

**CITY OF GENTRY
PLANNING & ZONING COMMISSION
REGULAR MEETING**

THURSDAY, MAY 16, 2019

PUBLIC HEARING

Crowder Sub-division: Petition for Rezoning

PLANNING COMMISSION

- Roll Call
- Review of Minutes- April 18, 2019
- Crowder Sub-Division- Ferdi Fourie
 - Zoning Request Vote
 - Sketch Plan w/checklist
 - Update on annexation

- Rustic Ridge Sub-Division – Mark Smithson to present
 - * Sketch plan w/checklist
 - * Preliminary Plan w/checklist

- Children Advocacy Center of Benton Co. – Natalie Tibbs, Executive Director of CAC to present
 - * Questions about zoning ordinance
 - * Emergency Facility definitions
 - * Explain who they are and what they do



City of Gentry Petition for Rezoning

To be completed by property owner/representative:

Property Owner Name	Steele Development, Inc.
Address or Parcel #	1751 W. Main Street; Parcel #'s 18-13369-001, 10-00120-121
Mailing Address	Owner: 400 Peach Orchard Road, Bentonville, AR 72712 Representative: 4024 Wagon Wheel Rd, Springdale, AR 72762
Phone Number	479-715-6622(owner); 479-381-1066(representative)
Current Zoning	County; Agricultural
Proposed Zoning	R-2; R-3 and C-2

I understand and accept the allowances and restrictions of the zoning requested above.

I consider the land suitable for all of the uses allowed in the zoning district being requested.

I do not consider that the zoning being requested will be detrimental or harmful to surrounding land owners.

I consider the uses allowed within the district being requested to be compatible with the uses surrounding the land described above.

The addresses of all adjacent land owners are listed on the back of this form and I consider them to be complete and accurate for the purposes of public notice as required by the Gentry Zoning Ordinance.

I hereby certify that all of the information I have entered on this form is true and accurate.

04-25-2019

Signature

Date

Please see the Petition for Rezoning Checklist for other items needed to process this application.

Contact City Hall at (479) 736-2555 for more information.

Staff Use Only:	
Date Application Submitted	4/25/19
PC Meeting Date	05/16/19
Fee Paid (\$75.00)	\$75.00 135412
Date Ad Ran in Newspaper	
Date Signs Placed	

NOTICE OF INTENT TO REZONE

(Name) Steele Development, Inc.

has requested the Gentry Planning Commission to set a public hearing date to consider rezoning the following property from Agricultural

to R-2 (Medium Density Residential); R-3 (High Density Residential) and C-2 (General Commercial)

The legal description of the property is as follows:

(Attached)

The common description of the property is:

1751 W. Main Street
Gentry, AR 72734

Proposed land use:

Duplex lots, multi-family residential and general commercial

Planning & Zoning Committee		
Request Approved	YES	NO
Date		
Initials		

City Council Action		
Petition Accepted	YES	NO
Ordinance Number		
Date		
Initials		

MEDIUM DENSITY RESIDENTIAL (R-2)

A PART OF TRACT 1 OF A TRACT SPLIT RECORDED AS DOCUMENT L201817183 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS AND BEING A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 04, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE SW1/4; THENCE N87°23'26"W 19.80 FEET; THENCE N01°54'53"E 17.81 FEET TO THE POINT OF BEGINNING;

THENCE N86°59'31"W 739.21-FEET; THENCE N03°00'29"E 480.00-FEET; THENCE N86°59'31"W 50.00-FEET; THENCE N03°00'29"E 315.26-FEET; THENCE N01°54'53"E 219.55-FEET; THENCE S87°00'30"E 348.49-FEET; THENCE N03°00'29"E 480.00-FEET; THENCE N03°00'29"E 175.04-FEET; THENCE N85°18'51"E 50.37-FEET; THENCE N87°20'30"E 200.43-FEET; THENCE S01°54'52"W 1023.07-FEET TO THE POINT OF BEGINNING, CONTAINING 17.66 ACRES OR 769,214 SQUARE FEET MORE OR LESS.

GENERAL COMMERCIAL (C-2)

A PART OF TRACT 1 OF A TRACT SPLIT RECORDED AS DOCUMENT L201817183 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS AND BEING A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 04, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE SW1/4; THENCE N87°23'26"W 19.80 FEET; THENCE N01°54'53"E 17.81 FEET; THENCE ALONG THE EAST PROPERTY LINE OF SAID TRACT 1 AS SHOWN ON A PLAT FILED AS L201817183 IN THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS N01°54'52"E 1023.07-FEET TO THE POINT OF BEGINNING;

THENCE N87°20'30"W 200.43-FEET; THENCE S85°18'51"W 50.37-FEET; THENCE N87°00'30"W 175.04-FEET; THENCE N02°16'04"E 252.03-FEET; THENCE S87°20'30"E 423.94-FEET; THENCE S01°54'52"W 246.63-FEET TO THE POINT OF BEGINNING, CONTAINING 2.43 ACRES OR 105,934 SQUARE FEET MORE OR LESS.

