

City of Arkadelphia
Planning Commission Meeting
January 17, 2019 at 5:30 p.m.
City Hall Boardroom, 700 Clay Street
Arkadelphia, Arkansas 71923

AGENDA

1. Call the Planning Commission to order.
2. Consider the December 20, 2018 minutes
3. Consider determining and approving any necessary restrictions upon review for Ross Foundation's proposed pavilion near DeSoto Bluff Trail.
4. Other business.
5. Adjourn Planning Commission.

City of Arkadelphia
 Board of Zoning Adjustment and
 Planning Commission Meeting
 December 20, 2018 at 5:30 p.m.
 City Hall Boardroom, 700 Clay Street
 Arkadelphia, Arkansas 71923

MINUTES

Attending Members	Attending Citizens	Attending Citizens
George Franks, Vice-Chairman	Gary Brinkley, City Manager	Tracey Gaither
Gracie Neal	Joyce Flores	Marsha Rogers, Recorder
Tom Tobin, Chairman	Eduard Valdez	DeAnna Graves, Staff
Lawrence Phillips	Mark Overturf	
Bill Phelps	Elaine Kneebone	
Llewellyn Terry	Edwin Martin	

Tom Tobin called the Board of Zoning Adjustment to order at 5:33 p.m.

A public hearing was held to consider Eduard & Joy Valdez’s variance request to reduce the required number of parking spaces for the apartment building at 407 S 9th Street from 24 to 16. Mark Overturf, the architect, addressed the Board on behalf of Mr. Valdez. He explained the building will consist of (4) one bedroom and (4) two bedroom apartments. Mark requested the required 3 spaces per apartment be reduced to 2 per apartment as has been done in the past.

Eduard Valdez expressed his intentions of enclosing the dumpster pad and making the property aesthetically pleasing.

Edwin Martin, a neighbor, expressed his concerns about the dumpster location and parking on the streets since 9th Street is very narrow. His other concern is the time frame sanitation will pick-up the trash.

Mark Overturf addressed the concerns the neighbors expressed. Mark stated he spoke with Aaron Bopp, Sanitation Director, about crib side pick-up and Aaron suggested the dumpster with the amount of trash the units would produce. The location of the dumpster was decided due to the layout of the property with the parking lot being below apartment level and the concern of damage to the parking lot.

After some discussion, *Bill Phelps moved, seconded by George Franks, to approve the variance as requested.* The motion passed unanimously on a roll call vote as follows:

George Franks	“Yes”	Gracie Neal	“Yes”
Tom Tobin	“Yes”	Lawrence Phillips	“Yes”
Bill Phelps	“Yes”	Llewellyn Terry	“Yes”

Next, a public hearing was held to consider Elizabeth Crowley Sharp Revocable Trust and El Ranchito Mexican Restaurant’s variance requests to exceed the permitted number of wall signs from one to three and increase the square footage from 62 to 84 at 2805 Pine Street. Joyce Flores, manager of El Ranchito Mexican Restaurant, addressed the Board concerning the request.

She explained they were unaware approval and a permit was required prior to installing the signs. No attending citizens spoke against the request. Adjacent property owners were notified as required and there were no objections.

After closing the public hearing, Llewellyn Terry moved, seconded by George Franks, to grant the variance as submitted. The motion passed unanimously on a roll call vote as follows:

George Franks	“Yes”	Gracie Neal	“Yes”
Tom Tobin	“Yes”	Lawrence Phillips	“Yes”
Bill Phelps	“Yes”	Llewellyn Terry	“Yes”

With no other business, *George Franks moved, seconded by Lawrence Phillips, to adjourn the Board of Zoning Adjustment.* The motion passed unanimously. Adjournment was at 6:00 p.m.

Chairman Tom Tobin called the Planning Commission to order at 6:00 p.m.

The November 15, 2018 minutes were considered. Lawrence Phillips moved, seconded by Gracie Neal, to approve the minutes as written. The motion passed unanimously.

