



WASHINGTON COUNTY PLANNING OFFICE

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Agenda Item

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Meeting: September 2, 2010
 Project: Sonora Middle School LSD
 Preliminary LSD Approval Request
 Project Number: 2010-093
 Planner: jrichey@co.washington.ar.us

PRELIMINARY LARGE SCALE DEVELOPMENT REQUEST

Land Development approval requests are objective. The County has a set of rules and requirements for this type of project. If all of the requirements for a Land Development have been met, then by law, the Planning Board must approve the land development.

REQUEST: Preliminary Large Scale Development Approval for Sonora Middle School LSD.

CURRENT ZONING: Project does lie within the County Zoned area (Agriculture/Single-Family Residential 1 unit per acre).

*The project must obtain a Conditional Use Permit prior to being heard for Preliminary LSD.

PLANNING AREA: This project is located in the City of Springdale Planning Area.

QUORUM COURT DISTRICT: District 13, JP Joe Patterson

FIRE SERVICE AREA: Nob Hill

SCHOOL DISTRICT: Springdale

INFRASTRUCTURE: Water-Springdale Electric-Ozarks Electric Natural Gas-Arkansas Western Gas Telephone- AT&T Cable- Cox

Sewer- Onsite Decentralized sewer system owned by a public entity (Springdale School District)

BACKGROUND/ PROJECT SYNOPSIS:

Most concerns were listed in the Conditional Use Permit request heard previously to this request.

CHECKLISTS:

*Please note that if an item is marked inadequate, staff will usually recommend tabling or denial of a project. It is up to the Planning Board's discretion whether or not to agree with staff recommendation.

Staff is still reviewing "Planning Issues/Engineering Issues" and "Road Issues" at this time

Important Information Checklist

| | Inadequate | Acceptable | Complete |
|-------------------------------------|------------|------------|----------|
| Planning Issues/ Engineering Issues | | | |
| Road Issues | | | |
| Fire Code Issues | | | ✓ |
| Utility Issues | | | ✓ |
| Health Department Issues | | | ✓ |
| Other Important Issues (ADEQ) | | | ✓ |

General Plan Checklist

| | Inadequate | Acceptable | Complete |
|-------------------------|------------|------------|----------|
| General Information | | | ✓ |
| Existing Conditions | | | ✓ |
| Proposed Improvements | | | ✓ |
| Info to supplement plat | | | ✓ |

See the CUP report and conditions of approval regarding roads, fire safety, utility issues, health department issues and other issues.

STAFF RECOMMENDATION:

Staff is not able to make an LSD recommendation at this time, as we are still reviewing traffic and road issues in regard to both the CUP and LSD.

Staff will update the Board at the meeting.