

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

THURSDAY, JUNE 20, 2019

PLANNING COMMISSION

- Roll Call
- Review of Minutes- May 16, 2019
- Pino's Group Services-Javier Escobar- regarding Marion Lee Rd property
- Rustic Ridge- Sketch Plan
 - Sub-Division Traffic Study Update
- Planning 301 open for registration

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, MAY 16, 2019

The Planning and Zoning Commission of the City of Gentry, Arkansas met on May 16, 2019 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

MEMBERS PRESENT

Mike Parks
Jim Kooistra
Wanda Meyer
Tammy Runyan
Jay Williams
Paul Church

MEMBERS ABSENT

Danny Feemster

Others in Attendance: City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Janie Parks, Natalie Tibbs with Children’s Advocacy Center, Mayor Kevin Johnston, Randy Moll and others.

PUBLIC HEARING

Crowder Sub-division: Petition for Rezoning

Discussions about rezoning requests by Grand Estates, LLC to change zoning from A-1 (agriculture) to R-2 medium density residential were had. Questions concerning rezoning within or without Gentry’s City limits were raised. It was stated that a portion of the property being considered was outside of Gentry’s City limits and was therefore not eligible for approval by the Planning and Zoning Commission. The land must first be approved for annexation by the county then brought to the Planning and Zoning Commission as the P&Z Commission cannot recommend on land not yet within the City’s limits. This concluded the public hearing portion of the meeting.

PLANNING COMMISSION

Roll Call: Meyer-yes Runyan-yes Kooistra- yes Williams-yes Church-yes

Minutes of the April 18, 2019 Regular Meeting:

Motion: Meyer- To approve the minutes as presented

Second: Williams

Roll Call: Church-yes Kooistra-yes Williams-yes Meyer-yes Runyan-yes

Motion Passed.

1) Crowder Sub-Division with Ferdi Fourie

Mr. Fourie presented the Sketch Plan with checklist in connection to the request for rezoning and update of annexation. Special attention was given to the general location of all proposed street within the subdivision as well as discussions on location and size of existing utilities.

Motion: Williams-to accept the Sketch Plan with changes

Second: Kooistra

Roll Call:

Church- yes Kooistra- yes Williams- yes Meyer- yes Runyan- yes

Motion passed.

2) Rustic Ridge Sub-Division- Mark Smithson with Patrick Voy, Engineer

Patrick Voy presented the Sketch Plan with checklist. After much discussion on concerns for entry and exit of the proposed property, the remaining items on the checklist were reviewed and checked off. It was then suggested to the developer that further review of the plans regarding street entry/exit was necessary then to be presented before the P&Z Commission at a later date for consideration.

3) Children Advocacy Center of Benton Co. -Natalie Tibbs, Executive Director

Natalie Tibbs, Executive Director of the Children's Advocacy Center of Benton County presented with reasons and need for a new Center in Gentry. Those reasons included the location, as there is currently no other facility in the area besides the base location in Little Flock. Unfortunately, there is a great need for this Center in more than one location and Gentry would make an ideal area. The purpose for the request is that Gentry's current ordinance does not include this type of facility in its list of emergency faculties.

Motion: Runyan- to support the building officially, and that it be determined that the proposed facility is considered an emergency facility for purposes of serving children and families in need of those services

Second: Meyer

Roll Call:

Church- yes Kooistra- yes Williams- yes Meyer- yes Runyan- yes

With no further business, Chairman Mike Parks entertained a motion to adjourn.

Motion: Williams- to adjourn this meeting

Second: Kooistra

All in Favor- yes

NONE Opposed:

Motion passed.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

STASIV, OREST & NADIYA

MARION LEE RD
GENTRY, AR

[Basic](#)

[Land](#)

[Sales](#)

[Valuation](#)

[Improvements](#)

[View Map](#)

Basic Info

Parcel Number:	10-00148-550
County Name:	Benton County
Property Address:	STASIV, OREST & NADIYA MARION LEE RD GENTRY, AR
Mailing Address:	STASIV, OREST & NADIYA 403 WILSON DR GENTRY AR 72734-8662
Billing Address  :	STASIV OREST 403 WILSON DR GENTRY, AR 72734-8662
Total Acres:	0.94
Timber Acres:	0.00
Sec-Twp-Rng:	16-18-33
Lot/Block:	/
Subdivision:	16-18-33-GENTRY
Legal Description:	ALL NW NE LYING E OF CO RD & E OF RR ROW
School District:	C19 Gentry City
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

Active Layer: Parcels Saved Searches: --SELECT-- Clear Selection Print Email Map Selection Style: --Choose Color-- --Choose Size--





PETERS & ASSOCIATES
ENGINEERS, INC.