HIGH DENSITY RESIDENTIAL (R-3)

A PART OF TRACT 1 OF A TRACT SPLIT RECORDED AS DOCUMENT L201817183 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS AND BEING A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 04, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE SW1/4; THENCE N87°23'26"W 19.80 FEET; THENCE N01°54'53"E 17.81 FEET; THENCE ALONG THE EAST PROPERTY LINE OF SAID TRACT 1 AS SHOWN ON A PLAT FILED AS L201817183 IN THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS N01°54'52"E 1269.70-FEET; THENCE ALONG THE NORTH PROPERTY LINE OF SAID TRACT 1 N87°20'30"W 423.94-FEET TO THE POINT OF BEGINNING;

THENCE S02°16'04"W 252.03-FEET; THENCE N87°00'30"W 348.49-FEET; THENCE ALONG THE WEST PROPERTY LINE OF SAID TRACT 1 N01°54'53"E 250.02-FEET; THENCE ALONG THE NORTH PROPERTY LINE OF SAID TRACT 1 S87°20'30"E 350.01-FEET TO THE POINT OF BEGINNING, CONTAINING 2.01 ACRES OR 87,663 SQUARE FEET MORE OR LESS.

CITY OF GENTRY

SUBDIVISION CHECKLIST
SKETCH PLAN

SUBDIVISION NAME Crowder Subdivision				OWNERS NAME Steele Development, Inc.		DATE SUBMITTED 4-26-2019
STREET ADDRESS 1751 W. Main Street				OWNERS ADDRESS 400 Peach Orchard Road Bentonville, AR 72712		FEE PAID
ZONING N/A	SECTION 4	RANGE 33	TOWNSHIP 18	CITY, STATE, ZIP Bentonville, AR 72712	PHONE NUMBER 479-715-6622	# OF LOTS 47 Duplex 1 Multi-Family 2 Commercial

A PLAN WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the sketch plan review stage. 10 copies must be filed 10 days prior to the Planning Commission meeting. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission.

REVIEW STAGE SKETCH	REQUIRED ITEMS All required items listed below will be included.
	1. Location of all bordering streets.
	2. General location of all proposed streets within the subdivision.
	3. General size and shape of lots.
	4. Ownership of surrounding property.
	5. Location & size of existing utilities.
	6. Legal description of property.
	7. General location of problem areas such as floodplain, wetland, rock outcrop, increases in traffic on connecting street(s), what extent of existing street improvement will be done by developer due to the new development.
	8. General description of tree cover.
	9. Location map showing relationship to City of Gentry.

PLANNING OFFICIALS SIGNATURE AND DATE	
	GENERAL COMMENTS AND DIRECTION

Public Notice

You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on May 17, 2018 at 7:00 p.m. at the Gentry Court Chambers. This hearing is to consider a request by Grand Estates LLC, to change the zoning for the property located at Parcel #10-13369-000 from A-1 Agricultural to R-2 Medium Density Residential.

For those unable to attend the meeting, you may phone 479-736-2555 ex. 2 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734.

April 19, 2018

City of Gentry Administration

Please publish in the WEO May 2, 2018.

Petition for Rezoning Checklist



Please Note! The rezoning application will not be accepted at the date of submittal if the following items are not submitted with the application.

1. Completed Application Form

2. Payment of Application Fee (\$75.00)

3. Legal Description

OTHER INFORMATION:

- The Planning Department staff will advertise this rezoning request and notice of a public hearing in the *Northwest Arkansas Democrat-Gazette* no later than 15 days prior to the Planning Commission date.
- The city will post a public hearing sign on the subject property no later than 15 days prior to the Planning Commission date.

Procedure to Withdraw a Rezoning Request

A rezoning request may be withdrawn by two methods:

- A. The owner(s) may make the request in writing and submit that request to the Planning Department one week before the Planning Commission meeting at which the public hearing will be held.
- B. The owner(s) may appear at the public hearing and request that the zoning be withdrawn.

* * The applicant will not receive a refund if the item is removed from the agenda. * *

The public hearing will be held May 16, 2019 at 7:00 p.m. It will be held at 104 S Main St.

