

CITY OF SILOAM SPRINGS PLANNING COMMISSION

Tuesday, September 13, 2016 at 4:00 p.m.
City Administration Building
400 N. Broadway

AGENDA

I. Planning Commission

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of the regular meeting of August 09, 2016
- D. Development Permit Approval

- 1. Rezoning Development Permit, RZ16-07
R-4 to C-2
3300 block of Hwy. 412 E.
Owner: William and Kerri Low
Agent: CEI Engineering – Nate Bachelor, PE / LP Retail, LLC
To the Board on **October 4, 2016**
- 2. Rezoning Development Permit, RZ16-08
R-2 to G-I
1405 W. Jefferson St.
Owner: First Christian Church
Agent: Terry Evans
To the Board on **October 4, 2016**
- 3. Lot Split Development Permit, LS16-08
1314 Villa View Dr.
Owner: John and Kay Vest
Agent: John Vest
- 4. Significant Development Permit, SD16-09
2220 E. Little John St., 2220 E. Sherwood St., and 2225 E. Sherwood St.
Owner: Krein Development, LLC
Agent: Civil Engineering Inc. – Ron Homeyer, PE
To the Board on **October 4, 2016**

E. Staff Approved Permits

- 1. Lot Consolidation Permit, LC16-03
2011 & 2075 N. Mt. Olive St.
Owner: Arkansas Early Learning, Inc.
Agent: Harris Architecture – Rico Harris

F. Adjourn the Planning Commission

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD AUGUST 9, 2016

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, August 9, 2016.

The meeting was called to order by Chairman Mounger.

Roll Call:

Song, Blakely, Nation, Mounger, Driscoll, Smith – Present.

Engle, Nation – Absent.

Engle arrived at 4:07pm, and Nation arrived at 4:08pm.

City Clerk, Renea Ellis; Senior Planner, Ben Rhoads; Project Engineer, Kevin Moore; City Attorney, Jay Williams; all present.

A copy of the July 12, 2016 regular minutes had previously been given to each Commissioner.

A motion was made by Blakely and seconded by Smith to accept the minutes.

Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

The first item on the agenda was Rezoning Development Permit, RZ16-06, I-1 to C-2, 1084 & 1198 Hwy. 412 E., Pamela Hammersla, Michael McGooden, agent.

Ben Rhoads, Senior Planner, briefed this item as well as the next item. Michael McGooden, 212 S. Prospect, stated they lost the lease at their previous location, and had found a new building. He stated the alcohol permit will be ready on August 17. Blakely asked what type of signage was going to be used. McGooden answered 1 pole, and 2 signs. Bonnie Newton, Gentry AR, asked if property taxes will change. Mounger stated it is unknown. A Motion to approve was made by Smith and seconded by Blakely.

Roll Call:

Engle, Blakely, Nation, Mounger, Driscoll, Smith, Song – Aye.

7 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on September 6, 2016.

The next item on the agenda was Special Use Development Permit, SU16-01, 1084 Hwy. 412 E., Pamela Hammersla, Michael McGooden, agent.

Ben Rhoads, Senior Planner, briefed this item in previous discussion. Nation asked about the State alcohol permit. Rhoads informed her it would be approved on the 17th. A Motion to approve was made by Blakely and seconded by Smith.

Roll Call:

Blakely, Nation, Mounger, Driscoll, Smith, Song, Engle – Aye.

7 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on September 6, 2016.

The next item on the agenda was Significant Development Permit, SD16-07, 2300 Block of Hwy. 412 E., Patty King / Terry Clark, Blew and Associates – Jorge DuQuense, PE.

Ben Rhoads, Senior Planner, briefed the item. Nation asked if the driveway to the west is shared, and if it allowed exit in both directions. Rhoads answered yes. Joseph Orr, 622 Weston Circle, Cave Springs, AR with Blew and Associates. Bringing back due to site issues with previous site.

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

Roll Call:

Nation, Mounger, Driscoll, Smith, Song, Engle, Blakely – Aye.

7 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on September 6, 2016.

The next item on the agenda was Lot Consolidation Permit, LC16-02, 1893 and 1894 N. Midland Knoll Court, Jan and Mel Phillips, Jim Caldwell, PLS.

Ben Rhoads, Senior Planner, briefed the item, and stated no vote was required and the presentation was for informational use only to keep the Commission apprised of the matter.

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

{Seal}

APPROVED:

ATTEST:

Karl Mounger, Chairman

Renea Ellis, City Clerk



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: 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

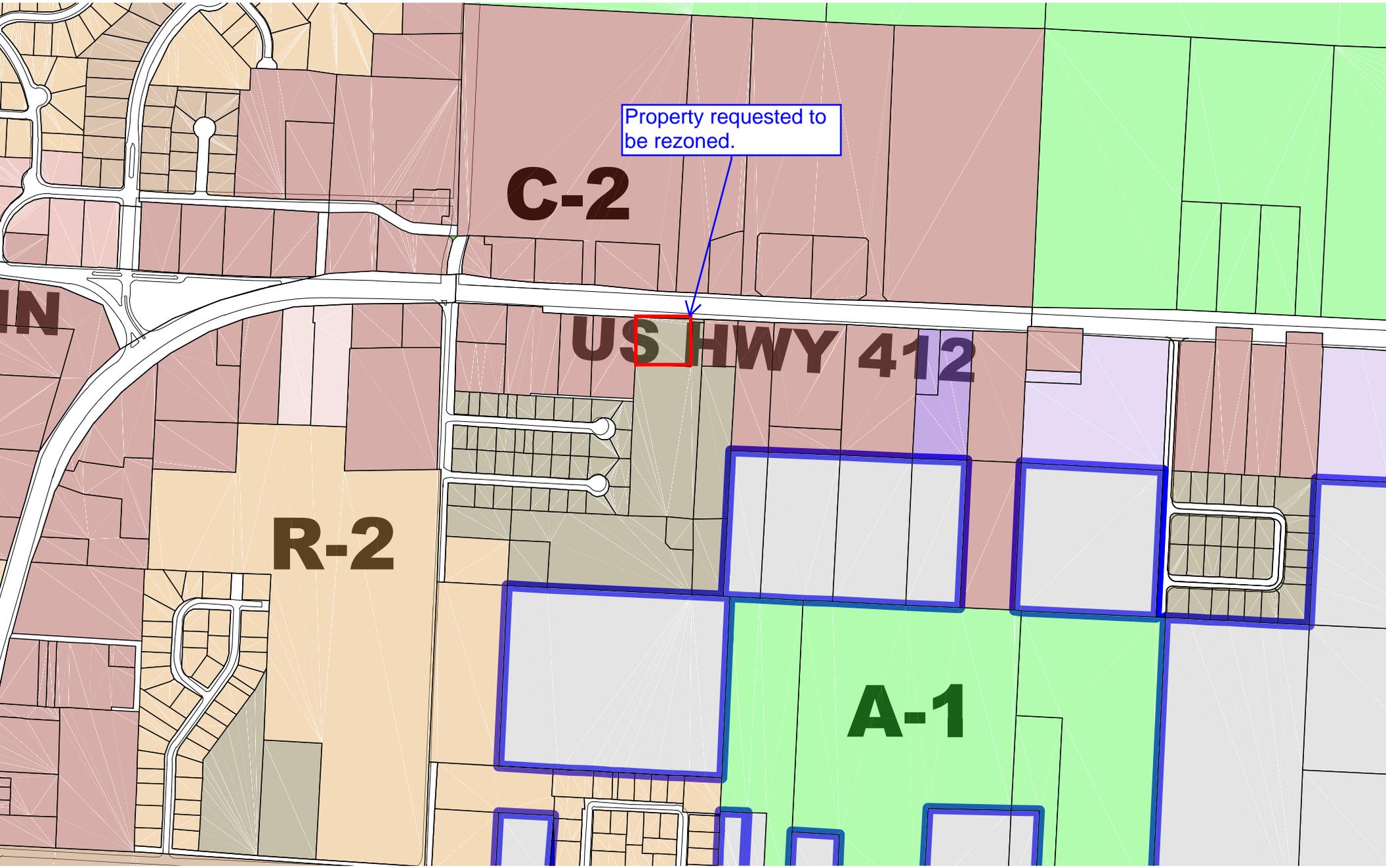
- Site posted: August 2, 2016.
- Newspaper legal notification: August 21, 2016 (Herald-Leader).
- Letter legal notification: August 15-18, 2016.
- Staff received no phone calls or correspondence.

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

R-2

A-1

RZ16-07 - Low

Bird's Eye View- Looking South





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

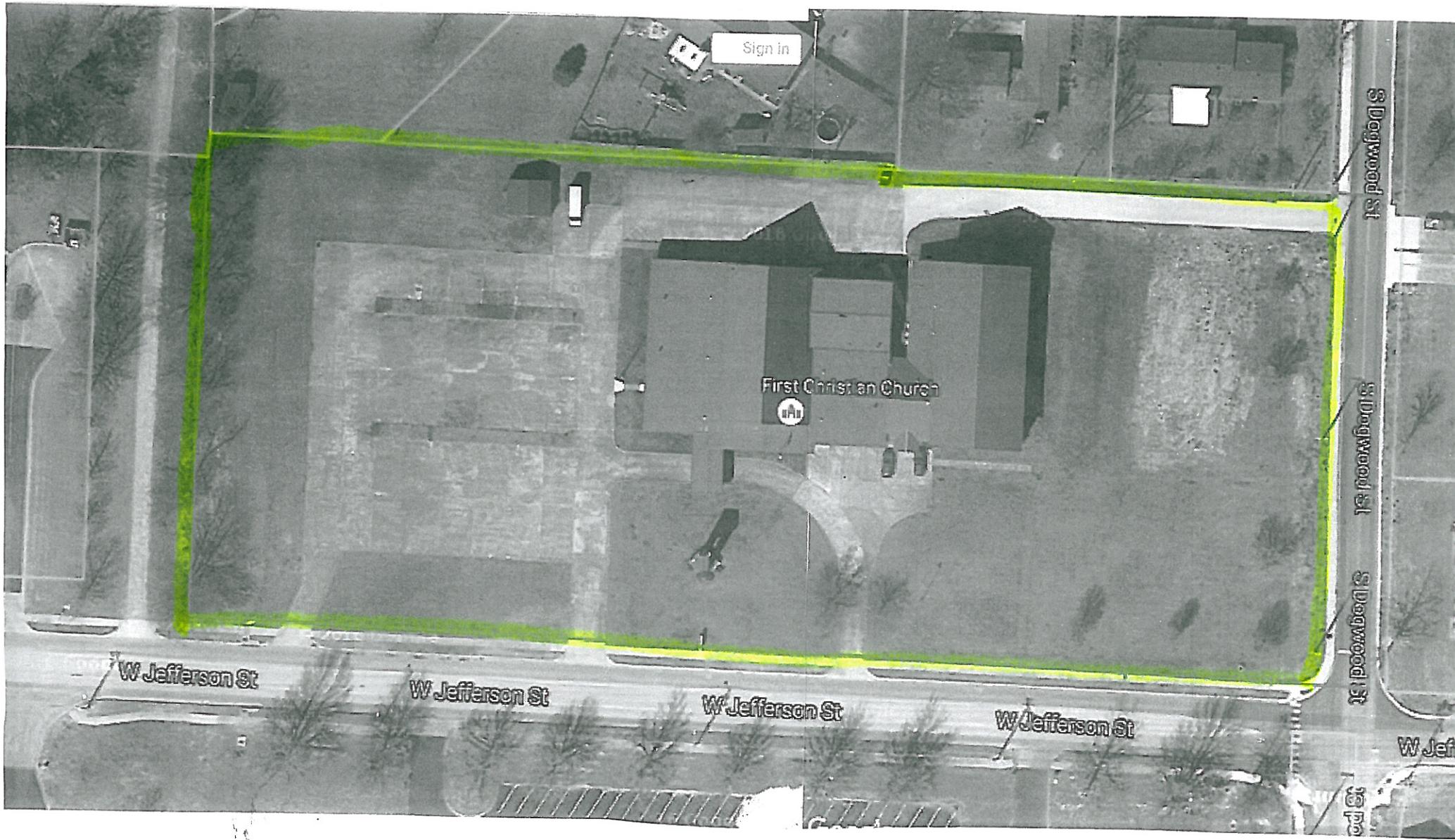
- Site posted: August 2, 2016.
- Newspaper legal notification: August 21, 2016 (Herald-Leader).
- Letter legal notification: August 25-28, 2016.
- Staff received two phone calls and one office visit of a questioning nature. Staff answered the callers' questions to their satisfaction. No correspondence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

Fiscal Impact:

No impact is anticipated.

