

City of Arkadelphia
Planning Commission Meeting
May 27, 2021 at 5:30 p.m.
City Hall Boardroom, 700 Clay Street
Arkadelphia, Arkansas 71923

AGENDA

1. Call the Planning Commission to order.
2. Consider the May 13, 2021 Planning Commission minutes.
3. Staff report for OBU's Softball Complex
4. Consider determining and approving any necessary restrictions upon review for Ouachita Baptist University's proposed Softball Complex locker/shower room at 810 N. 8th Street.
5. Other business
6. Adjourn Planning Commission

City of Arkadelphia
 Board of Zoning Adjustment and
 Planning Commission Meeting
 May 13, 2021 at 5:30 p.m.
 City Hall Boardroom, 700 Clay Street
 Arkadelphia, Arkansas 71923

MINUTES

| Attending Members | Attending Members | Attending Citizens |
|---------------------|-------------------|------------------------------|
| Terry Roberts | Gracie Neal | Sharon Tobin |
| Tom Tobin, Chairman | Bill Phelps | Herman Brown |
| Diedra Middleton | Lawrence Phillips | Jonathan Gonzales |
| | | DeAnna Graves, City Recorder |

Tom Tobin called the Board of Zoning Adjustment to order at 5:30 p.m.

A public hearing was held to consider WSB Properties, LLC’s variance request to reduce the rear yard setback from the minimum requirement of 20 feet to 10 feet at 507 S. 7th Street.

Mr. Herman Brown, owner of the property addressed the Board concerning the variance request. He stated the request is to construct a 16’ x 18’ pavilion at the rear of the property for seating of their customers. He explained the business is only open until 5 o’clock and no music would be played so it should be a quite atmosphere.

Bill Phelps asked if there was a privacy fence at the rear of the property. There was some concern over parking availability.

Legal notice was published and all property owners affected by the request to waive the sidewalk requirements were notified as required. There were no objections to the request.

With no further discussion, *Lawrence Phillips moved, seconded by Gracie Neal, to grant the request to reduce the rear yard setback from 20 feet to 10 feet.* The motion passed unanimously on a roll call vote as follows:

| | | | |
|-------------------|-------|---------------|-------|
| Lawrence Phillips | “Yes” | Gracie Neal | “Yes” |
| Diedra Middleton | “Yes” | Terry Roberts | “Yes” |
| Bill Phelps | “Yes” | Tom Tobin | “Yes” |

With no further business, *Bill Phelps moved, seconded by Lawrence Phillips, to adjourn the Board of Zoning Adjustment.* The motion passed unanimously. The Board of Zoning Adjustment adjourned at 5:36 p.m.

Tom Tobin called the Planning Commission to order at 5:36 p.m.

Next, the Commissioners were to elect a Chairman. Bill Phelps nominated Tom Tobin as Chairman. With no other nominees, *Bill Phelps moved, seconded by Deidra Middleton, to appoint Tom Tobin as Chairman of the Planning Commission.* The motion passed unanimously on a roll call vote as follows:

| | | | |
|-------------------|-------|---------------|-------------|
| Lawrence Phillips | “Yes” | Gracie Neal | “Yes” |
| Diedra Middleton | “Yes” | Terry Roberts | “Yes” |
| Bill Phelps | “Yes” | Tom Tobin | “Abstained” |

Next, the Commissioners were to elect a Vice-Chairman. Lawrence Phillips nominated Bill Phelps as Vice-Chairman. With no other nominees, *Lawrence Phillips moved, seconded by Gracie Neal, to appoint Bill Phelps as Chairman of the Planning Commission.*

| | | | |
|-------------------|-------|---------------|-------|
| Lawrence Phillips | “Yes” | Gracie Neal | “Yes” |
| Diedra Middleton | “Yes” | Terry Roberts | “Yes” |
| Bill Phelps | “Yes” | Tom Tobin | “Yes” |

The April 8, 2021 minutes were considered. *Gracie Neal moved, seconded by Bill Phelps to approve the minutes as submitted.* The motion passed unanimously.

DeAnna gave an update to the staff report on the new developments going on in town.

With no other business, *Deidra Middleton moved, seconded by Terry Roberts, to adjourn the Planning Commission.* The motion passed unanimously. Planning Commission adjourned at 5.47 p.m.

Tom Tobin, Chairman

DeAnna Graves, Recorder




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Date: May 24, 2021

To: Planning Commissioners

Cc: Gary Brinkley, City Manager; City Board of Directors: and Ed McCorkle, City Attorney

From: DeAnna Graves, Building Department Manager 

Re: Consider determining and approving any necessary restrictions upon review, in an Educational District E-1, to construct a Women's Softball Locker/Shower room.

Ouachita Baptist University (OBU) proposes to build a Women's Softball locker/shower room at the existing Softball Complex located at 810 N. 8th Street on OBU's campus.

OBU is ready to move forward with the construction. *In the Educational District, all area regulations, yard requirements, off-street parking and loading requirements, screening requirements, and other necessary restrictions will be determined by the Planning Commission on review.*

Beau Bishop with Arkadelphia Fire Department reviewed the plans and approved the reduced separation distance from 15 feet to 8 feet based on the construction material to be used. The wall proposed on the new construction will be the equivalent of a 2 hour firewall which allows for the reduction of separation distance between buildings.

