

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: Eagle Holdings LLC Day Phone: 479-841-3586
Address: 196 E. Main Fax: 479 267 5912
Representative: Keith Mays Day Phone: _____
Address: 196 E. Main Fax: _____
Property Owner: Eagle Holdings LLC Day Phone: _____
Address: 196 E. Main 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 -- 403 S. Hunter
Current Zoning -- R-1 Proposed Zoning -- R-O-?

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:

I Would Like To Request A Conditional Use Permit For
403 S. Hunter To Be Able To Run A Pest Control Company out of
the House. It has Duplexes To the South and West and Vacant
Land To The East And A Single family home to the North

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 30 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 13th day of June, 20014.

403 S. Hunter Farmington
PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-1 to R-0 will be held on the 28th day of July, 2014, at 600 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.*

[Signature] Date 6/13/14
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.)*

[Signature] Date 6/13/14
Owner/Agent Signature

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

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

403 S. Hunter Farmington
Location:

Eagle Holdings LLC
Owned by:

NOTICE IS HEREBY GIVEN THAT an application has been filed for subdivision of the above property

The purpose of this request is to subdivide this property for development.

Explanation: To Rezone from R-1 to R-0

A hearing on said application will be held by the Farmington Planning Commission in City Hall, 354 W. Main Street, on July 28 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

EASEMENT DEED

LandTrust Title & Closing, Inc.
P.O. Box 626
Fayetteville, AR 72702-0626
(479) 251-9000

COPY

Doc ID: 008037810002 Type: REL
Recorded: 08/28/2005 at 03:38:52 PM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamos Circuit Clerk
File 2005-00038003

KNOW ALL MEN BY THESE PRESENTS:

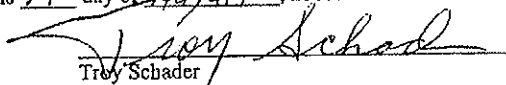
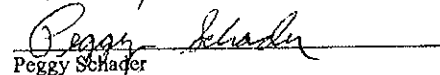
That Troy Schader and Peggy Schader, husband and wife, who hold a contractual interest in the described property below, herein after called GRANTORS, for and in consideration of the sum of One dollar and No/100 (\$1.00), and other good and valuable consideration paid by Rockwood Investments, LLC, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Rockwood Investments, LLC, hereafter called GRANTEEES, and unto their heirs and assigns forever, an easement for the purpose of utilities use and ingress and egress, more particularly described as follows:

An Easement for utilities and ingress and egress described as follows: Part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) and a Part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) all in Section 26, Township 16 North, Range 31 West, being more particularly described as follows: Beginning at the NW corner of said NW ¼ of the SE ¼ of said NW ¼ of the SE ¼, said point being an existing pipe; thence East along the North line of said 40 acre tract 106.60 feet to the center of State Highway 170; thence S 44°39'56" E along said centerline 28.82 feet; thence leaving said Highway 170 West 297.27 feet; thence N 02°46'00" W 20.52 feet; thence East 171.40 feet to the Point of Beginning.

Grantees and their heirs, assigns, and personal representatives shall have free access for utilities use, ingress and egress, to, from, and over the above-described access easement and, further, it is understood that the right to use said easement for utilities, ingress and egress to, from, over, upon and along the same, at any and all times and for any and all purposes, is granted to the Grantee. It is also understood that the Grantors retain an interest in the above described easement and have full and free access to the same at any and all times and for any and all purposes including but not limited to ingress and egress.

This easement shall be perpetual and shall run with the land.

WITNESS our hands this 24th day of August, 2005.

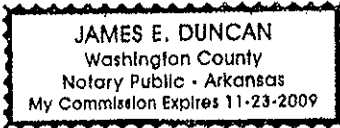

Troy Schader

Peggy Schader

ACKNOWLEDGMENT

State of Arkansas
County of Washington

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, Troy Schader and Peggy Schader, husband and wife, to me well known as the GRANTORS in the foregoing Easement Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 24th day of August, 2005.



James E. Duncan
Notary Public
My commission expires: 11/23/2009

Prepared under the supervision of: Audra L. Bailey, Attorney, P.O. Box 626, Fayetteville, AR 72702

File# 2013-00033675

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Linle Rock, Arkansas 72211
(501) 219-9388

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR
Wells Fargo Bank, N.A.

GRANTEE
The Secretary of Veterans Affairs, an Officer of
the United States of America, successors and assigns,
at 6900 Alameda Road, Houston TX 77030-4200

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Wells Fargo Bank, N.A., a corporation organized under and by virtue of the laws of the State of SC ("Grantor), by its VP and its AVP, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars (\$10.00), in hand paid by the Secretary of Veterans Affairs, an Officer of, the United States of America, its successors and assigns at 6900 Alameda Road, Houston, TX 77030-4200 ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Washington County, Arkansas, to wit:

A part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and a part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a point that is South 89 degrees 59 minutes 02 seconds East, 1312.9 feet and South 23.1 feet from the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 26 and running thence South 89 degrees 29 minutes 16 seconds East, 145.07 feet to the centerline of Arkansas State Highway No. 170 (South Hunter Road); thence Southeasterly along said centerline the following: South 37 degrees 06 minutes East, 36.0 feet; South 25 degrees 30 minutes East, 44.1 feet; South 11 degrees 48 minutes East, 21.3 feet; thence leaving said centerline and running North 89 degrees 29 minutes West, 190.6 feet; thence North 00 degrees 30 minutes 56 seconds West, 88.95 feet to the point of beginning, containing 0.353 acres, more or less. Subject to the Arkansas State Highway No. 170 (South Hunter Road) right-of-way along the East line and any other easements and/or rights-of-way of record.

More commonly known as: 403 South Hunter Street, Farmington, Arkansas 72730

Tax Parcel No.: 760-01601-300

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Wells Fargo Bank, N.A. hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of Wells Fargo Bank, N.A. is hereunto affixed by its
VP and its AVP, this 20th day of
Sept, 2013.

Wells Fargo Bank, N.A.

By: Brian Oberg

Title: VP

By: Paul Hanks

Title: AVP

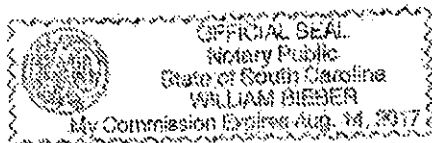
ACKNOWLEDGMENT

STATE OF South Carolina

COUNTY OF York

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Gwen Oberg and Leah Pemble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such persons to be the president (or other such officers authorized to execute the instrument) of Wells Fargo Bank, N.A., the within-named bargainor, a corporation, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in York, SC this 20th day of Sept 2013

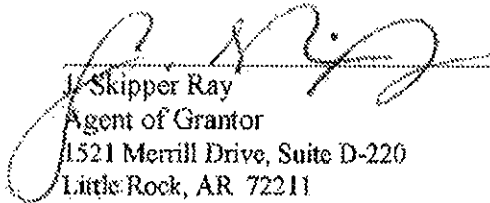


William Dieber
Notary Public

My Commission Expires: 08.14.17

CERTIFICATE OF COMPLIANCE

I certify under penalty of false swearing that the legally correct amount of documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.