Attachments:

Site Plan
Bird's Eye View
General Area Map



From R-2 to G-1

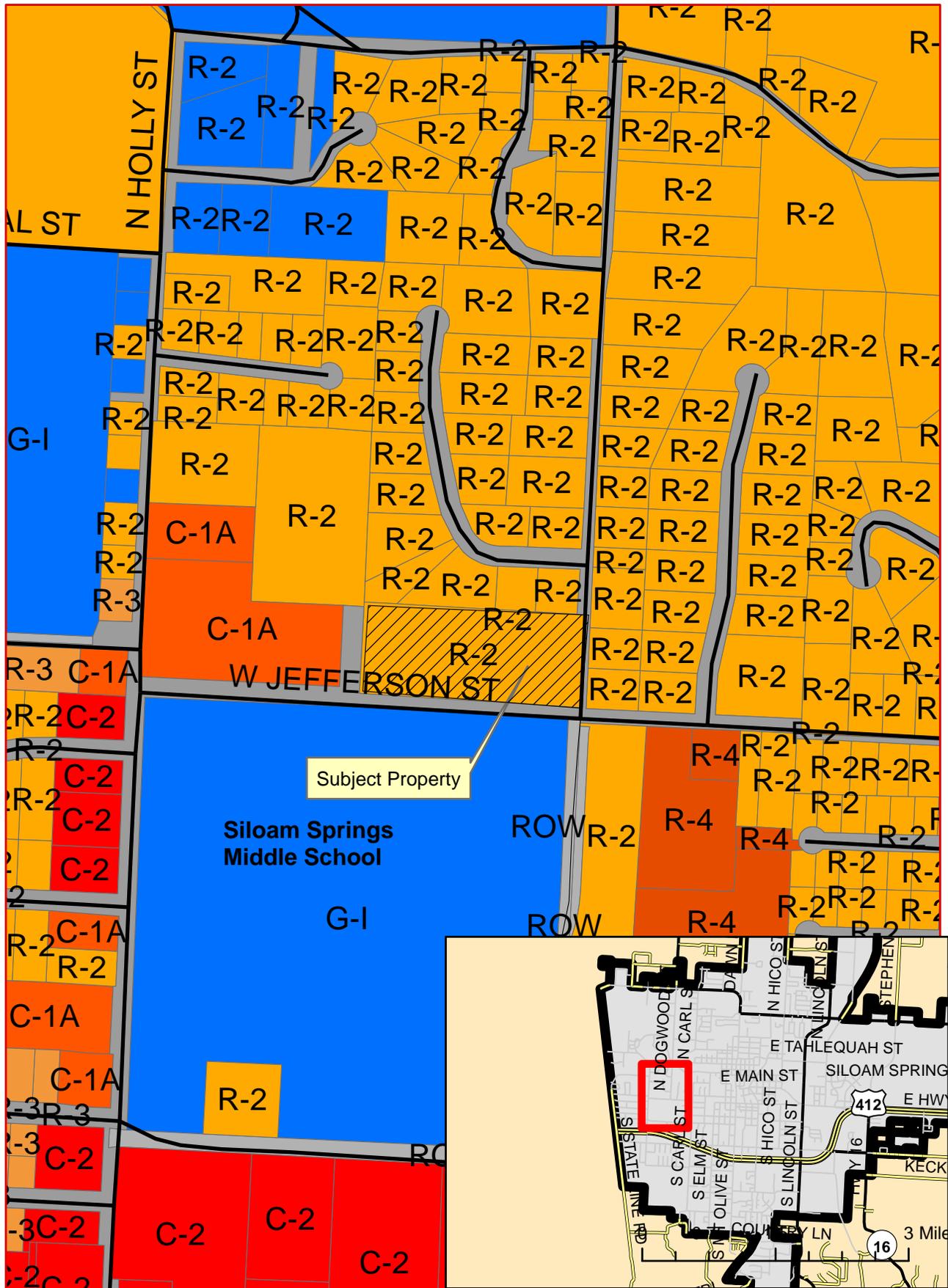
RZ16-08 – First Christian Church

Bird's Eye View- Looking North



GENERAL AREA MAP

Rezone Development RZ 16-08



0 0.0425 0.085 0.17 Miles



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: August 8, 2016
RE: Lot Split Development Permit, LS16-08

Recommendation: Motion to approve LS16-08 (Lot Split Development Permit).

Background:

APPLICATION REVIEW DATES

Planning Commission review: September 13, 2016

Board of Directors review: Not Applicable

APPLICANT AND AGENT

Applicant/Owner: John and Kay Vest

Agent: John Vest

SUBJECT PROPERTY ADDRESS

1314 Villa View Dr.

INTERNET MAP INFORMATION

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

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<https://drive.google.com/open?id=1CQGfMbtvBBbExP0jw2SEVv8cc7Y&usp=sharing>

PROJECT INTENT

The applicant desires to split a 2.73 acre metes and bounds tract into two tracts; Tract 1 consisting of 1.55 acres and Tract 2 consisting of 1.58 acres, more or less.

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>		<i>EXISTING ZONING</i>	
Single-family Residential (Tract 1)/ Vacant (Tract 2)		R-2 (Residential, medium)	
<i>SURROUNDING LAND USE</i>		<i>SURROUNDING ZONING</i>	
North:	Single-family Residential	North:	R-2 (Residential, medium)
South:	Single-family Residential	South:	R-2 (Residential, medium)
East:	Vacant	East:	R-2 (Residential, medium)
West:	Single-family Residential	West:	R-2 (Residential, medium)

APPROVAL CRITERIA

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

I. LOT STANDARDS CONSISTENCY

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

<i>MINIMUM (R-2) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Tract 1 Lot Area: 7,000 sq. ft.	67,518 sq. ft. or 1.55 acres
Tract 1 Lot Width: 80 ft.	147.76 ft.
Tract 2 Lot Area: 8,000 sq. ft.	68,825 sq. ft. or 1.58 acres
Tract 2 Lot Width: 80 ft.	199.42 ft.
Average Lot Size: 1.57 acres	

II. 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 is requesting to split a 2.73 acres and bounds parcel into two tracts, Tract 1, the parent tract, at 1.55 acres and Tract 2, the child tract, at 1.58 acres, more or less. Both tracts are zoned residential and are located on the southwest corner of W. Villa View Dr. and N. Dogwood St. Tract 1 is presently used as a single family residence, Tract 2 is vacant and contains a barn. Both proposed tracts meet the minimum standards of the R-2 zone district. It should be noted that the barn structure is allowed to exist independently from the main house due to a recent zoning Code change. The new Code states that an accessory structure, not intended for human occupancy, may exist on its own lot provided that the lot is at least one acre. Staff has been informed that the future use of Tract 2 will be for a new single-family residence. Access to Tract 2 will be off of N. Dogwood St, there is already an existing driveway leading to the barn structure. No change in access is proposed for Tract 1. The proposed child tract is served by a water line, but not sewer. Tract 2 is large enough for its own septic field. If a septic field is designed, it will be reviewed by the County Health Dept. at the building permit review.

LEGAL NOTICE

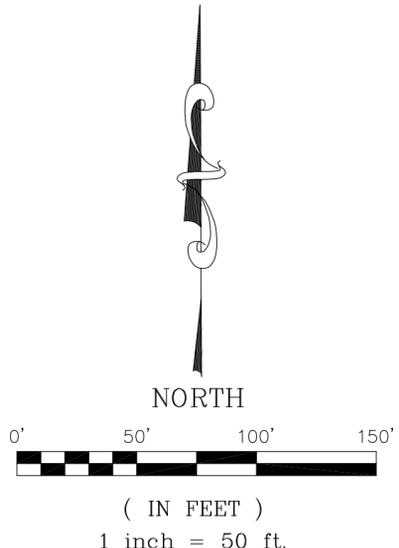
- Site posted: August 2, 2016.
- Newspaper legal notification: August 28, 2016 (Herald-Leader).
- Letter legal notification: August 23-26, 2016.
- Staff received one phone call of a questioning nature regarding the future utilities for the proposed lot. Staff relayed this caller to the appropriate staff person. No correspondence was received.

Fiscal Impact:

None

Attachments:

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



LEGEND

These standard symbols will be found in the drawing.

- ▲ RAILROAD SPIKE
- ⊕ ALUMINUM MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- FENCE CORNER
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ POWER POLE
- ⊙ PROPANE TANK
- ⊙ TELEPHONE PEDESTAL
- ⊙ FIRE HYDRANT

- - - - - EXISTING CENTERLINE
- - - - - EXISTING FENCE
- - - - - SETBACK
- - - - - EASEMENT
- - - - - RIGHT OF WAY
- ▨ RIGHT OF WAY PER WARRANTY DEED BOOK 2001, PAGE 167890

03-04633-000
KRALL, JAMES LYNN & PAMELA S
1319 VILLA VIEW DR
SILOAM SPRINGS AR 72761-9507
ZONING: R-2

03-00656-000
MARSH FAMILY LIMITED PARTNERSHIP
901 HWY 43 N
SILOAM SPRINGS AR 72761
ZONING: R-2

GPS COORDINATES
N= 689191.1422
E= 558687.9542

03-00659-000
BURGESS, ALBERT A JR & CAROLYN S
1350 VILLA VIEW DR
SILOAM SPRINGS AR 72761-9506
ZONING: R-2

03-00659-001
VEST, JOHN & KAY
1314 VILLA VIEW DR
SILOAM SPRINGS AR
72761-9506
ZONING: R-2

03-00662-000
VEST, BARBARA R TRUSTEE
1109 SCOUT TRAIL AVE
COOS BAY, OR 97420-1739
ZONING: R-2

GPS COORDINATES
N= 688752.6456
E= 558480.8365

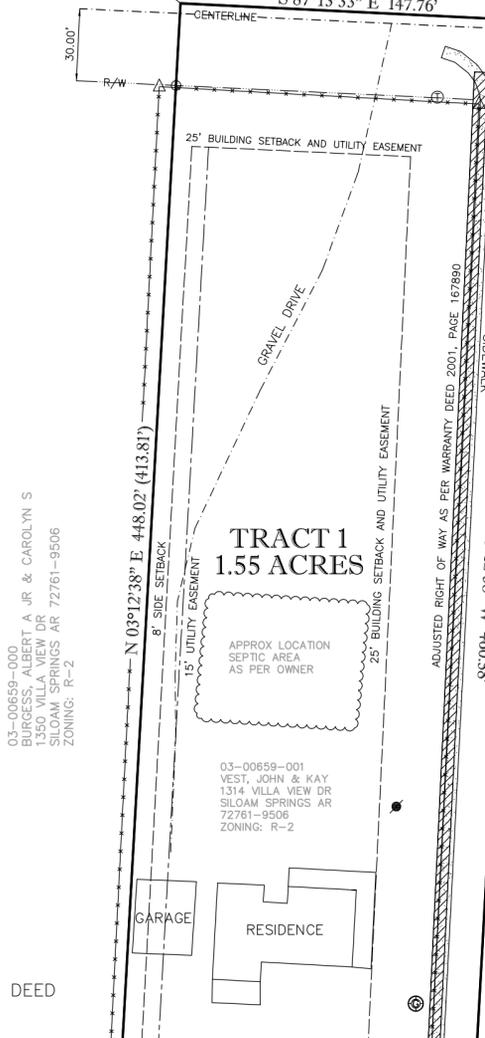
03-00660-002
CONLEY, JASON & LISA
1404 VILLA VIEW DR
SILOAM SPRINGS AR 72761-8812
ZONING: R-2