A public hearing was held to consider the proposed ordinance that amends B-425 Land Use Ordinance, Par A – Zoning: Chapter V by adding Article 5-14 regulating permitted materials for exterior walls for single, two and multi-family dwellings.

Gary Brinkley addressed the Commissioners on why the City Board would be holding a public hearing on this matter. He explained the law states you will publicize a public hearing in a newspaper of general circulation 15 days prior to the hearing date and we did not meet that requirement.

No inquiries or objections regarding the proposed ordinance was received by our staff. No attending citizens spoke for or against the proposed ordinance. With no further discussion, the public hearing was closed.

Next, the Commissioners were to consider forwarding the ordinance regulating permitted materials on exterior walls for single, two and multi-family dwellings to the City Board. With no new discussion, *Bill Phelps moved, seconded by Lawrence Phillips, to forward the ordinance as submitted to the City Board of Directors with a recommendation of approval.* The motion was approved unanimously by a roll call vote as follows:

George Franks	“Yes”	Gracie Neal	“Yes”
Tom Tobin	“Yes”	Lawrence Phillips	“Yes”
Bill Phelps	“Yes”	Llewellyn Terry	“Yes”

Other business discussed was as follows:

- January Meeting date scheduled for January 17, 2019
- Statements of Financial Interest are due January 17, 2019
- Commissioners George Franks, Llewellyn Terry and Bill Phelps terms will expire April 2019. We will need a letter of intention to continue serving as Commissioner by February 1, 2019. George Franks expressed his desire to resign at the end of his term.
- Lawrence Phillips mentioned the street sign at the second entrance to Magnolia Estates was removed during road construction and was not replaced.

With no other business, *Lawrence Phillips moved, seconded by Bill Phelps, to adjourn the Planning Commission.* The motion passed unanimously. Planning Commission was adjourned at 6:08 p.m.

Tom Tobin, Chairman

DeAnna Graves, Recorder



*City of Arkadelphia
Building Department
700 Clay Street, Suite 121
Arkadelphia, Arkansas 71923
Phone 870-246-1818 • Fax 870-245-3553*

Date: January 4, 2019

To: Planning Commissioners

Cc: Gary Brinkley, City Manager; City Board of Directors; and Ed McCorkle, City Attorney

From: DeAnna Graves, Permit Coordinator

Re: Consider determining and approving any necessary restrictions upon review, in a Non-Urban District, to construct a pavilion on DeSoto Bluff Trail.

The Ross Foundation proposes to build a pavilion at DeSoto Bluff Trail at their expense using Irwin Seale with Seale Construction as contractor. Once built the pavilion will be donated to the City.

The Ross Foundation is ready to move forward with the construction. In the NU Zoning District, all area regulations, yard requirements, off-street parking and loading requirements, screening requirements, and other necessary restrictions will be determined by the Planning Commission on review. Seale Construction has submitted the following for review:

- Site plan
- Building design drawings

This review is for zoning. The Ross Foundation will have to comply with all other applicable regulations including building codes, etc.

PARCEL 3: A PARCEL OF LAND BEING LOCATED IN THE NW/4 SE/4 OF SECTION 8, T7S, R19W, CLARK COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-EAST CORNER OF SAID SECTION 8; THENCE NORTH 89°09'00" WEST, A DISTANCE OF 494.88 FEET; THENCE SOUTH 63°56'00" WEST, A DISTANCE OF 494.88 FEET; THENCE NORTH 63°56'00" WEST, A DISTANCE OF 40.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°17'02" WEST, A DISTANCE OF 243.85 FEET; THENCE SOUTH 51°21'03" EAST, A DISTANCE OF 112.60 FEET; THENCE NORTH 38°11'43" EAST, A DISTANCE OF 364.03 FEET; THENCE NORTH 63°56'00" WEST, A DISTANCE OF 113.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.63 ACRES, MORE OR LESS.