Skipper Ray
Agent of Grantor
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211

Grantee's Address:

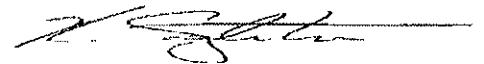
Department of Veterans Affairs
VA Regional Loan Center
6900 Alameda Road
Houston, TX 77030-4200

Tax Parcel No. 760-01601-300

Loan No. xxxxxxxxxxx1749
VA No.
DEEDSpecialWarrantyVAAR_cdgray_130903_1533

Washington County, AR
I certify this instrument was filed on
10/2/2013 1:29:38 PM
and recorded in REAL ESTATE

File# 2013-00033675
Kyle Sylvester - Circuit Clerk



Washington County Public Map System



Print Date: 6/11/2014

1:1,877

County Disclaimer: These maps were created by Washington County using data created or acquired by its Assessor's office, Dept. of Emergency Management, and Road Department and in accordance with Arkansas Code 15-21-502 (2) (B), which states "The digital cadastre manages and provides access to cadastral information. Digital cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastre." and Arkansas Code 15-21-502 (6) which indicates that "Digital cadastre means the storage and manipulation of computerized representations of parcel maps and linked databases." These maps have been developed from the best available sources. No guarantee of accuracy is granted, nor is any responsibility for reliance thereon assumed. In no event shall said Washington County be liable for direct, indirect, incidental, consequential or special damages of any kind, including, but not limited to, loss of anticipated profits or benefits arising out of use of or reliance on the maps. The parcel lines shown are considered a graphical representation of the actual boundaries. Washington County is in no way responsible for or liable for any misrepresentation or re-use of these maps. Distribution of these maps are intended for informational purposes and should not be considered authoritative for engineering, legal and other site-specific uses.

user name or email

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
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Return to Results Page

New Search

Parcel: 760-02762-000
 Prev. Parcel: 760-01539-100
 As of: 6/2/2014

ID: 104436

1 of 1

Options:

-
-
-
-
-

Washington County Report

Property Owner

Name: P & P HOLDINGS LLC
Mailing Address: 304 W APPLE BLOSSOM AVE
 LOWELL, AR 72745
Type: (RV) - Res. Vacant
Tax Dist: (061) - FARMINGTON SCH, FARM
Millage Rate: 53.60
Legal:

Property Information

Physical Address: 411 S HUNTER ST
Subdivision: RAINSONG S/D
Block / Lot: -- / 005
S-T-R: 26-16-31
Size (in Acres):

Washington County Assessor's Office

Last Update: 6/2/2014



Jeff Williams
Assessor

Welcome to the Washington County Assessor's Office real property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

479-444-1500 (Real Prop.)
 479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$28,500	\$5,700	\$5,700
Building	\$0	\$0	\$0
Total	\$28,500	\$5,700	\$5,700

Homestead Credit: 0.00 **Status:** (N) - No Adj **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land:

Land Use	Size	Units
.54 ACRES	1.000	House Lot

Deed Transfers:

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
5/23/2014		2014	12706	Warr. Deed			P & P HOLDINGS LLC	Unval.	
10/31/2012	2012-34302	2012	34302	Survey			NORTHWEST ARKANSAS METAL BUILDING & CONSTRUCTION LLC		
10/17/2012	2012-31604	2012	31604	Warr. Deed	99.00	\$30,000	NORTHWEST ARKANSAS METAL BUILDING & CONSTRUCTION LLC	Unval.	Land Only
12/16/2011	2012-975	2012	975	Warr. Deed			KSDA, INC	Unval.	
5/1/2003	2003-61277	2003	61277	Warr. Deed			ROCKWOOD INVESTMENTS, LLC		

user name or email

Log in

Register

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
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Return to Results Page

Print Quick Print Prev. Ledger Map It

New Search

Parcel: 760-01533-100
 Prev. Parcel: 001-12203-000
 As of: 6/2/2014

ID: 111656

1 of 1

Options:

- Print Friendly
- Quick Print
- Pro Map Viewer
- Tax Detail
- Prev. Ledger

Washington County Report

Property Owner

Name: MOBLEY, SHAWN & MANDY

Mailing Address: 395 S HUNTER ST
 FARMINGTON, AR 72730

Type: (RI) - Res. Improv.

Tax Dist: (061) - FARMINGTON SCH, FARM

Millage Rate: 53.60

Legal: ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-6 PT SE NW 0.23AC

Property Information

Physical Address: 395 S HUNTER ST

Subdivision: 26-16-31 FARMINGTON OUTLOTS 2008 ANNEX

Block / Lot: -- / --

S-T-R: 26-16-31

Size (in Acres): 0.000

Washington County Assessor's Office

Last Update: 6/2/2014



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 479-444-1520 (Pers. Prop.)

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Millage Rates

Need Help

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$15,000	\$3,000	\$3,000
Building	\$57,150	\$11,430	\$11,430
Total	\$72,150	\$14,430	\$14,430

Homestead Credit: 350.00 Status: (OP) - OwnPrim Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land:

Land Use	Size	Units
	1.000	House Lot

Deed Transfers:

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
11/27/2006	2006-48353	2006	48353	Warr. Deed	379.50	\$115,000	MOBLEY, SHAWN & MANDY	Inc. Additional Prop.	Improved
4/27/2004	2004-16385	2004	16385	Warr. Deed	271.70	\$82,333	COBB, JUSTIN	Inc. Additional Prop.	Improved
1/29/2004	2004-3559	2004	3559	Quit Claim			NAPIER, BARBARA	Inc. Additional Prop.	
4/6/1998	98-28695	98	28695	Warr. Deed	240.90	\$73,000	NAPIER, WARREN & BARBARA J.	Inc. Additional Prop.	Improved
5/3/1994	94-29984	94	29984	Warr. Deed	33.00	\$10,000			Improved

user name or email

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information		Pro Search
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Return to Results Page

New Search

Parcel: 760-03017-000
Prev. Parcel: 001-12220-000
As of: 6/2/2014

ID: 109710

1 of 1

Options:

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-
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Washington County Report

Property Owner

Property Information

Name: GARNER, BOBBY R & PEGGY J **Physical Address:** 12710 N HWY 170

Mailing Address: PO BOX 1303 FARMINGTON, AR 72730-1303 **Subdivision:** 26-16-31 FARMINGTON OUTLOTS 2008 ANNEX

Type: (A1) - Agri Improved **Block / Lot:** -- / --

Tax Dist: (061) - FARMINGTON SCH, FARM **S-T-R:** 26-16-31

Millage Rate: 53.60 **Size (in Acres):** 24.630

Legal: PT N/2 SE 24.63 AC ANNEXED TO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER OR NO. 2007-18

