

**PLANNING COMMISSION
MINUTES
July 6, 2023 @ 5:30 p.m.**

The Planning Commission held a meeting on Thursday July 6, 2023, at 5:30 p.m. in City Hall Council Chambers.

Commissioners Present

Wendell Miller, Chairperson
Don Jacimore, Vice-Chairperson
Eric Westcott, City Council Liaison
Cody Black
Justin Cothren
Shirley Hatley
Larry Smith

Commissioners Absent

John Choate
Luke Duffield
Cheryl Monfee

Visitors: City Planner Sara Jondahl, Planner I Victoria Marchant, David Garza, Jim Wooten, Ron Smith, Cody Smith, City Counselor Paul Gray, Will Wetzel

Welcome Visitors

The First Order of Business is a request to review and approve the minutes of the Planning Commission Meeting June 1, 2023.

Commissioner Smith motioned to approve the minutes as presented. The motion was seconded by Commissioner Jacimore and passed unanimously.

The Second Order of Business is a Special Use Permit to allow a Digital Billboard, located at 46 Bradley Cove Road. Submitted by Vision Outdoor Media, LLC on behalf of Winslow Holdings LLC. (SPUP-0523-000363)

City Planner Jondahl stated that the Board of Adjustment granted a variance for this billboard. She stated that this is for the existing double post off-premise sign—located next to the Welcome to Russellville sign—for the Exxon station that was located at 3103 E Main Street, the current location of First State Bank. City Planner Jondahl stated that the sign dimensions are that it will be 60 feet tall and 672 square feet. She stated that the Board of Adjustment had approved a variance to allow the billboard to be located within 1,000 linear feet of another billboard. She stated that the only remaining criteria that has not been met is the design standards—a standalone structure shall consist of brick or stone veneer, or other exterior facade material for a minimum of 75% of the structure.

Staff recommends approval of this special use permit with the following conditions:

1. The re-constructed sign will meet the design standards outlined in the Russellville Zoning Code.

As a result of the finding below:

1. The Board of Adjustment granted a variance reducing the spacing requirement to 675 instead of the 1,000 linear foot requirement.

-OR-

Staff recommends that the Planning Commission deny this application as a result of the findings below:

1. The billboard is located approximately 675 to 700 feet away from an adjacent billboard, which is within the 1,000 linear foot limitation; and
2. It is unclear if the Design Standards for the proposal have been met; and
3. Per ARDOT regulations a variance to the regulations is not recognized for outdoor advertising control purposes.

Commissioner Black made a motion to approve the application as presented. The motion was seconded by Commissioner Jacimore and passed unanimously.

The Third Order of Business is a Special Use Permit to allow an Auto Wrecker Service and an Auto Repair Garage business in a C-2 zone, located at 3933 E Main Street. Submitted by Cogswell Motors, Inc on behalf of GCK Properties, LLC. (SPUP-0123-000321)

Planner I Marchant stated that the existing conditions are that this property was previously a vacant warehouse building. She stated that Cogswell Wrecking Service began renovating the property at the beginning of this year utilizing the existing metal frame of the structure on site. She stated that Staff was not initially aware that the site improvements were going to be as substantial as they were. She stated that the property is located adjacent to an RV Service business to the west, Fastenal to the east, residential properties and Beacon Tire to the south, and I-40 to the north. She stated that the property and all surrounding properties are zoned C2 Highway Commercial. She stated that the residential development to the south is zoned R-2. Planner I Marchant stated that this property has undergone a full renovation in the last several months in which the building on site was taken down to the metal frame and reconstructed. She stated that the intent of the Zoning Code is that when a property is redeveloped that it would come into full compliance with the standards outlined in the Code. She stated that this has highlighted a gap in the Zoning Code. Planner I Marchant stated that based on this intent, Staff is requesting 2 trees and 3 shrubs be planted on the property in front of the fence. She stated that building permits cannot be issued to a metes and bounds property, therefore a Property Boundary Verification is required. She stated that the applicant has shown compliance with the Automobile Wrecking Junk Yard regulations including a 8' sight obscuring fence, and the applicant has shown compliance with the regulations for an Auto Repair Garage. Planner I Marchant stated that the renovated structure is in visual harmony with the surrounding buildings and the facade

material meets the intent of the Zoning Code. She stated that the applicant has confirmed they are compliant with the Arkansas State Towing and Recovery Board standards. She stated that the applicant has submitted a parking analysis that illustrates the site will provide adequate parking including 1 ADA space. She stated that parking layout compliance must be confirmed prior to Certificate of Occupancy.