CITY OF ARKADEL-PIETA
WATER PLANT

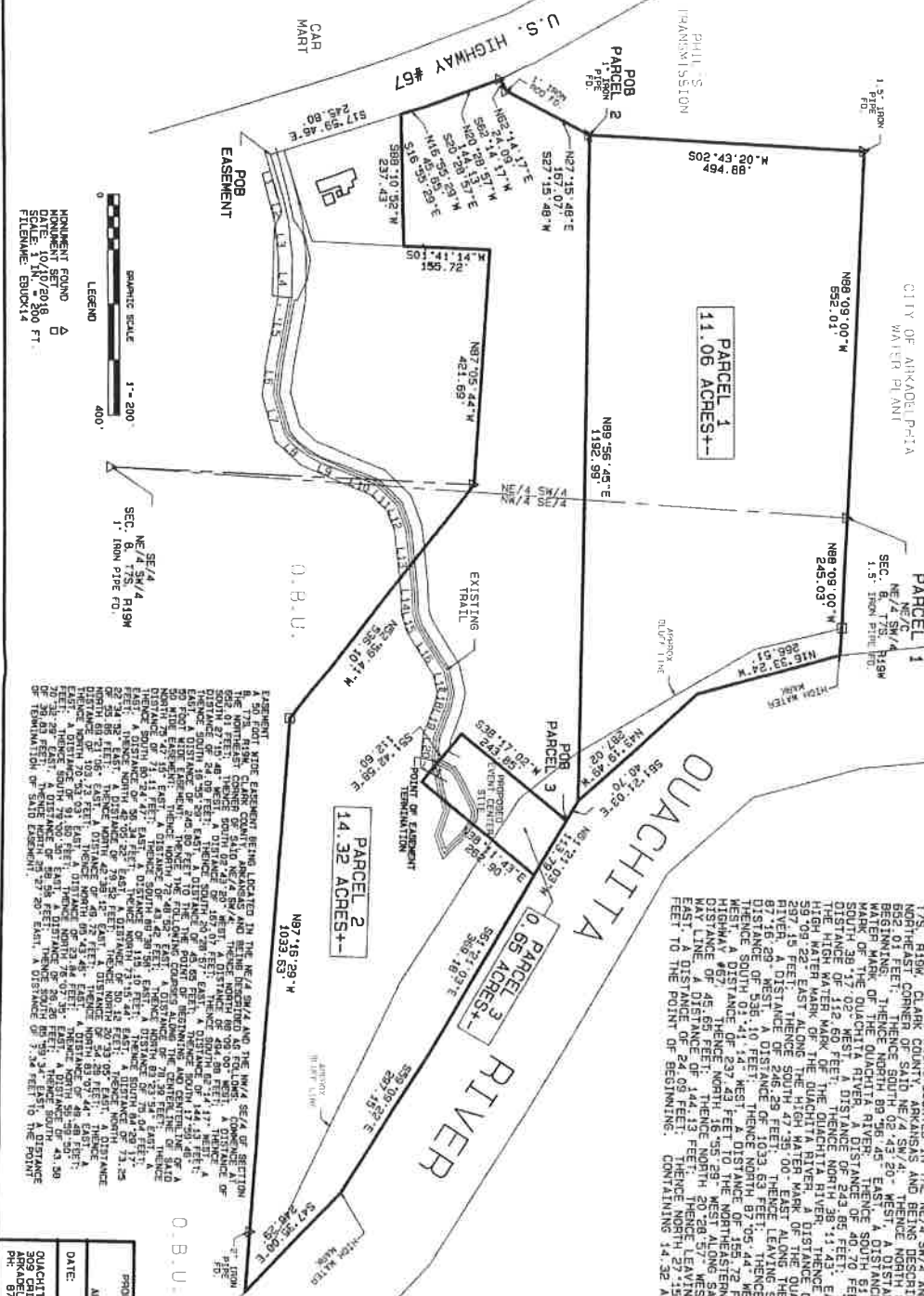
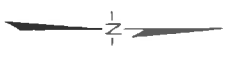
PARCEL 1: A PARCEL OF LAND BEING LOCATED IN THE NW/4 SW/4 AND THE NW/4 SE/4 OF SECTION 8, T7S, R19W, CLARK COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTH-EAST CORNER OF SAID NW/4 SW/4; THENCE SOUTH 02°43'20" WEST, A DISTANCE OF 1192.99 FEET; THENCE SOUTH 02°43'20" WEST, A DISTANCE OF 1192.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°09'00" WEST, A DISTANCE OF 494.88 FEET; THENCE SOUTH 63°56'00" WEST, A DISTANCE OF 494.88 FEET; THENCE NORTH 63°56'00" WEST, A DISTANCE OF 40.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°17'02" WEST, A DISTANCE OF 243.85 FEET; THENCE SOUTH 51°21'03" EAST, A DISTANCE OF 112.60 FEET; THENCE NORTH 38°11'43" EAST, A DISTANCE OF 364.03 FEET; THENCE NORTH 63°56'00" WEST, A DISTANCE OF 113.79 FEET TO THE POINT OF BEGINNING, CONTAINING 11.06 ACRES, MORE OR LESS.

