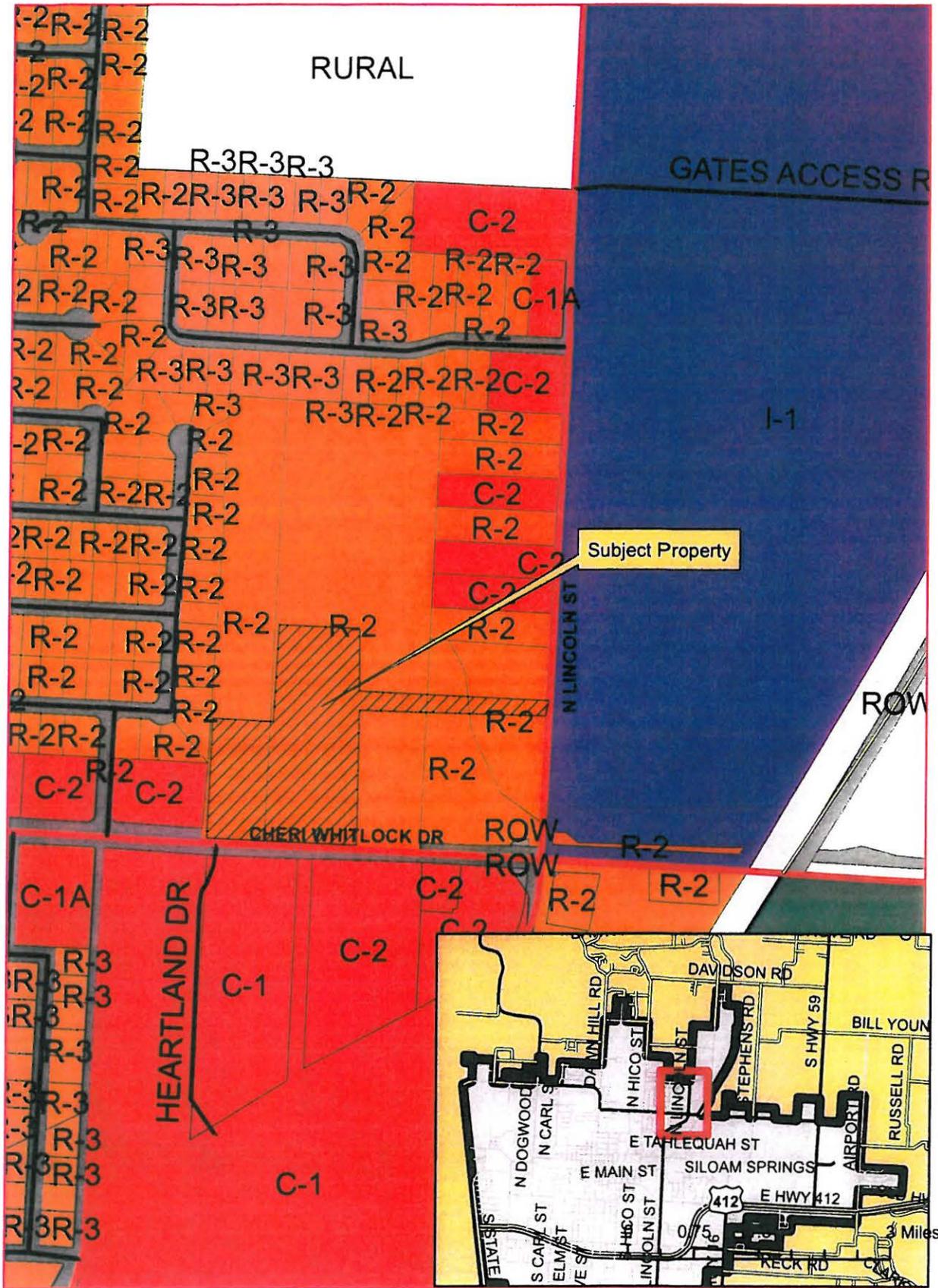
SD16-06 New Life Church

Plan Aerial Overlay



GENERAL AREA MAP

Rezone Development
SD 16-06



0 0.0425 0.085 0.17 Miles

RESOLUTION NO. 28-16

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

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

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

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

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

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

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

Done and Resolved this 2nd day of August 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)

