

Meeting Minutes for Vilonia Planning Commission, Special Called Meeting, Jan 11, 2024

Meeting called to order: 6:00pm

Members present: T White, T Beene, R Sims, T Wofford, B Zwiefel (K Williams arrived after meeting started)

PC discussed recommendations to modify the current Ordinance #2023—8 that was read at the December 2023 City Council meeting. The PC voted to recommend the following modifications to the ordinance:

- Recommend to modify Section 2 to read as follows:

Section 2: GENERAL COMMERCIAL (COM) DISTRICT REGULATIONS

1. Lighting shall be placed to reflect away from residential development. No light shall produce glare or direct illumination across the property line. All light shall be directed downward or inward toward the property. Unshielded wall packs and floodlights are not permitted. All proposed exterior light sources including poles, standards, hangers, light fixtures, reflectors, shields, and lamp shall be submitted with the development plan for review and approval.
2. No excessive or unusual noise, odor or vibration shall be emitted so that it constitutes a nuisance or which substantially exceeds the general level of noise, odor or vibration emitted by uses adjacent to or immediately surrounding the subject site. Such comparison shall be made at the boundary of the site.
3. All trash and garbage receptacles and ground mounted mechanical equipment shall be located away from the street side of the property and shall be screened from view utilizing a low landscape hedge or wall made with building material that is compatible with the primary structure.
4. All roof mounted equipment shall be screened from view on the street side of the property utilizing building materials compatible with the primary structure.
5. All development in the Commercial Zone shall be in conformance with the Vilonia site plan review process as outlined in Section 6.1.
6. All signage shall be in conformance with the Vilonia sign regulations as outlined in Section 6.7.
7. Outdoor storage shall not be located along a public right of way.
8. Loading or serving areas shall be physically separated from all streets but shall provide motor vehicle access, preferably by alleys.
9. Property not located in the Highway Corridor Overlay (HCO) district and/or gaining access to local streets in the Commercial district may have the following front yard options:
 - a. Parking in front of principal structure – front yard shall be a minimum of 50 feet but greater if space is needed to accommodate required parking.
 - b. When parking is provided at the rear or side of the principal building the building may abut the sidewalk.
10. Sidewalks, at least 5' wide shall be provided on both sides of local (non-highway) streets. Sidewalks shall be separated from the street paving if no curb exists, or from back of curb by a landscaped strip or furnishing area, a minimum distance of 3 feet.
11. Alleys at mid-block required: Right-of-way 20 feet; paving width 12 feet.
12. Building Façade: Architectural finish on at least 50% of street facing sides. Building articulation and varying design elements and materials are recommended. Glazing shall be included as 20% of any façade facing a street or common area.

- Recommend the use list shown in Section 3 to align with the Commercial Corridor Use List as provided in the Unified Development Ordinance (UDO) Section 3.2 Use Table with the following modifications,
 - Cemetery to be listed as a Conditional Use
 - Computer Data Processing (Or Similar Service) to be listed as a Conditional Use
 - Microbrewery, Micro distillery and Micro winery to be listed as a Conditional Use
- Recommend the following modifications to Section 4:
 - Bullet point that reads “Building coverage of buildable area on lot: Building and required parking may occupy 100 percent of lot” be changed to “Impervious surface coverage of development (ie building, parking lot, etc) to be limited to 80% maximum of lot area.”
- Recommend to modify Section 5 to read as follows:

Section 5: BUFFER ZONES

1. Commercial Zones abutting residential subdivision or areas zoned for residential use shall protect such areas from potential nuisance by providing a minimum forty (40) foot buffer strips and a six (6) foot fence. the forty (40) foot strip shall be replanted with cover as follows:
 - a. All buffers shall be sodded, seeded, or mulched.
 - b. Buffers should include 1 canopy tree approximately every 30 feet as well as shrubs, annuals, perennials, ornamental grass, and/or groundcover.
 - c. Parking lots adjacent to exclusively residential properties shall provide a screen at least 36 inches tall as measured from the average finish elevation of adjacent streets, parking lots, and the ground floors of all structures on the site.
 - d. Where fences or walls are used, they shall be constructed from a durable material. Landscaping shall be provided along the length of both sides of walls or fences. The fence shall be of treated wood, or masonry with metal posts permitted; the fence shall extend along the entire property line common to residential use.
 - e. Where shrubs are used, they shall be evergreen in nature, be at least 30 inches tall at the time of planting, and be spaced closely enough to grow into a seamless row of hedging.
 - f. Where earth berms are used, they shall be gently rolling to appear natural. If the berm does not reach the minimum height, then plantings may be included on top.
 - g. Screening shall not impair the sight line of drivers.

In those instances where drives or parking are proposed for intrusion into the buffer strip, a minimum of fifteen (15) feet shall be retained. No building, outside storage, or sanitation equipment shall be permitted within the fifteen (15) foot area.

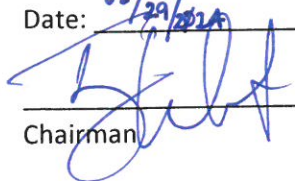
- Recommend to add Section 9 to read as follows:

Section 9: ADDITIONAL REFERENCES

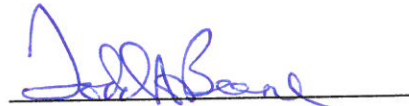
1. Change Section 4.2 to add Commercial to Mixed Use Districts.
2. Change Section 6.1.1 (1) to add Commercial to the Site Plan Review Process.

The meeting was adjourned at 7:45pm.

Date: 02/29/2015



 Chairman



 Secretary