

LONOKE PLANNING and ZONING COMMISSION  
SPECIAL MEETING MINUTES  
March 8, 2022

**PC MEMBERS:**

Karen Dill - Chairperson  
Mike Jones  
Jim Bailey  
Bill Coley

**STAFF/GUESTS:**

Comm Dev Director, Jeremy Gosdin  
Alice Bridges – City Council  
Suzette Elmore – City Council  
Tim Lemons  
Tommy and Patsy Brewer

Meeting Called to order by Karen Dill at 6:15 pm.

The special meeting is in regards to a Preliminary and Final Plat Application for a 1.24 acre duplex development at the corner of Fish Hatchery and Navajo Trail. The application is for the first phase of a subdivision to build 7 duplexes on separate lots along Navajo Trail, north of Fish Hatchery.

This property is zoned R-2, which allows for dwellings – two family (duplexes) as stated in the Table of Uses in UDC 4.3.2. However, this is a subdivision and must meet the requirements set forth in Article V, Subdivision and Development Regulations of the UDC. Including Preliminary Plat Approval and Final Plat Approval.

Jeremy Gosdin gave his recommendation on additional information needed and conditions of approval.

Additional Information needed:

1. Source of title.
2. It is unclear if additional off site storm water will be directed along the east side of Navajo Trail. This could affect proposed culvert sizes. Provide information showing proper culvert sizing.
3. There are no proposed ditch flow lines shown on the drawing and the flow lines, size and capacity for the existing culvert under Navajo is not shown. Provide information to verify culvert is adequate.
4. A phasing plan shall be provided showing all phases of the subdivision.

Conditions of Approval:

1. The existing street width does not meet city requirements. Navajo Trail must be widened to meet city standard as required in Section 5.9 Design requirements. A temporary cul-de-sac shall be constructed at the end of Navajo. See 5.9.5 and Arkansas Fire Code Appendix D.
2. Sidewalks, Gutters and Streetlights shall be installed as required in Section 5.10 – Required Improvements.
3. The proposed waterline needs to be increased to 6in.
4. An additional Fire Hydrant shall be added on the corner of Fish Hatchery and Navajo Trail.

Recommendation:

Notice to proceed shall be given upon receipt of the Construction Drawings showing above improvements.

Final Plat will be approved upon conditions of the Preliminary Plat and Submitted with changes in Construction Documents as well as any additional submittals required in Section 5.3.

Topics for discussion:

1. Hammer Head (Turn around for fire trucks instead of cul-de-sac.)
2. Temporary turn around: Asphalt or compacted gravel.
3. Street widened to 27' (24' with gutters).
4. Street Lighting.
5. Underground Electrical.
6. Sidewalks, curbs and gutters, and street lighting only on development side of the street. (24' plus 1.5' on development side).
7. Bond or escrow to be paid instead of completion of infrastructure work prior to final approval.

Motion made by Jim Bailey for approval of application with additional information, conditions as agreed upon and bond/escrow for final plat approval. Mike Jones seconded the motion. Motion carried.

Meeting was adjourned at 7:08 pm.