



City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

PLANNING COMMISSION AGENDA

June 22, 2026

**A meeting of the Farmington Planning Commission will be held on
Monday, June 22, 2026, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –May 26, 2026
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be limited to three minutes per person.

1. PUBLIC HEARINGS

A. Variance – Parking variance

**Property owned by: Legacy National Bank
Property Location: 104 & 138 N. Holland Dr.
Presented by: SiteWise Civil Engineering**

B. Large Scale Development – Holland Crossing

**Property owned by: Legacy National Bank
Property Location: 104 & 138 N. Holland Dr.
Presented by: SiteWise Civil Engineering**

**Planning Commission Meeting Minutes
May 26, 2026, at 6 PM**

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Chad Ball
Ryan Crawford
Matt Hutcherson
Norm Toering
Bobby Wilson

ABSENT: Ken Goff

City Employees Present: Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Rick Bramall, Building Official; Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant.

2. **Approval of Minutes: April 28, 2026**, minutes were unanimously approved with a correction stating the detention pond could not be considered a park and correct the spelling of last name to Mann.

3. **Comments from Citizens: None**

Public Hearings

1A. Conditional Use for Freedom Fireworks, LLC.; property located at 233 E. Main St. owned by Two Daughters Properties, LLC; presented by Freedom Fireworks, LLC.;
Cheslee Mahan 16092 Malico Mountain, West Fork

Comments from Citizens: NONE

Chairman Robert Mann called the question to approve the conditional use for Freedom Fireworks, LLC, property owned by Two Daughters Properties, LLC., property located at 233 E. Main presented by Freedom Fireworks, LLC. Upon roll call vote, the Conditional Use Request was approved by unanimous vote.

1B. Rezoning 12094 N. Hwy 170 from RE-1 to R-1; property owned by Hillcrest Holdings, LLC; located at 12094 N. Hwy 170; presented by Ben Solmons

Ben Solmons real estate broker in Northwest Arkansas. We have had thirty-three acres for sale for a couple of years, I came across Aaron Worth here with Cobblestone Homes. We have been really scratching our heads and even meeting with the community and trying to collectively take all of the things and all of the fabric and thoughts and opinions of Farmington and try to meld them into something that we think can be a development that can be seen as a great fit for this spot in the community. Mr. Worth with Cobblestone Homes stated they have been working with the city, have come to the work sessions and feel as if this is a team effort. This project will take several years and want to find a solution that will be a good fit for everyone.

Chairman Robert Mann reminded the commissioners this is just about rezoning.

Comments from Citizens:

Jeff Oxford 12186 N. Hwy 170 thanked the commission for all they do. He has known Mr. Worth for a while and what he builds is good stuff. When you look at the map where the detention pond is proposed, I have the lot that backs up to that I will be on the northwest corner of property. When my wife and I bought that land five years ago with the understanding those were going to be two acre lots next to us. When you head up Blue Sky, those are five-acre lots. You go on past me, those are estate lots too. I'm just saying I'm not real hip on having a detention pond right behind my house. After we redid Highway 170, you can go out there right now and look at

my driveway, and the drainage ditch opens up in my driveway, and today there's standing water there where it does not drain all the way. So now I've got water in front of my house, and I'm going to have a proposed detention pond behind my house, not to mention the drainage creek that I have that comes off the mountain and everybody off Blue Sky that runs right through my backyard. I'll support whatever ya'll want to do.

Tracy Laird 11399 Spring Mountain Drive commented if it's zoned in a way to limit the density, I would agree. Spring Mountain is not butting right up to it, but it's right there. We've already put in two lanes with a turning lane, which is great. At some point, I don't know if we can go any wider on the road. I just wanted you to realize there are other people here that agree. I would like to see the density stay the same and would prefer it to stay the zoning that it already is.

Marissa Savelles, 11364 Spring Mountain Drive I own property that is directly next to the property to be developed. My concern is the school district is about to build another school, and the proposed zoning is mixed use. Farmington is growing but it should be thoughtful growth. Considering the safety of the kids that are going to be there, I just don't think that mixed-use development is appropriate and hope the density remains the same. I would say if we want commercial development in Farmington, let's be thoughtful about where we place it and make sure that we have the safety of the children top of mind.

