

# CITY OF SILOAM SPRINGS PLANNING COMMISSION

Tuesday, September 12, 2023, at 5:30 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 meeting of August 8, 2023, Regular Meeting
- D. Code Amendment
  - 1. Chapter 102 (Zoning Code) – G-I Zone Lot Coverage  
Staff Presenter: Maegan Thomas  
To the Board on **October 3, 2023**
- E. Board and Staff Approved Permits (See attachment)
- F. Adjournment

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE  
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS  
August 8, 2023

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building on August 8, 2023.

Item A. The meeting was called to order by Vice Chairman Salley.

Item B. Roll Call: Montgomery, Salley, McKinney, Rennard, Williams, Song – present; Smith – absent.

Present City Staff: Senior City Planner, Ben Rhodes; City Planner, Maegan Thomas; Permit Technician, Wade Baker – present.

Item C. Pledge of Allegiance

Item D. A copy of the July 11, 2023, minutes had previously been given to each Commissioner. A motion was made by McKinney to accept the minutes and seconded by Rennard. A Voice Vote was taken on the pending motion. Motion passed unanimously.

Item E. Development Permits Approval

Item E1. Special Use Development Permit, SU23-02, 928 S. Crow St. Thomas briefed the item. Staff recommended approval without conditions. Following discussion by the commission, a motion was made by Song to approve SU23-02 and seconded by Rennard. Motion passed unanimously. This item will go to the Board on September 5, 2023.

Item E2. Special Use Development Permit, SU23-03, 799 S. Lincoln St. Rhodes briefed the item. Staff recommended approval without conditions. A motion was made by McKinney to approve SU23-03 and seconded by Montgomery. Motion passed unanimously. This item will go to the Board on September 5, 2023.

Item E3. Special Use Development Permit, SU23-04, 2790 Meridian Place, Unit A. Thomas briefed the item. Staff recommended approval without conditions. Following discussion, a motion was made by Williams to approve SU23-04 and seconded by Rennard. Motion passed unanimously. This item will go to the Board on September 5, 2023.

Item F. Board and Staff Approved Permits

Item G. Staff Announcement on Town Hall Meeting, August 24, 2023

Item H. There being no further business, a Motion was made by Montgomery and seconded by Song to adjourn. A Voice Vote was called. Motion passed unanimously. Meeting adjourned.

ATTEST:

APPROVED:

\_\_\_\_\_  
Renea Ellis, City Clerk CAMC/CMC

(SEAL)

\_\_\_\_\_  
J.W. Smith, Chairman

(SEAL)



CITY OF  
**Siloam Springs**  
*It's a natural.*

## STAFF REPORT

TO: Planning Commission  
FROM: Ben Rhoads, AICP, Senior Planner *BZR*  
Cc: Kevin More, PE City Engineer / Acting Community Development Director  
Meagan Thomas, Planner 1  
DATE: August 10, 2023  
RE: Amending Code Chapter 102 / Zoning / G-I Zone Lot Coverage

**Recommendation:** Approval of the Code change.

**Background:** City staff recently observed that certain properties zoned G-I (General Institutional) face disadvantages compared to commercial properties zoned C-2 (Roadway commercial) with respect to the maximum permitted lot coverage. The lot coverage is counted as impervious surfaces on a lot consisting of the driveways, parking lots, sidewalks, and building footprints. Roadway commercial lots zoned C-2 are permitted to have a 80 percent lot coverage, which is consistent with the built environment along Hwy. 412. However, lots zoned G-I also located on Hwy. 412, with neighboring lots zoned C-2, must reduce their lot coverage to be no greater than 60 percent of the total lot area. In terms of the roadway commercial built environment, there appears to be no logical reason why the lot coverage should be reduced 20 percent for these lots.

The proposal updates the G-I zone lot coverage, but not holistically. Only lots meeting the following criteria would be eligible for the higher coverage.

- The lot must front on a principal arterial street, as defined by the Master Street Plan; and
- The lot must be three acres or smaller in size, larger lots are not included.

The City's only principal arterial street is Hwy. 412, so the proposed change will only impact G-I lots fronting on the highway. The second criterion limits the special exception a degree further to only lots three acres or less. This is included so that larger G-I lots are not permitted paving up to 80 percent. Lots that are larger have more land area to work with and are not as benefited from needing a larger impervious area for development. Furthermore, the majority of the C-2 lots along 412 are less than three acres, so the proposed change is consistent with the lots along this commercial thoroughfare. Currently, there are two properties zoned G-I located on Hwy. 412, however more can come in the future with rezonings.

**Fiscal Impact:** None anticipated.

**Attachments:**

- Attachment A: Redacted Ordinance Chapter 102
- Attachment B: Draft Ordinance

Attachment "A"

Chapter 102 of the City Code ("Zoning") is hereby amended as follows (added terms are underlined; deleted terms are ~~struck through~~):

Sec. 102-58. Sub-section (e) "building limits"

(5) Maximum lot coverage:

- a. 60 percent, ~~but~~.
- b. 80 percent if a landscaped buffer at least 30 feet wide is provided along all boundaries (front, side and rear) of the lot, and also with a minimum 20 percent open space.
- c. 80 percent for lots three acres or less in size, which abut a principal arterial street, as described by the City's master street plan.

(f) Open space:

- (1) A landscaped buffer, not less than six feet wide, along all property lines, and including a six-foot opaque screen along all abutting Use Unit 3 uses; and
- (2) All open space shall include lawn, shrubs, and trees, without structure or pavement, covering of a minimum of 40 percent of the total surface area of the lot or development ~~of~~ which 20 percent shall be visible from the front or sides of the lot as seen from the addressed access right-of-way, unless the lot is as described in sub-section (e)(5)(c) above, in which case the minimum open space, as herein described, shall be 20 percent.

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## Staff/Board Approved Projects

Project #	Project Type	Owner	Location	Easement Acceptance/ Board of Directors Meeting Date	Additional Comments
LS23-12	Lot Split	Pine Ridge Contracting	2800 Waukesha Rd.	<b>Accepted</b> 8/15/23	
LS23-13	Lot Split	Barbara Coats Trust	N. Carl / Cheri Whitlock	<b>Accepted</b> 8/15/23	
LS23-14	Lot Split	Dorthy Marveggio	20927 Keck Rd.	<b>Accepted</b> 8/15/23	
LS23-15	Lot Split	Edgar & Kassandra Pineda	Waukesha Rd.	<b>Accepted</b> 9/5/23	
LS23-16	Lot Split	Land of Dog Siloam Springs, LLC.	800 Block of Hwy. 412 West	<b>Accepted</b> 9/5/23	
LS23-17	Lot Split	The Whiteley Revocable Trust	S. Elm St.	Estimated 9/15/23	