

**Ward Planning Commission  
Public Hearing  
Rezone request for Legacy Farm development property to be rezoned from R-1 to PUD  
To rescind the zoning of the development districts back to previous zoning  
November 25, 2019  
6:00 PM**

Helen Huitt called the meeting to order. Chairman Meadows and Vice Chairman Tyler Madding were unable to attend the public hearing. Introductions of the planning commission members were made.

**Guest**

Sign in sheet is attached.

Ms. Huitt introduced Mayor Charles Gastineau; Mayor Gastineau explained the reason for the public hearing. The current property owned by Gabe and Crystal Beatty this lays between Balding Street and Second Street (Hwy 367) known as the Legacy Farm Project is requesting rezoning from Residential 1 (R-1) to a Planned Unit Development (PUD). Mayor Gastineau turned the floor over to Mr. Gabe Beatty.

Mr. Beatty explained that he and his wife have been custom builders in the area for about twelve (12) years. This is a ninety-six (96) acre project. When reviewing the zoning regulations it was discovered that this project is better suited to the regulations of the Planned Unit Development zoning. The project not only has housing but also sidewalks, walking trails, community spaces, pavilions, community garden/s and parks. There will be considerable green spaces that will decrease the environmental impact on the area. This will also preserve the history of the property being a farm. The architecture will be modern farm house design. This design will be carried throughout the project. This will allow for the hard surface such as the street and sidewalk to be minimized. Therefore, preserving the historical and design to work together to make a unique area. The homes will be 2000 to 3000 square feet. And the total roof tops should be between 180 and 200. This type of development is one that is being used across the United States. This development is a draw for commercial projects. It will increase the value of the surrounding marketing area, which in turn will increase the tax base. This project is something that will attract people from all over the Central Arkansas area. It lends itself to encouraging community involvement and engagement not only with the project area but also the entire area. This is a project that will work with a small city like Ward. The commute for work, entertainment and other activities is less than a 45 minute drive and again brings in more growth of not only residential but also commercial business. Mr. Beatty ask for any questions that he might address.

Mr. Carroll Balding ask about how this project would affect the Cross Street and Milam Street area. Mr. Beatty stated that the engineering was taking the storm water into consideration and there will be underground storm drains and a retention area for the storm water so this should be little or no addition storm water added to that area. The water is being routed to the northeast.

Mr. Balding also ask about fencing. Mr. Beatty stated the fencing will be a Kentucky broad fencing. There will be no privacy fences. The area is meant to allow for all of the development to be open to the green space.

Mr. Balding ask about Balding Street. Mayor Gastineau addressed this issue that the City and the developer will be working on that issue. Mr. Beatty stated that the other end of the development

that is on the Hwy 367 side will have access there also. This allows for more that on option to enter the development.

Mr. James Wier ask if the property was within city limits. Mayor Gastineau verified that the property was within the city limits. Mr. Wier ask about the maintenance of the sidewalks and walking trails. Mr. Wier was informed that the HOA would be taking care of the public areas.

Mr. Bob Adams ask about the location of the project and what was the relationship to the flood plain. Mr. Beatty stated that the City has an ordinance that requires any buildings in the in the flood plain to be two (2) feet above base floor elevation. There will be retention areas for the storm water and the drainage is being routed to accommodate the water and not put more water on the areas outside the 96 acres.

The meeting was turned back over to Mayor Gastineau. Mayor ask if there was further comments. With no other comments or questions Mayor turned the meeting back over to Ms. Huitt.

With no other comments or questions Ms. Huitt reminded everyone of the comment sheets provided for comment on this project and the next hearing. These comments will be taking into consideration when the Commission is considering this in their regular meeting. Ms. Huitt closed the public hearing for the Legacy Farm development request for the property to be rezoned from R-1 to PUD.

Ms. Helen Huitt opened the hearing for the rescinding of the development districts that was passed in 2013 to the previous zoning. Ms. Huitt turned the meeting over to Mayor Gastineau. Mayor stated this would assist in the future plans for the zoning. The Commission is looking at a layered type of zoning for parts of the City. This will also assist with the home based hair salon that is in this district as we go forward. Mayor ask for questions. No questions were forthcoming. Mayor turned the meeting back over to Ms. Huitt.

Ms. Huitt reminded everyone about the comment sheets needed to be turned in. Everyone was invited to stay for the Planning Commission regular monthly meeting. Ms. Huitt closed the public hearing.