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

DEVELOPMENT PLANS FOR NEW LIFE CHURCH SILOAM SPRINGS, ARKANSAS

LOCAL UTILITY CONTACTS

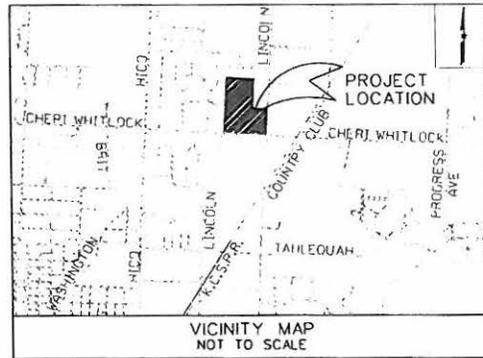
Water and Wastewater
City of Siloam Springs
Dan Farine, Maintenance Supt.
(479)238-0927

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

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

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

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



VICINITY MAP
NOT TO SCALE

INDEX

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

DETAILS

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



PREPARED FOR
NEW LIFE CHURCH OF SILOAM SPRINGS INC.

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

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



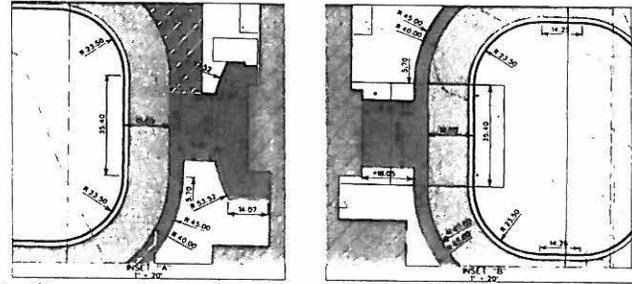
SILOAM SPRINGS, ARKANSAS 72761
(479)524-9956 OFC - (479)524-4747 FAX