03-05150-000
MILLER, DON L & AMANDA
1353 SCOUT TRAIL CT
SILOAM SPRINGS AR 72761-3038
ZONING: R-2

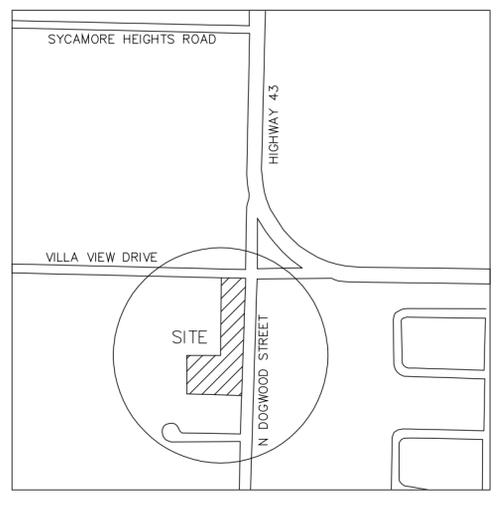
03-05149-000
FIDLER, R LYNN & JANA
1315 SCOUT TRL
SILOAM SPRINGS AR 72761-3038
ZONING: R-2

VILLA VIEW DRIVE (60' R/W)
CENTERLINE
S 87°13'33" E 147.76'

P.O.B. TRACT 1



P.O.B. TRACT 2



VICINITY MAP

SILOAM SPRINGS PLANNING COMMISSION:

This plat is hereby approved by the CITY OF SILOAM SPRINGS this ____ day of _____.

OWNER'S CERTIFICATION

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

Owner	Date	Owner	Date
JOHN VEST		KAY VEST	
1314 VILLA VIEW DRIVE		1314 VILLA VIEW DRIVE	
SILOAM SPRINGS, AR		SILOAM SPRINGS, AR	
72761		72761	

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this ____ day of _____.

My commission expires _____.

Notary Public _____

NOTES AND WAIVERS:

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
- THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
- NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
- APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
- APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.
- THE APPROXIMATE LOCATION OF THE SEPTIC AREA IS SHOWN AS INDICATED BY OWNER. APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THE TRUE LOCATION OF ANY PART OF THE SEPTIC SYSTEM, NOR SHOULD IT BE RELIED UPON FOR ANY FUTURE EXCAVATION, BUILDING OR CONSTRUCTION PROJECTS OR PROCEDURE.
- THIS PLAT HAS BEEN REVISED TO MEET CURRENT SILOAM SPRINGS PLANNING GUIDELINES AND SHOULD BE USED IN PLACE OF PLAT FILED IN PLAT RECORD BOOK 2016, PAGE 577.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON AUGUST 31, 2016.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05007C0360 J. REVISED DATE: JUNE 5, 2012.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°58'55" W	25.44'
L2	N 82°15'39" W	31.23'
L3	N 02°54'22" E	4.36'
L4	S 87°13'33" E	4.77'

SURVEY DESCRIPTION PARENT TRACT PARCEL #03-00659-001:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 34 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 36; THENCE S 03°12'38" W 660.00'; THENCE N 87°13'33" W 330.00'; THENCE N 03°12'38" E 211.98'; THENCE S 87°13'33" E 147.76'; THENCE N 03°12'38" E 448.02'; THENCE S 87°13'33" E 147.76' TO THE POINT OF BEGINNING AND CONTAINING 3.13 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAYS OF THE PUBLIC STREETS ON THE EAST AND NORTH SIDES.

SURVEY DESCRIPTION TRACT 1:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 34 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 36; THENCE S 03°12'38" W 460.58'; THENCE N 86°58'55" W 25.44'; THENCE N 82°15'39" W 31.23'; THENCE N 84°00'41" W 96.04'; THENCE N 02°54'22" E 4.36'; THENCE S 87°13'33" E 4.77'; THENCE N 03°12'38" E 448.02'; THENCE S 87°13'33" E 147.76' TO THE POINT OF BEGINNING AND CONTAINING 1.55 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAYS OF THE PUBLIC STREETS ON THE EAST AND NORTH SIDES. LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:
BEGINNING AT A POINT N 87°13'13" W 18.07' AND S 02°51'33" W 22.51' FROM THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 36; THENCE S 02°51'33" W 437.99'; THENCE N 86°58'55" W 5.12'; THENCE N 04°53'23" E 7.29'; THENCE N 02°44'43" E 430.68'; THENCE S 87°16'24" E 5.72' TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES.

SURVEY DESCRIPTION TRACT 2:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 34 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 03°12'38" W 460.58' FROM THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 36; THENCE S 03°12'38" W 199.42'; THENCE N 87°13'33" W 330.00'; THENCE N 03°12'38" E 211.98'; THENCE S 87°13'33" E 177.47'; THENCE S 02°54'22" W 4.36'; THENCE N 84°00'41" E 96.04'; THENCE S 82°15'39" E 31.23'; THENCE S 86°58'55" E 25.44' TO THE POINT OF BEGINNING AND CONTAINING 1.58 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE PUBLIC STREET ON THE EAST SIDE. LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:
BEGINNING AT A POINT N 87°13'13" W 18.07' AND S 02°51'33" W 460.50' FROM THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 36; THENCE S 02°51'33" W 192.14'; THENCE N 87°33'30" W 11.94'; THENCE N 04°53'23" E 192.36'; THENCE S 86°58'55" E 5.12' TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES



REVISED: AUGUST 31, 2016 (SEE NOTE #8)

TRACT SPLIT FOR JOHN VEST

PART OF THE SW 1/4 OF THE NE 1/4 SECTION 36, T-18-N, R-34-W SILOAM SPRINGS, ARKANSAS

James Surveying P.O. Box 617 Gentry, Arkansas 72734 (479)736-8416 Fax (479)736-8838	DATE: AUGUST 31, 2016. SCALE: 1" = 50' JOB NUMBER: JSI4493A FILE NAME: JSI4493A.DWG
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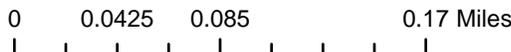
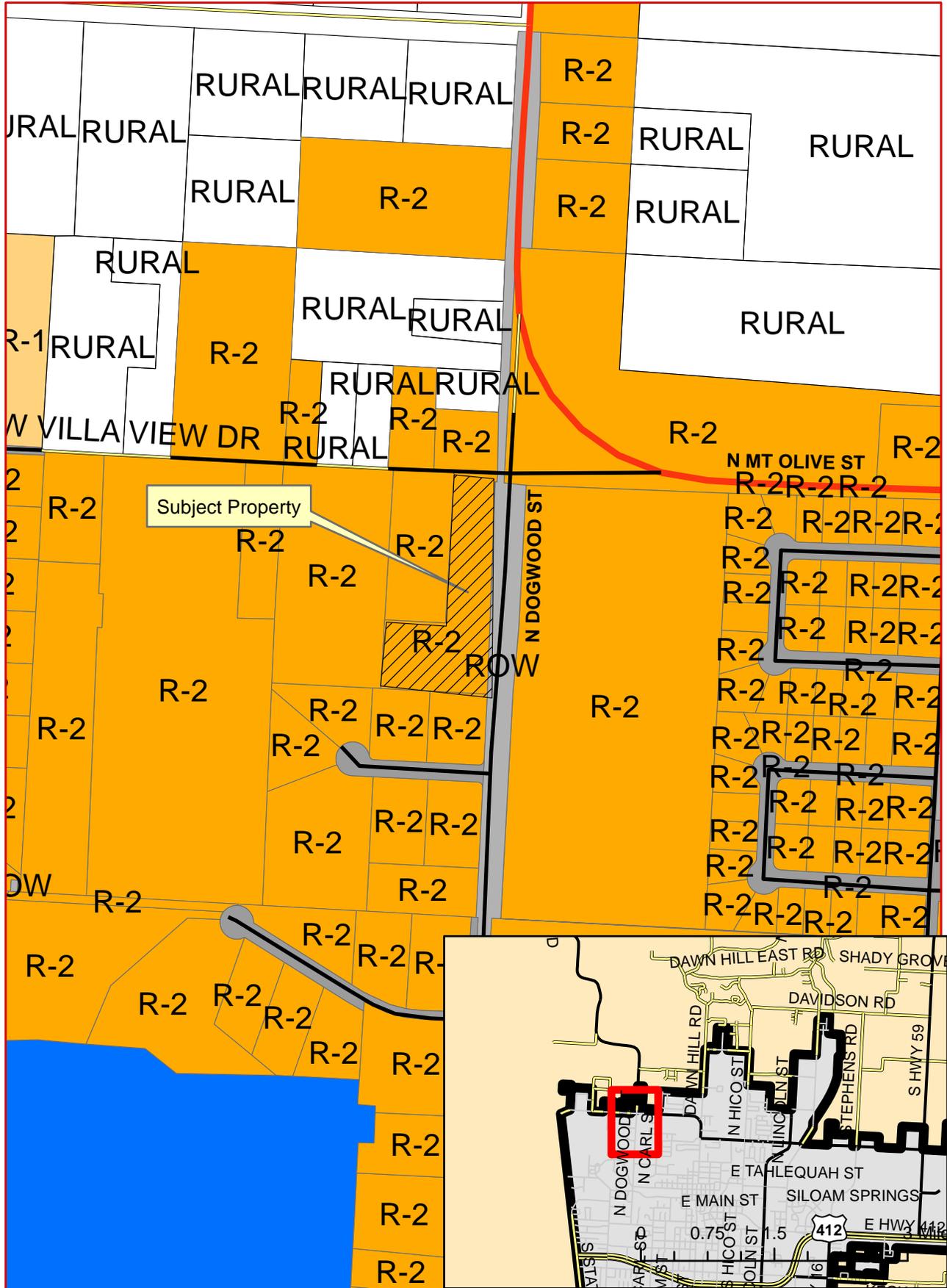
LS16-08 - Vest

Bird's Eye View- Looking West



GENERAL AREA MAP

Lot Split Development LS 16-08





STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
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



STAFF REPORT MEMORANDUM

TO: PLANNING COMMISSION
FROM: BEN L. RHOADS, AICP, SENIOR PLANNER *BLR*
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 Gorszczyk, 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:

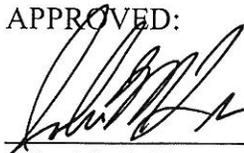
Burns thanked the VFW and American Legion for the placement of flags at Oak Hill Cemetery. He also reminded everyone to turn in trash forms by June 15th for the new once a week collection system. Johnson stated he went on a tour at the Water and Wastewater Plant. Smith thanked staff for addressing some 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

{seal}



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

DEVELOPMENT PLANS FOR NOTTINGHAM APARTMENTS SILOAM SPRINGS, ARKANSAS

INDEX

1	TITLE PAGE
2	SITE PLAN & UTILITY PLAN
3	LOT 3 DIMENSION PLAN AND STORM SEWER PLAN
4	LOT 2 DIMENSION PLAN AND STORM SEWER PLAN
5	LOT 1 DIMENSION PLAN AND STORM SEWER PLAN
6	LOT 3 GRADING PLAN
7	LOT 2 GRADING PLAN
8	LOT 1 GRADING PLAN
9	STORM SEWER PROFILES
10	SEDIMENT AND EROSION CONTROL PLAN

