



City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

PLANNING COMMISSION AGENDA
November 26, 2018

**A meeting of the Farmington Planning Commission will be held on
Monday, November 26, 2018 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - October 22, 2018
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
 - A. **Final Plat:** Farmington Heights Phase I
Property owned by: Indian Territory, LLC.
Property Location: W. Sellers Rd.
Presented by: Civil Design Engineers, Inc.
 - B. **Rezone Request:** 65 N. Double Springs (Engles Park Subdivision) from R-1 to R-3
Property owned by: D & B of Northwest Arkansas
Property Location: 65 N. Double Springs
Presented by: Geoffrey Bates
 - C. **Preliminary Plat:** Engles Park Subdivision
Property owned by: D & B of Northwest Arkansas
Property Location: 65 N. Double Springs
Presented by: Geoffrey Bates

**Planning Commission Minutes
October 22, 2018**

1. **ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Judy Horne
Howard Carter
Chad Ball
Bobby Wilson
Toni Lindsey
Jay Moore
Gerry Harris

ABSENT

None

City Employees Present: Melissa McCarville,
City Business Manager; Steve Tennant, City
Attorney; Rick Bramall, City Inspector

2. **Approval of Minutes:** September 24, 2018 Minutes were approved as written.
3. **Comments from Citizens:** No comments from Citizens.

Public Hearing:

4A. Variance Request of lot size from 2 acres to 1.46 acres for property at southwest corner of intersection of Clyde Carnes Road and Giles Road; owned by Eagle Holdings, LLC presented by Keith Marris

Keith Marris was present to discuss the request. He opened comments asking for a variance to decrease the size of lots because many home buyers no longer wish to have the larger 2 acre lots to maintain.

Public Comment: None

Comments from the City: Melissa stated that there was a 2 acre minimum for lot split therefore he needed a variance to do less than the minimum. Steve Tennant explained that his name was on the documentation because he did the transaction for the Carnes Trust. Rick Bramall stated that this will have two to three houses built on this property. Jay Moore asked Keith Marris about the drive way entrances for each lot. Keith stated that the property owner would be able to determine where their entrance was going to be. He also stated that utility access is on the North side of Clyde Carnes Road. The property in question is on the south side of Clyde Carnes.

Robert Mann called the question to approve the rezone request from A-1 to R-1. Upon roll call, the ayes were: Howard Carter, Jay Moore, Toni Lindsey, Bobby Wilson, Judy Horne, Gerry Harris and Chad Ball. Motion passed unanimously.

5. **Adjournment:** Having no further business, meeting was adjourned.

Judy Horne - Secretary

Robert Mann - Chair



CITY OF FARMINGTON
APPLICATION & CHECKLIST
FOR A
FINAL PLAT / REPLAT

APPLICATION:

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Your application will not be placed on the Technical Review Committee or the Planning Commission agenda until this information is furnished.*

Date of preliminary plat approval: April 2017

Date of grading permit: August 2017 (partial)/December 2017 (full)

Date of final infrastructure inspection: _____

Engineering Fees Paid yes no

Development site address or location: Unassigned, W. Sellers Rd.

GENERAL INFORMATION:

Primary Contact Person: Ferdinand Fourie, P.E.

Business Name: Civil Design Engineers, Inc.

Address: 1363 Duffers Ct

City: Cave Springs State AR Zip Code 72718

Phone: 479-381-1066 Email: ffourie@civilde.com

Check all that apply: Applicant Owner Other _____

Name: Todd Mooney, Charles Palmer, Tom Sims

Business Name: Indian Territory LLC

Address: PO Box 1527

City: Fort Smith State AR Zip Code 72730

Check all that apply: Applicant Owner Other _____

Name: _____

Business Name: _____

Address: _____

City: _____ State _____ Zip Code _____

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief; true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of application. I understand that the City may not approve my application or may set conditions on approval.

 Date: 10-22-18

PROPERTY OWNER/AUTHORIZED AGENT: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his/her behalf)

 Date: 10-22-18

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Indian Territory, LLC

Date: 11-5-18

Project Name: Farmington Heights Phase 1

Engineer/Architect: Civil Design Engineers, Inc.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City of Fayetteville Name: Corey W. Granderson
ENGINEERING DIVISION

- ① The review of easements on this plat will be performed once as-built utility plans are provided to the City.
- ② Prior to city approval (signature) of this plat all closeout documents, as-builts, bonds, punch-list items, etc. must be fully completed.
- ③ The Engineer of Record should perform a preliminary final inspection once work is completed. A punch-list should be sent to the city at which time a city final inspection can be scheduled.
- ④ Please see attached City of Fayetteville "Engineering Closeout Checklist" for reference. Please also see grading/utility permit approval letter.

See following pages for attachments...