June 7, 2019

Mr. Patrick Foy, P.E.
Morrison-Shipley Engineers, Inc.
2407 SE Cottonwood Street
Bentonville, AR 72712

P1985
Rustic Ridge - Hwy 59
Gentry, Arkansas

Mr. Foy:

As requested, we have examined the proposed Rustic Ridge – Highway 59 intersection location site per the subdivision plan for Rustic Ridge dated May 10, 2019 you provided.

A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011, AASHTO, as well as ITE's "Guidelines to Driveway Design," indicates for a 45 MPH design speed (the Hwy 59 existing speed limit is posted at 45 MPH) that the intersection sight distance should be 619 feet to the right and 387 feet to the left from a stop location 14.5 feet from the edge of the nearest travel lane on Hwy 59 at the proposed street intersection. The results of the calculation are attached.

The proposed intersection was examined using Google Earth aerial photography as well as Hwy 59 plan and profile drawings secured from ARDOT (Job 090154, 2006; Sheets 87-88). Upon examination of the available sight distance at the proposed subdivision street location, it has been determined that the available intersection sight distance is in excess of the needed distance in either direction on Hwy 59. This indicates adequacy of the intersection sight distance for the Rustic Ridge intersection as proposed.

Please call if you have questions or wish to discuss.

Sincerely,
PETERS & ASSOCIATES ENGINEERS, INC.

Ernest J. Peters, P.E.
President



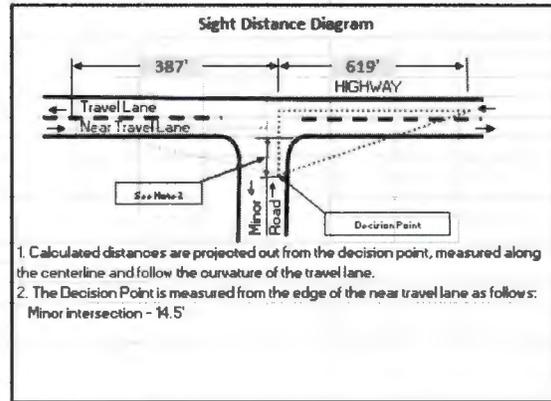
Rustic Ridge - Gentry, Arkansas
 Rustic Ridge and Hwy 59

Intersection Sight Distance	
Total Number of Travel Lanes	5
Number of Near Travel Lanes Crossed (Left Turn)*	2
Number of Travel Lanes Crossed (Right Turn)**	1
Median +/or Turning Lane Width	08'-12'
Posted Speed Limit	45
Design Speed	45
Highway Grade (Moving Left to Right)	6%
Minor Road Approach Grade	-6%

* Include all travel lanes that are completely crossed
 ** Typically only one lane for right turn