PARCEL 2: A PARCEL OF LAND BEING LOCATED IN THE NW/4 SW/4 AND THE NW/4 SE/4 OF SECTION 8, T7S, R19W, CLARK COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-EAST CORNER OF SAID SECTION 8; THENCE NORTH 89°09'00" WEST, A DISTANCE OF 494.88 FEET; THENCE SOUTH 63°56'00" WEST, A DISTANCE OF 494.88 FEET; THENCE NORTH 63°56'00" WEST, A DISTANCE OF 40.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°17'02" WEST, A DISTANCE OF 243.85 FEET; THENCE SOUTH 51°21'03" EAST, A DISTANCE OF 112.60 FEET; THENCE NORTH 38°11'43" EAST, A DISTANCE OF 364.03 FEET; THENCE NORTH 63°56'00" WEST, A DISTANCE OF 113.79 FEET TO THE POINT OF BEGINNING, CONTAINING 14.32 ACRES, MORE OR LESS.

PARCEL 3: A PARCEL OF LAND BEING LOCATED IN THE NW/4 SW/4 AND THE NW/4 SE/4 OF SECTION 8, T7S, R19W, CLARK COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-EAST CORNER OF SAID SECTION 8; THENCE NORTH 89°09'00" WEST, A DISTANCE OF 494.88 FEET; THENCE SOUTH 63°56'00" WEST, A DISTANCE OF 494.88 FEET; THENCE NORTH 63°56'00" WEST, A DISTANCE OF 40.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°17'02" WEST, A DISTANCE OF 243.85 FEET; THENCE SOUTH 51°21'03" EAST, A DISTANCE OF 112.60 FEET; THENCE NORTH 38°11'43" EAST, A DISTANCE OF 364.03 FEET; THENCE NORTH 63°56'00" WEST, A DISTANCE OF 113.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.65 ACRES, MORE OR LESS.