LOCAL UTILITY CONTACTS

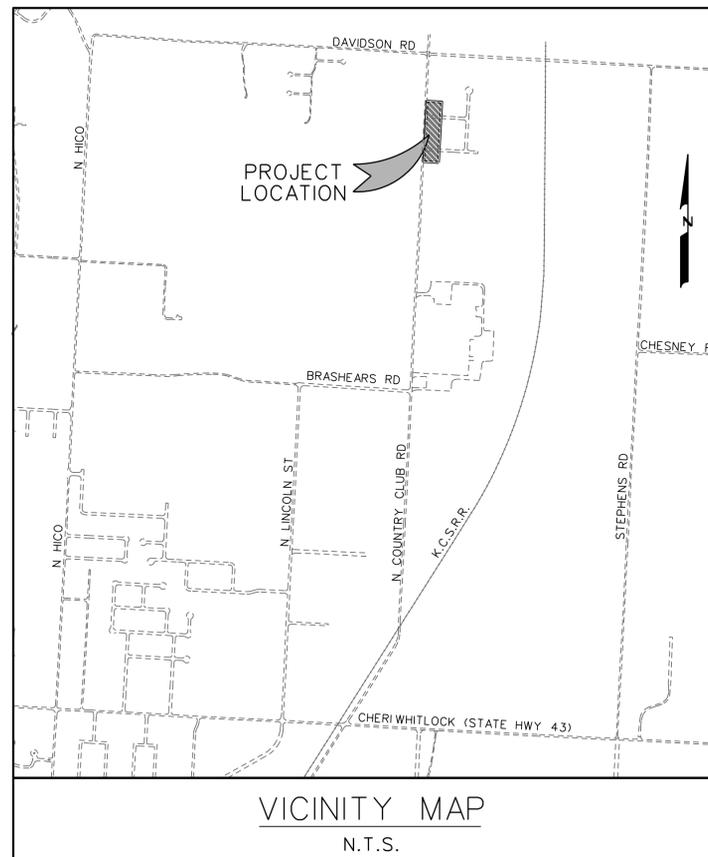
Water and Wastewater
City of Siloam Springs
Dan Farine, Maintenance Supt.
(479)238-0927

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



PREPARED FOR

KREIN DEVELOPMENT, LLC

PO BOX 999
GENTRY, AR 72734-0999

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



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

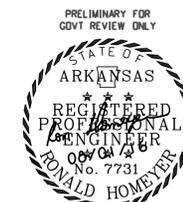
SURVEY PROVIDED BY:
JAMES SURVEYING
PO Box 617
Gentry, AR 72734
(479) 736-8416

DETAILS

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

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LOT #1 PARKING SPACES ANALYSIS:
 PROPOSED BUILDING USE:
 MULTI-FAMILY
 PARKING REQUIRED - 20 UNITS
 2 SPACES PER UNIT - 20 UNITS
 TOTAL PARKING REQUIRED - 40 SPACES
 TOTAL PARKING PROVIDED (INCLUDING H/C) - 40 SPACES
 TOTAL HANDICAP PARKING REQUIRED - 2 SPACES
 TOTAL HANDICAP PARKING PROVIDED - 2 SPACES

PROPOSED BUILDING USE:
 MULTI-FAMILY
FLOOR TO AREA RATIO (FAR):
 BUILDING AREA - 20,585 SF
 LOT AREA - 54,883 SF
 FAR RATIO ALLOWED - 0.50 MAX
 ACTUAL FAR RATIO - 0.38
MAX. LOT COVERAGE:
 IMPERVIOUS AREA - 26,122 SF
 LOT AREA - 54,883 SF
 LOT COVERAGE ALLOWED - 60% MAX
 ACTUAL LOT COVERAGE - 47.60%
GREENSPACE
 TOTAL GREEN SPACE - 28,761 SF
 LOT AREA - 54,883 SF
 GREENSPACE REQUIRED - 40% MIN
 ACTUAL GREENSPACE - 52.40%
GREENSPACE INTERIOR TO PARKING:
 INTERIOR GREENSPACE - 837 SF
 GROSS PARKING AREA - 13,041 SF
 % INTERIOR GREENSPACE REQUIRED - 5.0% MIN
 % INTERIOR GREENSPACE ACTUAL - 6.42%

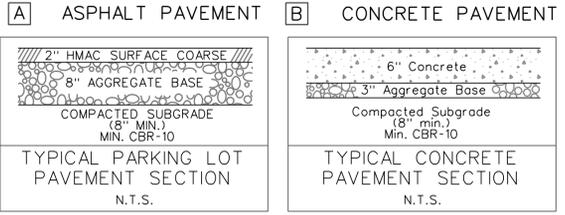
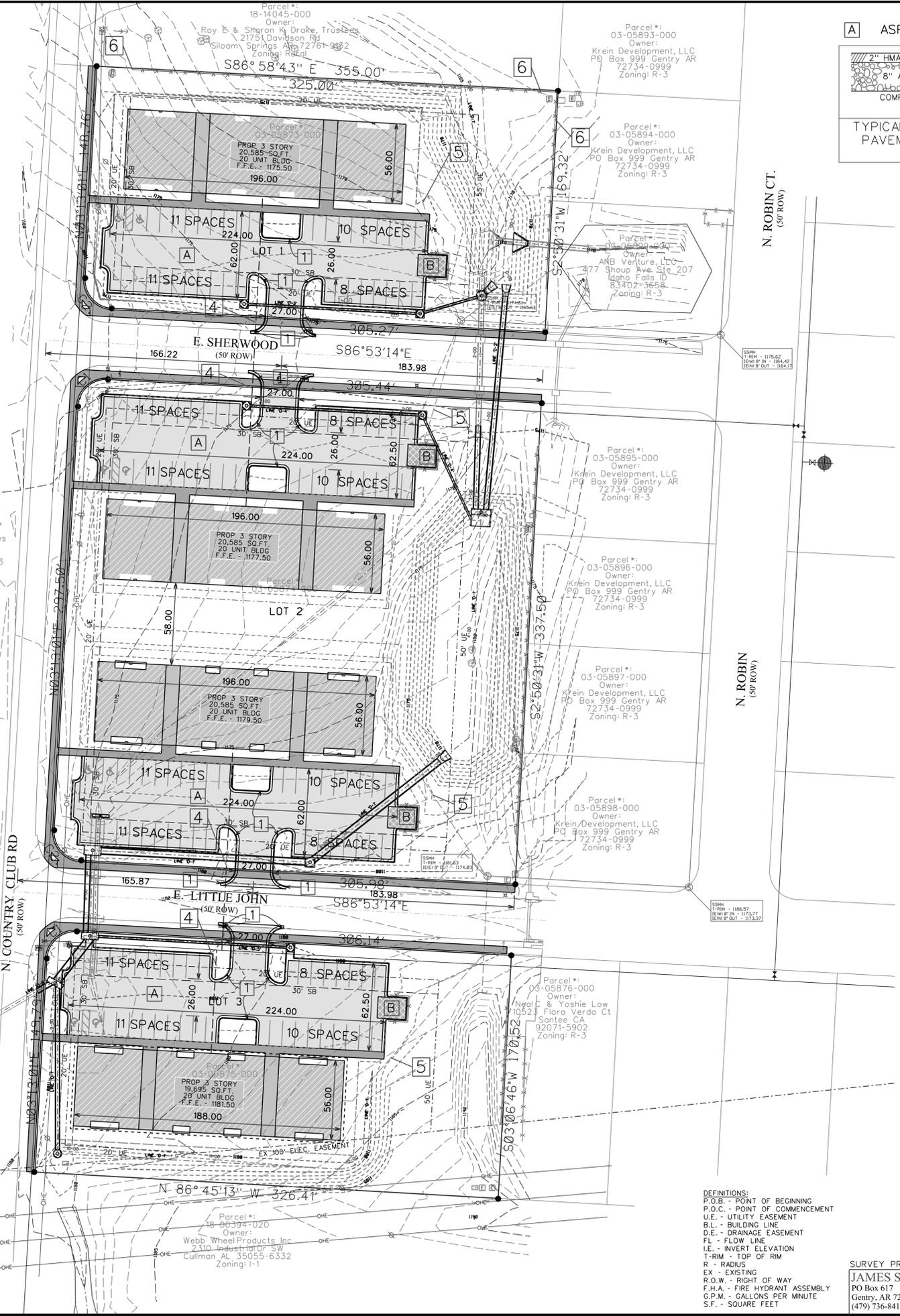
LOT #2 PARKING SPACES ANALYSIS:
 PROPOSED BUILDING USE:
 MULTI-FAMILY
 PARKING REQUIRED - 40 UNITS
 2 SPACES PER UNIT - 40 UNITS
 TOTAL PARKING REQUIRED - 80 SPACES
 TOTAL PARKING PROVIDED (INCLUDING H/C) - 80 SPACES
 TOTAL HANDICAP PARKING REQUIRED - 4 SPACES
 TOTAL HANDICAP PARKING PROVIDED - 4 SPACES

PROPOSED BUILDING USE:
 MULTI-FAMILY
FLOOR TO AREA RATIO (FAR):
 BUILDING AREA - 41,170 SF
 LOT AREA - 109,754 SF
 FAR RATIO ALLOWED - 0.50 MAX
 ACTUAL FAR RATIO - 0.38
MAX. LOT COVERAGE:
 IMPERVIOUS AREA - 52,231 SF
 LOT AREA - 109,754 SF
 LOT COVERAGE ALLOWED - 60% MAX
 ACTUAL LOT COVERAGE - 47.59%
GREENSPACE
 TOTAL GREEN SPACE - 57,523 SF
 LOT AREA - 109,754 SF
 GREENSPACE REQUIRED - 40% MIN
 ACTUAL GREENSPACE - 52.41%
GREENSPACE INTERIOR TO PARKING:
 INTERIOR GREENSPACE - 1,666 SF
 GROSS PARKING AREA - 26,048 SF
 % INTERIOR GREENSPACE REQUIRED - 5.0% MIN
 % INTERIOR GREENSPACE ACTUAL - 6.47%

LOT #3 PARKING SPACES ANALYSIS:
 PROPOSED BUILDING USE:
 MULTI-FAMILY
 PARKING REQUIRED - 20 UNITS
 2 SPACES PER UNIT - 20 UNITS
 TOTAL PARKING REQUIRED - 40 SPACES
 TOTAL PARKING PROVIDED (INCLUDING H/C) - 40 SPACES
 TOTAL HANDICAP PARKING REQUIRED - 2 SPACES
 TOTAL HANDICAP PARKING PROVIDED - 2 SPACES

PROPOSED BUILDING USE:
 MULTI-FAMILY
FLOOR TO AREA RATIO (FAR):
 BUILDING AREA - 19,695 SF
 LOT AREA - 55,423 SF
 FAR RATIO ALLOWED - 0.50 MAX
 ACTUAL FAR RATIO - 0.36
MAX. LOT COVERAGE:
 IMPERVIOUS AREA - 25,653 SF
 LOT AREA - 55,423 SF
 LOT COVERAGE ALLOWED - 60% MAX
 ACTUAL LOT COVERAGE - 46.29%
GREENSPACE
 TOTAL GREEN SPACE - 29,770 SF
 LOT AREA - 55,423 SF
 GREENSPACE REQUIRED - 40% MIN
 ACTUAL GREENSPACE - 53.17%
GREENSPACE INTERIOR TO PARKING:
 INTERIOR GREENSPACE - 842 SF
 GROSS PARKING AREA - 13,053 SF
 % INTERIOR GREENSPACE REQUIRED - 5.0% MIN
 % INTERIOR GREENSPACE ACTUAL - 6.45%

Parcel #: 18-14045-000
 Owner: Laura Anne Younger, Trustees
 1811 Gillespie St
 Santa Barbara CA 93101-4543
 Zoning: Rural