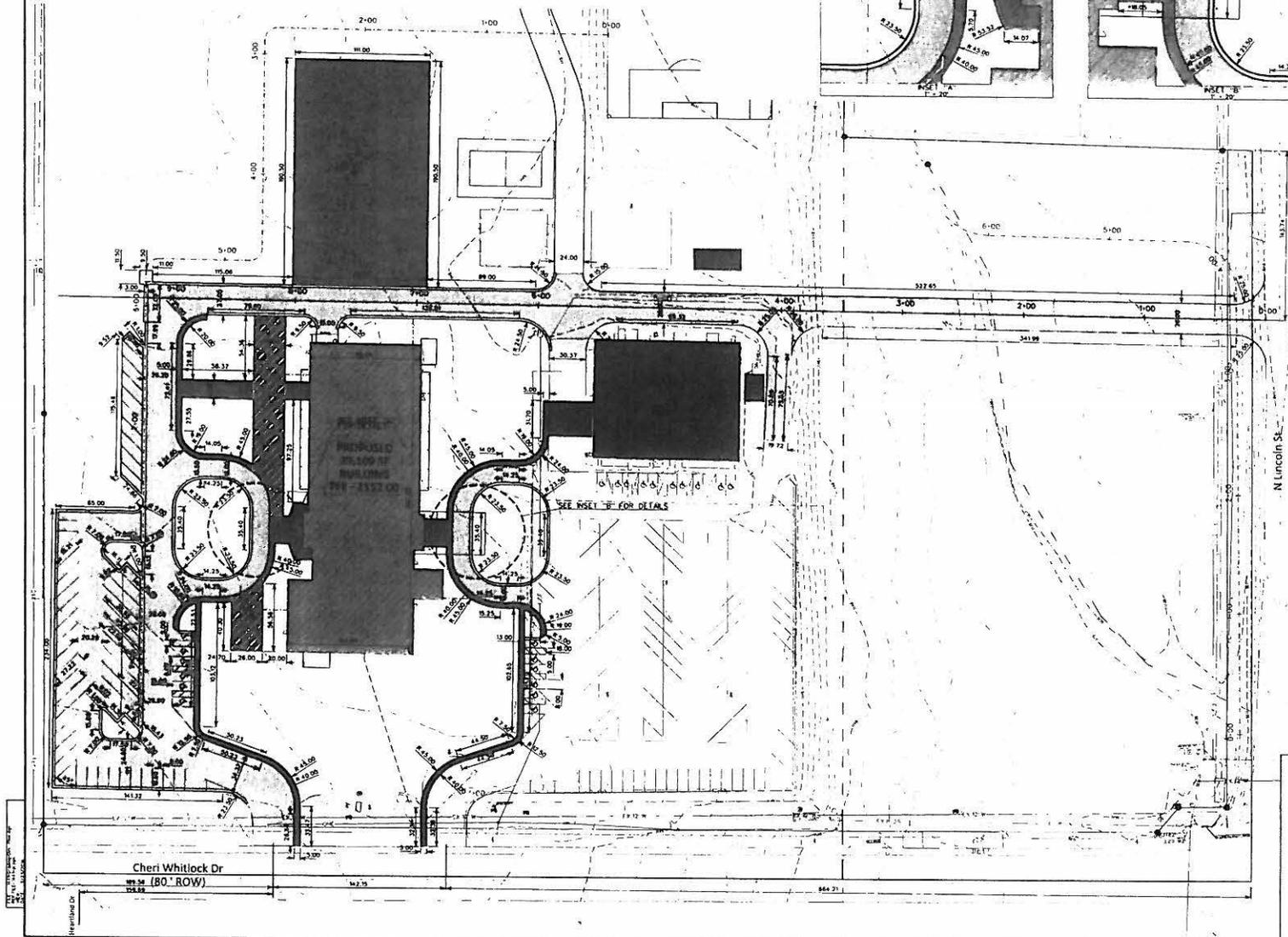
The Seal Registering in this document and subject to the Public Inspection of the State of Arkansas June 29, 2016

SURVEY PROVIDED BY:
James Surveying & Consulting Inc.
P.O. Box 517
Gentry, Arkansas 72734
(479)736-8416 Fax (479)736-8838

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



- LEGEND**
- EXISTING INDEX CONTOUR (5')
 - EXISTING INTERMEDIATE CONTOUR (1')
 - PROPOSED INDEX CONTOUR (5')
 - PROPOSED INTERMEDIATE CONTOUR (1')
 - - - - PROPOSED BREAKLINE
 - EXISTING FENCE LINE
 - FOUND IRON PIN
 - FOUND PIPE
 - SET IRON PIN
 - PROPOSED BUILDING
 - ▨ PROPOSED GRAVEL PAVING
 - ▩ PROPOSED LIGHT DUTY ASPHALT PAVING
 - ▧ PROPOSED CONCRETE SIDEWALK
 - ▦ PROPOSED PARKING LOT LIGHTING
 - ⊕ EX FIRE HYDRANT ASSEMBLY
 - ⊖ EX WATER VALVE
 - ⊙ EX WATER METER
 - ⊗ EX SANITARY SEWER MANHOLE
 - ⊘ EX NATURAL GAS SIGN/MANHOLE
 - ⊙ 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



Know what's below.
Call before you dig.