LINE	BEARING	DISTANCE
L1	N77°48'30"E	78.38
L2	N77°47'15"E	43.48
L3	N80°23'34"E	71.11
L4	S80°28'38"E	75.04
L5	N80°24'17"E	115.55
L6	N82°10'44"E	73.25
L7	N82°10'44"E	73.25
L8	N82°10'44"E	73.25
L9	N82°10'44"E	73.25
L10	N82°10'44"E	73.25
L11	N82°10'44"E	73.25
L12	N82°10'44"E	73.25
L13	N82°10'44"E	73.25
L14	N82°10'44"E	73.25
L15	N82°10'44"E	73.25
L16	N82°10'44"E	73.25
L17	N82°10'44"E	73.25
L18	N82°10'44"E	73.25
L19	N82°10'44"E	73.25
L20	N82°10'44"E	73.25
L21	N82°10'44"E	73.25
L22	N82°10'44"E	73.25
L23	N82°10'44"E	73.25
L24	N82°10'44"E	73.25
L25	N82°10'44"E	73.25
L26	N82°10'44"E	73.25
L27	N82°10'44"E	73.25
L28	N82°10'44"E	73.25
L29	N82°10'44"E	73.25
L30	N82°10'44"E	73.25
L31	N82°10'44"E	73.25
L32	N82°10'44"E	73.25
L33	N82°10'44"E	73.25
L34	N82°10'44"E	73.25
L35	N82°10'44"E	73.25
L36	N82°10'44"E	73.25
L37	N82°10'44"E	73.25
L38	N82°10'44"E	73.25
L39	N82°10'44"E	73.25
L40	N82°10'44"E	73.25
L41	N82°10'44"E	73.25
L42	N82°10'44"E	73.25
L43	N82°10'44"E	73.25
L44	N82°10'44"E	73.25
L45	N82°10'44"E	73.25
L46	N82°10'44"E	73.25
L47	N82°10'44"E	73.25
L48	N82°10'44"E	73.25
L49	N82°10'44"E	73.25
L50	N82°10'44"E	73.25
L51	N82°10'44"E	73.25
L52	N82°10'44"E	73.25
L53	N82°10'44"E	73.25
L54	N82°10'44"E	73.25
L55	N82°10'44"E	73.25
L56	N82°10'44"E	73.25
L57	N82°10'44"E	73.25
L58	N82°10'44"E	73.25
L59	N82°10'44"E	73.25
L60	N82°10'44"E	73.25
L61	N82°10'44"E	73.25
L62	N82°10'44"E	73.25
L63	N82°10'44"E	73.25
L64	N82°10'44"E	73.25
L65	N82°10'44"E	73.25
L66	N82°10'44"E	73.25
L67	N82°10'44"E	73.25
L68	N82°10'44"E	73.25
L69	N82°10'44"E	73.25
L70	N82°10'44"E	73.25
L71	N82°10'44"E	73.25
L72	N82°10'44"E	73.25
L73	N82°10'44"E	73.25
L74	N82°10'44"E	73.25
L75	N82°10'44"E	73.25
L76	N82°10'44"E	73.25
L77	N82°10'44"E	73.25
L78	N82°10'44"E	73.25
L79	N82°10'44"E	73.25
L80	N82°10'44"E	73.25
L81	N82°10'44"E	73.25
L82	N82°10'44"E	73.25
L83	N82°10'44"E	73.25
L84	N82°10'44"E	73.25
L85	N82°10'44"E	73.25
L86	N82°10'44"E	73.25
L87	N82°10'44"E	73.25
L88	N82°10'44"E	73.25
L89	N82°10'44"E	73.25
L90	N82°10'44"E	73.25
L91	N82°10'44"E	73.25
L92	N82°10'44"E	73.25
L93	N82°10'44"E	73.25
L94	N82°10'44"E	73.25
L95	N82°10'44"E	73.25
L96	N82°10'44"E	73.25
L97	N82°10'44"E	73.25
L98	N82°10'44"E	73.25
L99	N82°10'44"E	73.25
L100	N82°10'44"E	73.25

BASIS FOR
BEARINGS
ASSUMED



PROPERTY ACQUIRED FOR CITY OF ARKADEL-PIETA
PART SEC 8, T7S, R19W, NW/4 SW/4
ARKADEL-PIETA, CLARK COUNTY, ARKANSAS
DATE: 10/10/2018 SCALE: 1 in. = 200 ft.
QUACHITA-PIETA SURVEYING, INC.
309 CHITTENDEN STREET, 71923
ARKADEL-PIETA, ARKANSAS
PH: 870-246-2034 OR 501-823-8548



NONMENT FOUND
DATE: 10/10/2018
SCALE: 1 in. = 200 ft.
FILENAME: EBOOK14