CURVE TABLE

Curve No.	Delta	Radius	Length	Tangent
1	89°53'45"	20.00	31.38	19.96
2	90°6'15"	20.00	31.45	20.04

LOT AREA TABLE

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

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

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

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

NOTE:
 PHASE I - LOT #3
 PHASE II - LOT #1
 PHASE III - LOT #2

NO BUILDING SHALL EXCEED 35' IN HEIGHT

SEE ARCHITECTURAL PLANS FOR LANDSCAPING DETAILS

ALL OUTDOOR LIGHTING SHALL BE FULL "CUT-OFF" LIGHT FIXTURES

DUMPSTER PADS SHALL BE SCREENED WITH 6' TALL BLOCK AND/OR MASONRY FENCING

EACH UNIT SHALL HAVE AN INDIVIDUALLY METERED WATER AND ELECTRIC SERVICE (SEE SHEET SS-WATR 01 FOR MULTIPLE METER DETAILS)

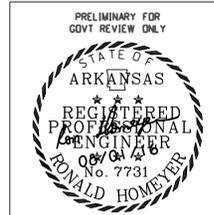
- NOTE:
- 1 PAINT FACE OF CURB RED. STENCIL 4" WHITE TEXT THAT READS "FIRE LANE - NO PARKING"
 - 2 INSTALL SIGN - "FIRE LANE - NO PARKING"
 - 3 INSTALL FULL CUT OFF PARKING LIGHTING
 - 4 INSTALL 20 WATER SERVICES PER MULTIPLE METER SET ON DETAIL SHEET SS-WATR 01
 - 5 INSTALL 6" SANITARY SEWER SERVICE
 - 6 INSTALL 6' TALL OPAQUE FENCING "OR EQUIVALENT" ALONG NORTH AND EAST SIDES OF PROJECT

SEE ARCHITECTURAL MEP PLAN FOR PARKING LOT LIGHTING PLAN
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NO.	PER CITY COMMENTS AND OWNER SITE CHANGES	RDH	08-31-16
	REVISIONS	BY	DATE

SITE INFORMATION:
 APPROXIMATE AREA: 5.05 ACRES
 PARCEL NUMBERS: 03-05873-000
 03-05874-000
 03-05875-000
CURRENT ZONING:
 R-4
OWNER:
 KREIN DEVELOPMENT, LLC
 PO BOX 999
 GENTRY, AR 72734-0999
 (479) 443-3641
DEVELOPER:
 KREIN DEVELOPMENT, LLC
 PO BOX 999
 GENTRY, AR 72734-0999
PROJECT ADDRESS:
 2225 E SHERWOOD
 2220 E SHERWOOD
 2220 E LITTLE JOHN
 SILOAM SPRINGS, AR 72761



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 E-MAIL: mail@civilengineeringinc.com

DEVELOPMENT PLANS FOR NOTTINGHAM APARTMENTS SILOAM SPRINGS, ARKANSAS

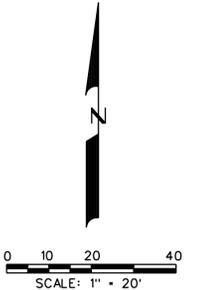
SITE PLAN & UTILITY PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	2 OF 10
JOB NUMBER	DATE	SCALE: 1"=40' H	
1646	AUGUST 2016	1" = 40'	

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

SURVEY PROVIDED BY:
JAMES SURVEYING
 PO Box 617
 Gentry, AR 72734
 (479) 736-8416

FILE: 1646.dwg, Plot: 1646.dwg
 REF: 6/15/2016 3:39:15 PM



LEGEND

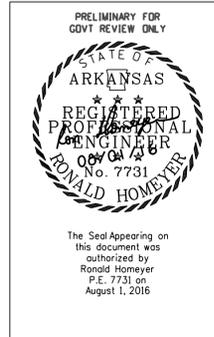
- EXISTING INDEX CONTOUR (5')
- EXISTING INTERMEDIATE CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED INTERMEDIATE CONTOUR (1')
- PROPOSED BREAKLINE
- EXISTING FENCE LINE
- SET IRON PIN
- ▨ PROPOSED BUILDING
- ▨ PROPOSED CONCRETE PAVING
- ▨ PROPOSED LIGHT DUTY ASPHALT PAVING
- ▨ PROPOSED CONCRETE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

NOTE:
SEE ARCHITECTUAL PLANS
FOR BUILDING DIMENSIONS

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NO.	PER CITY COMMENTS AND OWNER SITE CHANGES	RDH	08-31-16
1	PER CITY COMMENTS AND OWNER SITE CHANGES	RDH	08-31-16
	REVISIONS	BY	DATE



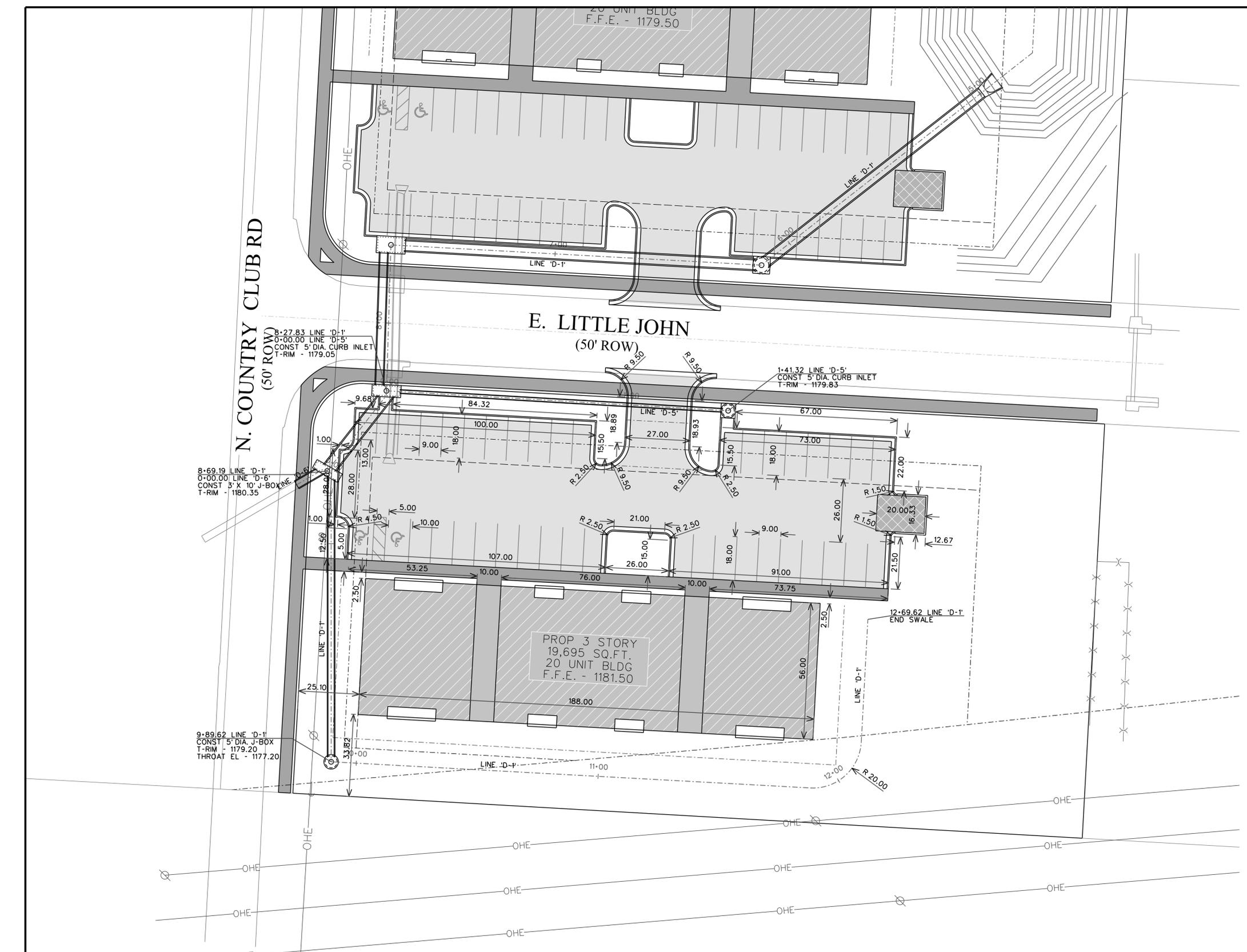
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DEVELOPMENT PLANS FOR
NOTTINGHAM APARTMENTS
SILOAM SPRINGS, ARKANSAS

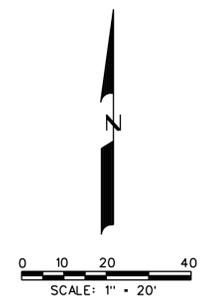
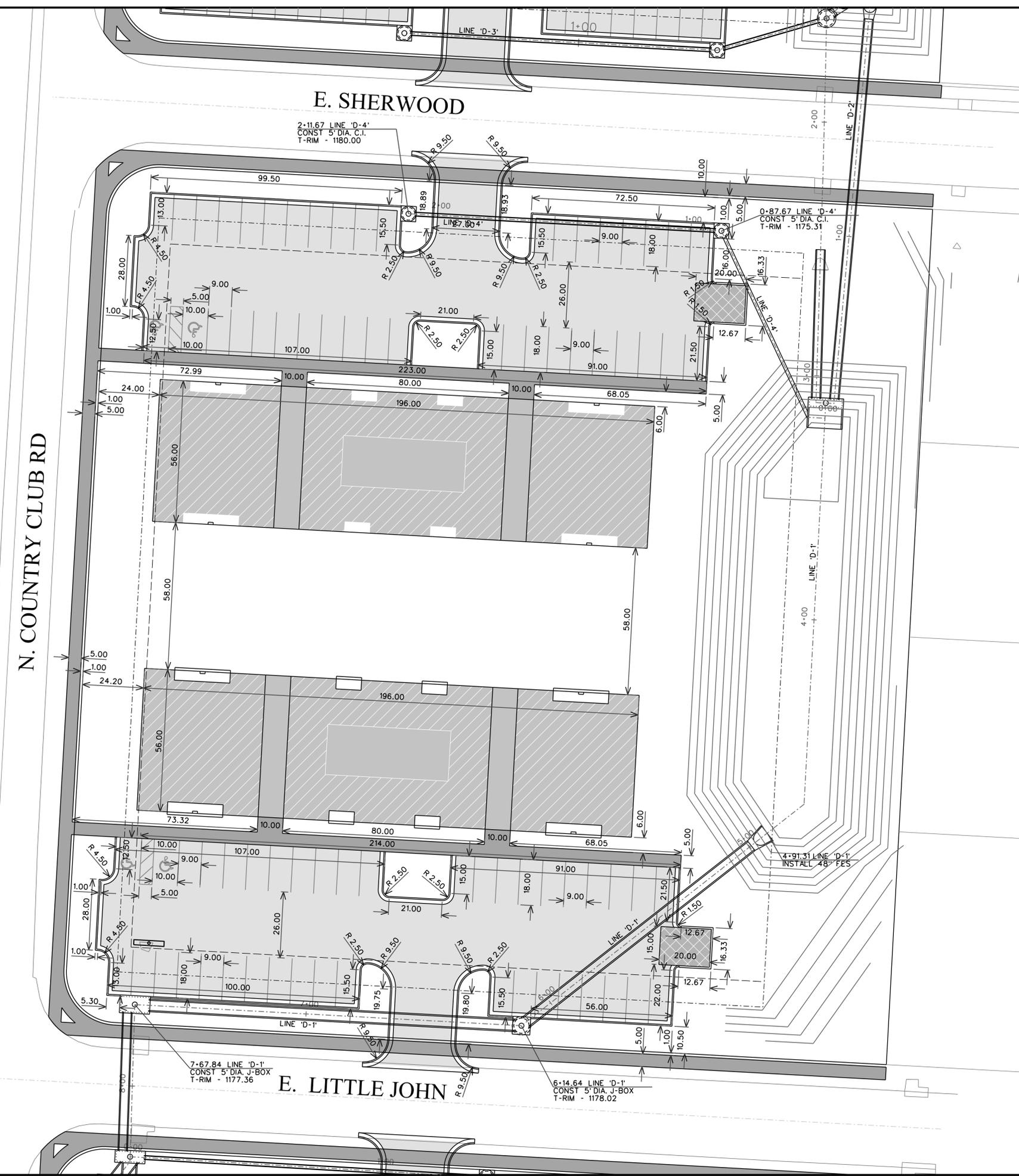
DIMENSION PLAN
&
STORM SEWER PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	3 OF 10
JOB NUMBER	DATE	SCALE: 1"=20' H 1"=20' V	
1646	AUGUST 2016		