City of Gentry

101 W. Main St.
Gentry, AR 72734
(479) 736-2555
www.gentryarkansas.us

The City of Gentry
101. W Main St.
Gentry, AR 72734

April 30, 2019

Dear Resident,

This is a Public Notice.

You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on May 16, 2019 at 7:00 p.m. at the Gentry Court Chambers. This hearing is to consider a request by Steele Development to change the zoning for the parcel numbers 18-13369-001, 10-00120, 10-00121 from Agricultural to R-2 (Medium Density Residential); R-3 (High Density Residential) and C-2 (General Commercial).

For those unable to attend the meeting, you may phone 479-736-2555 ex. 2 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734.

Sincerely,

City of Gentry



NAME	Physical Address	ADDRESS	CITY	STATE	ZIP	Parcel	Parcel	Parcel	Mailed Notice	Home Visit
TURNING POINT FELLOWSHIP	W. Main St	P.O. BOX 876	GENTRY	AR	72734	18-13369-003			5/1/2019	5/1/2019
JUNIOR S. WILSON	1780 W Main St	P.O. BOX 111	GENTRY	AR	72734	10-00108-100			5/1/2019	5/1/2019
CHARLES R. & MABLE A. ARNOLD	1690 W Main St	1690 W MAIN ST	GENTRY	AR	72734	10-00093-000			5/1/2019	5/1/2019
GRAND ESTATES LLC	Crowder Ave	400 PEACH ORCHARD RD	BENTONVILLE	AR	72712	10-00120-002	18-13369-002		5/1/2019	5/1/2019
GERALD G. SHAY	21220 Jerald Shea Rd	P.O. BOX 1502	GENTRY	AR	72734	10-00120-075	18-13373-000	10-00120-073	5/1/2019	5/1/2019
BARBARA C. CROWDER	21441 Jerald Shea Rd	P.O. BOX 514	GENTRY	AR	72734	18-13372-000			5/1/2019	5/1/2019
MARVIN H. & MAUREEN R. OWNBEY	Betty Baker/ Jerald S	P.O. BOX 313	GENTRY	AR	72734	18-13370-002			5/1/2019	5/1/2019

NORTHWEST ARKANSAS Democrat Gazette

Published by the Democrat-Gazette, Inc., 101 W. Main Street, Gentry, Arkansas 72734

AFFIDAVIT OF PUBLICATION

I, Cathy Staggs, do solemnly swear that I am the Accounting Manager of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

City of Gentry
Public Notice

Was inserted in the Regular Edition on:
April 29, 2019

Publication Charges: \$35.10


Cathy Staggs

Subscribed and sworn to before me
This 30th day of Apr, 2019.



Notary Public
My Commission Expires: 3-16-25



Public Notice
You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on May 16, 2019 at 7:00 p.m. at the Gentry Court Chambers. This hearing is to consider a request by Steele Development, Inc., to zone the property located at Parcel #18-13369-001, 10-00120, 10-00121.
For those unable to attend the meeting, you may phone 479-736-2555 ex. 2 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734. April 25, 2019
City of Gentry Administration
74926999 Apr. 29, 2019

****NOTE****

Please do not pay from Affidavit.
Invoice will be sent.

City Hall → 736-2555

CITY OF GENTRY

SUBDIVISION CHECKLIST

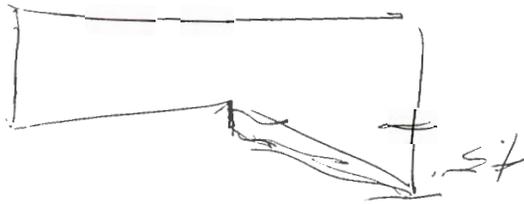
SKETCH PLAN

SUBDIVISION NAME <i>Rustic Ridge</i>				OWNERS NAME <i>RLP Developments, LLC</i>		DATE SUBMITTED
STREET ADDRESS				OWNERS ADDRESS <i>P.O. Box 3207</i>		FEE PAID
ZONING <i>R-1</i>	SECTION <i>10</i>	RANGE <i>33</i>	TOWNSHIP <i>18</i>	CITY, STATE, ZIP <i>Bartonville, AR 72712</i>	PHONE NUMBER <i>530-2337</i>	# OF LOTS <i>27</i>

A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the sketch plan review stage. 10 copies must be filed 10 days prior to the Planning Commission meeting. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission.