Brandon Walker 11228 Hwy 170 I live north of Jeff Oxford, my back acre will be side by side to the property. When we moved there five years ago, we thought these were going to be estate lots. also hope to be able to get sewer. If we rezone this and that opens it up, what if their deal doesn't go through and someone else puts 50 to 100 houses in here? That's also a fear of ours. We want to keep it two-acre estate lots. I know there has been some conversation on getting a crosswalk in front of the high school and adding more traffic to the road, we need a crosswalk.

Lindsay Kernes 10985 Blue Sky Rd. our property backs up to the Walkers. I know this road was just redone but still only a two lane road as Marrison mentioned there will be a new school there. We all know how difficult it is to get our kids to and from school. For those of us who currently live here we are going to be looking at the road becoming busier than it is now. No one wants that. The other thing is not just drainage, but water in general I would be concerned for that. We have fire hydrants on Blue Sky that do not work, so how are we going to guarantee that the new people in this big subdivision with all of these smaller lots are going to have fire hydrants that work?

Kevin Gardenhire 10815 Blue Sky Rd. I am concerned with the resources on the city that it will take to maintain fire and police services. Also, once that opens, the genie is out of the bottle for another 80 to 100 acres that are back there. What kind of density is going to be there? That's something that needs to be thought about.

Chairman Mann closed the floor for public comment.

Chairman Robert Mann reminded the Planning Commission this is about rezoning, anything that fits into R-1 can be built.

City Attorney Jay Moore just so all the facts are out there they do have a bill of assurance. A bill of assurance basically says if they sell the next person will be obligated to do that. The proposal in front of you has been assured with the bill of assurance. I have looked at it and you're waiting to see if it passes to do an executed copy.

Chairman Robert Mann addressed some of the questions asked by the citizens stating about the education growth, the city does not make that decision, that is the school district who decides where to build. The question about the fire hydrants not working, Chairman Mann asked Fire Chief Bill Hellard if there was a problem. Fire Chief Hellard answered the fire hydrants work, on the fire that we had on Blue Sky the issue was we used too much

water that the hydrant in the subdivision could not handle that much water and we had to lay hoses from another hydrant. The hydrants do work.

City Engineer Chris Brackett addressed the drainage issue and stated if this is brought forward and they provide us with a plan I will review it and make sure the drainage meets our code. Norm Toering commented that your bill of assurance talks about you having two-acre lots on a drawing, but it could become four half-acre lots, it could become one-acre lots. So, the truth is as soon as we say yes to a rezoning you can do wherever you want. The map you want to show us doesn't say that and what you're willing to put in writing doesn't say that either. They say there's a bill of assurance, but not from the drawing you give me and if you want to build, you can go through what we have right now.

Chad Ball someone mentioned a crosswalk that's needed, hopefully transportation will look into that. City Business Manager commented we are working on design right now. We do a lot of work on Future Land Use Plan; we use public comments to make our decisions. The Future Land Use Plan does not have this type of development for this area of our city, that's where I am concerned.

Chairman Robert Mann said the Future Land Use Plan is not a law. It is a guide and direction that the city wants to go at that moment.

Bobby Wilson asked why not develop it into two-acre lots? Mr. Worth stated he wanted to discuss septic. I thought septic couldn't be done at all, but it's very limited the soil in the front won't support anything on septic. We spoke with Linda Mayo and discussed the cap and filling in dirt, we ran into a lot of issues on that. Regarding the two-acres I think as a developer people like one acre or five-acres, but two acres are somewhere in the middle. We want to build what the market wants. Bobby Wilson asked did you look at doing two acre lots? Mr. Worth responded we did, it doesn't perk, the soil cannot absorb the seepage from the sewer being flushed through the toilet basically wouldn't be able to put more than a few homes out there based on the composition of soil.

Chairman Robert Mann asked City Attorney Jay Moore to address the Bill of Assurance. City Attorney Jay Moore stated the Bill of Assurance will have to be updated and changed to uphold what is being seen right now. Chairman Mann asked if it's approved tonight, it's subject that the bill of assurance is getting updated? Mr. Moore answered it would have to. Mr. Worth commented we are comfortable adjusting that, we prefer to get feedback and include that.

Matt Hutcherson regarding the two acre lots, could we look at doing a two-acre lot with a STEP system instead of accepting sewer? Mr. Worth answered we discussed that with planning and I didn't want to bring it up, I thought it would be met with a lot of resistance and people wouldn't want to see it happen. It's not my first choice but I do have some experience with it on the septic if we knew the cost of septic and if there was an impact fee that said each lot pays a certain amount, but right now we don't know any of this.