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VIEW: 1646_03_03.dwg
DATE: 8/16/2016 2:28:17 PM



FILE: 1646_03.dwg Plot: 1646.dgn
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 DATE: 07/16/2016 2:28:17 PM



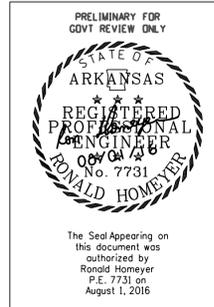
- LEGEND**
- EXISTING INDEX CONTOUR (5')
 - EXISTING INTERMEDIATE CONTOUR (1')
 - PROPOSED INDEX CONTOUR (5')
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 - ⊕ EX WATER METER
 - ⊕ EX SANITARY SEWER MANHOLE
 - ⊕ EX NATURAL GAS SIGN/METER
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 - ⊕ EX FIBER OPTIC PEDESTAL
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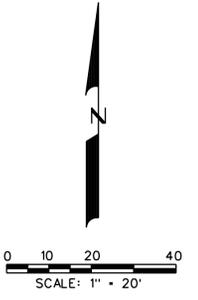


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 E-MAIL: mail@civilengineeringss.com

**DEVELOPMENT PLANS FOR
 NOTTINGHAM APARTMENTS
 SILOAM SPRINGS, ARKANSAS**

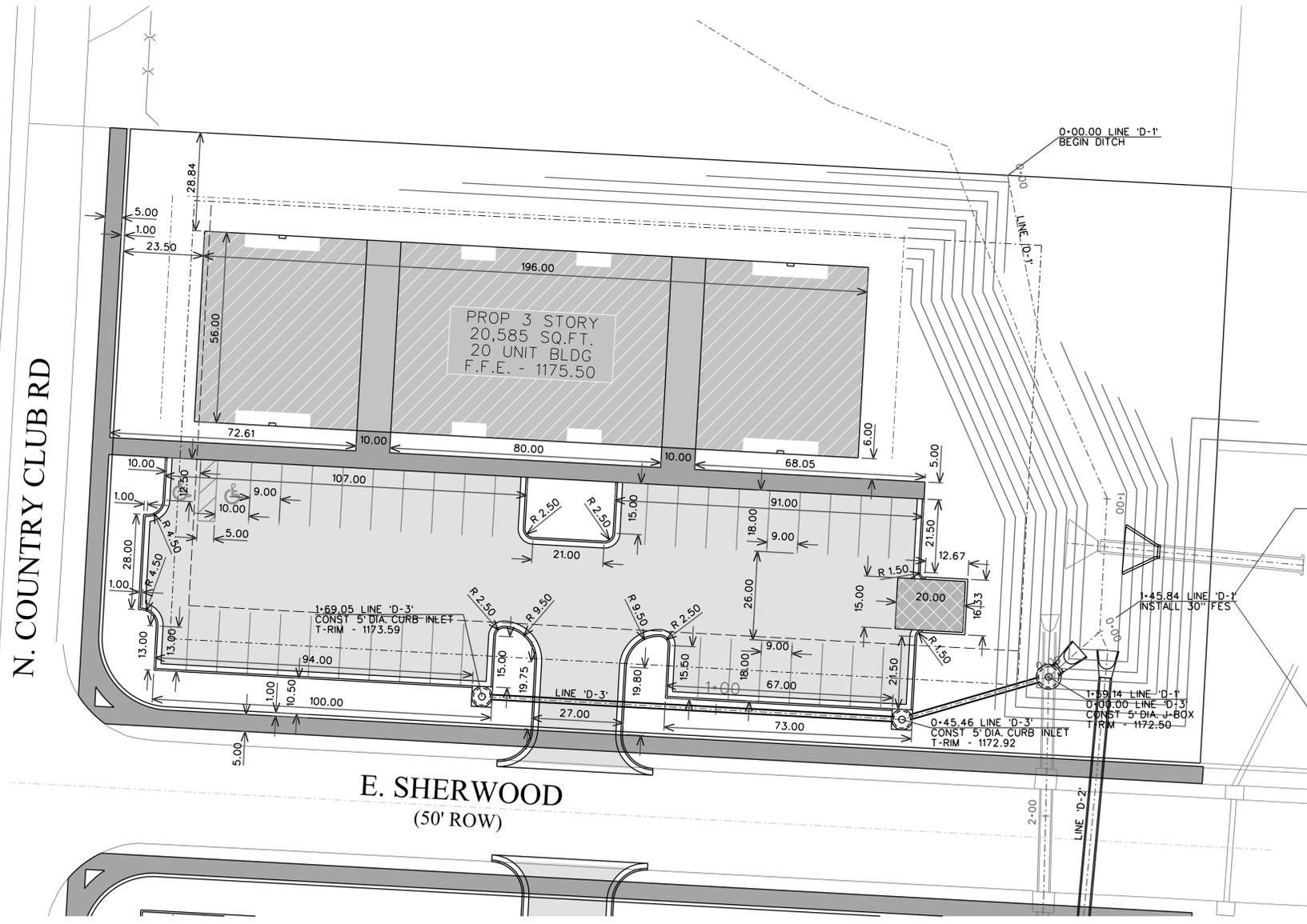
**DIMENSION PLAN
 &
 STORM SEWER PLAN**

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 4 OF 10
JOB NUMBER 1646	DATE AUGUST 2016	SCALE: 1"=20' H 1"=40' V	



LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING INTERMEDIATE CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED INTERMEDIATE CONTOUR (1')
- 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 SIGN/METER
- ⊕ EX POWER/UTILITY POLE
- ⊕ EX UTILITY POLE ANCHOR
- ⊕ EX ELECTRIC BOX
- ⊕ EX TELEPHONE PEDESTAL
- ⊕ EX FIBER OPTIC PEDESTAL
- ⊕ EX LIGHT POLE
- ⊕ EX SIGN
- ▨ STREET/DRIVE OPEN CUT
- ⊕ EXISTING TREE
- ⊕ PROPOSED TREE

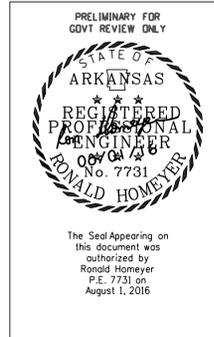


NOTE:
SEE ARCHITECTUAL PLANS
FOR BUILDING DIMENSIONS

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NO.	PER CITY COMMENTS AND OWNER SITE CHANGES	RDH	08-31-16
	REVISIONS	BY	DATE



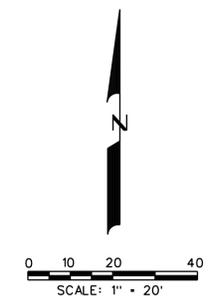
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DEVELOPMENT PLANS FOR
NOTTINGHAM APARTMENTS
SILOAM SPRINGS, ARKANSAS

DIMENSION PLAN
&
STORM SEWER PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	5 OF 10
JOB NUMBER	DATE	SCALE: 1"=20' H 1"=40' V	
1646	AUGUST 2016		

FILE: 1646_03.dwg Plot: 1646.dgn
VIEW: 1646.dwg
DATE: 8/16/2016 2:28:17 PM



- LEGEND**
- PROP. TOP OF CURB/SIDEWALK SPOT ELEVATION (+1100)
 - PROP. TOP OF GRADE SPOT ELEVATION (+1100)
 - EXISTING INDEX CONTOUR (5')
 - EXISTING INTERMEDIATE CONTOUR (1')
 - PROPOSED INDEX CONTOUR (5')
 - PROPOSED INTERMEDIATE CONTOUR (1')
 - PROPOSED BREAKLINE
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 - 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 SIGN/METER
 - EX POWER/UTILITY POLE
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 - EX TELEPHONE PEDESTAL
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 - EX LIGHT POLE
 - EX SIGN
 - STREET/DRIVE OPEN CUT
 - EXISTING TREE
 - PROPOSED TREE

NOTE:
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NO.	PER CITY COMMENTS AND OWNER SITE CHANGES	RDH	08-31-16
	REVISIONS	BY	DATE



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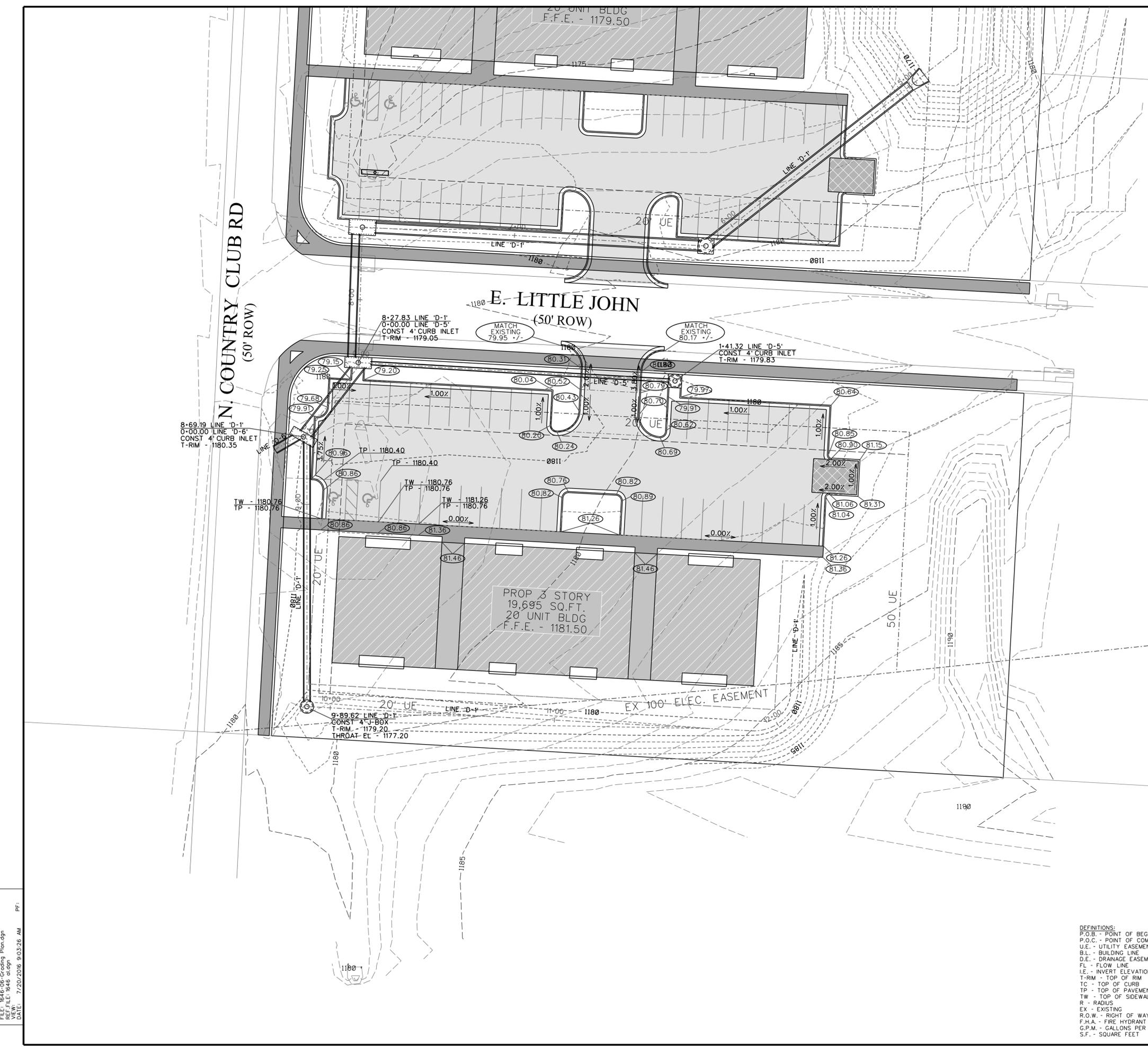
**DEVELOPMENT PLANS FOR
NOTTINGHAM PARTS
SILOAM SPRINGS, ARKANSAS**

