



CITY OF BENTON

Community Development

PO Box 607
Benton, Arkansas 72018

MEMO

To: Mayor Holland
Benton City Council

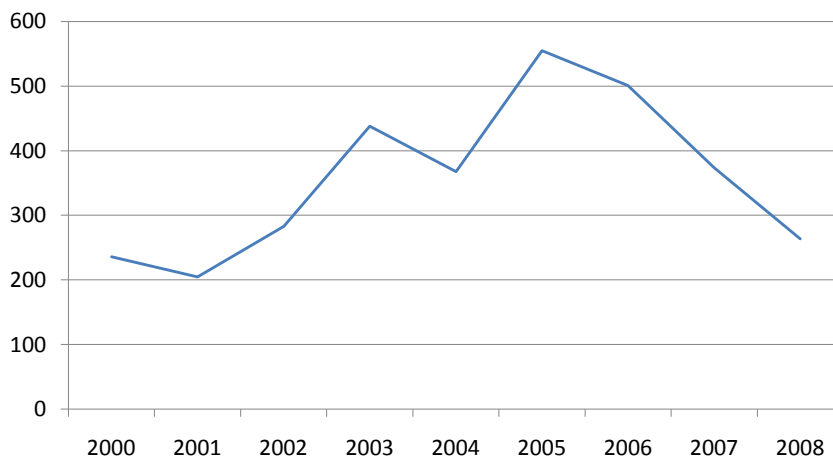
From: Marsha Guffey

Date: January 20, 2009

Re: Annual Report from Community Development
(Economic Development Report will be included in February agenda packet)

The chart below tells the story about the residential construction business in Benton--after reaching record highs in 2005 and 2006 that correspond to the housing bubble around the country, Benton's building is going back to 2000-2001 levels, which is where we hope they will stabilize. By all reports (Metroplan, Forbes, Gadberry), the Central Arkansas economy has been amazingly strong.

2000-2008 Residential Building Permits Sold



Only a few new subdivisions were given preliminary plat approval in 2008 (Eden Estates (off Edison), Woodlands Chalet (off Congo), Westshore (on the West side of Hurricane Lake Estates) (see attached table), but these are all quality projects with distinctly different markets.

In addition to normal activities detailed below, the Community Development Department has been involved with developing a new sign ordinance, passage of the new flood plain ordinance, compiling and maintaining a list of people with drainage problems, doing damage control from the 3 major storm events, among other things. A project to rebuild or rehabilitate substandard housing in the Ralph Bunche community is finally underway with Central Arkansas Planning and Development District. In conjunction with the Economic Development Committee of the Council, the zoning ordinance was revised to better equip the City to deal with truck stops. The zoning ordinance was also revised to better deal with manufactured housing issues. Numerous sidewalks around town have been added or replaced in critical areas. We have been working with Charter to complete a new franchise agreement and have increased the pole rental agreement to match what other communities are charging.

We are especially proud of the following achievements:

1. Passage of the agreement with Alcoa/Almatis/St. Gobain to voluntarily annex portions of Alcoa property into the City. This will give us valuable land for development, particularly industrial development.
2. Annexation of the Exit 114 area. This area will give us a blank slate for commercial development and allow Benton to grow as needed in the future.
3. Annexation of the area on Highway 5 North by Longhills Golf Course.
4. Nomination of Downtown Benton to the National Register
5. Establishment of a Historic District Commission
6. Award to Benton by the Arkansas Floodplain Managers Association

The following streets/utilities were accepted for maintenance by the City:

Hurricane Lake Estates Ph 2 & 3	1/28/2008	7 of 2008
Quail Valley Ph 2	2/25/2008	12 of 2008
Coldwater Creek, Ph 2	2/25/2008	11 of 2008
Hidden Meadows, Ph 3	3/10/2008	17 of 2008
Hickory Heights, Ph 1	4/14/2008	20 of 2008
Wildwood, Ph 3	7/14/2008	41 of 2008
Coldwater Creek, Ph 1B	8/11/2008	50 of 2008
Heritage Farms, Ph 14	8/11/2008	51 of 2008
Gattinwood, Ph 3	8/11/2008	52 of 2008
Briarstone, Ph 1	8/25/2008	28 of 2008
Garden Hills	11/10/2008	73 of 2008
Pleasant Forest, Ph 1	12/15/2008	85 of 2008
Berwick Heights, Ph 2	12/15/2008	86 of 2008
Shady Lane Estates, Ph 1	12/15/2008	87 of 2008
Aaronfield, Ph 1	12/15/2008	89 of 2008

The following projects were reported by the City Engineer, Gail Mainard:

Drainage Projects:

North Street culvert replaced,
Schley Street culvert replaced,
Denise Street culvert replaced,

Street Projects:

Winchester completed,
Chris, Edgehill and Watson Streets project started,
Fairfield Street started,
Plans designed for Sharon Road, Jackman Street and Shady Lane.