Received By: _____



10-31-18

Project Closeout Checklist – Farmington Heights Subdivision Phase I

~~Crossed Off~~ items have been completed and accepted.

Red text are comments and/or status descriptors.

Prior to **Project Acceptance** (Final Plat) the following items must be performed or provided to the satisfaction of the Engineering Department:

- The work shown on the civil site package must be complete and the items on the final punch list completed.
 - Pending Final Inspection
 - Need certification letter & inspection reports from electrical EOR for lift station
 - Invite Jacobs (CH2M) and City Utility Department to final inspections
- Vegetation must be established and perimeter erosion controls removed.
Pending Final Inspection
- One (1) set of as-built drawings of the complete project (excluding details) as a hard copy, digital file .dwg, and PDF format;
 - Public infrastructure and services shall be surveyed after installation in relation to easements, property lines, and rights-of-way.
 - More than 2 ft deviation of design alignment of shall require new easement dedication or adjustment of the utility/storm drain.
 - Sanitary Sewer, and Storm Drainage (Including Private) elevations must be verified and updated. (Elevations out of design tolerance must be corrected)
 - Subdivisions of land must include linework of all final plat lot lines, easements, etc. in the required CAD file (.dwg file).
 - Street Centerline, Width, Profiles and Cross slopes shall be verified.
 - More than 6 inches deviation of design alignment of shall require new right of way dedication or adjustment of the street section.
 - Adequate verification survey to confirm accuracy of drainage report.
 - As-builts should include the following information in a table; Linear Feet of new public streets, sidewalk (categorized by width), waterline, and sanitary sewer. Square feet of newly dedicated right-of-way.
- Unit price construction costs for review and approval and a single 2 year maintenance bonds in the amount of 25% of the public improvements; **Provide unit price estimate of bond amount for review prior to issuing the bond.**
- Certification that the streets, sidewalk, storm sewer, water, fire line, and sewer lines, etc., were installed per approved plans and City of Fayetteville requirements;
 - Provide all Inspection Reports; Data Forms from Utility Specifications (Including Consultants sewer TV report); compaction test results, etc...
- Surveyor's Certification of Compliance for monuments and property pins.



CITY OF
FAYETTEVILLE
ARKANSAS

September 8, 2017

Sent Via Email: ffourie@civilde.com

Ferdi Fourie, P.E.
Civil Design Engineers, Inc.
4847 Kaylee Avenue, Suite A
Springdale, AR 72762

Re: Farmington Heights Subdivision

Dear Mr. Fourie:

The plans & drainage report submitted for the above referenced portion of the project have been reviewed for general compliance with City Engineering Division requirements and are approved subject to the following conditions:

Plan Comments:

1. Add note to plans that sidewalk along Sellers Road must be constructed during preliminary plat construction, prior to city approval of the final plat.
2. The 8" water line shown in Sellers Road has never been formally accepted by the city as public infrastructure and must be tested and inspected just like the onsite water lines already in the ground. This applies for the entire 8" water line from this project's location east to 54th Avenue.
3. Electrical design for lift station required prior to release of utility/grading permit from City of Fayetteville.
4. Add note that street widening requires a smooth sawcut entire length of widening along Sellers Road.
5. The forcemain profile still follows the ground finished grade which indicates a few isolated "high-points." Please add notes to plan indicating that high points should be avoided by the contractor when possible. If high-points must exist in the system the addition of air/vacuum release valves must be installed during construction.
6. Sheet C4.13 please callout encasement diameter (16") on profile for Sewer Line A at station 21+31 at waterline crossing.
7. All city standard details must be shown on original title blocks, unmodified in your plan set.
8. Please add a detail for the proposed split-steel welded encasement as there is not a city standard detail for this.
9. Contact the city's utility engineer to coordinate the verification of the pump station alarm and SCADA systems in conjunction with CH2M staff prior to the preconstruction meeting.

10. As a project-specific variance, the utility department is waiving the requirement for pre-payment of the 20-year life cycle maintenance costs of the proposed lift station for this project. (Ref. 2012 Standard specifications 1200.1.06.B.4)

Special Utility Conditions of Approval:

Much of the water and sewer infrastructure in this subdivision was previously installed but never accepted into the publicly maintained system of the City of Fayetteville. As such, the following conditions must be met for any existing utilities to be accepted:

Sewer:

- Existing system must be surveyed to determine flowlines, depths, and slopes.
- Ductile iron sections must be re-constructed with PVC per specs
- TV Camera should be performed once lines are clean, using dye and water, in the presence of city of Fayetteville personnel
- Existing (old) sewer service connections should be cut at the wye service stub, plugged using a glue-in plug, and encapsulated with cement.
- New sewer services should be installed per current city specs as if being installed on an active main.
- Dress existing manholes as needed with grout at inverts and connections
- No 6" lines will be accepted, replace with 8" if present.
- All manhole tops should be removed and re-poured with correct ring/lid and raincatchers per specifications.
- Further ADH comments may be pending.
- Prior to acceptance, all testing must be performed as if new line (mandrel, vacuum, low pressure, Camera, etc.)