NOTE
SEE ARCHITECTURAL PLANS
FOR BUILDING DIMENSIONS

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

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NO.	PER YEAR REVIEW COMMENTS	BY	DATE
1	REVISED	HT	



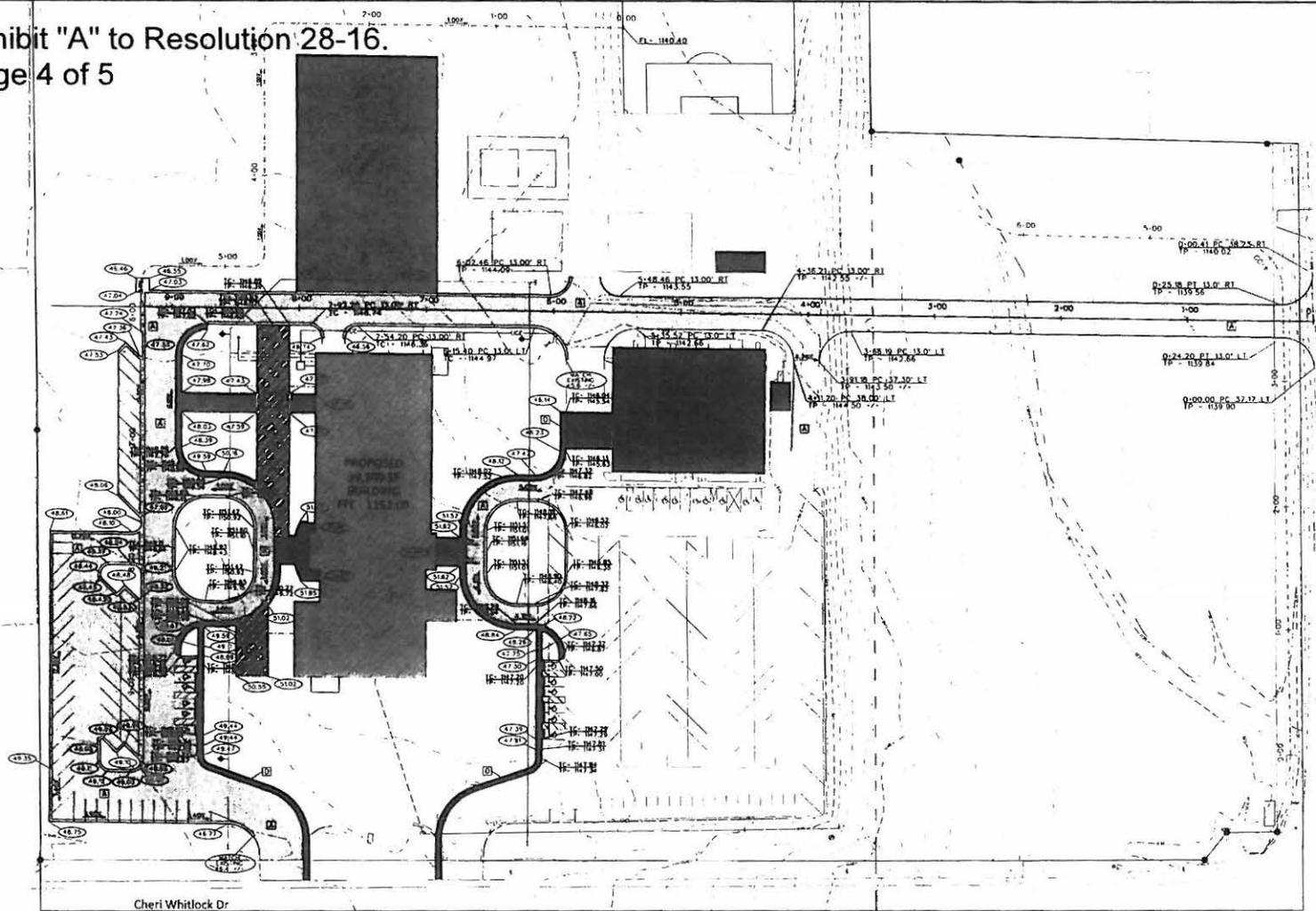
CIVIL ENGINEERING, INC.
P.O. Box 12, 1015 N. Olden, Sildam Springs, Arkansas 72157
17042 Central Expressway, Little Rock, AR 72205
P: 501-223-8888
F: 501-223-8889
E: info@civilenginc.com