Washington County Assessor's Office

Last Update: 6/2/2014



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Assessor

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479-444-1500 (Real Prop.)
479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$29,000	\$5,800	\$5,800
Building	\$39,100	\$7,820	\$7,820
Total	\$68,100	\$13,620	\$13,620

Homestead Credit: 0.00 **Status:** (N) - No Adj **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land:

Land Use	Size	Units
Homesite	1.000	Acres
Pasture(13)	0.130	Acres
Pasture(15)	4.560	Acres
Pasture(09)	6.230	Acres
Pasture(02)	12.710	Acres

Deed Transfers:

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
8/27/2007	2007-32983	2007	32983	Survey			GARNER, BOBBY R. & PEGGY JEAN TTEE GARNER FAMILY TRUST		
7/31/2007	2007-29394	2007	29394	Survey			GARNER, BOBBY R. & PEGGY JEAN TTEE GARNER FAMILY TRUST		

user name or email

Log in

Register

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
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Return to Results Page

Print Quick Print Ledger Prev. Ledger Map It

New Search

Parcel: 760-01539-000
 Prev. Parcel: 122130-001-00
 As of: 6/2/2014

ID: 34865

1 of 1

Options:

- Print Friendly
- Quick Print
- Pro Map Viewer
- Tax Detail
- Ledger
- Prev. Ledger

Washington County Report

Property Owner

Name: HORNBACK, WILLIS LEON
Mailing Address: 24 E WOLFDALE RD
 FARMINGTON, AR 72730
Type: (RI) - Res. Improv.
Tax Dist: (061) - FARMINGTON SCH, FARM
Millage Rate: 53.60
Legal: PT SW NE 1.28A

Property Information

Physical Address: 24 E WOLFDALE RD
Subdivision: 26-16-31 FARMINGTON OUTLOTS
Block / Lot: -- / --
S-T-R: 26-16-31
Size (in Acres): 0.000

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$30,250	\$6,050	\$6,050
Building	\$54,750	\$10,950	\$10,950
Total	\$85,000	\$17,000	\$17,000

Homestead Credit: 350.00 **Status:** (O) - OwnerOcc **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land:

Land Use	Size	Units
	1.000	House Lot
	0.280	Acres

Deed Transfers:

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
7/9/2009	2009-22868	2009	22868	Warr. Deed			HORNBACK, WILLIS LEON		
10/13/1994	94-62858	94	62858	Warr. Deed	207.90	\$63,000	HORNBACK, WILLIS L SR & WILLIE	Valid	Improved
2/28/1994	94-13274	94	13274	Quit Claim	0.00	\$0	ATKINSON, JANIE L.		
6/26/1991	1422-680	1422	680	Warr. Deed	275.00	\$125,000	ATKINSON, IRON RAY & JANIE L.		
8/22/1986	1193-535	1193	535	Quit Claim	0.00	\$0	BURNETT, DONALD L.		

Washington County Assessor's Office

Last Update: 6/2/2014



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479-444-1500 (Real Prop.)
 479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

Washington County Public Map System



WASHINGTON COUNTY, ARK. Esri, HERE, DeLorme, MapmyIndia, ©
OpenStreetMap contributors, and the GIS user community

Print Date: 6/23/2014

1:1,953

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Parcel: 760-01601-120
 Prev. Parcel: 115007-000-00
 As of: 6/17/2014 ID: 34951

Washington County Report

Property Owner	Property Information
Name: SCHADER, TROY & PEGGY	Physical Address: 401 S HUNTER ST
Mailing Address: 401 S HUNTER ST FARMINGTON, AR 72730-0791	Subdivision: 26-16-31 FARMINGTON OUTLOTS 97 ANEX
Type: (RI) - Res. Improv.	Block / Lot: -- / --
Tax Dist: (061) - FARMINGTON SCH, FARM	S-T-R: 26-16-31
Millage Rate: 53.60	Size (in Acres): 0.000
Legal: PT NW SE PT NE SW 1.28 A.	

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$32,000	\$6,400	\$3,985
Building	\$8,750	\$1,750	\$1,665
Total	\$40,750	\$8,150	\$5,650
Homestead Credit: 302.84	Status: (F) - Fixed	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	

Land:

Land Use	Size	Units
	1.000	House Lot
	0.280	Acres

Deed Transfers:

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/23/2003	2003-10519	2003	10519	Contract			SCHADER, TROY & PEGGY		
9/26/2001	2001-120414	2001	120414	Warr. Deed	118.80	\$36,000	WEAVER, BRIAN	Mobile Home	Improved

Property Owner

Name: SCHADER, TROY & PEGGY

Mailing Address: 401 S HUNTER ST
FARMINGTON, AR 72730-0791

Type: (RI) - Res. Improv.

Tax Dist: (061) - FARMINGTON SCH, FARM

Millage Rate: 53.60

Extended Legal: PT NW SE PT NE SW 1.28 A.

Property Information

Physical Address: 401 S HUNTER ST

Subdivision: 26-16-31 FARMINGTON OUTLOTS 97
ANEX

Block / Lot:

S-T-R: 26-16-31

Size (in Acres): 0.000

Market and Assessed Values:

	Estimated Market Value:	Full Assessed (20% Market Value):	Taxable Value:
Land:	\$32,000	\$6,400	\$3,985
Building:	\$8,750	\$1,750	\$1,665
Total:	\$40,750	\$8,150	\$5,650

Homestead Credit: \$302.84

Status: (F) - Fixed

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

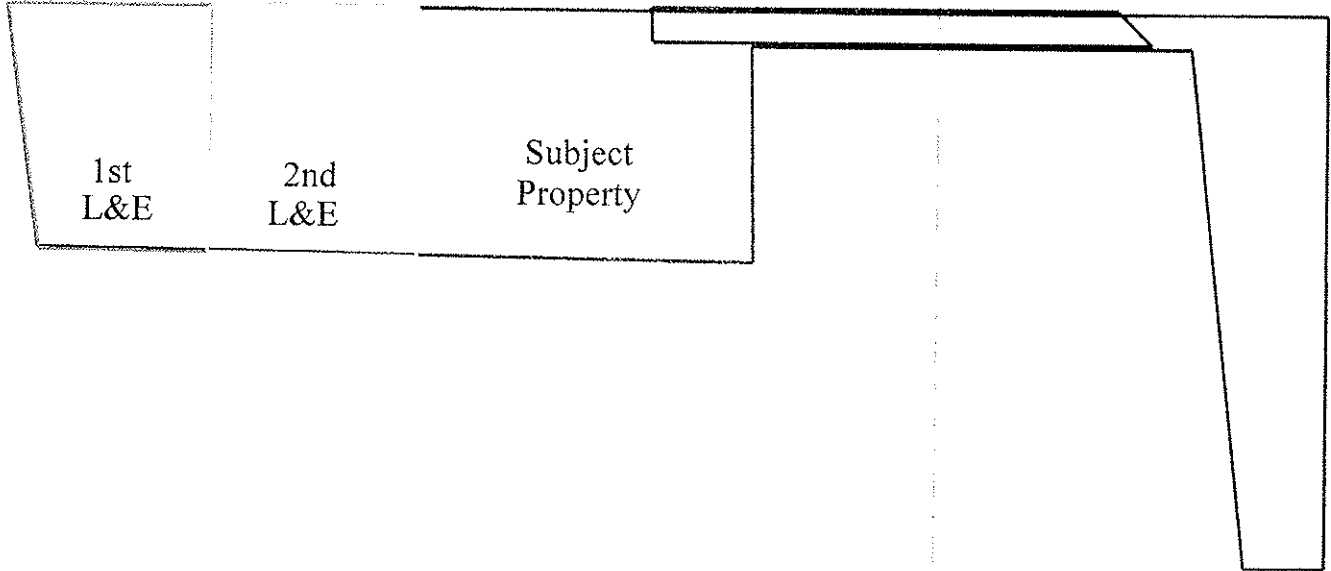
Land Use	Size	Units
	1.000	House Lot
	0.280	Acres