Water:

- Existing (old) corp-stop service connections should be replaced in-place and updated to meet spec where possible.
- Services to be permanently abandoned must be abandoned per 4100.3.21
- Tracer wire test should be scheduled ASAP with water department personnel
- Pressure testing should occur ASAP in the presence of water department personnel.
- Further ADH comments may be pending.
- Prior to acceptance, all testing must be performed as if new line (pressure, hydrant flow, disinfection, etc.)

Standard Comments:

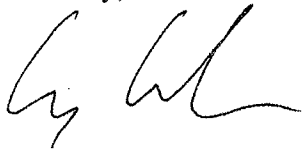
1. The review by the Engineering Division was for general compliance and does not warrant your design and does not relieve the owner from any items discovered during construction which are deemed necessary to comply with city ordinances and criteria. The approval of the Engineering items on the plans for water, sewer, drainage, and grading is not a guarantee of approval of this project by other City divisions.
2. A grading/drainage/utility permit will not be issued until:
 - a. **The engineer of record shall also review and approve material submittals (approved submittals shall be submitted to the City for concurrence before preconstruction conference and material is ordered)**
 - b. A preconstruction conference has taken place with the following people:

- i. Engineer of Record (or appropriate design professional)
 - ii. Inspector for Engineer of Record
 - iii. Contractor(s):
 1. Superintendent who will be on-site daily during all phases of construction.
 2. All subcontractors responsible for installation of public infrastructure.
3. All materials and construction shall comply with the City of Fayetteville's requirements. In the case of conflicts, the City's criteria shall govern.
4. Any damage to the existing public street due to construction shall be repaired/replaced at the owner/developers expense.
5. All public sidewalks and ramps must meet ADA guidelines. Any existing sidewalks that do not conform to ADA guidelines must be removed and replaced to correct the issue. Coordinate with the engineering department for inspection of existing sidewalks to determine ADA compliance.
6. All material deliveries, construction staging, and worker parking must occur on your site and outside the public streets during all phases of the project.
7. If the superintendent on site changes after the City of Fayetteville pre-construction meeting, an additional pre-construction meeting will be required with the new superintendent.
8. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the proposed meter size and will be charged at the time of meter set.
9. The public works inspector shall be notified no less than 48 hours prior to the installation of public utilities, infrastructure, roadway, etc. Testing shall be coordinated with the PWI by the Engineer of Record.
10. A copy of the approval letter from ADH shall be presented prior to installation of public utilities.
- 11. The engineer of record shall provide "Full Time" inspection for utilities and "Part Time" inspection for the storm drainage and roadway construction for this project – weekly inspection reports should be submitted to the City of Fayetteville's public works inspector.**
12. Prior to **Project Acceptance** (Final Plat) the following items must be performed or provided to the satisfaction of the Engineering Department:
 - a. The work shown on the civil site package must be complete and the items on the final punch list completed.
 - b. Vegetation must be established and perimeter erosion controls removed.
 - c. One (1) set of as-built drawings of the complete project (excluding details) as a hard copy, digital file .dwg, and PDF format;
 - i. Public infrastructure and services shall be surveyed after installation in relation to easements, property lines, and rights-of-way.
 1. More than 2 ft deviation of design alignment of shall require new easement dedication or adjustment of the utility/storm drain.
 - ii. Sanitary Sewer, and Storm Drainage elevations must be verified and updated. (Elevations out of design tolerance must be corrected)
 - iii. Adequate verification survey to confirm accuracy of drainage report.
 - iv. As-builts should include the following information in a table; Linear Feet of new public streets, sidewalk (categorized by width), waterline, and sanitary sewer. Square feet of newly dedicated right-of-way.

- d. Unit price construction costs for review and approval and a single 2 year maintenance bonds in the amount of 25% of the public improvements.
 - e. Certification that the streets, sidewalk, storm sewer, water, and sewer lines, etc., were installed per approved plans and City of Fayetteville requirements;
 - i. Provide all Inspection Reports; approved submittals; Data Forms from Utility Specifications (Including Consultants sewer TV report); compaction test results, etc...
 - f. Surveyor's Certification of Compliance for monuments and property pins.
-
- Please email a PDF of the stamped final plans (with all revision clouds removed) and I will electronically stamp them and return to you. At least 48-hrs prior to the preconstruction meeting, provide one hard copy of the stamped plans for our public works inspector to review.
 - Please also bring at least three additional copies to the preconstruction meeting which you may retain after the meeting.
 - Provide one bound set of Water & Sewer Specifications including Details for each the Inspector and the Contractor's use to be stamped by Engineering at the Pre-Construction Conference.
 - Any additional copies you need may be copied from the approved plans.
 - One set of approved plans must remain onsite at all times during construction.

