

- A. **Call to Order:** Chairman James Milner called meeting of the Planning Commission to order at 6:02 p.m.
- B. **Roll Call:** Board Members present: Michael Phillips, James Walker, Frank Mociwnik, Lloyd Caldwell, Carla Butler and Darrin Brock. We had quorum.

C. **Approval of Minutes:**

Motion to approve March 18, 2019 Minutes.

Motion: Commissioner Walker

Second: Commissioner Brock

Vote Aye: Walker, Milner, Caldwell, Mociwnik, Brock, Butler, Phillips

Vote Nay: None

Motion to approve March 18, 2019 Minutes approved.

D. **Public Forum: Open: 6:03pm Closed: 6:03pm**

Lance Lloyd, Community Manager, Rogers Lowell Chamber of Commerce, introduced himself to the Planning Commissioners as the Lowell representative of the chamber.

E. **Consent Agenda: None.**

F. **Old Business: None.**

G. **New Business:**

Revisions to Lowell Land Development Code

- A. **Add Definition of Truck Stop:** Truck Stop means an establishment where the principal business is the sale of fuel, food (regardless of whether fast food or a sit-down restaurant), or services intended to attract truck drivers or driving teams and where the design or principal method of operation consists of one or more of the following: 1) Sales of diesel or gasoline fuel at an area designated expressly for semi-trucks; 2) Commercial truck scales; 3) Overnight parking for semi-tractors and/or trailers; 4) Truck washes; 5) Showers.

Public Hearing: Open 6:04 Close 6:10

Mary Beth Matthews, 917 Sycamore Trace, was in favor of the definition of a truck stop. Lowell already has a truck stop. She wants to keep Lowell livable, attractive place to live.

John Ward, 910 Sycamore Trace, was in favor of the changes in the Lowell Land Development Code. He cited problems with the existing truck stop and bikers/walkers on the trail not being able to see each other in a timely manner.

Motion to approve and recommend to the City Council an ordinance amending Lowell Municipal Code Section 16-64 to revise the definition of a truck stop and for other purposes.

Motion: Commissioner Butler

Second: Commissioner Phillips

Vote Aye: Butler, Mociwnik, Brock, Milner, Walker, Phillips, Caldwell

Vote Nay: None

Motion to approve and recommend to the City Council an ordinance amending Lowell Municipal Code Section 16-64 to revise the definition of a truck stop and for other purposes approved.

- B. **Add Definition of Conditional Use Permit Required for Warehouse Use in Commercial Zone.**
The purpose of revising the schedule of uses are as follows: 1) The intent of the schedule of users is to provide a guideline of permitted uses within designated zones. The use of warehouses in commercial zones is currently a permitted use. 2) Areas designated for the commercial district are intended for a variety of higher intensity business uses and commercial establishments, often with outside storage, display, and sales. Examples of such uses include convenience stores/gas stations, automotive repair shops, contractor services and other similar establishments. 3) The intent of the revision of the schedule of uses is to control the number of warehouses allowed in prime commercial space.

Public Hearing: Open 6:11 Close 6:11

Motion to approve and recommend to the City Council an ordinance amending Lowell Municipal Code Section 16-145 to require a conditional use permit for warehouses in all zoning districts and for other purposes.

Motion: Commissioner Brock

Second: Commissioner Butler

Vote Aye: Milner, Caldwell, Mocivnik, Walker, Brock, Phillips, Butler

Vote Nay: None

Motion to approve and recommend to the City Council an ordinance amending Lowell Municipal Code Section 16-145 to require a conditional use permit for warehouses in all zoning districts and for other purposes approved.

- C. **Add Definition of revision of Zoning Definition Language**

Karen Davis, Planning Coordinator, explained the revision would allow City of Lowell to develop 8,000 square foot lots. At present, we are restricted to 10,000 square foot lots and because of this, we are losing density to both cities to the north and south.

Public Hearing: Open 6:16 Close 6:21

Steve Cox, Senior Vice President of Economic Development, Rogers-Lowell Area Chamber of Commerce, 317 W. Walnut, Rogers, spoke in favor of this ordinance with the handout provided by Ms. Davis. The comparison to the other cities in the area even with the potential 20% reduction in lot size still has the highest and most restrictive in terms of residential development. Along with that, there are some quotes from some retail site consultants talking about the importance of density and how that factors into decisions by retail and whether or not they chose to operate and how many times your city can be eliminated from contention before you even know you are being considered due to restrictive zoning and due to lack of density. Along with that on the second page of that handout you see some population projections out to 2065. Mr. Cox created the numbers to show a more conservative estimate than what is currently the growth rate and has been the historic growth rate for NWA and Lowell. The population is going to grow which will bring additional retail and commercial opportunities for the residents of Lowell. You will run out of space eventually without having to annex other land. Density, as long as it is controlled and enacted properly, is a good thing and will encourage commercial growth within the city. The Chamber is in favor of this revision.

Linda Vannoy, 505 Ash, asked if moving lot to 8,000 square feet would change the setback requirements and the commissioners said it would not.

Commissioners contended that in order to be competitive with neighboring cities, changes needed to be made to the zoning definition language. They also believed it would accommodate developers as well.

Commissioners accepted the revised language of Section 16-139 as follows: 4) D Single-family--10 residential district. The purpose of the D single-family--10 residential district is to provide for a higher population density on moderately sized lots of at least 10,000 square feet. 5) E single-family--8 residential district. The E single-family--8 residential district, which provides for small-sized lots of 8,000 square foot minimum.

Motion to approve and recommend to the City Council an ordinance amending Lowell Municipal Code Section 16-139 to revise language from R-D and R-E zoning definition to remove certain limitations and for other purposes.

Motion: Commissioner Walker

Second: Commissioner Phillips

Vote Aye: Butler, Mocivnik, Brock, Milner, Walker, Phillips, Caldwell

Vote Nay: None

Motion to approve and recommend to the City Council an ordinance amending Lowell Municipal Code Section 16-139 to revise language from R-D and R-E zoning definition to remove certain limitations and for other purposes approved.

- H. **Planning Staff Items:** Next PC Meeting – 04/23/19 (PC Meetings moved to 2/4 Tuesdays)
- I. **Discussions:** City of Lowell Development Planning Strategy Proposal, presented by Planning Consultant Juliet Richey with Garver Engineering. Her presentation will be made at the next City Council Meeting. Copy of her presentation is included with the minutes.
- J. **Committee Reports:** None
- K. **Adjourn:** Motion to adjourn made by Commissioner Brock; second by Commissioner Walker. All were in favor. Meeting adjourned at 7:09pm.

APPROVED:


James Milner, Chairman

ATTEST:


Elizabeth Estes, City Clerk



CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

APRIL 9, 2019