Staff recommends approval of this special use permit with the following conditions:

1. Apply for a Property Boundary Verification; and
2. Confirm parking compliance prior to Certificate of Occupancy; and
3. Plant two trees and three shrubs on the west side of the property in front of the fence.

As a result of the findings below:

1. The applicant demonstrates compliance with the regulations within Article 2.10 of the Russellville Zoning Code; and
2. The proposed use is in line with the adjacent use in this district; and
3. Current traffic routes are constructed in such a way to handle the traffic from the business.

Laura Drown stated that their contractor drew the required trees and shrubs into the plans, but he has put them in front of the building instead of in front of the fence. She stated that that would save them some money, not having to pour concrete, and that it would be easier to maintain than if it were in front of the fence.

Commissioner Black asked Planner I Marchant what the reason was for putting the trees and shrubs on the west side fence. Planner I Marchant stated that it was to add further screening to the gravel storage area.

Commissioner Smith made a motion to approve the application. The motion was seconded by Commissioner Jacimore and passed unanimously.

The Fourth Order of Business is a Revision of Hudson Harbor PUD, located off of Marina Road. Submitted by Barrett & Associates on behalf of Will & Laura Wetzel & Butler Family Properties. (ZONE-0623-000376).

City Planner Jondahl stated that Planned Unit Development allows for flexibility in Land Use: Developers can propose a mix of uses and recreational spaces, allowing for a more diverse and integrated community. She stated that this enables developers to create unique and innovative projects that may not be feasible otherwise. City Planner Jondahl stated that it allows design and aesthetic control: PUDs allow developers to have greater control over the design and aesthetics of the development. She stated that they can create a cohesive and distinctive look by implementing specific architectural styles, landscaping, and materials throughout the project. She stated that this may enhance the overall quality of the community. City Planner Jondahl stated that it allows community amenities and open spaces: by incorporating recreational facilities into the development, developers create a more attractive and desirable living environment, fostering

a sense of community for residents. City Planner Jondahl stated that public infrastructure and 8 building permits have been issued. She stated that 4 of those are complete. She stated that there are 20 home sites within the PUD. She stated that the property is zoned PUD from the surrounding R1 zone. City Planner Jondahl stated that this PUD was originally approved under ordinance 2319 with conditions that included 4 floor plans ranging in size from 1,382 to the largest home size of 1,724 sf, houses shall be built with stone and clad materials, decorative lighting shall be installed, landscaping throughout the site, and the layout included open space with access to Lake Dardanelle and a gazebo. She stated that ordinance 2409 amended Ordinance 2319 to allow for additional housing units and the addition of decks. She stated that this application is to amend the original approval to include an allowance for an additional facade material, Everlast Composite Siding. City Planner Jondahl stated that the purpose of this development is to promote diverse aesthetics within the community while preserving a distinct and personalized appearance through the approved materials. She stated that feedback from the neighboring community influenced the final selection of materials incorporated into the PUD. She stated that ordinarily, the City lacks the jurisdiction to govern materials used in individual single-family homes, however, transitioning from a single-family zone to PUD granted the City enhanced authority to regulate aspects such as facade materials. City Planner Jondahl stated that the addition of an additional facade material will not detract from the development nor would it reduce the design and aesthetic control requested by the original developer. She stated that the developer is requesting to add this material as a way to create a unique and innovative development. She stated that in an effort to allow the developer the option of this additional facade material the following conditions could be included to ensure that the original aesthetic controls and intent of the development remain intact.

1. Approved facade material is updated to read Everlast Composite Siding, Brick, and Rock; and
2. Everlast Composite Siding shall not be installed on adjacent structures; and
3. At a minimum all facades must utilize two of the approved siding captions with the option to include all three.

City Planner Jondahl stated that when homes exhibit distinct appearances from the neighboring structures, they become more visually appealing. She stated that from a planning perspective, we should consider the aforementioned requirements.

Forward this application to update the original approval to include the following conditions:

1. Ordinance 2319 and amendment Ordinance 2409 remain in effect; and
2. Approved facade material is updated to read Everlast Composite Siding, Brick and Rock; and
3. Everlast Composite Siding shall not be installed on adjacent structures; and
4. At a minimum all facades must utilize two of the approved siding options, with the option to include all three.