Mr. Worth stated I think there are still questions that need to be answered and feedback that we would like to take into consideration and ask if it could be tabled.

Chairman Robert Mann replied we can do that and we don't need to vote on that tonight. City Attorney Jay Moore responded they can pull it off the agenda themselves and bring it back if they want. It has to be before the vote. Mr. Worth answered we would like to withdraw.

Chairman Robert Mann stated if you wish to pull it tonight and bring it back to the next planning meeting you can then come to the work session and discuss. Vice Chair Gerry Harris asked if we could do that and discuss things with them at the work session, City Business Manager Melissa McCarville responded yes, you can discuss if you can talk how you're going to vote.

City Attorney Jay Moore asked the developers do you want it to be three weeks from now where you come back to meet or do you want it to be a month and three weeks? Ben Solmonson answered three weeks, we want to come back for the June 22nd meeting. Mr. Moore commented the work session will be the Monday before. City

Business Manager, Melissa McCarville said there would not be public input, but the public could attend, they just wouldn't have the opportunity to talk but can attend.

1D. Final Plat- Summerfield Ph. 3; property owned by DRP Holdings, LLC; property located at West end of Wilson Street, north of Summerfield Ph. 2; presented by Jorgensen Group/Blew & Associates

Charles Zardin with Blew & Associates, this is the third phase of Summerfield Subdivision, which will create 89 buildable lots and one reserved for future development.

City Engineer Chris Brackett read a memo as follows.

The Final Plat for the Summerfield Subdivision Phase III has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. On April 27, 2020, the Planning Commission approved Summerfield Subdivision Phase I with the following condition. "The Developer and City Staff have come to an agreement for the required offsite improvements for this development. This agreement is only binding if the Planning Commission agrees to the offsite improvements as follows.

- f. The City (Planning Commission) agrees to waive the payment in lieu of parkland dedication for *all phases* of this development."

Due to this condition of Phase I, there will be no requirement for parkland dedication for this development.

2. All public improvements must be completed, and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for all public improvements except for the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
4. If the sidewalk construction is to be delayed until the home construction, then the developer shall provide an escrow account in accordance with Ordinance 9.20.03(a.). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
5. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
6. Provide to the City one original and 6 copies of the recorded Final Plat.

Comments from Citizens: None

Chad Ball stated the only issue that he had is to make some sure that there is safe walkability to the park. Mr. Zardin responded this phase is the portion north of Wilson St., there will be crosswalks provided on Wilson that will connect.

Chairman Robert Mann call the question to approve the final plat of Summerfield Phase 3, property owned by DRP Holdings, LLC, located at the west end of Wilson Street, north of Summerfield Phase 2, presented by Jorgensen Group and Mr. Zardin of Blue and Associates, subject to Mr. Brackett's memo dated May 26, 2026. Upon roll call vote, the Final Plat was approved by unanimous vote.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

Chad Ball, Secretary

Robert Mann, Chair

City of Farmington, Arkansas

Application for Variance/Waiver



Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission/Board of Adjustment until all information is furnished.

Applicant: SiteWise Civil Engineering, Nathan Streett Day phone: 479-621-3762

Address: 127 W. Sunbridge Dr., Fayetteville, AR 72703 Fax: _____

Representative: _____ Day phone: _____

Address: _____ Fax: _____

Legacy National Bank

Describe Proposed Property In Detail (Attach additional pages if necessary) _____

Property Description _____

Site Address -- 104 & 138 N Holland Dr. _____

Current Zoning -- C-2 _____

Attach legal description Lots 1 and 2 Holland Crossing Commercial Subdivision _____

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property description: Lots 1 & 2 Holland Crossing Commercial Subdivision

Site address: 104 & 138 N. Holland Dr.

Current zoning: C-2

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

Parking Variance. Please refer to the attached for reasoning.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 15 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 7 days before the meeting:

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the _____ day of _____, 20____.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on ____ day of _____, 20____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

Nathan Stull Date 6/5/26
Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating the agent is authorized to act on their behalf.)

[Signature] Date 6/5/26
Owner/Agent Signature



Parking Variance Request – McAlister's Deli and Legacy Bank

The applicant respectfully requests approval of a variance to allow more than 30% of the required parking to be located between the buildings and the front property line for the proposed McAlister's Deli development.

The requested deviation is minor in nature. The McAlister's Deli site is proposed to have 39.5% of its total parking between the street and the front façade. This percentage is exceeding the 30% limit by only four (4) parking spaces.