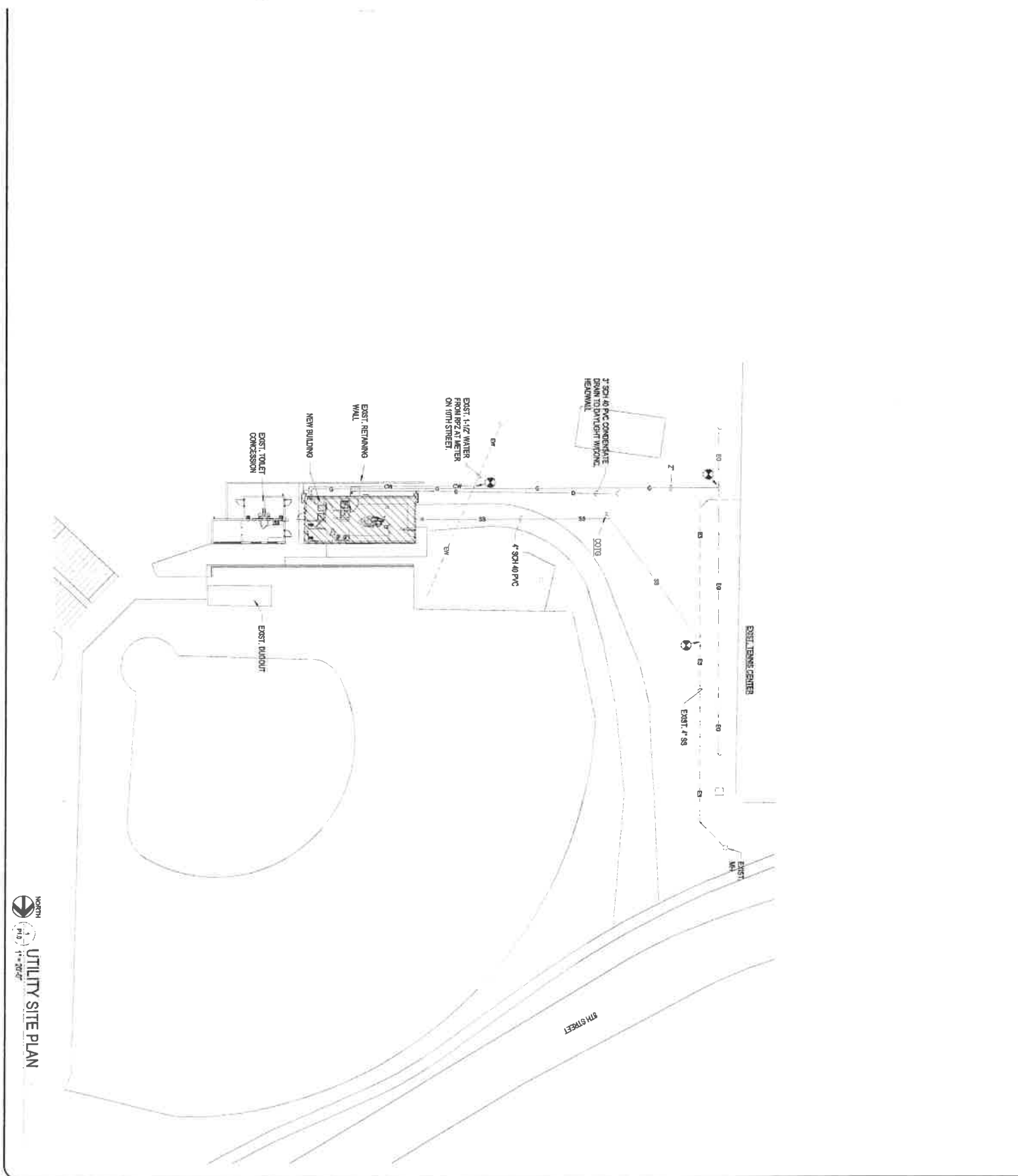
Lewis Architects Engineers has submitted the following for review:

- Site plan
- Building design drawings

The Building Department has a larger set of plans that will be available during the Planning Commission meeting.

This review is for zoning only.

Staff recommends you approve the plans as submitted to construct a Women's Softball locker/shower room at 810 N 8th Street with the condition Ouachita Baptist University comply with all other applicable regulations and ordinances including but not limited to building codes and erosion and sediment controls.



NORTH
 1" = 10'-0"
 UTILITY SITE PLAN

P1.0
 1 OF 4

DATE: 11.14.2018
 PROJECT NO: 2018
 DRAWN BY: JML
 REVIEWER:



WOMEN'S SOFTBALL
 COMPLEX IMPROVEMENTS
 OUACHITA BAPTIST UNIVERSITY
 ARKADELPHIA, ARKANSAS

LEWIS ARCHITECTS ENGINEERS
 ELLIOTT • MCMORRAN • VA
 RAGSDALE • WOODWARD • INCORPORATED
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