

MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS
Nov 07, 2013

5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

LAND DEVELOPMENT HEARINGS

Fayetteville Planning Area

a: Hughmount Village Subdivision CUP

Approved

Fayetteville

**b: Oak Creek Estates (TABLED
AT THE REQUEST OF THE APPLICANT)**

Tabled

1. ROLL CALL:

Roll call was taken. Members present include Robert Daugherty, Daryl Yerton, Randy Laney, Cheryl West, Walter Jennings, Chuck Browning, and Kenley Haley.

2. APPROVAL OF MINUTES: *Kenley Haley made a motion to approve the minutes of Sept 05, 2013. Cheryl West seconded. All board members were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Kenley Haley made a motion to approve the agenda. Walter Jennings seconded. All board members were in favor of approving. Motion passed.*

4. NEW BUSINESS

LAND DEVELOPMENT HEARINGS

Fayetteville Planning Area

a. Hughmount Village Subdivision

Conditional Use Permit Approval Request (revision to CUP 2011-103)

Location: Section 31, Township 17 North, Range 30 West

Owner: Hughmount Village LLC

Applicant: Kim Hesse, Engineering Design Associates, PA

Location Address: Across the street from 2680 Hughmount Rd.

Originally approved with CUP 2011-103: 56.28 acres and 141 lots (132 Residential Lots and 9 Greenspace lots)

Currently proposed with CUP 2013-155: 56.28 acres and 137 lots (128 Residential Lots and 9 Greenspace lots)

Proposed Land Use: Single Family Residential

Coordinates: Longitude: 94°13'39.98"W Latitude-36°6'4.97"N

Project #: 2013-155 Planner: Juliet Richey e-mail at jrichey@co.washington.ar.us

REQUEST:

Hughmount Village Subdivision is requesting a Conditional Use Permit (CUP). This will be considered a revision to the 2011-103 CUP.

- Originally approved with CUP 2011-103: 56.28 acres and 141 lots (132 Residential Lots and 9 Greenspace lots)
- Currently proposed with CUP 2013-155: 56.28 acres and 137 lots (128 Residential Lots and 9 Greenspace lots)

CURRENT ZONING: Project does lie within the County Zoned area (Agriculture/Single-Family Residential 1 unit per acre) subject to CUP 2011-103.

PLANNING AREA: This project is located in the City of Fayetteville's Planning Area.

QUORUM COURT DISTRICT: District 7, Rick Cochran

FIRE SERVICE AREA: Wheeler

SCHOOL DISTRICT: Fayetteville

INFRASTRUCTURE: **Water/Sewer** – City of Fayetteville; **Electric**-Ozark Electric; **Phone**- AT&T; **Gas**- Source Gas; **Cable**-Cox

BACKGROUND/ PROJECT SYNOPSIS:

Hughmount Village Subdivision is requesting a Conditional Use Permit (CUP). This will be considered a revision to the 2011-103 CUP.

- Originally approved with CUP 2011-103: 56.28 acres and 141 lots (132 Residential Lots and 9 Greenspace lots)
- Currently proposed with CUP 2013-024: 56.28 acres and 137 lots (128 Residential Lots and 9 Greenspace lots)

The applicant is requesting a decrease of 4 residential lots, and elimination of the two proposed alley streets approved with the original CUP and Preliminary Plat. The lots along the former alley streets will now be front-loading onto the adjoining streets (**see pgs C7-C8**).

Please refer to the applicant's detailed submittal letter (**see pgs C9-C11**) for additional details.

At this time, it is proposed that all other aspects of this development will remain the same.

While the removal of the alleys does somewhat change the nature of a portion of the proposed subdivision, Planning Staff understands the reasoning (market research by the applicant regarding smaller alley-loaded style homes in this area), and feels that the connective greenspace within the subdivision, and the addition of a park dedication and trail easements (required by the City of Fayetteville), still allow this proposed subdivision to provide a more vibrant living experience than a typical 1-acre lot subdivision within the County.

City of Fayetteville Planning has offered no objections to the proposed changes, and all County staff have no issue with the changes in regard to connectivity, health safety and welfare, etc.

Unless there is a resounding complaint from the neighboring property owners, Planning Staff have no issue recommending approval of this CUP revision as it appears that this layout still provides for meaningful green space (to be used for recreation, wildlife, community interaction, buffering for some neighboring properties) and a variety of neighborhood character.

At this time Planning Staff has received no comments from any of the neighbors notified of this CUP revision.

Require Additional Review:

If the CUP is approved, the developer will be required to submit a revised Preliminary Plat and Construction Plans to both the City and the County Staff. Due to the revisions being quite minor in nature, it is not expected that the revisions to the Preliminary Plat layout will be required to go before the City Planning Commission or the County Planning Board, but will be reviewed and approved administratively by both parties.

After the completion of all construction, the Final Plat will be reviewed and approved as per standard

regulations.

Attachments:

- Site aerial photo
- Applicant's explanation letter
- Original CUP layout plans
- Revised/ Proposed CUP layout plans
- November 2011 CUP approval letter
- May 2013 Preliminary Plat approval letter

TECHNICAL CONCERNS:

Sewer & Public Utilities

One major change that has taken place with this development since the original CUP approval is that the City of Fayetteville has granted them the right to connect to the City's sanitary sewer system. The space originally slated to hold the community sewer system for this project will now be greenspace within the project.