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

Purple: Easements 2005 38003/2006 42302 & 2005 38004/206 42303



6/20/2014

Scale: 1 inch= 110 feet

File: 26-16-31.ndp

Tract 1: 2.0758 Acres (90420 Sq. Feet), Closure: s00.2438e 0.02 ft. (1/128671), Perimeter=2433 ft.

Tract 2: 0.3693 Acres (16085 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/105649), Perimeter=514 ft.

Tract 3: 0.4220 Acres (18382 Sq. Feet), Closure: n89.2609e 0.50 ft. (1/1078), Perimeter=544 ft.

Tract 4: 0.1353 Acres (5896 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/378700), Perimeter=625 ft.

01 /nw,ne,sw,26,16n,31w

02 /s89.54e 765.7

03 s89.54e 565.9

04 n89.54e 220

05 s00.0615e 328.18

06 s89.4737w 48.04

07 n06.1436w 309.52

08 s90w 261.6

09 s01.00e 128.21

10 n89.1541w 426.0

11 n07.42w 145.3

12 @0

13 /nw,ne,sw,26,16n,31w

14 /s89.5400e 765.70

15 s89.5400e 120.53

16 s00.0600w 146.43

17 n89.1929w 100

18 n07.5608w 146.87

19 @0

20 /nw,ne,sw,26,16n,31w

21 /s89.5400e 886.23

22 s89.5400e 125

23 s00.0600w 147.69

24 n89.1929w 125

25 n00.0600w 146.43

26 @0

27 /nw,nw,se,26,16n,31w

28 n90e 106.60

29 s44.3956e 28.82

30 s90w 297.27

31 n02.4600w 20.52

32 n90e 171.40

June 13, 2014

Mr. & Mrs. Bobby Garner
P.O. Box 1303
Farmington, AR 72730

Re: **Date Correction for Meeting**

Dear Mr. Garner,

This letter is to inform you of a conditional use zoning being requested at 403 S. Hunter, Farmington.

The proposed use would be for a pest control company to use the property to conduct their business out of.

A planning commission meeting is scheduled for July 28, 2014 at 6:00 p.m. at Farmington City Hall.

If I can help in answering any questions, please give me a call on my cell at 479-841-3586.

Thank you,



Keith Marris
Legend Realty, Inc.

June 13, 2014

Mr. Willis Leon Hornback
24 E. Wolfdale Rd
Farmington, AR 72730

Re: **Date Correction for Meeting**

Dear Mr. Hornback,

This letter is to inform you of a conditional use zoning being requested at 403 S. Hunter, Farmington.

The proposed use would be for a pest control company to use the property to conduct their business out of.

A planning commission meeting is scheduled for July 28, 2014 at 6:00 p.m. at Farmington City Hall.

If I can help in answering any questions, please give me a call on my cell at 479-841-3586.

Thank you,

A handwritten signature in black ink, appearing to read 'Keith Marris', written in a cursive style.

Keith Marris
Legend Realty, Inc.

June 13, 2014

P & P Holdings LLC
Attn: Perry Chupp
10186 Mullins Lane
Rogers, AR 72758

Re: Date Correction for Meeting

Dear Mr. Chupp,

This letter is to inform you of a conditional use zoning being requested at 403 S. Hunter, Farmington.

The proposed use would be for a pest control company to use the property to conduct their business out of.

A planning commission meeting is scheduled for July 28, 2014 at 6:00 p.m. at Farmington City Hall.

If I can help in answering any questions, please give me a call on my cell at 479-841-3586.

Thank you,

A handwritten signature in black ink, appearing to read "Keith Marrs", is written over the typed name and title.

Keith Marrs
Legend Realty, Inc.

June 13, 2014

Mr. & Mrs. Shawn Mobley
395 S. Hunter St.
Farmington, AR 72730

Re: Date Correction for Meeting

Dear Mr. Mobley,

This letter is to inform you of a conditional use zoning being requested at 403 S. Hunter, Farmington.

The proposed use would be for a pest control company to use the property to conduct their business out of.

A planning commission meeting is scheduled for July 28, 2014 at 6:00 p.m. at Farmington City Hall.

If I can help in answering any questions, please give me a call on my cell at 479-841-3586.

Thank you,



Keith Marrs
Legend Realty, Inc.

7012 0470 0001 2236 8056

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FARMINGTON AR 72730

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Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/17/2014

Sent To
 Street, Apt. No.,
 or PO Box No. Mr & Mrs Bobby Garner
 PO Box 1303
 City, State, ZIP+4 Farmington AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 2236 8025

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ROGERS AR 72758

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Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/17/2014

Sent To
 Street, Apt. No.,
 or PO Box No. P & P Holdings (Perry Chapp) 10186 Mullins Ln
 City, State, ZIP+4 Rogers AR 72758

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 2236 8032

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Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/17/2014

Sent To
 Street, Apt. No.,
 or PO Box No. Mr & Mrs Sharon Mobley
 395 Hunter
 City, State, ZIP+4 Farmington AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 2236 8049

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FARMINGTON AR 72730

Postage	\$ 0.49	0230 02 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/17/2014

Sent To
 Street, Apt. No.,
 or PO Box No. Mr. Willis Leon Hornback
 24 E Wolfedale
 City, State, ZIP+4 Farmington AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

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CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

FARMINGTON AR 72730

OFFICIAL USE

Postage	\$ 00.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 06.49	06/20/2014

7012 0470 0001 2236 8063 3908 9222 1000 7070

Sent To
 Mrs. Tracy Schaefer
 Street, Apt. No.,
 or PO Box No. 401 Hunter
 City, State, ZIP+4 Farmington AR 72730

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

P+P Holdings LLC
 Attn: Perry Chupp
 10186 Mullins Ln
 Rogers, AR 72758

2. Article Number
(Transfer from service label)

7012 0470 0001 2236 8025

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Adam Chupp*
 B. Received by (Printed Name)
 Adam Chupp

- Agent
- Addressee

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. + Mrs. Troy Schader
 401 S. Hunter St.
 Farmington, AR 72730