DEVELOPMENT PLANS FOR
NEW LIFE CHURCH
SILDAM SPRINGS, ARKANSAS

DIMENSION PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	ROM	ROM	3 OF 7
JUN 2016	JUN 2016	T - 47V	

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



- LEGEND**
- (---) PROP TOP OF CURB/SIDEWALK SPOT ELEVATION (1:100)
 - (---) PROP TOP OF GRADE SPOT ELEVATION (1:100)
 - (---) EXISTING INDEX CONTOUR (5')
 - (---) EXISTING INTERMEDIATE CONTOUR (1')
 - (---) PROPOSED INDEX CONTOUR (5')
 - (---) PROPOSED INTERMEDIATE CONTOUR (1')
 - (---) PROPOSED BREAKLINE
 - (---) EXISTING FENCE LINE
 - (●) FOUND IRON PIN
 - (●) FOUND COTTON PICKER SPINDLE
 - (---) PROPOSED BUILDING
 - (---) PROPOSED GRAVEL PAVING
 - (---) PROPOSED LIGHT DUTY ASPHALT PAVING
 - (---) PROPOSED 4" CONCRETE SIDEWALK
 - (---) PROPOSED 6" CONCRETE SIDEWALK
 - (---) PROPOSED PARKING LOT LIGHTING
 - (⊕) EX FIRE HYDRANT ASSEMBLY
 - (⊕) EX WATER VALVE
 - (⊕) EX WATER METER
 - (⊕) EX SANITARY SEWER MANHOLE
 - (⊕) EX NATURAL GAS SERVICE
 - (⊕) EX POWER/UTILITY POLE
 - (⊕) EX UTILITY POLE AND/OR
 - (⊕) EX ELECTRIC BOY
 - (⊕) EX TELEPHONE PEDESTAL
 - (⊕) EX FIBER OPTIC PEDESTAL
 - (⊕) AC UNIT
 - (⊕) EX LIGHT POLE
 - (---) EXISTING TREE
 - (---) PROPOSED TREE