LOT 3 GRADING PLAN

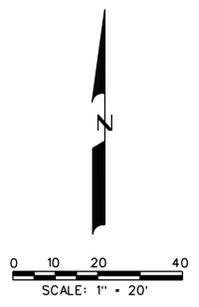
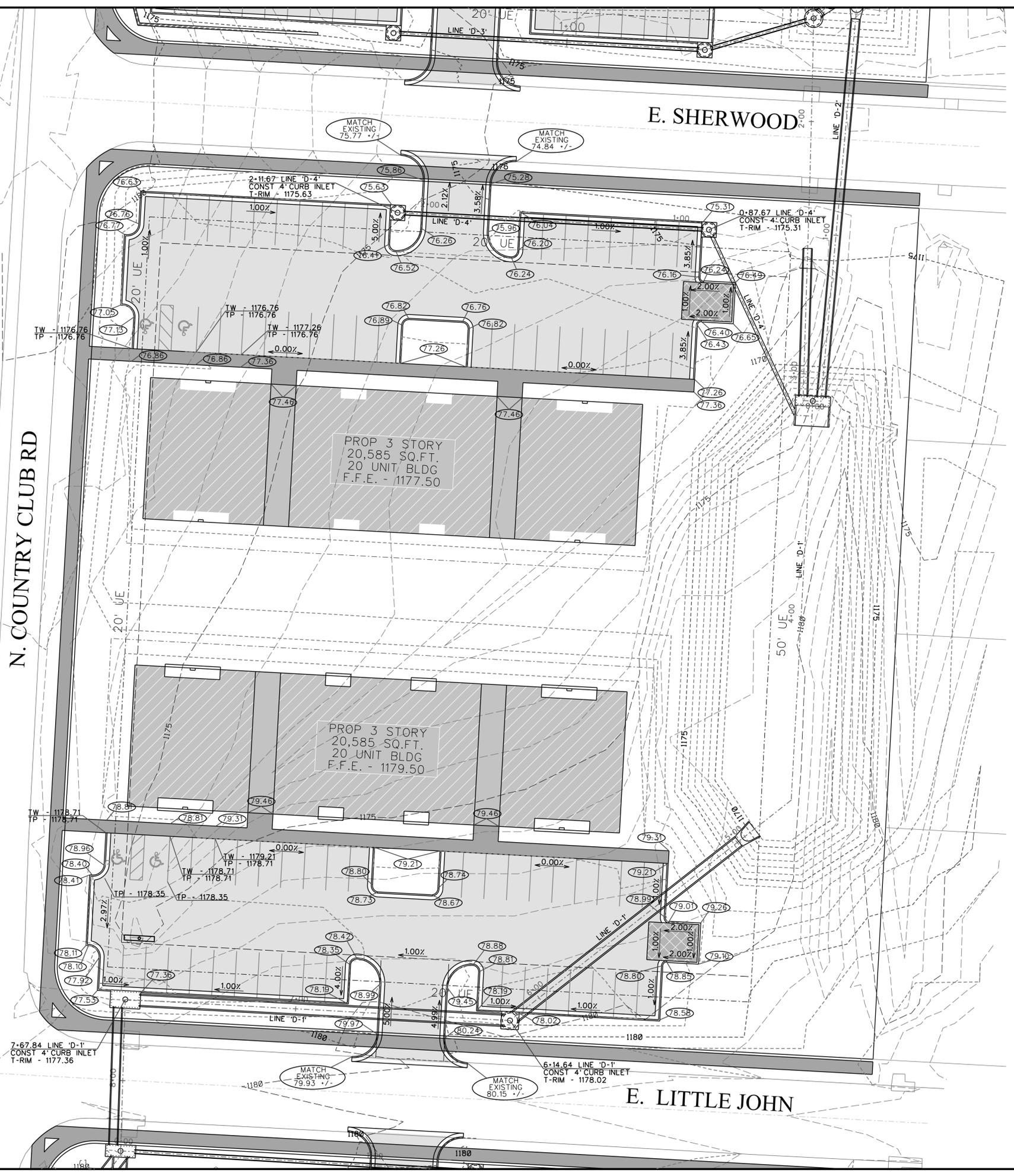
DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO.
JOB NUMBER 1646	DATE AUGUST 2016	SCALE: 1"=20' H 1"=... V'	6 OF 10

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

FILE: 1646_03_CivEng_Plan.dgn
REF: 1646_03.dwg
VIEW: 1
DATE: 7/20/2016 9:03:26 AM PF:



FILE: 1646_03_2016.dwg
 REF: 1646_03_2016.dwg
 VIEW: 1646_03_2016.dwg
 DATE: 08/16/2016 2:28:17 PM



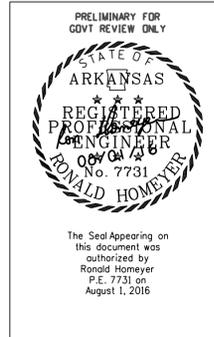
- LEGEND**
- PROP. TOP OF CURB/SIDEWALK SPOT ELEVATION (+1100)
 - PROP. TOP OF GRADE SPOT ELEVATION (+1100)
 - EXISTING INDEX CONTOUR (5')
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 - PROPOSED CONCRETE SIDEWALK
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 - EX FIRE HYDRANT ASSEMBLY
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 - EX FIBER OPTIC PEDESTAL
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 - STREET/DRIVE OPEN CUT
 - EXISTING TREE
 - PROPOSED TREE

NOTE:
 SEE ARCHITECTURAL PLANS
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NO.	PER CITY COMMENTS AND OWNER SITE CHANGES	RDH	08-31-16
1	REVISIONS	BY	DATE

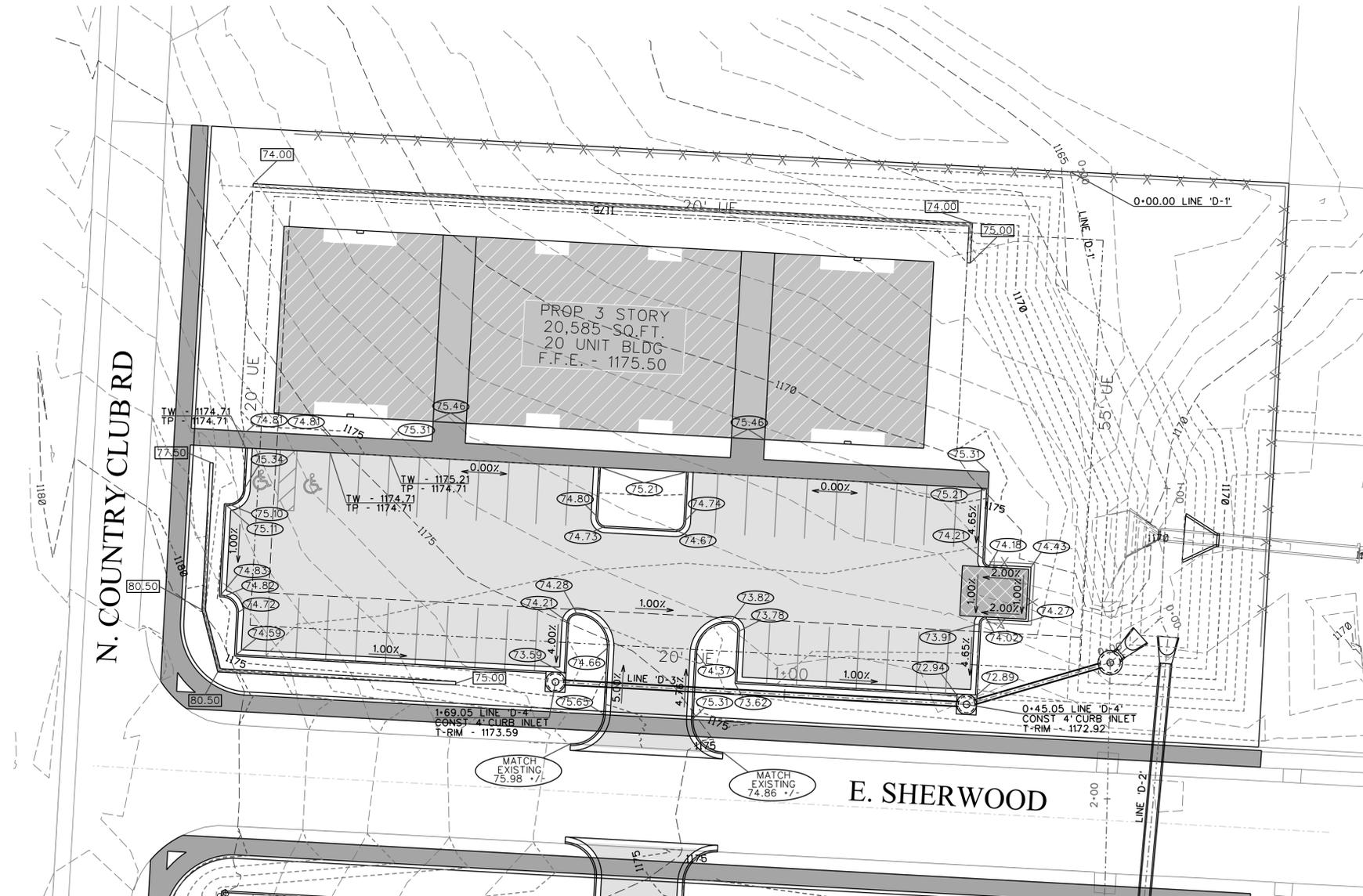
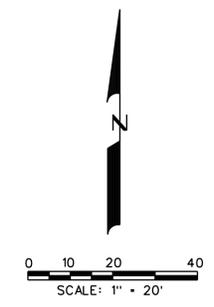


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**DEVELOPMENT PLANS FOR
 NOTTINGHAM APARTMENTS
 SILOAM SPRINGS, ARKANSAS**

LOT 2 GRADING PLAN

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO.
JOB NUMBER 1646	DATE AUGUST 2016	SCALE: 1"=20' H 1"=40' V	7 OF 10



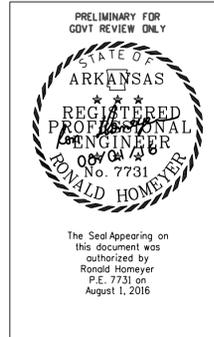
- LEGEND**
- PROP. TOP OF CURB/SIDEWALK SPOT ELEVATION (+1100)
 - PROP. TOP OF GRADE SPOT ELEVATION (+1100)
 - EXISTING INDEX CONTOUR (5')
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 - PROPOSED LIGHT DUTY ASPHALT PAVING
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED PARKING LOT LIGHTING
 - EX FIRE HYDRANT ASSEMBLY
 - EX WATER VALVE
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 - EX NATURAL GAS SIGN/METER
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 - EX LIGHT POLE
 - EX SIGN
 - STREET/DRIVE OPEN CUT
 - EXISTING TREE
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NOTE:
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NO.	PER CITY COMMENTS AND OWNER SITE CHANGES	RDH	08-31-16
	REVISIONS	BY	DATE



