

MINUTES

Planning Commission Meeting

6:00 PM - Thursday, October 11, 2018

Board Chambers, 133 Convention Boulevard

Invocation

Those in attendance were invited to participate in the invocation led by Chairman Charles Smith.

Pledge of Allegiance

Pledge of Allegiance was led by Commissioner Brian White.

Call to Order

Chairman Smith called the meeting to order at 6:00 p.m.

Roll Call

Roll Call of the Planning Commission Members:

Present: Vice Chairman Hilarie Dzianott, Commissioner Harold Koppel, Commissioner Wayne Thomason, Commissioner Erin Holliday, Alternate #1 Anne Guthrie, Commissioner Eloise Adams, Commissioner Brian White, Commissioner Joe Goslee Jr. and Chairman Charles Smith.

Not Present: None

Present But Not Seated: Alternate #2 Karie Hobby

Consider Previous Minutes

Adoption of Minutes

There were no amendments to the previous meeting minutes.

Moved by Wayne Thomason, seconded by Brian White, to adopt the (September 13, 2018) minutes as presented/amended.

CARRIED, by the following votes:

Ayes: Erin Holliday, Eloise Adams, Charles Smith, Brian White, Harold Koppel, Hilarie Dzianott, Joe Goslee Jr., Wayne Thomason, and Anne Guthrie

Approval of Agenda

Approval of October 11, 2018 Planning Commission Agenda.

Moved by Brian White, seconded by Wayne Thomason, to approve the meeting's agenda as presented.

CARRIED. by the following votes:

Ayes: Charles Smith, Erin Holliday, Brian White, Eloise Adams, Harold Koppel, Hilarie Dzianott, Joe Goslee Jr., Wayne Thomason, and Anne Guthrie

New Business

1. *Zoning change request from R-3 (Low Density Residential) to C-TR (Commercial Transitional District) for two vacant properties.*

Director Sellman stated that Item #1 is a re-zoning application; Re-Zoning (RZ-18-0252) - Bell Street & 14001 Alley Re-zone - Zoning change request from R-3 (Low Density Residential) to C-TR (Commercial Transitional District) for these two vacant properties. - 0 Bell Pl.

Chairman Smith stated that a Motion to Approve merely gets the matter on the floor for discussion. A motion to Approve and a Second do not mean that you are necessarily in favor of a particular application. May I have a motion for approval of ITEM 1 with the staff report findings and recommendation.

Moved by Harold Koppel, seconded by Joe Goslee Jr.,

Chairman Smith stated that we have a motion and a second. Director Sellman, would you present the staff report on this item please.

Director Sellman stated that the applicant, B&F Engineering, Inc., on behalf of property owner Oaklawn Jockey Club, seeks C-TR Commercial Transitional zoning for an approximately .5 acre site located at the corner of Bell Street and City Alley #14001. (Parcel ID's: 39612 and 39610). The subject properties are currently zoned R-3 Low/Medium Density Residential, have future land use designations of Residential Medium/High, and are located in Board of Directors District #4.

The subject properties are currently vacant. Parcel # 39612 was previously improved with single family residence which has been razed and removed. The subject properties are located at the southeast intersection of Bell Street and City Alley #14001 (formerly known as Bell Place) and running approximately 270' along the south side of City Alley #14001. Surrounding zoning includes R-3 Low/Medium Density Residential to the north and west, C-TR (Commercial Transitional District) to the south and C-4 (Regional Commercial/Open Display District) to the east.

There are parking lot developments in the immediate vicinity of the subject property, comprising the following:

1. A 70-space parking development to the southeast (Parcel ID: 39604)
2. A 200+ space parking development to the east (Parcel ID: 39602)
3. Multiple parking space developments to the northeast (Parcel ID: 35057, 35059, 35060, 37723, 37721, 37720 & 37724)
4. A 170+ space parking development to the south and southeast (Parcel ID: 39607, 39606, 39609, 39611 & 39608)

The applicant stated that the intended purpose for rezoning the subject property is to subsequently develop it as additional parking for Oaklawn Jockey Club patrons. (See enclosed "Rezoning Narrative Description-West Parking Addition").