2. Article Number
(Transfer from service label)

7012 0470 0001 2236 8063

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Troy Schader*
 B. Received by (Printed Name)
 TROY SCHADER

- Agent
- Addressee

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. + Mrs. Betty Garner
 PO Box 1303
 Farmington AR 72730

2. Article Number
(Transfer from service label)

7012 0470 0001 2236 8056

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Peggy Garner*
 B. Received by (Printed Name)
 PEGGY GARNER

- Agent
- Addressee

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr + Mrs Shaun Mabley
 395 S. Hunter
 Farmington AR

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

X *Shaun Mabley*
 B. Received by (Printed Name)
 SHAWN MABLEY
 C. Date of Delivery
 6-27-14

3. Service Type

- Certified Mail®
- Priority Mail Express™
- Registered
- Return Receipt for Merchandise
- Insured Mail
- Collect on Delivery



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Willis Leon Hornback
 24 E. Wolfdale Rd
 Farmington, AR 72730

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7024 0150 0001 2715 4558

PS Form 3811, July 2013

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Willis Leon Hornback
 24 E Wolfdale
 Farmington, AR 72730

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Willis Leon Hornback Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7022 0470 0001 2236 8049

PS Form 3811, July 2013

Domestic Return Receipt

AFFIDAVIT OF PUBLICATION

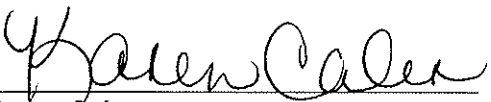
I, Karen Caler, do solemnly swear that I am the Legal Clerk for the Northwest Arkansas Newspapers, LLC, and do solemnly swear that the attached advertisement was published in the following weekly paper(s):

McDonald County Press
 Washington County Enterprise Leader
 Bella Vista Weekly Vista
 The Times of NE Benton County (Pea Ridge)
 Siloam Springs Herald Leader
 La Prensa
 Westside Eagle Observer
of general and bona fide circulation in
(BENTON COUNTY, ARKANSAS)

LEGEND REALTY
PH/Eagle Holdings/rezone

Date of Publication: June 25, 2014

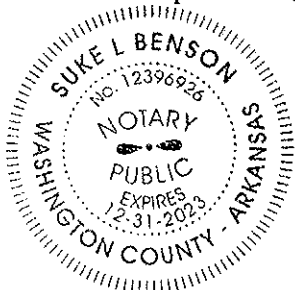
Charges: \$ 37.50


Karen Caler

Sworn to and subscribed before me

This 25th day of June, 2014.


Notary Public
My Commission Expires: 12/31/2023



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

NOTICE OF HEARING
Before the Farmington Planning Commission on an
Application to Rezone Property -
To All Owners of land lying adjacent to the property
at 403 S. Hunter, Farmington, owned by Eagle
Holdings LLC.
Notice is hereby given that an application has been
filed for subdivision of the above property. The
purpose of this request is to subdivide this property
for development, to rezone from R-1 to R-0. A
hearing on said application will be held by the
Farmington Planning Commission in City Hall, 354
W. Main Street, on July 28, 2014 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 visit the City Business Manager in City
Hall or call 267-3865.
72662790 June 25, 2014

Agenda item #5

Public Hearing:

B. Design

Standards

AN ORDINANCE PRESCRIBING AND REGULATING DESIGN STANDARDS FOR MULTI-FAMILY HOUSING MF-1 AND MF-2 WITHIN THE CITY OF FARMINGTON, ARKANSAS.

ARTICLE I. STATEMENT OF PURPOSE

The multi-family housing standards set forth herein are enacted to:

- (1) establish standards for the orderly development and redevelopment of multi-family housing that positively impacts the general welfare, health and safety of the citizens of Farmington.
- (2) foster the land use and development of land in an orderly manner by both private and public interests in the City of Farmington, which directly affects the economic value of said property and adjacent and surrounding properties.
- (3) preserve, protect and encourage the development of buildings, groups of buildings, and development sites that have distinguished architectural character and provide attractive view to adjacent properties.

ARTICLE II. GENERAL PROVISIONS

A. PURPOSE

These standards serve four (4) basic purposes:

- (1) Quality Development - Use quality materials that will not rapidly decay, and a design that ensures ample privacy, parking, safety and other amenities for residents.
- (2) Neighborhood Community-building - Provide places for residents to meet and visit, open space located to take advantage of sunny exposures, and safe places for children to play.
- (3) Contribute to an attractive streetscape - Provide buildings with architectural detailing, attractive entries, and landscaping that adds color, and enhanced appearance, that results in pride within the multi-family neighborhood and adjacent properties.
- (4) Enhanced Security – Utilize building design that reduces opportunity for criminal behavior and fear of crime by providing:
 - a. Natural surveillance – arrange buildings and space so residents can easily observe their surroundings.

b. Natural access control – Safe placement of walkways, building entrances, fences, gates, landscaping, lighting and clearly defined property boundaries to deter entrance by unauthorized persons.

c. Maintenance – Ensure that buildings and grounds are maintained for resident safety and neighborhood aesthetics.

B. APPLICATION

The provisions of this ordinance shall apply to all MF-1 and MF-2 multi-family developments on a single lot or on a multi-acre tract throughout the City of Farmington and that meet one (1) or more of the following thresholds:

- (1) All new construction requiring building permits; and/or
- (2) Addition or alterations to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage of the existing building(s) or site.

C. EXEMPTIONS

From and after the effective date of this ordinance the provisions herein shall apply to all pending multi-family large scale development plans and non-large scale development plans upon which no final decision has been made; provided, however, that where a public hearing has been held by the Planning Commission, such pending large scale development plan shall be processed in accordance with the law existing on the date of the public hearing and approval was granted.

D. REVIEW PROCESS

These Multi-Family Residential Complex Design Guidelines and Standards shall be applied in the normal review processes for large scale and non-large scale developments. A developer shall submit a site analysis, a project plan, and a landscape plan for review by the City staff to determine compliance.

E. VARIANCES AND MODIFICATIONS ALLOWED

The Planning Commission may approve variances to depart from the literal requirements of this ordinance, where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of this ordinance, the Planning Commission may grant requests for variances of any requirements of this ordinance according to the following guidelines:

- (1) The Planning Commission may modify such requirements to the extent deemed just and proper so as to relieve such difficulty or hardship, provided that such relief will not be detrimental to the public interest.

(2) When the applicant can show that his or her property was acquired in good faith and where by reason the strict application of such provisions would prohibit or unreasonably restrict the use of the property, and the Planning Commission is satisfied that granting of a variance would alleviate a demonstrable hardship, as distinguished from a special privilege sought by the applicant, such variance may be granted; provided that all variances shall be in harmony with the intended purpose of this ordinance.

Melissa, can you check and/or reword (3) ?

(3) Appeal from decision. Any party aggrieved by the decision of the Planning Commission in granting or denying a variance may appeal the decision to the City Council within thirty (30) days of the Planning Commission's decision by giving notice thereof to the city clerk.