If you have any questions, please email at cgranderson@fayetteville-ar.gov or call me at 444-3415.

Sincerely,



Corey W. Granderson, P.E.
Staff Engineer

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

Pages 13 - 15

- A. **Purpose.** Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.
- K. **Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.
- L. **Appropriate landscaping materials.** Developer shall make every effort to preserve existing healthy native trees eight inch (8”) diameter or larger; Unique Specimen Trees; and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials especially suited to Zone 6A are listed in ARTICLE XV. HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN. In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.
- M. **Required Essential Landscaping and Infrastructure.**
- (1) Community green space with bench seating (Minimum of two benches)
 - (2) Open turf grass area
 - (3) ADA accessible walking trail or path into park area
 - (4) Trash receptacle (City will be responsible for trash disposal)
 - (5) Vegetation planting requirements are listed below; however, substitutions may be approved by Planning Commission when native trees, shrubs, grasses, and other vegetation are preserved.
 - (a) Five (5) shade trees.
 - (b) Three (3) ornamental trees.
 - (c) Perennial ornamental grasses
 - (6) A minimum of **one** active-use enhancement per acre of dedicated park land shall be incorporated into the park, with developer choosing amenity/amenities that best suit the specific demographic and recreational needs of future homeowners. Placement and spacing of all elements shall be done in a layout that provides maximum safety during park use and shall meet all safety standards. Choose from this list:
 - (a) Children’s playground equipment
 - (b) Tennis court(s)
 - (c) Grass area for lawn sports
 - (d) Sand volleyball court
 - (e) Basketball goal
 - (f) Outdoor water features/ spray-grounds
 - (g) Hiking and/or biking trail
 - (h) Boulder play area or climbing structure
 - (i) Frisbee/disk golf area

- (j) Open turf sculpted as a play berm, mound or hill with a maximum three-foot height
- (k) Other play features such as swings, spring toys, sand play, dramatic play, tetherball.
- (l) Shuffleboard
- (m) Bocce court
- (n) Other developer-suggested active-use amenities deemed appropriate for demographic population of the development.

N. Ideal Park Additions (Optional – Not Required).

- (a) Lighting
- (b) Picnic table
- (c) Barbeque grill
- (d) Restroom facilities
- (e) Gazebo or other roofed recreational facility
- (f) Display garden
- (g) Drinking fountain

O. Ownership and Maintenance/Replacement. Dedicated parks shall be maintained by City of Farmington.

P. Park Design and Construction Standards. Developer shall design and construct neighborhood park in compliance with all City design standards for public improvements.

ARTICLE XIII PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS

ARTICLE XIII continues on page 16 of Landscape Ordinance

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Indian Territory, LLC

Date: November 5, 2018

Project Name: Farmington Heights Subdivision Phase I – Final Plat

Engineer/Architect: Civil Design Engineers, Inc.

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Washington County will only accept 18"x24" sheets and smaller for filing. Submit on sheet size accepted by Washington County for filing.
3. Has the Washington County road been vacated at this time?
4. All addresses need to be shown on plat.
5. Building setbacks need to be labeled.
6. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, Olsson representatives and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat.

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Indian Territory

Date: November 5, 2018

Project Name: Farmington Heights

Engineer/Architect: Civil Design Engineers

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer. All engineering fees that are accrued to date will be paid before the final plat is signed by City officials.
- 2.. The revised plan should be submitted by next Tuesday, November 13th at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.



November 13, 2018

Melisa McCarville
City Business Manager
City of Farmington
354 W. Main Street
Farmington, AR 72730
Phone : (479) 267-3865

Ferdinand Fourie, P.E.
Project Manager
4847 Kaylee Avenue-Suite A
Springdale, Arkansas 72762
479.381.1066 Telephone
479.872.7118 Facsimile

**Re: Comment Response – Final Plat
Farmington Heights Subdivision
Farmington, AR
CDE Project No. 1091**

Dear Ms. McCarville:

The following is in response to the Final Plat review comments dated **November 5, 2018**.

Engineering Comments – Chris Brackett:

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.

Noted.

2. Washington County will only accept 18”X24” sheets and smaller for filing. Submit on sheet size accepted by Washington County for filing

They accept sizes up to 22X32

3. Has the Washington County road been vacated at this time?

It is actually not a Washington County Road – removed from plat.

4. All addresses need to be shown on plat.

Those that they would assign at this point are shown. They would not assign corner lots at this point.

5. Building setbacks need to be labeled.

Added to 50 scale sheets.

6. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, Olsson representative and City representatives. All punchlist items must be completed and accepted prior to final approval of the final plat.

Ok.

City Planning Comments Parks – Judy Horne:

1. See attached requirements for public park located within the subdivision. Note that only ONE active use enhancement is required from the list in M (6) but additional enhancements are very acceptable. Requirement M (1) through M (5) are required.

We would like to request addressing the specific proposal as part of the Phase 2 project.

PG Telco – Shane Bell (841-0980):

1. No Comment. Plans look fine as submittal.

Ok.

Water and Sewer Utilities – City of Fayetteville – Corey Granderson:

1. The review of easements on this plat will be performed once as-built utility plans are provided to the City.

Ok.

2. Prior to city approval (signature) of this plat all closeout documents, as-builts, bonds, punchlit items must be fully completed.

Ok.

3. Please see attached City of Fayetteville Engineering Closeout checklist for reference. Please also see grading/utility permit approval letter.

Ok.

Ozark Electric – Wes Mahaffey:

1. How many lights will there be? I count 18

Appears to be 19 with light between 99 and 98.

2. Is there a light missing between Lots 98 and 99?

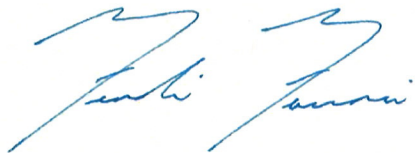
Yes I think so.

3. On Lot A should we bring power along the east easement or front of lot. (Cheaper to go rear of lot)

East easement seems to be acceptable.

Please let me know if you have any questions.

Thank you,

A handwritten signature in blue ink, appearing to read "Ferdie Fourie". The signature is stylized with a large initial "F" and a long, sweeping underline.

Ferdi Fourie, P.E.
Project Manager
FF/FF

City of Farmington
Application for Rezoning

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: Bates & Associates, Inc. Day Phone: 479-442-9350
Address: 7230 S. Pleasant Ridge Dr
Fayetteville, AR 72704 Fax: _____
Representative: Geoffrey Bates Day Phone: _____
Address: same as applicant Fax: _____
Property Owner: D&B of Northwest Arkansas Day Phone: 251-9400
Address: 125 W. Sunbridge Dr
Fayetteville, AR Fax: _____

Indicate where correspondence should be sent (circle one): Applicant -- **Representative** -- Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- 65 N Double Springs Road

Current Zoning -- R-1 Proposed Zoning -- R-3

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

This request is to rezone Washington County Parcels 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000 from R-1, Single-Family Residential, to R-3 Zero-Lot Line Single-Family Residential, for the purposes of a 25-lot Subdivision. The smallest lot will be 5403 sq. ft., and the largest will be 12510 sq. ft. The resulting density, after Master Street Plan Dedication, will be 5.29 units per acre.

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

- 2. Pay a \$25.00 application fee
- 3. Provide a copy of the deed of the property.
- 4. Written authorization from the property owner if someone other than the owner will be representing the request.
- 5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the _____ day of _____, 201_____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 201_____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

Geoffrey H Bates Date 10/23/18
Applicant Signature


Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

LLD Management LLC by RAL Date 10/23/18
Owner/Agent Signature

AGENT AUTHORIZATION

I (We), DHB of NWA LLC ; RLD Management LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Baker & Associates INC., to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner – Signature



Property Owner - Print

RLD Management LLC by R-RL

Property Owner – Signature

Ronnie Davidson

Property Owner - Print



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

October 23, 2018

City of Farmington
354 W. Main St
Farmington, AR 72730

RE: Engles Park Subdivision – Preliminary Plat and Rezoning Project Letter

Dear City Staff,

D & B of Northwest Arkansas, and Bates & Associates, Inc, propose a Preliminary Plat and Rezone at 65 North Double Springs Road in Farmington, Arkansas. The subject Washington County Parcel Numbers are 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000, totaling 5.51 acres before Right-of-Way Dedication. Access to the site will be off of North Double Springs Road.

The proposed development will consist of 24 single-family residential lots, plus one lot dedicated as a stormwater facility. The subject parcels are within City of Fayetteville Water and Sewer Department's service area. The proposed water main will tie into an existing 6" Asbestos-Cement water main located on the east side of Double Springs Road. The proposed sewer main will tie into an existing manhole on the west side of Double Springs Road, with an existing 8" sewer main running north from said manhole.

The Applicant also is requesting a rezoning of said parcels. The current zoning is R-1, Single-Family Residential. The Applicant requests that the parcels be rezoned to R-3, Zero Lot Line Single-Family Residential. The resulting density would be 5.29 units per acre.

Please contact Bates & Associates with any questions regarding this proposed development.