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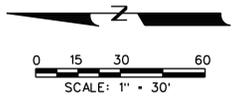
**DEVELOPMENT PLANS FOR
NOTTINGHAM APARTMENTS
SILOAM SPRINGS, ARKANSAS**

**GRADING PLAN
&
STORM SEWER PLAN**

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 8 OF 10
JOB NUMBER 1646	DATE AUGUST 2016	SCALE: 1"=20' H 1"=40' V	

- DEFINITIONS:**
- P.O.B. - POINT OF BEGINNING
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 - R - RADIUS
 - EX - EXISTING
 - R.O.W. - RIGHT OF WAY
 - F.H.A. - FIRE HYDRANT ASSEMBLY
 - G.P.M. - GALLONS PER MINUTE
 - S.F. - SQUARE FEET

FILE: 1646_03.dwg Plot: 1646.dgn
REF: 1646.dwg
VIEW: 1646.dwg
DATE: 8/16/2016 2:28:17 PM



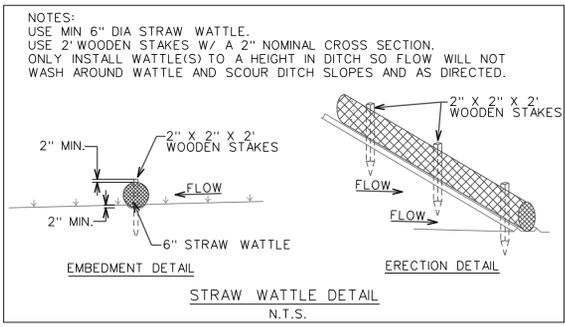
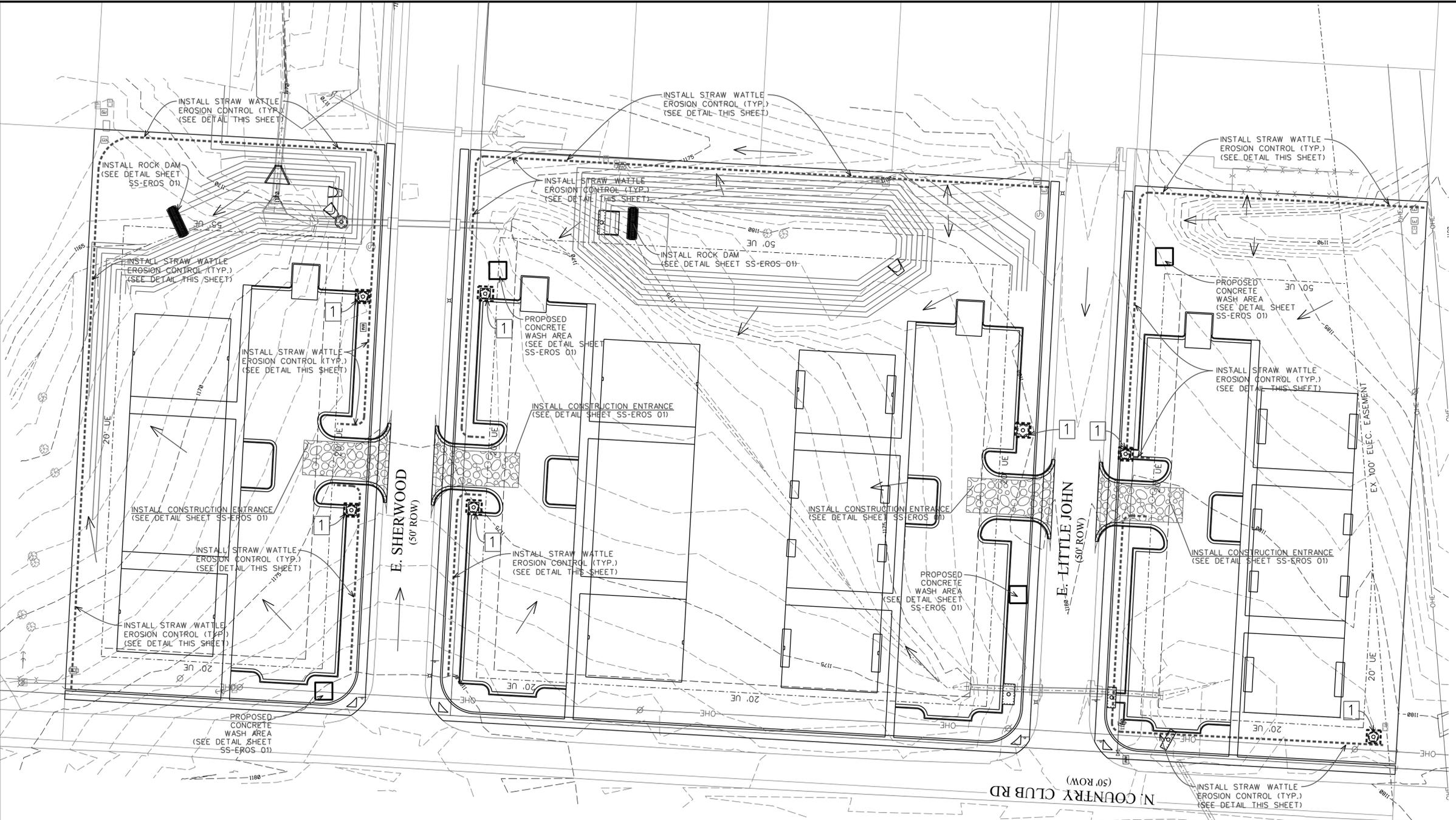
LEGEND

- EXISTING INDEX CONTOUR (5')
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- PROPOSED INDEX CONTOUR (5')
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- ⊕ EX SIGN
- ▨ STREET/DRIVE OPEN CUT
- ⊕ EXISTING TREE
- ⊕ PROPOSED TREE
- ➔ EX FLOW DIRECTION ARROW

NOTE:
SEE DETAIL SHEET (SS-EROS 01) FOR ALL EROSION CONTROL DETAILS.

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

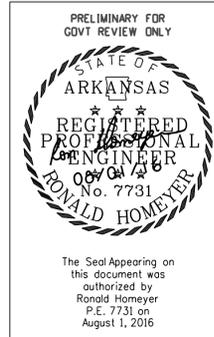
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1 INSTALL SILT FENCE AROUND STORM BOX UNTIL TOP IS CONSTRUCTED AT WHICH TIME, IF BOX IS AN INLET BOX, INSTALL SAND BAGS AT INLET ENTRANCE (SEE DETAIL SHEET SS-EROS 01)

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 spread and a protective mulch cover of wheat straw (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 CITY COMMENTS AND OWNER SITE CHANGES	RDH	08-31-16
NO.	REVISIONS	BY	DATE





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**DEVELOPMENT PLANS FOR
NOTTINGHAM APARTMENTS
SILOAM SPRINGS, ARKANSAS**

**SEDIMENT AND EROSION CONTROL PLAN
&
DEMOLITION PLAN**

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 10 OF 10
JOB NUMBER 1646	DATE AUGUST 2016	SCALE: 1"=30' H 1"=30' V	

FILE: 1646_S&E_Erosion Control Plan.dgn
 REF: 1646 04.dwg
 VIEW: 07/16/2016 2:44:37 PM
 PLOT:

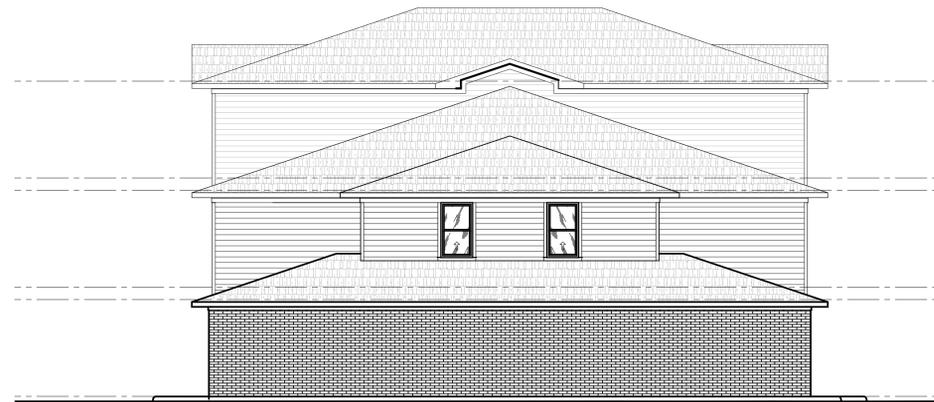
SD16-09 – Krein Development

Bird's Eye View





-
A-4
 EXTERIOR ELEVATION at FRONT AND BACK
 Scale : 1/8"=1'-0"



-
A-4
 EXTERIOR ELEVATION at SIDES
 Scale : 1/8"=1'-0"

REV	DATE	DESCRIPTION	DESIGNED	DRAWN
1				
2				
3				
4				
5				
6				

Arch D (landscape)

PRELIMINARY
 NOT FOR
 CONSTRUCTION

FUGITT AND ASSOCIATES
ARCHITECT
 WILLIAM KIM FUGITT AIA

1200 E. JOYCE BLVD
 FAYETTEVILLE AR 72703
 479.521.6686
 KIM.FUGITT@FUGITTARC.COM

DESCRIPTION
 PROJECT
 CITY & STATE
 SUBMITTAL Date: --- / --- / -----

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Description:	
Location:	
City & State:	
Sheet Contents:	
Sheet:	A-4
Document Date:	August 22, 2016

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 and 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 Stedd

Address 14441 Country Club Rd

Sharon K. Drake

Address 21751 Davidson

Tommy Garner

Address 21923 Davidson Rd.

Sharon D. Whaler

Address 3507A N. Robin Ct.

Jill Ichniowski Address 21900 Estate Dr, SS

ARSD Ichniowski Address 21900 Estate Dr, SS

Becky 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 Bushe Address 21704 Davidson Rd. SS, ALA

Richard Busse Address 21304 Davidson Rd SS, ALA

Beare Stabel Address 21419 Davidson Rd SS

Kellye Simons Address 22063 Dawn Hill Rd E.

Elaine M=Jay Address 14001 Inverness Ln.

Ryck M=Jay Address 14001 Inverness Ln.

Linda B. Bray 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 13862 Canterbury Dr.

Ude Sh Address 13838 Canterbury Ln

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

Walt Thompson Address 21778 Davidson Rd. ⁷²⁷⁶¹ Siloam Springs, AR.

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

[unclear] Address 14310 Country Club Road SS AR

Jahina Du Address 21863 Davidson Rd

Val Mc Address 14398 Kilarney Rd

Tracey Fell Address 14305 Kilarney Rd.

MARTY FEU Address 14305 KILARNEY RD

Rusty White Address 14179 KILARNEY Rd

Stacy Naryan 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 Pruedgen Address 13634 St ANDREWS

David L. Schuchler 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.

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

Patricia J. Bury	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 Kobisk	Address 13448 St Andrews Dr.
Susan Carnor	Address 13435 St. Andrews Dr.
Cheryl P. Sligh	Address 14441 N. Country Club Rd.
Karen P. White	Address 13797 Canterbury Dr
Ron Deje	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
Deonae Barrett	Address 3509 B N Robin Ct.
Joni Dalrymple	Address 3509 A North Robin Ct
Bob Tang	Address 3511A North Robin Ct
Tricia Lee	Address 3511A N Robin Ct

^{Bob}
BOB BETHE

Address 3605 B ROBIN CT

Judy Bethke

Address 11 11 11

Willie Langston

Address 3603 B N. COURT

Jim A Farmer

Address 21923 Davidson Rd

[Large scribbled signature]

Address 14095 KILARNEY Rd

Address

GENERAL AREA MAP

Significant Development Permit
SD16-09