As a result of the findings below:

1. The intent of the proposal meets the intent of the original approval to maintain the aesthetics of the community; and
2. Everlast Composite Siding does not detract from the original intent; and

3. The subdivision has been constructed in compliance with the original approval.

Will Wetzel stated that he believes that since the original approval of this PUD some things have changed in regard to building materials throughout the state. He stated that there are now more appealing options available. He stated that there is a housing need in Russellville and he is trying to help. Mr. Wetzel stated that his only issue with Staff's recommendation is that it cannot be on adjacent structures. He stated that it already says that there are already different site plans that make the individual houses different on their own, and that they plan on using different colors and schemes so that there are not two lookalike properties right next to each other.

Commissioner Jacimore asked Mr. Wetzel if this was the material being used in Overland Park. Mr. Wetzel confirmed that some of the houses are made with this material.

Commissioner Black asked City Planner Jondahl if the recommendation regarding adjacent structures was on the original PUD. City Planner Jondahl stated that it was not because there were only two materials in the plan.

Commissioner Black as City Planner Jondahl if the original approval had any stipulations on whether the houses were brick or stone. City Planner Jondahl stated that the original approval required there be two materials on each building. She stated that they are maintaining this, but seek to allow a third material option.

Commissioner Jacimore made a motion to approve the application, omitting the requirement "Everlast Composite Siding shall not be installed on adjacent structures." The motion was seconded by Commissioner Smith and passed unanimously.

The Fifth Order of Business is Rezoning a property from R-1 to R-O located at 1805 W Main Street. Submitted by The Lighthouse Companies on behalf of Deanna Arivett. (ZONE-0623-000372).

Commissioner Jacimore made a motion to table the application. The motion was seconded by Commissioner Hatley and passed unanimously.

The Sixth Order of Business is Rezoning a property from R-1 to C-2, located in the 300 Block of Hob Nob Road. Submitted by Barrett & Associates on behalf of Legends Resort & Casino LLC (ZONE-0623-000376).

City Planner Jondahl stated that located south of Hob Nob Road north of Interstate 40 is this vacant property within City Limits zoned R1 Single Family Residential. She stated that the portion south of Hob Nob is primarily zoned R1 Single Family Residential with the two areas adjacent to the interstate zoned C2 Highway Commercial. City Planner Jondahl stated that in this area businesses include the State Police Driver Testing Facility, a gravel facility, ARDOT Highway storage yard, and agricultural property. She stated that there are no single family

residential properties along Hob Nob Road between Weir Road and Bradley Cove Road. City Planner Jondahl stated that during the Large Scale Development process the applicant was notified that this area needed to be rezoned prior to construction of the detention pond on this portion of their property. City Planner Jondahl stated that many of the properties along Hob Nob between Weir Road and the Alaskan Trail intersection are undeveloped or are commercially or industrially developed properties. She stated that with the casino proposed along the north side of Hob Nob and the likelihood of commercial development coupled with the Future Land Uses being Suburban Center it is reasonable to consider that single family residential may not be the highest and best use of this property. City Planner Jondahl stated that the second item to consider is the ReImagine Russellville 2040 comprehensive plan, as a guide for decision making, defining this area as “Suburban Center,” which are large commercial centers in the city. She stated that these areas will be well landscaped complexes. She stated that using this description from the Comprehensive plan it would suggest that, if approved, this area would be more accurately zoned as C2 Highway Commercial. City Planner Jondahl stated that the last thing to consider is the value or income potential of the property. She stated that typically changing the zone from R1 Single family residential to C2 Highway Commercial would increase the income or value potential of those properties zoned as R1, however many of the surrounding properties have already been purchased at rates higher than what one would anticipate and the request is not being made as a result of obtaining an increased value. She stated that this is in alignment with the comprehensive plan and will accurately reflect future growth within this area.

Forward this application to the City Council for approval of the request to rezone the property from R1 Single Family Residential to C2 Highway Commercial as a result of the findings below:

1. The application is in line with existing and Future Land Uses within the area; and
2. The proposal aligns with the ReImagine russellville 2040 Comprehensive Plan; and
3. The value or income potential of the property should remain the same.

David Garza, Barrett & Associates, stated that they are making this request as this will be the location of the required detention pond. He stated that they are just following the process of having this rezoned.

Commissioner Black made a motion to approve the application. The motion was seconded by Commissioner Jacimore and passed unanimously.

Meeting adjourned.

Chairperson