REVIEW STAGE SKETCH	REQUIRED ITEMS All required items listed below will be included.
	1. Location of all bordering streets.
	2. General location of all proposed streets within the subdivision.
	3. General size and shape of lots.
	4. Ownership of surrounding property.
	5. Location & size of existing utilities.
	6. Legal description of property.
	7. General location of problem areas such as floodplain, wetland, rock outcrop, increases in traffic on connecting street(s), what extent of existing street improvement will be done by developer due to the new development.
	8. General description of tree cover.
	9. Location map showing relationship to City of Gentry

PLANNING OFFICIALS SIGNATURE AND DATE	
	GENERAL COMMENTS AND DIRECTION: _____ _____ _____ _____



PC 3rd Floor
to Court House
100 E Main

CITY OF GENTRY

SUBDIVISION CHECKLIST
PRELIMINARY PLAT

SUBDIVISION NAME <i>Rustic Ridge</i>				OWNERS NAME <i>RLP Developments, LLC</i>	DATE SUBMITTED	DATE COMPLETED & ACCEPTED
STREET ADDRESS				OWNERS ADDRESS <i>P.O. Box 3207</i>		FEE PAID <i>\$50 + 1/2</i>
ZONING <i>R-1</i>	SECTION <i>10</i>	RANGE <i>33</i>	TOWNSHIP <i>18</i>	CITY, STATE, ZIP <i>Bentonville, AR 72712</i>	PHONE NUMBER <i>(479) 530-2337</i>	# OF LOTS <i>27</i>

If a proposed Preliminary Plat fails to meet all requirements, it may be disqualified by the Planning Commission and shall not be re-submitted for consideration by the Planning Commission until the deficiencies have been addressed by the Developer. Otherwise, approval of the Preliminary Plat will be evidenced by the signature of the Chairman or acting Chairman of the Planning Commission.

REVIEW STAGE PRELIMINARY	REQUIRED ITEMS All required items listed below will be included.
	1. Name of Subdivision & Subdivider
	2. Written legal description of the property
	3. Current zoning of property
	4. Names, addresses & telephone number of the owner, developer, surveyor and engineer
	5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.
	6. Date of the plat and application
	7. A vicinity map showing the location of the property to be subdivided within the City's planning area.
	8. The location and size of all existing utilities and proposed utilities to be utilized by the subdivision. Engineering certification will be required with respect to the adequacy and suitability of existing (or upgraded) utilities with respect to the additional service requirements of the subdivision.
	9. Location, name and kind of surface of each existing and/or platted street and utility easement, public open space and permanent buildings within the subdivision
	10. Topography at two-foot intervals for grades less than ten percent and at five-foot intervals for grades (of) ten percent and more.
	11. Identify intended use for lots on which other than residential uses are proposed
	12. Building setback lines
	13. A drainage report executed by an engineer duly licensed by the State of Arkansas, including information related to current drainage condition of the property and addressing drainage changes that will be caused by the development. Such report shall include a certification by the engineer that the proposed development will not adversely affect drainage with respect to either the upstream or downstream properties.
	14. Street, sidewalk & curb design shown & designed per ordinance #2005-572 Sec.2.
	15. Standard street lights shall be installed at each intersection and along one side of each street at an interval to be determined by the Planning Commission.
	16. Signatures of Authorities having jurisdiction over Utility, Street and Fire issues are required.

The subdivider shall submit to the Planning Commission an application for preliminary plat approval and 6 copies of the preliminary plat together with the supporting data at least 10 days prior to the meeting. Of the Planning Commission at which consideration is requested. The preliminary plat and approval shall include the required items above.

CITY OF GENTRY

SUBDIVISION CHECKLIST
PRELIMINARY PLAT

Signatures of Authorities having jurisdiction.

Utility	
Street	
Fire	

PLANNING OFFICIALS SIGNATURE AND DATE	
	DENIED REASON: _____ _____
	APPROVED – NO STIPULATIONS
	APPROVED WITH THE FOLLOWING STIPULATIONS: 1. _____ 2. _____ 3. _____

Jenny Trout

From: Mark Smithson <mark.smithson@cityofgentry.com>
Sent: Friday, May 10, 2019 8:26 AM
To: Jenny Trout
Cc: Kevin Johnston
Subject: FW: CAC
Attachments: IMG_0622.JPG; IMG_0623.JPG; IMG_0628.JPG; Organization Description.docx

This is from the group coming to speak to the Commission next week. Can we include this email and documents with their packets?