The variance is necessary due to site-specific constraints, including existing access easements and the platted lot dimensions, which significantly limit the ability increase the proposed parking beside or behind the proposed McAlister's Deli building. Based on the anticipated parking demand, McAlister's requires approximately 58 parking spaces but can physically accommodate only 38 spaces on its individual lot while maintaining required access and circulation. Therefore, it is important to allow the 4 spaces in excess of the allowed parking percentage to remain as proposed.

To address the parking deficiency, McAlister's Deli and Legacy Bank will enter into a shared parking agreement allowing McAlister's customers to utilize twenty (20) or more parking spaces located on the Legacy Bank property. The bank site has been intentionally designed with excess parking capacity to support this shared parking arrangement and accommodate the differing peak parking demands of the two uses. Approval of this variance will allow both developments to function efficiently, provide adequate parking for customers and employees, and promote a coordinated shared parking solution without creating adverse impacts on adjacent properties or public infrastructure.

The request is consistent with the intent of the ordinance because the additional front parking is minimal and the overall site design maintains attractive building placement, landscaping, and pedestrian connectivity.

Thank you for your consideration,

A handwritten signature in blue ink that reads "Nathan Streett".

Nathan Streett, PLA
SiteWise Civil Engineering

**City of Farmington
Application and Checklist
Large Scale Development**

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

SiteWise Civil Engineering
 Applicant: Nathan Streett Day Phone: 479-621-3762
127 W. Sunbridge Dr.
 Address: Fayetteville, AR 72703 Fax: _____

Representative: SiteWise Civil Engineering Day Phone: 479-621-3762
127 W. Sunbridge Dr.
 Address: Fayetteville, AR 72703 Fax: _____

Legacy National Bank
 Property Owner: Attn: Patrick Swope Day Phone: (479) 717-1902
4055 W Sunset Ave
 Address: Springdale, AR 72762 Fax: (479) 717-1919

Indicate where correspondence should be sent (circle one): Applicant Representative -- Owner

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$	Date	Receipt #

Describe Proposed Property In Detail (Attach additional pages if necessary)
Property Description
 Site Address -- 104 & 138 N Holland Dr.
 Current Zoning -- C-2
 Attach legal description Lots 1 and 2 Holland Crossing Commercial Subdivision

Financial Interests
 The following entities or people have a financial interest in this project:
Legacy National Bank & McAlister's Deli

Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

Nathan Streett Date 5-15-26
 Applicant Signature

Property Owner/Authorized Agent: *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

[Signature] Date 5-15-26
 Owner/Agent Signature

	YES	NO	N/A - REMARKS
1. Completed application form which includes; name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
3. Five (5) copies of the site plan folded to a size of no greater than 10" X 10 ½ ". Email site plan digitally to City Business Manager.	X		
4. For Resubmission Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ". 5. List of adjacent property owners and copy of notification letter sent	X		X
6. White receipts from the post office and green cards from registered letters (at least 7 days prior to the meeting). 7. Proof of publication of public hearing notice should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right-hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		None per National Wetlands Inventory
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.8. from a permanent well-defined reference point, P.O.8. must be clearly labeled.	X		POB is on Survey
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		FIRMette included in submittal packet
10. Status of regulatory permits: a. NPDES Storm water Permit b. 404 Permit c. Other	X		

11. Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVO 88 datum; Benchmarks include but are not limited to, the following fire hydrant, manhole rim, drainage structure abutment, etc.	X		BMs on Survey
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show: a. . Two-foot contour for ground slope between level and ten percent. b. Four-foot contour interval for ground slope exceeding 10%	X		
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on-site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures: a. Provide structure, location and types. b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems a. Provide pipe locations, sizes and types. b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			X
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			X
5. Regarding all proposed water systems on or near the site: a. Provide pipe locations, sizes and types. b. Note the static pressure and flow of the nearest hydrant. c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		

6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.) a. Locations of all related structures. b. Locations of all lines above and below ground. c. A note shall be placed where the streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.	X		
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of -way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing, and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.			X
2. A layout of adjoining property sufficient detail to show the effect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed streetlights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			X
Site Specific Information			
1. Provide a note describing any off-site improvements.			X
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project			X
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	X		
4. The location of all known potentially dangerous areas including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		
5. The boundaries, acreage and use of existing and proposed public areas in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			X
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	X		

7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (for large scale only.	X		
8. The location and size of existing and proposed signs, if any.			
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale Developments only.) Dimension turnaround area at dumpster location.	X		
15. A description of commonly held areas, if applicable.			X
16. Draft of covenants, conditions and restrictions, if any.			X
17. Draft POA agreements, if any.			X
18. A written description of requested variances and waivers from any citv requirements.		X	
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

* All applicants submitting preliminary plats and Large-Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meetings to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit are attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meetings of the planning commission.