CONTRACTOR SHALL NOTIFY STATE BIRMINGHAM AND CHANGES TO APPROVED TRUCKS DESIGN WITHIN 10 BUSINESS DAYS OF ENGINEER

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Cheri Whitlock Dr

<p>A ASPHALT PAVEMENT</p> <p>TYPICAL ASPHALT PAVEMENT SECTION N.T.S.</p>	<p>B GRAVEL PAVEMENT</p> <p>TYPICAL GRAVEL PAVEMENT SECTION N.T.S.</p>	<p>C 6" CONC SIDEWALK</p> <p>TYPICAL CONCRETE APRON SECTION N.T.S.</p>	<p>D 4" CONC SIDEWALK</p> <p>TYPICAL CONCRETE APRON SECTION N.T.S.</p>
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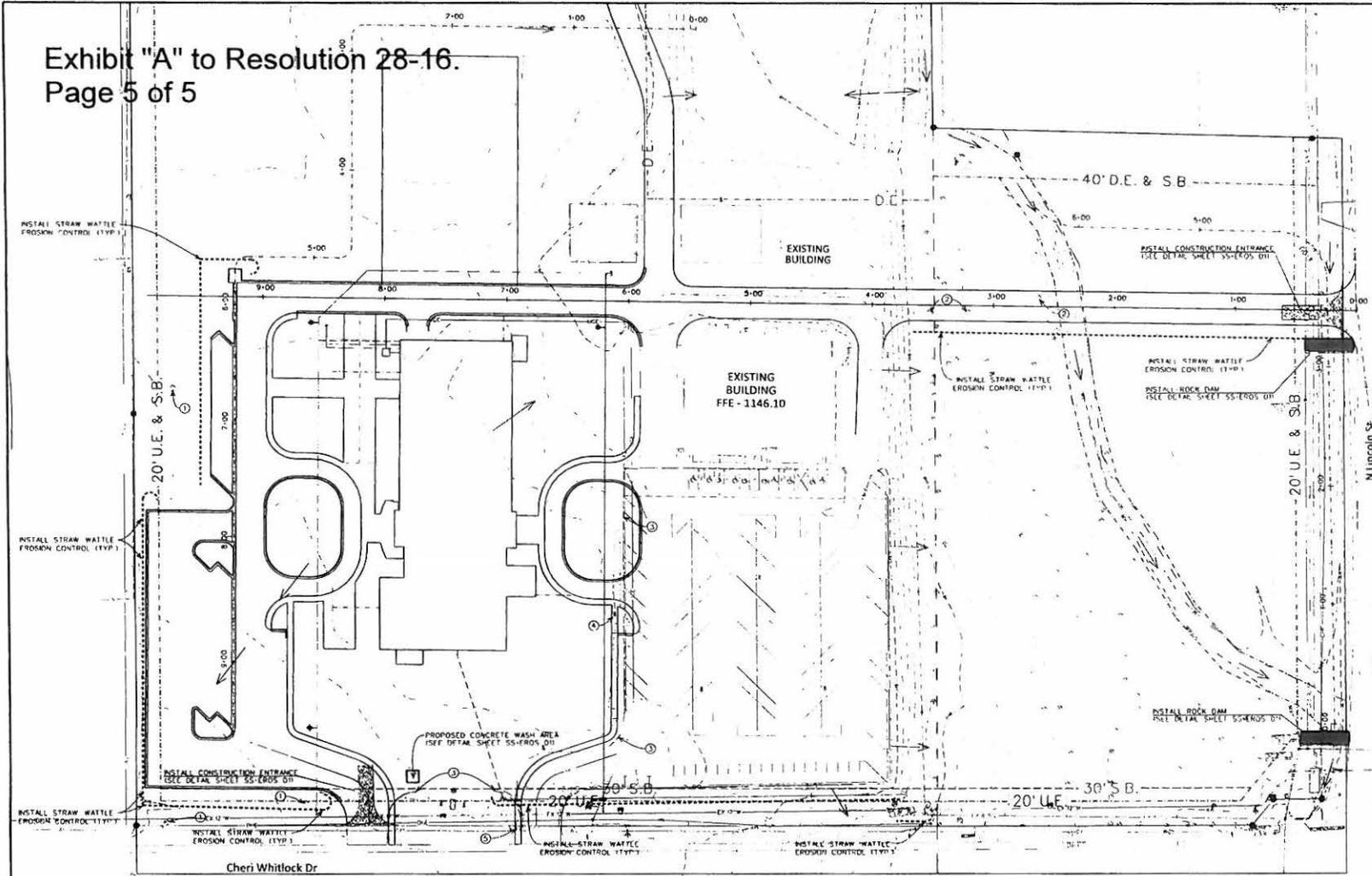
CIVIL ENGINEERING, INC.
P.O. Box 12701 • Little Rock, Arkansas 72212
11760 N. Highway 101 • Little Rock, Arkansas 72212
FAX: 501-782-1176 • www.civileng.com