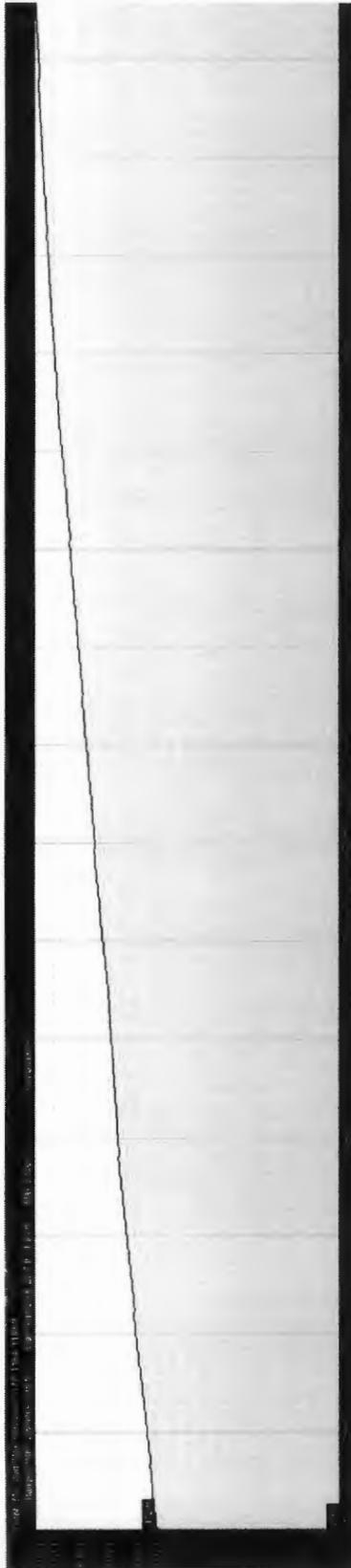
Left Turn from Minor Road (Case B1)	
From Chart	
ISD = $1.47 \times V_{major} \times T_g$	562.275
Multi Lane Adjustment for T_g	0.50
Minor Road Approach Adjustment	0
Adjustment Factor	1.10
Time Gap	8.5
ISD With Adjustments	619

Right Turn from Minor Road (Case B2)	
From Chart	
ISD = $1.47 \times V_{major} \times T_g$	429.98
Multi Lane Adjustment for T_g	0.00
Minor Road Approach Adjustment	0
Adjustment Factor	0.90
Time Gap	8.5
ISD With Adjustments	387