Sincerely,

Geoff Bates, P.E.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

November 6, 2018

City of Farmington
354 W. Main St
Farmington, AR 72730

RE: Engles Park Subdivision

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Engles Park Subdivision.

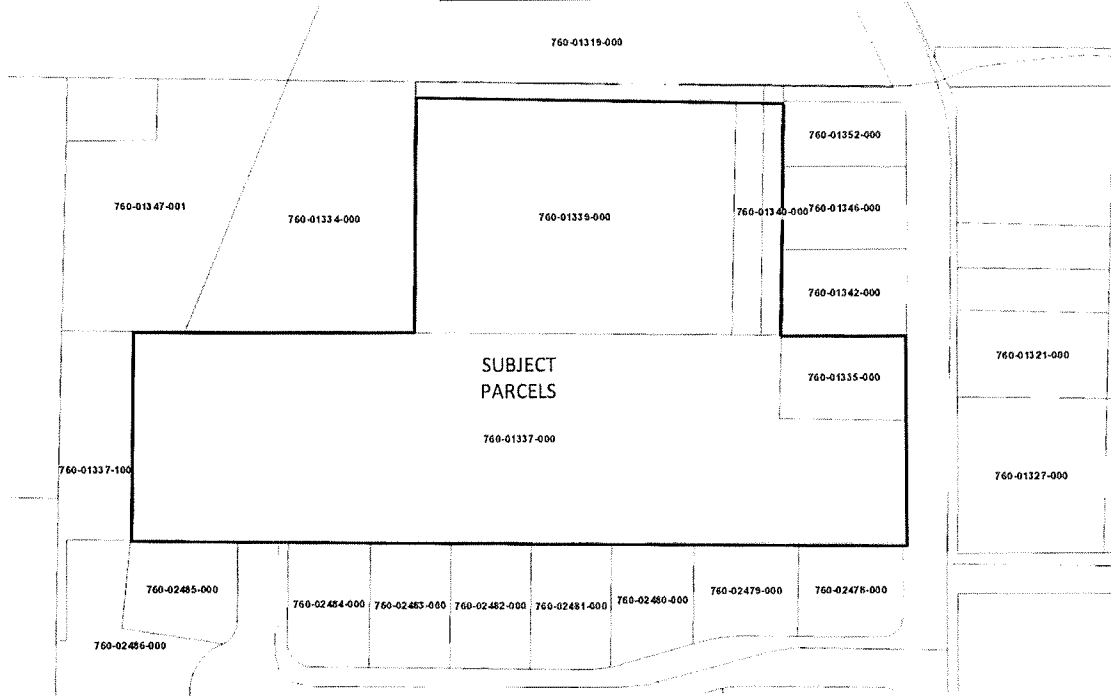
ADJACENT LAND OWNERS (PARCELS 760-01337-000, 760-01339-000, 760-01335-000, & 760-01340-000)

- 1) BRUCE, CHARLES ELLIS
407 W PINE ST
LONOKE, AR 72086-3141
PARCEL #760-02478-000
ZONED: R-1
- 2) ALLEN, CECELIA & JEFFREY
312 W RIDGEDALE DR
FARMINGTON, AR 72730-2517
PARCEL #760-02479-000
ZONED: R-1
- 3) HOBGOOD, CHRISTOPHER GALE & RACHEL RENEE
318 W RIDGEDALE DR
FARMINGTON, AR 72730
PARCEL #760-02480-000
ZONED: R-1
- 4) FALKNOR, DOUGLAS W & LISA DIANE
324 W RIDGEDALE DR
FARMINGTON, AR 72730-2517
PARCEL #760-02481-000
ZONED: R-1

- 5) RAMOS, RICHARD WILLIAMSON & JAMIE LYNN
330 W RIDGEDALE DR
FARMINGTON, AR 72730
PARCEL #760-02482-000
ZONED: R-1
- 6) O'BRIEN, BARBARA H
336 W RIDGEDALE DR
FARMINGTON, AR 72730-2517
PARCEL #760-02483-000
ZONED: R-1
- 7) JONES, JAMES DENNIS
342 W RIDGEDALE DR
FARMINGTON, AR 72730
PARCEL #760-01862-000
ZONED: R-1
- 8) COLLINS, DOTSON & VELMA MILDRED
76 DEBBIE RD
FARMINGTON, AR 72730-9549
PARCEL #760-02485-000
ZONED: R-1
- 9) TOOLEY, PHILLIP E & MARGARET E JOINT REVOCABLE TRUST
310 E ROGERS ST
FARMINGTON, AR 72730
PARCEL #760-02486-000
ZONED: R-1
- 10) BROCK VENTURES LLC
3561 W PROVIDENCE DR
FAYETTEVILLE, AR 72704
PARCEL #760-01337-100
ZONED: R-1
- 11) KAISER, NINA; HALL, LEONARD
PO BOX 27
FARMINGTON, AR 72730-0027
PARCEL #760-01904-000
ZONED: R-1
- 12) SCHERER, BLAZE
PO BOX 392
FARMINGTON, AR 72730
PARCEL #760-01334-000
ZONED: R-1