Hot Springs 2030, the City's adopted Comprehensive Plan Update, contains in its community vision under Economic Vitality: Hot Springs residents envision a strong and healthy economy that builds on existing strengths of their community, including the presence of numerous recreational opportunities; the city's setting in relation to the National Park, forested hillsides and Lake Hamilton; the Oaklawn track; the city's relative affordability and other quality of life factors. Zoning to enable future Oaklawn parking area supports this adopted City plan.

FINDINGS:

1. LAND USE MAP - The existing future land use designation of Residential Medium/High needs to be amended to Neighborhood Commercial Center which would support low impact commercial zone districts, such as C-TR. The proposed change supports Hot Springs 2030 Economic Vitality Vision statement.

2. ZONING CHANGE:

Applicant successfully demonstrates that the standards for favorable consideration have been met. Oaklawn's 2013 expansion represents a significant change in surrounding physical condition. Planning Commission is able to establish a basis for recommendation to the Board of Directors that the proposed change is consistent with the objectives of the zoning code, and helps to implement an approved City plan, pursuant to Hot Springs Code 16-2-11.

RECOMMENDATION:

Recommend the Board of Directors adopt an ordinance amending the Zoning Map for the subject property to C-TR (Commercial Transitional District) and amending the Future Land Use Plan Map by designating the subject property to Neighborhood Commercial Center because Planning Commission can make a specific finding that the change is consistent with the Hot Springs Zoning Code and will help to implement an approved city plan.

Chairman Smith thanked Director Sellman and asked if the applicant would now come forward and add to the record, so you have 5 minutes to make your presentation.

The applicant, Mathew Breckenridge with B & F Engineering, came forward and stated that Director Sellman did a great job explaining what we are trying to do with this re-zone. If the re-zone is successful, we will be seeking a conditional use for a parking facility extension to the existing facility, with screening, landscaping and keeping with the existing neighborhood feel. I'm available for any questions you may have.

Chairman Smith asked the commissioners if they had any questions for the applicant, there were a few questions from the commissioners, which Mr. Breckenridge answered. Chairman Smith then thanked Mr. Breckenridge.

Chairman Smith asked if anyone had signed up to speak, and there were none. Chairman Smith then closed the public part of the hearing for Item #1 and opened discussion with the commissioners. Chairman Smith asked if there was any discussion, and there was none, so then he stated that I have a motion to approve ITEM 1 with the findings and recommendation in the staff report. The staff recommendation is to approve. Chairman Smith asked Planning Mr. Stauder to call roll to approve with staff findings.

CARRIED, by the following votes:

Ayes: Charles Smith, Erin Holliday, Brian White, Eloise Adams, Harold Koppel, Hilarie Dzianott, Joe Goslee Jr., Wayne Thomason, and Anne Guthrie

2. *Site Plan Approval for a four story hotel - an Article II site plan review.*

Director Sellman stated that Item #2 is an application for Site Plan Approval (SPA-18-0253) - Hyatt Place Hotel - Article II Site Plan review for a proposed four (4) story hotel with site improvements. - 0 Broadway St and Market St (**DEFERRED ITEM**) **Will be heard at the November Planning Commission Meeting.**

3. *Preliminary Subdivision review of a proposed nine lot residential subdivision.*

Director Sellman stated that Item #3 is an application for a Preliminary Subdivision (PS-18-0238) - Fontana Rd (Ridge) - Preliminary subdivision review for a proposed nine (9) lot single family residential subdivision. - 0 Fontana Rd (**DEFERRED ITEM**) **Will be heard at the November Planning Commission Meeting.**

Directors Report

- *Board of Directors approved the permanent zoning for Annexation areas A & B.*
- *Received today from the Census Bureau the updated population number based on the 2010 Census, re-drawing the boundaries of the city. The only growth showing was from the changes in the boundary, giving an additional 2,700 to the count.*
- *In house training has been suspended for the remainder of the year.*

Adjournment

With no further business to discuss, we are ready to adjourn the OCTOBER 11, 2018 Planning Commission Meeting. May I have a motion to adjourn? Second?

Moved by Brian White

to approve the OCTOBER 11, 2018 meeting's adjournment.

CARRIED, by the following votes:

Ayes: Brian White, Wayne Thomason, Charles Smith, Erin Holliday, Eloise Adams, Harold Koppel, Hilarie Dzianott, Joe Goslee Jr., and Anne Guthrie

A handwritten signature in black ink, appearing to read "C. Smith", written over a horizontal line.

Charles Smith, Chairman of the Planning
Commission