ARTICLE III. DESIGN STANDARDS

A. SITE PLANNING

These standards are intended to require site planning that

- (1) provides multi-family development and re-development that positively affects the health, safety, and peace of mind of the citizens of Farmington.
- (2) maintains and enhances the local, unique character of the City of Farmington.
- (3) provides privacy for multi-family unit dwellers as well as adjacent residential dwellers. Any multi-family development or re-development designed with back of building(s) facing a street or highway shall install a six (6) foot high fence of wood or wrought iron.
- (4) installs street front buffer landscaping as required in Article VI of the City of Farmington Landscape Ordinance and shall be planted street side of the fence.

B. BUILDING DESIGN

(1) Walls and Façades. A single uninterrupted length of a building façade should shall not exceed fifty feet (50'). Recesses, off-sets, angular forms, curved or stepped walls, projecting vestibules from the plane of the wall, or other features should shall be used to provide a changing and visually interesting shape. Vertical elements such as towers, cupolas, and chimneys are recommended.

(2) Windows. The approximate size, orientation and spacing of windows should shall match that of buildings within five hundred (500) feet, unless existing buildings do not meet the design standards of this ordinance. Windows are permitted with a width-to-height ratio of between one (1) to one (1) and four (4) to one (1). Vertical windows are permitted with a maximum width-to-height ratio of one (1) to two (2). Windows should be recessed and include visually obvious sills. Spaces between windows should be formed by columns, mullions, or material found elsewhere on the facade.

Rick & Melissa, did we decide it's not needed to mention bedroom egress minimum requirements since probably is in another ordinance and in state or national standards?

Melissa- you
will check on
roofs?
Correct?

(3) Rooflines. Rooflines should be consistent with the surrounding neighborhood character. Pitched roof forms (gable, hip, shed) with overhanging eaves should be used with between five inches (5") of vertical rise to twelve inches (12") of horizontal run, and twelve inches (12") of vertical rise to twelve inches (12") of horizontal run. Steel roofing may be permitted. Mansard, mock mansard, or barrel roofs are prohibited. discouraged. Distinctively shaped roof forms, detailed parapets, and exaggerated cornice lines should shall be incorporated into rooflines along building façades greater than one-hundred feet (100'). Roof top mechanical equipment must shall be screened by the roof form.

(4) Main Entrances. Main entrances should be emphasized with larger doors and framing devises such as deep overhangs, recesses, peaked roof forms, porches or arches.

(5) Gutters. Gutters shall be required.

(6) Privacy. Respect for adjacent properties shall be maintained by reducing number of windows and decks on buildings overlooking private yards of neighboring properties; if necessary, stagger windows to avoid alignment with immediately adjacent windows and use landscaping and open space to enhance privacy.

C. BUILDING MATERIALS – Building materials on any façade must be of natural materials conveying permanence. All ground floor levels must be of recommended materials. All façades must be a minimum of fifty percent (50%) recommended materials with the balance being of one or more acceptable materials. Gable and window areas are excluded from this calculation.

(1) Recommended Materials – brick masonry; concrete masonry; or stone.

(2) Acceptable Materials -- split face, scored, or ground face block; cementacious fiberboard siding, EIFS, vinyl siding, aluminum siding.

(3) Prohibited Materials -- smooth face block; ~~vinyl siding found inconsistent with the design of the building;~~ and metal siding. ~~(standing seam panels, wood siding).~~

(4). Other materials not listed above may be approved by the Planning Commission on a case by case basis.

(5) Colors – the following natural colors should be used for the main portions of the building façades and roof forms: neutral earth tones (sand to brown); shades of gray; traditional colors (e.g., brick red, forest green, navy blue); light, subdued hues (e.g., salmon); or white.

Contrasting, accent colors which are compatible with the primary colors listed above are encouraged for trim, accent, and other decorative architectural

features. The use of bright or fluorescent colors (e.g., purple, orange, pink, lime, and yellow) is prohibited.

D. PRIVATE OUTDOOR SPACES -- outdoor porches, patios, screened private areas are encouraged.

E. ACCESSORY STRUCTURES

- (1) Intent – the following standards are intended to integrate accessory structures into the overall design of a multi-family development in order to be compatible with the primary building they serve.
- (2) Design Compatibility Required – detached garages and other accessory structures, including but not limited to grouped mailboxes, storage and maintenance facilities, recreation facilities, picnic shelters, and gazebos, shall incorporate compatible materials, scale, colors, architectural details, and roof slopes as the primary multifamily building, except that flat and shed roofs are prohibited.
- (3) Articulation of Rear Walls – rear walls of detached garages that back onto the perimeter street shall be articulated through the use of one or more of the following elements: windows; a trellis; or a variety of roof planes.

F. LANDSCAPING AND SCREENING

(1) INTENT Landscaping, which is a visible indicator of quality development, shall be an integral part of every multi-family project, and shall follow the requirements found in ORDINANCE NO. 2013-03: AN ORDINANCE PRESCRIBING AND REGULATING LANDSCAPING AND NATURAL VEGETATION PRESERVATION FOR CERTAIN ZONES IN THE CITY OF FARMINGTON, ARKANSAS FOR THE PURPOSE OF ENHANCING THE GENERAL APPEARANCE, ENSURING PROTECTION, SAFETY, AND QUALITY OF LIFE OF THE CITIZENS; PRESERVING EXISTING OPEN SPACE AND NATIVE, EXISTING VEGETATION AND GREENSPACE; IMPROVING ENVIRONMENTAL QUALITY; AND PRESCRIBING REMEDIES FOR NON-COMPLIANCE.

(2) PARKING LOT LANDSCAPING - shall follow the requirements found in ARTICLE VIII: PARKING LOT LANDSCAPING IN COMMERCIAL C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS of the City of Farmington Landscaping Ordinance.

(3) SERVICE AREA SCREENING - shall follow the requirements found in ARTICLE V GENERAL PROVISIONS, Section M - Trash/Refuse/Garbage Storage Areas Screening, of the City of Farmington Landscaping Ordinance.

(4) MECHANICAL/UTILITY EQUIPMENT SCREENING - shall follow the requirements found in ARTICLE V GENERAL PROVISIONS, Section N - Mechanical Equipment Screening, of the City of Farmington Landscaping Ordinance.

G. LIGHTING

(1) INTENT – Lighting design should provide for security and aesthetic appearance while avoiding glare, excessive brightness, and light spillover; ~~Eliminate adverse impacts of light spillover~~; provide attractive lighting fixtures and layout patterns that contribute to a unified exterior lighting design; and provide exterior lighting that promotes safe vehicular and pedestrian access to and within a development, while minimizing impacts on adjacent properties.

(2) PLAN REQUIRED - Applicants shall submit a detailed lighting plan for all multifamily developments subject to this ordinance.