- 13) PARCS LLC
PO BOX 2175
LOWELL, AR 72745
PARCEL #760-01319-000
ZONED: C-1
- 14) PEACOCK, MONTGOMERY W & MELISSA S
97 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730
PARCEL #760-01352-000
ZONED: R-1
- 15) LEGACY PROPERTIES LLC
PO BOX 605
FARMINGTON, AR 72730
PARCEL # 760-01346-000
ZONED: R-1
- 16) LEGACY PROPERTIES LLC
PO BOX 605
FARMINGTON, AR 72730
PARCEL # 760-01342-000
ZONED: R-1
- 17) STEWART, JOSEPH E & JENNIFER D
PO BOX 335
FARMINGTON, AR 72730-0335
PARCEL # 760-02283-000
ZONED: R-1
- 18) BUTTS, NANCY J
PO BOX 1201
FARMINGTON, AR 72730-1201
PARCEL #760-01327-000
ZONED: R-1

PARCEL MAP





**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

November 5, 2018

City of Farmington
354 W. Main St
Farmington, AR 72730

RE: Engles Park Subdivision – Rezoning Legal Description (Washington County Parcels 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000)

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03' FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY TRACT AND RUNNING THENCE S02°25'57"W 249.38', THENCE S88°07'07"E 150.03' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S02°25'57"W 203.59', THENCE LEAVING SAID EAST LINE N88°06'30"W 798.00' TO AND ALONG THE NORTH LINE OF NORTH RIDGE SUBDIVISION, THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98', THENCE S87°43'26"E 57.32' TO AN EXISTING REBAR, THENCE S88°05'23"E 215.76' TO AN EXISTING REBAR, THENCE N04°23'37"E 225.23', THENCE S88°14'59"E 347.21', THENCE N02°25'57"E 24.48', THENCE S88°14'59"E 20.00' TO THE POINT OF BEGINNING, CONTAINING 5.65 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN DOUBLE SPRINGS ROAD AND WOLFE LANE RIGHTS-OF-WAY ON THE EAST AND NORTH SIDES OF HEREIN DESCRIBED PROPERTY AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

November 6, 2018

RE: Engles Park Subdivision – Preliminary Plat and Rezoning

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, November 9, 2018. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for Preliminary Plat and Rezoning at the property described below has been filed with the City of Farmington on the 23rd Day of October, 2018.

Parcels 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03' FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°25'57"W 249.38', THENCE S88°07'07"E 150.03' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S02°25'57"W 203.59', THENCE LEAVING SAID EAST LINE N88°06'30"W 798.00' TO AND ALONG THE NORTH LINE OF NORTH RIDGE SUBDIVISION, THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98', THENCE S87°43'26"E 57.32' TO AN EXISTING REBAR, THENCE S88°05'23"E 215.76' TO AN EXISTING REBAR, THENCE N04°23'37"E 225.23', THENCE S88°14'59"E 347.21', THENCE N02°25'57"E 24.48', THENCE S88°14'59"E 20.00' TO THE POINT OF BEGINNING, CONTAINING 5.65 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN DOUBLE SPRINGS ROAD AND WOLFE LANE RIGHTS-OF-WAY ON THE EAST AND NORTH SIDES OF HEREIN DESCRIBED PROPERTY AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

65 N Double Springs Road, Farmington, Arkansas.

The Applicant requests a Preliminary Plat for a Subdivision. The Applicant also requests a rezoning from the current R-1 district to R-3.

A public meeting to consider this request for variance at the above described property will be held on the 26nd day of November, 2018, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Thank you, and please contact us if you have any questions or concerns.

Sincerely,

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.



**Bates &
Associates, Inc.**
Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

November 13, 2018

NOTICE OF PUBLIC HEARING

NOTE: Please disregard previous letter as the date of Public Hearing was incorrect. The correct date of the Planning Commission Meeting for these items is November 26, 2018.

Dear Adjacent Property Owner,

An Application for a Subdivision has been applied for by D&B of Northwest Arkansas, LLC and Bates & Associates, Inc. The proposed subdivision is located at 65 North Double Springs Road. The proposed development will contain 25 lots (24 Residential, 1 Detention), with required street, utility, and drainage improvements. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

The current zoning of the property is R-1, Single-Family Residential. The developer is also requesting a Rezoning of the Subject Parcels to R-3, Zero Lot Line Single-Family Residential.