**DEVELOPMENT PLANS FOR
NEW HOPE CHURCH
SILVER SPRING, ARKANSAS**

GRADING PLAN

DRAWN BY JTV	DESIGNED BY RDW	CHECKED BY RDW	SHEET NO. 4 OF 7
DATE JUNE 2016	DATE JUNE 2016	DATE JUNE 2016	

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

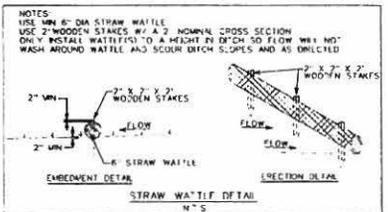


- LEGEND**
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 - - - EXISTING INTERMEDIATE CONTOUR (1')
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 - - - PROPOSED INTERMEDIATE CONTOUR (1')
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 - FOUND PIPE
 - SET IRON PIN
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 - ▭ PROPOSED GRAVEL PAVING
 - ▭ PROPOSED LIGHT DUTY ASPHALT PAVING
 - ▭ PROPOSED CONCRETE SIDEWALK
 - ▭ PROPOSED PARKING LOT LIGHTING
 - ⊕ EX FIRE HYDRANT ASSEMBLY
 - ⊕ EX WATER VALVE
 - ⊕ EX WATER METER
 - ⊕ EX SANITARY SEWER MANHOLE
 - ⊕ EX NATURAL GAS SIGN/METER
 - ⊕ EX POWER/UTILITY POLE
 - ⊕ EX UTILITY POLE ANCHOR
 - ⊕ EX ELECTRIC BOX
 - ⊕ EX TELEPHONE PEDESTAL
 - ⊕ EX FIBER OPTIC PEDESTAL
 - ⊕ EX LIGHT POLE
 - ⊕ EX SIGN
 - EXISTING TREE

NOTE
SEE DETAIL SHEET 55-EROS-DI
FOR EROSION CONTROL DETAILS

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- NOTES:**
1. PRESERVE / PROTECT EX EXISTING TREE
 2. REMOVE EX TREE OR UR ROOTS
 3. REMOVE / DISPOSE EX CONC CURB
 4. REMOVE / RELOCATE EX LIGHT POLE AND GUY WIRE
 5. REMOVE / RELOCATE EX NATURAL GAS METER

NOTE:
All portions of the site which have the vegetative cover removed as a result of the project construction shall be graded smooth, grass seed shall be sowed and a protective mulch cover of wheat straw (to a minimum of 4" thick) shall be placed over the seed to prevent erosion and promote the germination of the grass seed. Contractor shall be responsible for watering and maintaining the seeded areas until such time as the grass is established and the potential for erosion is eliminated. No ground shall be left bare for more than 14 days consecutively.



1. PER TITLE REVIEW COMMENTS	DATE	BY
NO.	REVISIONS	DATE

CIVIL ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 7731
DONALD HOWLER

DEVELOPMENT PLANS FOR NEW LIFE CHURCH
SLOAN SPRINGS, ARKANSAS

DEMOLITION PLAN

SEDIMENT AND EROSION CONTROL PLAN

DRAWN BY:	DESIGNED BY:	CHECKED BY:	SHEET NO.
JTW	MDH	MDH	7 OF 7
JOB NUMBER:	DATE:	SCALE:	
1235	APR 2014	1" = 40'	

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

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

The meeting was called to order by Chairman Mounger.

Roll Call:

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

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

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

Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

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

Roll Call:

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

6 Ayes. No Nays. Motion passed.

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

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

Roll Call:

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

6 Ayes. No Nays. Motion passed.

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

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

Roll Call:

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

6 Ayes. No Nays. Motion passed.

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

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

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

Roll Call:

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

6 Ayes. No Nays. Motion passed.

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

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

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

Roll Call:

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

6 Ayes. No Nays. Motion passed.

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

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

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

Roll Call:

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

6 Ayes. No Nays. Motion passed.

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

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

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

Roll Call:

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

6 Ayes. No Nays. Motion passed.

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

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

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

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

Roll Call:

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

6 Ayes. No Nays. Motion passed.

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

Mounger announced this is Tony Williams last meeting, and expressed his appreciation. Williams thanked everyone for the opportunity to serve as a Commissioner. He stated he is resigning, remarrying, and moving to Fayetteville.

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

APPROVED:

ATTEST:

Karl Mounger, Chairman

Renea Ellis, City Clerk

{Seal}