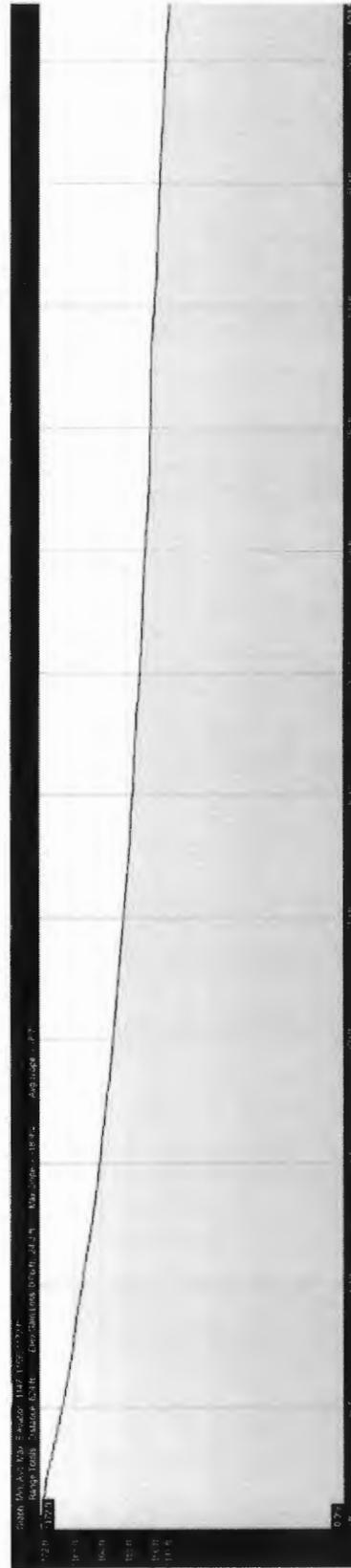




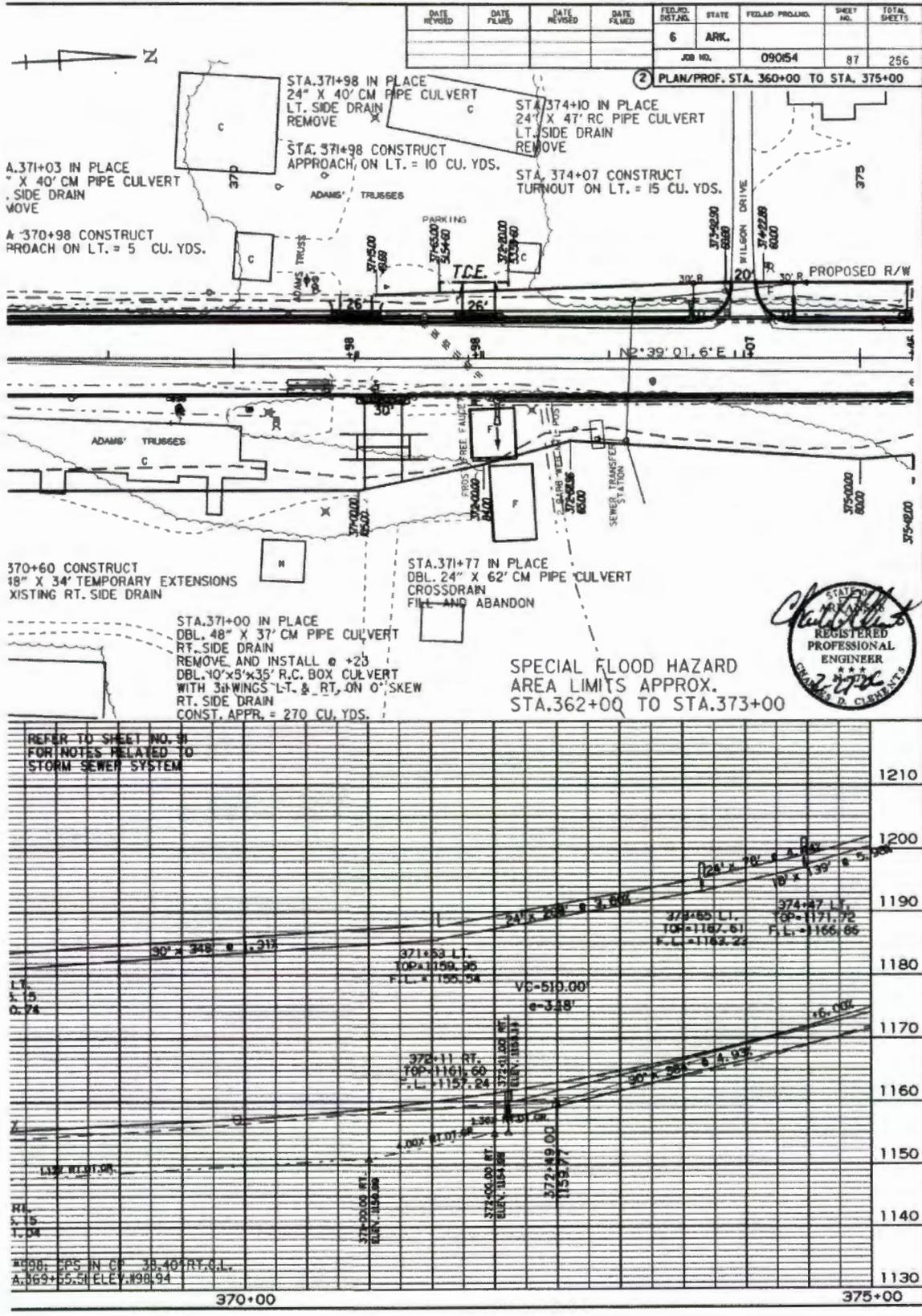
Needed Intersection sight distance for 45 MPH posted speed limit:
387 feet to left;
619 feet to right