I moved this
up from
being (6)

(3) DESIGN OF FIXTURES/PREVENTION OF SPILLOVER GLARE – light fixtures shall use full cut-off lenses or hoods to prevent glare and light spill off the project site into adjacent properties, buildings, and roadways. Outdoor floodlighting is prohibited.

(4) EXTERNAL ILLUMINATION FOR SIGNS

a. Internally illuminated signs, or external lights used to illuminate signs, shall be placed, shielded, or deflected so they do not shine into dwellings or impair the vision of the driver of any vehicle.

b. No sign or illuminating devices shall have blinking, flashing, strobe-light, or fluttering lights.

(5) PEDESTRIAN WALKWAY LIGHTING – pedestrian level, bollard lighting, ground-mounted lighting, or other low, glare-controlled fixtures mounted on building or landscape walls shall be used to light pedestrian walkways.

(6) LIGHTING HEIGHT – light poles, and lighting structures shall be no more than twenty feet (20') high. Bollard type lighting shall be no more than four feet (4') high. Building-mounted lighting shall be limited to accent lighting used to illuminate architectural features with a maximum height of twenty feet (20'). Building mounted lighting shall not be used to illuminate parking lots/areas. Interior and exterior lighting shall be uniform to allow for surveillance and avoid isolated areas.

(7) ILLUMINATION LEVELS – pedestrian areas, driveway, and parking areas shall be illuminated for safety and security purposes with proper shielding to prevent over-lighting and light trespass, based upon common industry standards

Judy worked
on this blue
section. Will
further check
watts/lumens
#s later today

for lighting design as outlined by the industry group IESNA (Illuminating Engineering Society of North America) as follows:

a. roadway lighting or parking lot lighting; whether mounted to poles, buildings or other structures, shall not exceed 250 watts (approximately 3,000 lumens); the fixture shall be fully shielded.

b. building-mounted fixtures not specifically intended for roadway lighting, parking lot lighting, or facade lighting, shall not exceed 100 watts (approximately 1,600 lumens) light output and the fixture shall be fully shielded.

c. facade lighting fixtures shall be lowest watt/lumen possible and shall be shielded to reduce upward glare, sky glow, and light trespass to the greatest extent possible.

d. ornamental lighting fixtures shall allow no more than 40-60 watts (approximately 450-800 lumens) from the fixture above a horizontal plane through the fixture's lowest light emitting part.

(8) MOTION-SENSOR LIGHTING - incorporate motion-sensor lighting that extinguishes lights no more than 15 minutes after an area is vacated, when feasible.

(9) COLOR OF LIGHT SOURCES – lighting fixtures shall be color-correct types to ensure true color at night and ensure visual comfort for pedestrians.

Doh! What did we decide on this (9) I threw this in if needed.

(10) EXEMPTIONS - The City of Farmington Planning Commission may allow exemptions from this ordinance when a good faith attempt has been made to comply with this ordinance but compliance is still not possible due to unusual circumstances.

H. MAINTENANCE FOR GOOD APPEARANCE

(1) INTENT – It is the intent of these guidelines and standards to ensure that buildings and grounds are maintained for resident safety, neighborhood aesthetics, and to reflect positive building management. Maintenance serves as an expression of ownership and allows continued use of the space for its intended purpose.

(2) SITE MAINTENANCE

- a. Landscape materials, other than vegetation, ~~plant materials~~ which have deteriorated or have been damaged or defaced, shall be properly repaired or replaced.
- b. Plant materials that have deteriorated or died shall be replaced with healthy vegetation. If necessary, the landscaped area may be redesigned, but shall meet all requirements of the Landscape Ordinance.

Delete the S

- c. Use of xeriscapes ~~§~~ plant materials is strongly encouraged.
- d. Plant materials shall be watered, fertilized, and cultivated, and pruned as needed to maintain a healthy and well-groomed appearance.
- e. Plant materials shall be pruned as necessary throughout the year to create neat landscaping appearance and to allow clear, unobstructed pedestrian walkways.
- f. Parking areas shall be kept in good repair, properly marked, and clear of litter and debris, and any over-hanging tree limbs shall be removed.
- g. Open space shall be kept free of refuse and debris, and shall have the vegetation cut periodically during growing seasons.
- h. Vegetation and landscaping shall be maintained so it does not obstruct security lighting.
- i. All required screening shall be kept in good repair and graffiti free.
- j. All required signage shall be kept in good repair.

3. BUILDING MAINTENANCE

- a. Buildings and appurtenances, including signs, shall be cleaned, painted or repaired as required to present a neat appearance.
- b. Deteriorated, worn, or damaged buildings and appurtenances shall be rebuilt or replaced.
- c. Building signs and numbers shall be repaired or replaced to maintain identification of all structures.
- d. Any and all graffiti shall be promptly removed.

ARTICLE IV. DEFINITIONS

For the purposes of this ordinance, certain terms or words used herein shall be interpreted as follows:

The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

Accessory Structure – a structure detached from a principal building and customarily used with, and clearly incidental and subordinate to, the principal building or use, and ordinarily located on the same lot site or with such principal building.

Balcony – a platform projecting from the wall of an upper-story enclosed by a railing, with an entrance from the building and supported by brackets, columns or cantilevered out.

Buffer – open spaces, landscaped areas, fences, walls, berms, or any combination thereof, used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

Building Form – the shape and structure of a build as distinguished from its substance or material.

Carport –accessory structure used for parking of motor vehicles. A “carport” has roof, but like a “garage” but carport is enclosed on no more than three sides.

Character –attributes, qualities, and features that make up and distinguish a Development project and give it a sense of purpose, function, definition, and uniqueness.

City – City of Farmington, Arkansas

Common Open Space – land within or related to a multi-family development, not individually owned or dedicated for public right-of-way use but generally owned and maintained by the developer, owner, or a property owners association, that is designed and intended for the common use or enjoyment of the residents of the development and their guests, and may include such complementary structures and improvements as are necessary, appropriate, and permitted under this chapter.

Density –number of dwelling units allowed per acre of a development site or parcel.

Elevation – the external faces of a building; also a mechanically accurate, “head-on” drawing of any one face (or elevation) of a building or object, without any allowance for the effect of the laws of perspective.

Façade – any side of a building that faces a street, drive or other open space. The front façade” is the front or principal face of a building, generally defined by the location of the majority of public entrances into the building.

Fence – a man-made barrier of any material or combination of materials erected to enclose, screen or separate areas.

Garage –accessory building or portion of a main building primarily used for storage of motor vehicles. A “garage” is enclosed on more than three sides, so that the stored or parked car is contained entirely inside the building.

Guidelines – advisory regulations, indicated by use of the terms “may” and “should”.

Maximum Extent Feasible – nor feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic considerations may be taken into account but shall not be the overriding factor in determining “maximum extent feasible.”

Maximum Extent Practicable – under the circumstances, reasonable efforts have been undertaken to comply with the regulations or requirements, that cost of additional compliance measures clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been taken to minimize any potential harm or adverse impacts resulting from the noncompliance.