From: Natalie Tibbs <natalie@cacbentonco.com>
Sent: Thursday, May 9, 2019 2:11 PM
To: Mark Smithson <mark.smithson@cityofgentry.com>
Cc: Kevin Johnston <kevin.johnston@cityofgentry.com>
Subject: CAC

Good afternoon, Mark! I wanted to send some documents ahead of time for preparing for next weeks meeting. I have attached three views of the outside of our building along with a sheet that describes what our organization does and some statistics tied to what we do as well.

The main location of the CAC will remain in Little Flock. The location in Gentry will better serve the cities in Western Benton County – targeting Siloam Springs, Gentry, Gravette, Decatur, Highfill, Sulphur Springs and some of Centerton. It can also serve children from Oklahoma that also do not have easy access to a CAC for services. We projected, based on current numbers, to serve approximately 200 children in the last half of this year had the Center opened in time.

I have received the first go at a rendering for the new satellite Center and will have that with me next week. The builder will be attending with me as well as potentially one of our board members. I will have packets of information for each committee member as well. Can you possibly provide me a list of names of who is on the Commission?

Anything else you feel important for me to provide at this time or should prepare for next week? Thank you so much for your help. I greatly appreciate your assistance and look forward to working with you all further!

Natalie Tibbs, RN SANE-A SANE-P

Executive Director
Benton Co. MDT Coordinator

2113 Little Flock Dr. Little Flock, AR 72756
(479)621-0385 (ph)
(479)621-0467 (fax)



Mission: Empowering Children to Find their Voice
Vision: Eliminate Child Abuse



Cherishing Children

Dinner and Awards Presentation
featuring Rachael Denhollander

John Q. Hammons Center

3303 S. Pinnacle Hills Pkwy, Rogers, AR
September 5, 2019 6:30 p.m.

Honorary Chairs:
Doug & Shelley McMillon
Committee Chair:
Jody Pinson

Presented by



IRi
Innovative. Intelligent. Inspiring.

Benefiting



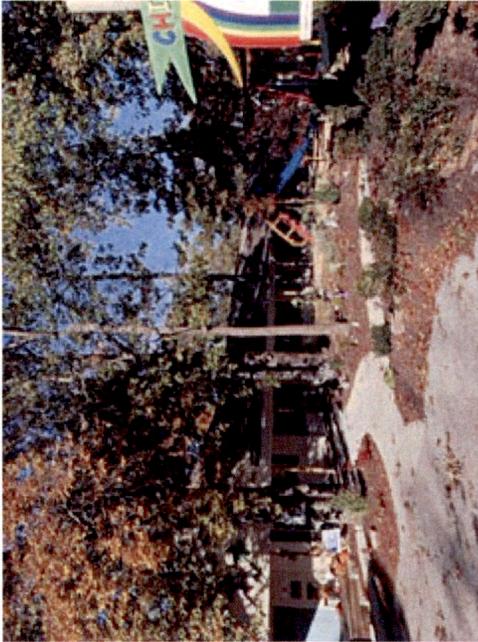
John Q. Hammons Center

Privacy Notice

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ORGANIZATION DESCRIPTION



Our Vision: Eliminate Child Abuse

Our Mission: Empowering Children to Find their Voice

Our Purpose: To provide a safe place for child abuse victims and their families to receive comprehensive services from dedicated professional advocates, interviewers, nurses, and counselors in a child-friendly atmosphere through a coordinated team approach as well as provide child abuse prevention, awareness, and education to the community.

At the Children's Advocacy Center of Benton County abused children and their families can receive the support needed to deal with abuse. We are available to serve all Benton County child abuse victims under age 18 after a report has been made to the Arkansas Child Abuse Hotline.

We Provide:

- A child-friendly and non-threatening environment
- Trained forensic interviewers (bilingual services available)
- Specialized Sexual Assault Nurse Examiner and an on-site medical exam room
- Child advocates to assess family needs and provide follow-up, support, and referral services (bilingual services available)
- On-site counselors to meet with the child and non-offending family members (bilingual services available)
- Training and education to the community
- All services provided at no charge to the family

Statistics:

- 1 in 4 girls and 1 in 6 boys will experience some form of sexual abuse by the time they are 18.
- Statistics indicate less than 30 percent of parents ever talk with their kids about sexual abuse and even when they do, they rarely discuss it with kids under the age of 9.
- In 2018, the CAC provided **977 initial services** to children and families, conducted **936 forensic interviews**, performed **134 forensic medical exams**, had **977 family advocacy interactions**, provided **2,333 counseling sessions** to children and their families, and facilitated educational trainings to over **6,003 individuals**.
- Since the CAC opened in 2000, we have seen over 10,400 children.