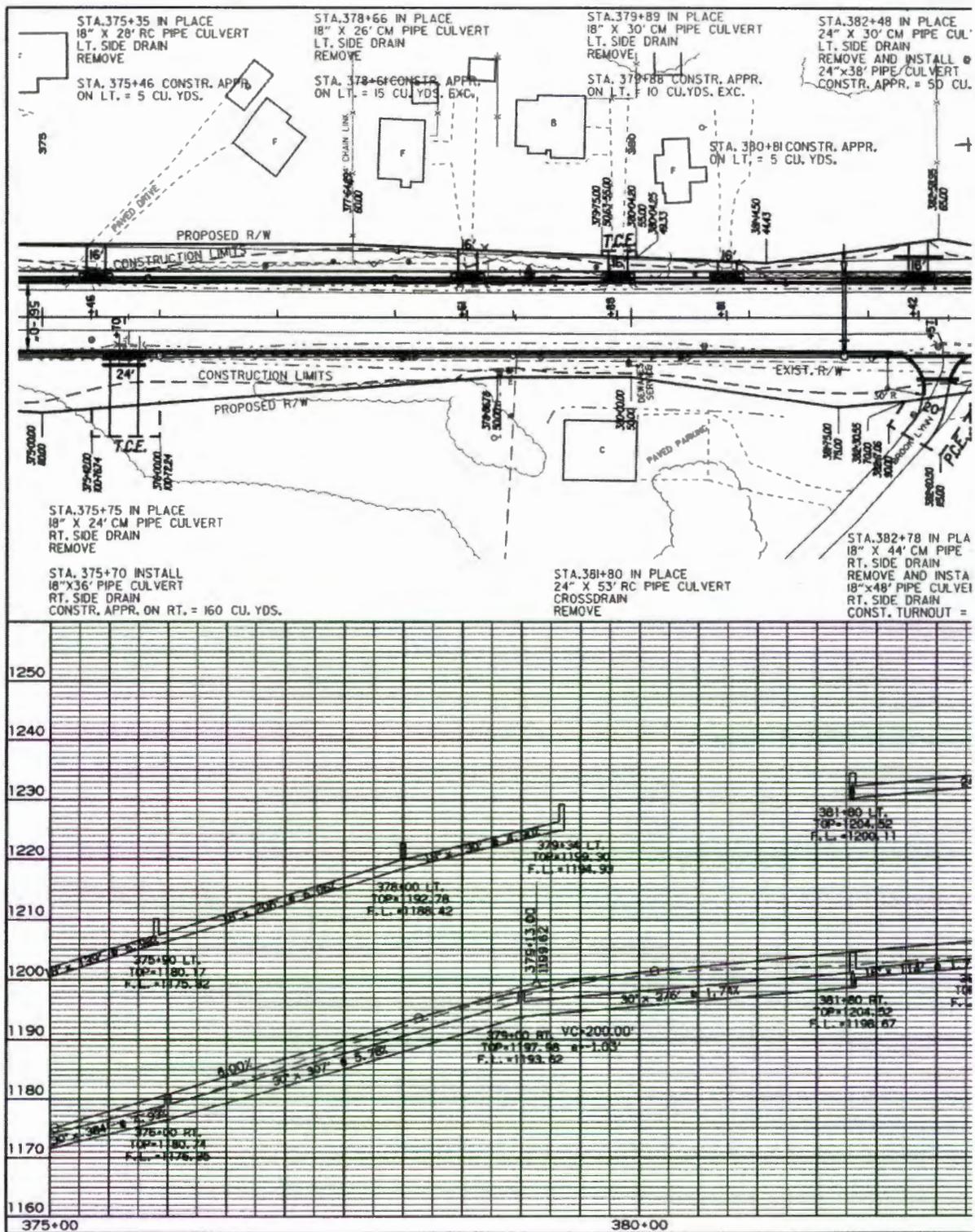


Profile looking to the Left



Profile looking to the right





PLANNING 301

Planning 301 is open for registration. Attendees include Planning Commissioners, Board of Adjustment members, Mayors, City Council Members, Fire Chiefs, and anyone else that wants to learn more about the work of Planning Commissions. [Register online by following this link](#) or help spread the word to those that would be interested.

Held on **Wednesday, July 24, from 10:00 am to 5:00 pm in Centerton, Arkansas**, you will learn about small area studies as well as planning and development districts. You will also continue to build your planning toolbox and apply what is being learned through case studies.

Since 1999, the Arkansas Public Administration Consortium (APAC) has partnered with the Arkansas Chapter of the American Planning Association to offer Planning Official Trainings. The trainings are developed and instructed by experienced Arkansas planners. We also appreciate the City of Centerton for hosting this training.

If you have questions, contact Lisa Crittenden at (501) 569-3436 or lacrittenden@ualr.edu

*****If you are interested in attending, please contact Tonya Carney and she will assist you with registration*****