

*City of Arkadelphia  
Meeting of the Planning Commission  
March 11, 2008 at 5:30 p.m.  
Town Hall Boardroom, 700 Clay Street*

MINUTES

<u>Members Present</u>	<u>Visitors Present</u>
George Franks	Billy Bunn Attending Citizen
Bill Mertins	Donna Hilton, Press
Mark Overturf	
Bill Phelps	
Lawrence Phillips	
Tom Tobin, Chair	
Lisa Cantu, Recorder	
Anita Wiley, Staff	

Tom Tobin called the Planning Commission to order at 5:35 p.m.

The minutes of February 12, 2008 were considered. George Franks made a motion to approve the minutes as written. There was a second by Bill Mertins. The motion passed unanimously.

Public hearing to consider Phase II Preliminary Plat for The Gardens Planned Residential Development.

Billy Bunn submitted the Preliminary Plat for Phase II of The Gardens Planned Residential Development near 26<sup>th</sup> St. and Evonshire Dr. and noted that Phase I was nearly complete. Mr. Bunn said that since the Gardens began development there have been lots sold to several people from out of state, which means that residents are being added to the community as a result.

Bill Mertins asked what changed on lot 38. Mr. Bunn explained that part of lot 10 from Phase I was replatted with lot 38 in Phase II to include the pond. The prospective owner requested that the pond be located entirely on his lot so that a deck could be extended approximately five feet out for fishing. Mr. Bunn said that the deed would contain an easement stating that the pond is for drainage and no one can change or modify the pond in any way.

With no further discussion, Bill Mertins made a motion to accept the Preliminary Plat for Phase II. This approval includes the following exception and other issues as noted:

1. Continue the 26-foot curb-to-curb minimum pavement width along Evonshire Dr.
2. Part of Lot 10 of Phase I has been replatted with Lot 38 in Phase II.
3. A duplex is proposed for Lot 36. The minimum lot width for a two-family dwelling in a residential district is 70 feet. Lot 36 is 61.10 feet wide.
4. Structure coverage in an R-1 district is not to exceed thirty-five percent of the total area of such lot. Applicant proposes to meet the minimum yard requirements (setbacks and separation distances) and parking requirements in lieu of this coverage requirement.

There was a second by Bill Phelps. The motion passed unanimously.

Public hearing to consider Phase II Final Plat for The Gardens Planned Residential Development.  
Billy Bunn submitted a Final Plat for Phase II of The Gardens planned unit development.

With no further discussion, Bill Mertins made a motion to accept the Final Plat for Phase II conditional upon a guarantee being posted with the City in a sufficient amount to assure the completion of all required improvements. This conditional approval includes the following exception and other issues noted:

- 1 Continue the 26-foot curb-to-curb minimum pavement width along Evonshire Dr.
- 2 Part of Lot 10 of Phase I has been replatted with Lot 38 in Phase II.
- 3 A duplex is proposed for Lot 36. The minimum lot width for a two-family dwelling in a residential district is 70 feet. Lot 36 is 61.10 feet wide.
- 4 Structure coverage in R-1 district is not to exceed thirty-five percent of the total area of such lot. Applicant proposes to meet the minimum yard requirements (setbacks and separation distances) and parking requirements in lieu of this coverage requirement.

There was a second by Lawrence Phillips. The motion passed unanimously.

#### Routine Business

Billy Bunn said that he has been considering a development that hasn't been done before in Arkadelphia. He said it would be similar to Branson Village where the housing is intermingled with storefront commercial properties. Mr. Bunn said that he intended to come before the planning commission before making a financial obligation and asked that the commissioners keep an open mind.

Bill Mertins asked Anita Wiley if any other cities were doing projects similar to what Mr. Bunn was proposing. Ms. Wiley said that she had visited several cities for training and that there was discussion of similar developments in other areas of the state.

Other issues discussed were the Military Reserve Center, Country Club exit ramp, and some citizens expressing preference for a bypass instead of a truck route.

With no further business, Bill Phelps made a motion to adjourn the Planning Commission. There was a second by Mark Overturf. The motion passed unanimously. The Commission adjourned at 6:15 p.m.

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Tom Tobin, Chair

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Lisa Cantu, Recorder