Floodplain:

315 Floodplain determinations made,
Outstanding Large City award to Benton by AFMA for 2008,
Floodplain related pages added to the City's website

Jim Towe, Community Services Supervisor reports the following stormwater complaints, concerns and warnings were responded to from January 1, 2008 thru December 31, 2008:

Written warnings	13
Stormwater concerns	197
Stormwater concerns resolved	197
Stormwater calls	182
Citations issued	2

Jim and the Stormwater Inspector Mark Dunn monitored all small construction sites throughout the year and actively pursued any and all concerns in the field on a daily basis. The two citations issued in 2008 were due to continued problems that they were unable to resolve through constructive channels.

On March 23, 2008, Community Development in conjunction with Sam Chaffin hosted a training seminar entitled "How to Manage Your Construction Site Stormwater BMP's". Twenty-nine contractors and builders attended this seminar. Jim Towe provided the training. All City of Benton employees were briefed on municipal stormwater pollution. Community Development staff taught approximately 15 fire fighters on damage assessment after the April floods.

The Benton Planning Commission and Board of Adjustment continue to be extremely dedicated volunteers, holding extra meetings when necessary to meet the needs of developers and homebuilders. The following items were considered at Planning Commission and Board of Adjustment meetings this year:

2008 Report
Planning Commission and Board of Adjustment Activities

Planning Commission

January

Mobile Home Hardship
Ashley
Rezone
Dinsmore
711 & 715 Market Street
Replat
Oak Hill Subdivision lots 67 and 68

February

Rezone
Donald Duncan - 811 Hester
James Cole - 909 Hicks Road
Kevin DePriest - 424 Nalley
Replat
Longhills Village
Mobile Home Hardships
English
Newcomb
Tull Planning Boundary
Final Plat Approval
Partnership Village

March

Mobile Home Hardships
English
Newcomb
Hurricane Lake Estates
POA requesting advice
Planning Area Boundary Map Revised
Proposed Annexations
Benton/Bryant/Bauxite Island
Highway 5 North areas

April

Rezone
Jones Development – corner of Park Lane and Schley Avenue
James Brown – 705 & 707 Columbia
Tray Moody 2020 Silica Heights Road

Ken Young & Fellowship Bible Church on Alcoa Road
Final Plat Approval
Pleasant Forest Phase II
PUD
Aaron Jones – Preliminary Review
Review of self-contained portable building – Ice house
Discussion of Site Specific requirements for Church
Mobile Home Hardship
Buddy English

May

Rezone
Doug Kidd & K & K Properties – 301,303 Park & 913 Hoover
Discussion process by which new zoning ordinance will be drafted
Set Date for public hearing on annexation
Road Exit 114 Classified for proposed road at exit 114 development-
Collector versus Local

June

Rezone
Robert Hanley, 701 Kenwood
Brinson Williams, 6623 Alcoa Road

June (Special Meeting)

Preliminary Plat – Saline Crossing

July

Final Plat – Browning Commercial Park Phase 7
Proposed Subdivision Regulations
Discussion of Annexation Plan B

August

Final Plat
Hurricane Meadows Phase 3
Woodlands Phase 2 and Replat of lot 267 in Phase 1

Rezone –Edward L Malone, West Sevier at 1st Street
Meleah Eckhardt, 6817 Alcoa Road
Subdivision Regulations Review

September 9th Regular Meeting

Final Plat – Briarstone Phase II
Rezone – O’Kelley -2512 Silica Heights Road
Within our Planning Area – Preliminary & Final Plat Approval – Quail Grove

Final Subdivision Regulations Review

September 30th Special Meeting

Conditional Use Permits for Benton Public Schools (total of 10)
Final Plat – Hobby Subdivision (tabled)

October 14, 2008

Final Plat – Hobby Subdivision
Eden Estate
Rezone – Estate of Garland M Richards
Public Hearing for Manufactured Housing Overlay District

November 3, 2008

Annexation/Zoning meeting for Almatris, St. Gobain and Alcoa

December 9, 2008

Rezone – Mazander Properties Inc., 21000 I – 30
Conditional Use - Fellowship Bible Church, Alcoa and Northshore
Final Plat – Browning Commercial Park Phase 8
Browning Commercial Park Phase 9
Coldwater Creek Phase 2B
Coldwater Creek Phase 3
Preliminary Plat - Westshore Phase I
PUD – Woodlands Chalets
Subdivision Regulations Changes

Board of Adjustments

January

No Meeting

February 12(regular meeting)

Variance

Birchtree Communities – Dumpster (Pulled on 2/12/08)
Gary Newcomb – Overview lots
Bobby McElroy – AMG

(special meeting 2/26/08)

Variance

Shady Lane Estates Phase I

March

Variance
Sam Ed Gibson - 1735 Lyledale

April

No Meeting

May

Variance
Jalaram Hospitality Inc – 17900 I-30

June

Variance
Lance Montgomery, 6709 Worth Ave

July

No Meeting

August

Variance
Panther Creek, 2030 Monticello Dr.

September

Variance
Steven M Schneider – 3821 Madison Place Dr, Lot 15 Madison Village
Jonathan Walls – 3814 Madison Place Dr, Lot 25 Madison Village

October 7th Special Meeting

Variance
Dixon Enterprises – Corner of Hwy 5 and Kenwood
Denton's Trotline

November 3, 2008

Variance
Robert McDade – 902 Weatherford Dr., Lot 112 Timbermist

December 9, 2008

No Meeting