Any offsite sewer easements must be obtained by the applicant at their expense.

Electric/Phone/Gas

Ozarks Electric: Ozarks Electric issued their general comments, and stated that they will need additional easements within the Subdivision. Developer must contact OEC and supply all additional easements needed. As of a conversation with the developer's engineer, these easements have now been added.

AT&T: No comment was received from AT&T.

Cox Cable: No comment was received from Cox Cable.

SourceGas: No comment was received from SourceGas

Water & Fire

City of Fayetteville Water: City of Fayetteville Water Utility services this property. All water main lines along the interior subdivision streets are currently in place and active. City of Fayetteville Water will review any extensions or upgrades to be made to existing service.

Fire: The Fire Marshal has reviewed the plans for the proposed layout. All of his concerns have been addressed.

In general, all fire code issues have been addressed, all fire lane signage has been noted on the proposed plat, all currently installed hydrants are properly placed, and fire flow with the addition of tanker support is adequate.

1. No parking signs must be posted in alleys.
2. Hydrant spacing must meet fire code.
3. All roads must be able to support 75,000lbs in all weather conditions.

Addressing

At Final Plat, this Subdivision will be reviewed by the 9-1-1 Data Base Coordinator to assign 9-1-1 addresses to each lot. Said lot addresses will be shown on the Final Plat.

Environmental

No stormwater permit is required for the subdivision by Washington County at this time. Must comply with all ADEQ rules and regulations.

It appears that portions of Hughmount Road and the intersection of Hughmount Mount Comfort Roads may lie within the urbanized area. Stormwater permits may be required for construction in these areas. Please contact Sophie Stephenson, Environmental Affairs Director, for additional details, 444-1725.

Lot Line Adjustments

The developer will complete the lot line adjustments needed for this subdivision as part of the Final Platting process. Staff is fine with this.

Roads and Drainage

With the removal of the proposed alleys, all interior roads are already built and in place, with the exception of an extension of the existing stub-out streets in the northwest portion of the subdivision.

The existing interior roads have some paving issues that must be addressed during construction plans phase. Improvements will be required to the existing interior subdivision roads at the expense of the applicant.

The developer will be required to lay a 2" overlay on Hughmount Road (both sides) from the northernmost property line of the proposed development to the intersection of Hughmount and Mt.Comfort/Wheeler Rd. Some widening to Hughmount will also be required. The intersection of Hughmount and Mount Comfort Roads is also being improved as part of this project. The original conditions of CUP and Preliminary Plat still apply to these improvements.

NEIGHBOR COMMENTS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project.

No comments have been received.

STAFF RECOMMENDATION: As stated in the project synopsis, unless there is a resounding complaint from the neighboring property owners, Planning Staff have no issue recommending approval of this CUP:

General

1. Subdivision should be built as generally shown on plat layout approved with this CUP
2. Any other use or densities not considered with this CUP must be considered as a separate CUP
3. All changes should be reflected on the Preliminary Plat and Construction plans
4. Pay neighbor notification mailing fees within 30 days of project approval. Any extension must be approved by the Planning Office.
5. All previous CUP (2011-103) approval conditions and Preliminary Plat (2013-024) approval conditions which do not directly conflict with *this* CUP (2013-155) are still in effect and must be adhered to by the developer.

Utilities

1. All Utilities within whose service area this subdivision lies must be able to be accommodated appropriately with the easements and spacing that they need or this CUP will be invalid.

Washington County Planning Director, Juliet Richey, presented the staff report for the board members.

No Public comments. Public Comments Closed.

Chuck Browning made a motion to approve the **Hughmount Village Subdivision CUP Revision** subject to staff recommendations Cheryl West seconded. All board members were in favor of approving. Motion passed.

Fayetteville

b. Oak Creek Estates (TABLED AT THE REQUEST OF THE APPLICANT)

Preliminary Subdivision Approval Request

Location: Section 32, Township 17 North, Range 29 West

Owner: Community First Bancshares Inc.

Applicant: Riviera Heights, LLC

Location Address: 2892 Oakland Zion Fayetteville, AR 72703

Approximately 16.21 acres/ Proposed Land Use: Residential Subdivision

Coordinates: Longitude: -94.098617, Latitude: 36.102272

Project #: 2013-153 Planner: Sarah Geurtz e-mail at sguertz@co.washington.ar.us

Kenley Haley made a motion to approve the agenda. Walter Jennings seconded. All board members were in favor of approving. Motion passed.

5. Other Business

- Discussion of Current Development.
- Reminder of upcoming regular Planning Board meetings **December 5, 2013, and January 9, 2014.**
- Discussion of 2014 Schedule
- Update on digital devices for Board
- Update on East Prairie Grove Tower CUP
- Any other Planning Department or Planning Board business.

7. Adjourn

6. Old Business

7. Adjourn

*Daryl Yerton moved to adjourn. Walter Jennings seconded. Motion passed.
All Board members were in favor of approving.*

Planning Board adjourned.

Minutes submitted by: Phuong Pham

Approved by the Planning Board on:

_____ Date: _____
Randy Laney, Planning Board Chairman