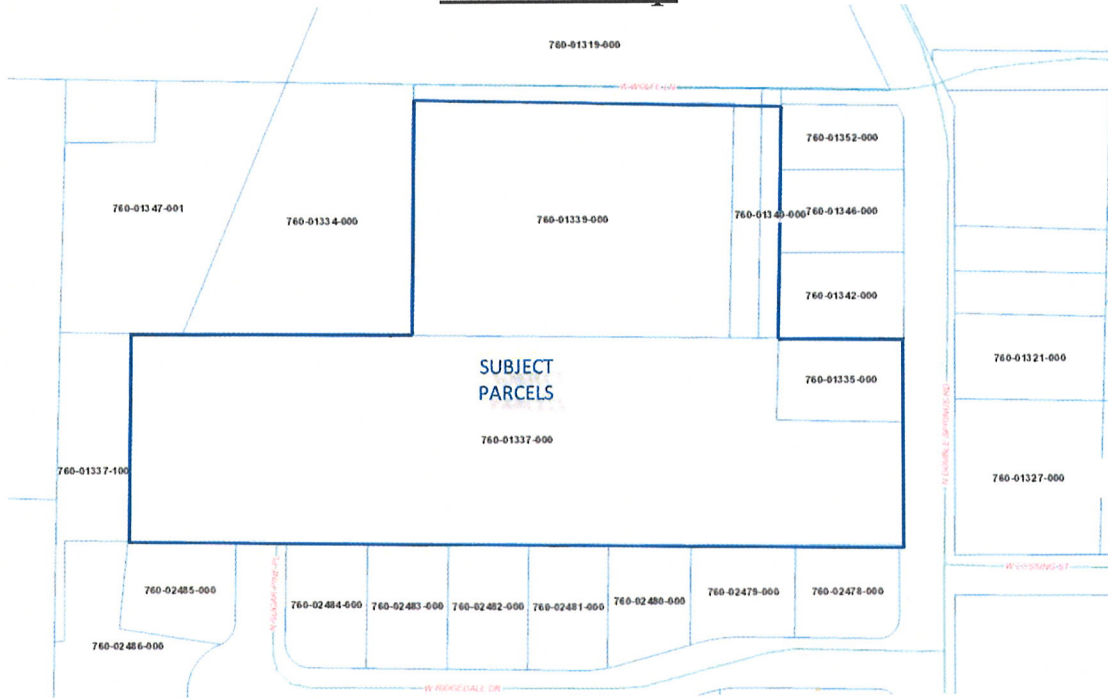
A hearing on the Application for the Subdivision as well as the Rezoning will be held by the Farmington Planning Commission on November 26 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map



**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY**

To All Owners of land lying adjacent to the property at:

65 N Double Springs Road, Farmington Arkansas

Location

D&B of Northwest Arkansas

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-1 to R-3 .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on November 26, 2018 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

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BROCK VENTURES LLC
 3561 W PROVIDENCE DR
 FAYETTEVILLE, AR 72704



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JONES, JAMES DENNIS
 342 W RIDGEDALE DR
 FARMINGTON, AR 72730



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O'BRIEN, BARBARA H
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 FARMINGTON, AR 72730-2517



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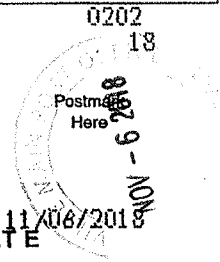
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TOOLEY, PHILLIP E & MARGARET E
 JOINT REVOCABLE TRUST
 310 E ROGERS ST
 FARMINGTON, AR 72730



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RAMOS, RICHARD WILLIAMSON
 & JAMIE LYNN
 330 W RIDGEDALE DR
 FARMINGTON, AR 72730



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COGLINS, DOTSON & VELMA MILDRED
76 DEBBIE RD
FARMINGTON, AR 72730-9649

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ALLEN, CECELIA & JEFFREY
312 W RIDGEDALE DR
FARMINGTON, AR 72730-2517

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SCHERER, BLAZE
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FARMINGTON, AR 72730

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KAISER, WILMA; HALL, LEONARD
PO BOX 27
FARMINGTON, AR 72730-0027

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STEWART, JOSEPH E & JENNIFER D
PO BOX 335
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LEGACY PROPERTIES LLC
PO BOX 605
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BUTTS, NANCY J
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FARMINGTON, AR 72730-1201

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LOWELL, AR 72745

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PARCS LLC
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LOWELL, AR 72745

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LONOKE, AR 72086

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BRUCE, CHARLES ELLIS
407 W PINE ST
LONOKE, AR 72086-3141

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FALKNER, DOUGLAS W & LISA DIANE
324 W RIDGEDALE DR
FARMINGTON, AR 72730-2517

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HOBGOOD, CHRISTOPHER GALE & RACHEL RENEE
318 W RIDGEDALE DR
FARMINGTON, AR 72730

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