Natural Features – includes, but are not limited to, flood plains, and surface drainage channels, stream corridors and other bodies of water, steep slopes, prominent ridges, bluffs, or valleys, and existing trees and vegetation.

Orient – to bring in relation to, or adjust to, the surroundings, situation, or environment; to place with the most important parts (e.g., the primary building entrance and the designed “front” of a building) facing in certain directions; or to set or arrange in a determinate position, as in “to orient a building.”

Porch – Any gallery, veranda, terrace, piazza, portico or similar projection from the main wall of a building and covered by a roof, other than a carport, with no opaque side enclosures except screens and handrails.

Primary or Principal Building – the building or structure on a lot used to accommodate the primary permitted use, such use possible occurring in more than one building or structure.

Standards -- mandatory regulations, which are indicated by use of the terms "shall" and "must".

Steep slopes – any portion of a development site where the natural grade of the land has a slope of thirty percent (30%) or greater.

Townhome Dwelling – a type of multi-family dwelling in which individual dwelling units are attached by one or more vertical party walls, with the habitable spaces of different dwelling units arranged on a side-by-side rather than a stacked configuration. Each individual townhome dwelling unit has a front and a rear access to the outside. Townhome dwelling units are usually platted on individual lots, and are typically surrounded by common areas owned and maintained by a property or homeowners association.

Xeriscaping - landscape methods which conserve water through the use of drought-tolerant plants and planting techniques.

Agenda item #6

Public Hearing:

A. Rear setback

Variance

Request

City of Farmington
Application for Variance

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: Scott Houston Day Phone: 479 799 9546
Address: 125 Terry St. Farmington Fax: _____
Representative: _____ Day Phone: Same
Address: _____ Fax: _____
Property Owner: Houston Day Phone: _____
Address: 125 Terry St. 72730 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 -- 125 Terry St. Farmington

Current Zoning -- res.

Attach legal description and site plan (include a scale and dimensions)

Type of variance and reason for request (financial concerns are not considered valid reasons when requesting a variance):

set back ~~Easement~~ ^(20x20) variance to build shop @ 10 feet from property line in our back yard. ~~10~~ ²⁰ foot variance requested

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.

Scott Houston

Date 6-26-14

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.)

Scott Houston

Date 6-26-14

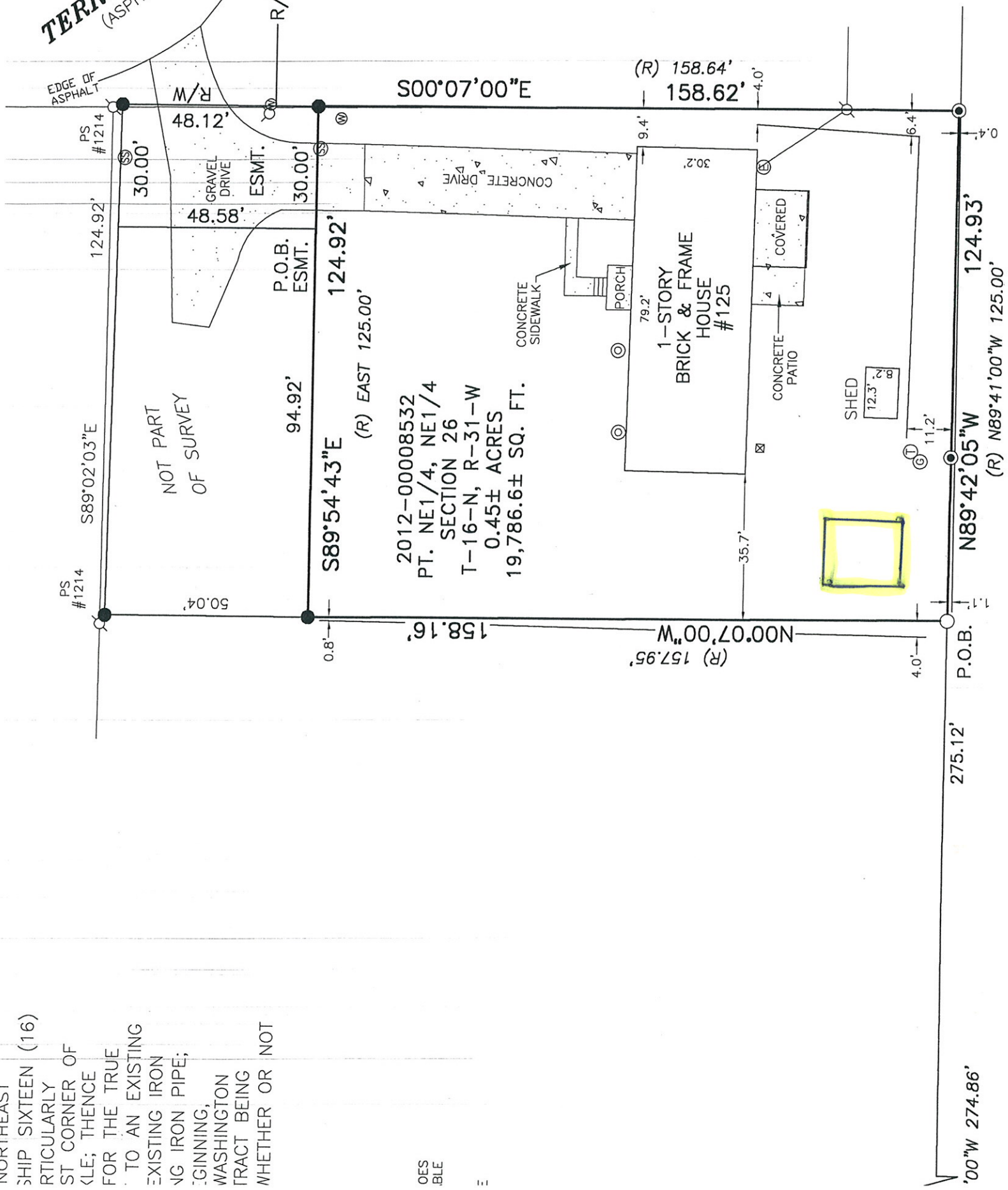
Owner/Agent Signature

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Agenda item #6

Public Hearing:

B. Side setback

Variance

Request

City of Farmington
Application for Variance

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: Monica Hernandez Day Phone: 479-409-3740
Address: 114 Lark Ln Fax: 479-846-0839
Representative: _____ Day Phone: _____
Address: _____ Fax: _____
Property Owner: Angel and Monica Hernandez Day Phone: 479-409-3740
Address: 114 Lark Ln Fax: 479-846-0839

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 -- 114 Lark Ln

Current Zoning -- R-1

Attach legal description and site plan (include a scale and dimensions)

Type of variance and reason for request (financial concerns are not considered valid reasons when requesting a variance):

Request to build a carport in side setback
to protect vehicles against hazardous weather
from 10 feet to 0 side setback.

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.

Monica Hernandez
Applicant Signature

Date 07/20/14

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.)

Monica Hernandez
Owner/Agent Signature

Date 07/20/14