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

To All Owners of land lying adjacent to the property at:

104 & 138 N. Holland Dr.

Location

Legacy National Bank

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on June 22, 2026 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

LOT 1 AND LOT 2, HOLLAND CROSSING COMMERCIAL SUBDIVISION, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, RECORDED AS INSTR. NO. 024A-00000050 AT THE WASHINGTON COUNTY CIRCUIT CLERK'S OFFICE.

BEGINNING AT A FOUND 5/8-INCH REBAR WITH CAP PLS 931 AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTH RIGHT OF WAY OF MAIN ST. (AR HWY 62), S76°06'28"W 197.74 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 931; THENCE 90.53 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 103°44'17", A RADIUS OF 50.00 FEET, A LONG CHORD THAT BEARS N52°01'23"W, 78.66 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 931 ON THE EAST RIGHT OF WAY OF HOLLAND DR.;

THENCE ALONG SAID EAST RIGHT OF WAY, THE FOLLOWING SIX COURSES:

1.) N00°09'15"W CROSSING A FOUND 5/8-INCH REBAR WITH CAP PLS 931 AT A DISTANCE OF 184.10 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 215.28 FEET;

2.) 31.75 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°06'24", A RADIUS OF 180.00 FEET, A LONG CHORD THAT BEARS N05°12'25"W, 31.71 FEET;

3.) N10°15'34"W 115.96 FEET;

4.) 21.17 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°06'24", A RADIUS OF 120.00 FEET, A LONG CHORD THAT BEARS N05°12'25"W, 21.14 FEET;

5.) N00°09'15"W 15.22 FEET;

6.) 91.20 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°23'13", A RADIUS OF 970.00 FEET, A LONG CHORD THAT BEARS N02°32'21"E, 91.17 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 931 AT THE NORTHWEST CORNER OF LOT 2 OF SAID HOLLAND CROSSING COMMERCIAL SUBDIVISION;

THENCE DEPARTING SAID EAST RIGHT OF WAY, N90°00'00"E 275.69 FEET TO A FOUND 5/8-INCH REBAR AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°02'09"E CROSSING A FOUND 5/8-INCH REBAR WITH CAP PLS 931 AT A DISTANCE OF 239.37 AND CONTINUING FOR TOTAL DISTANCE OF 489.24 FEET TO THE POINT OF BEGINNING, CONTAINING 136,093 SQUARE FEET OR 3.12 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.



Account #: STNSCE2

Company: NWC SITEWISE CIVIL ENGINEERING

PO Box 9522

Fayetteville, AR 72703-0026

Ad number #: 602658

PO #:

Matter of: Hearing Lg Scale Dev and Var

AFFIDAVIT • STATE OF ARKANSAS

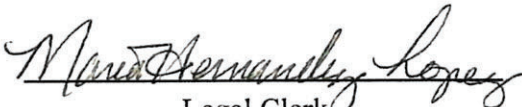
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Hearing Lg Scale Dev and Var

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.


And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$38.00.
(Includes \$0.00 Affidavit Charge).

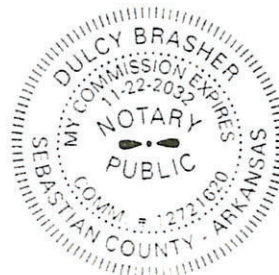
NWA Democrat Gazette 06/07/26; NWA nwaonline.com 06/07/26


Legal Clerk

State of ARKANSAS, County of Sebastian,

Subscribed and sworn to before me on this 8th day of June, 2026


NOTARY PUBLIC



A petition for Large Scale Development and Variance for the property as described below has been filed with the City of Farmington on the 19th day of May, 2026.

LOT 1 AND LOT 2 HOLLAND CROSSING COMMERCIAL SUB-DIVISION, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS.

A hearing to consider this Large Scale Development and Variance will be held on the 22nd day of June, 2026, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
June 7, 2026 602658

760-01160-000
LEWIS BROTHERS LEASING CO INC
PO BOX 8430
FAYETTEVILLE, AR 72703

760-01408-003
VELAZQUEZ INC
1875 CHERBORG AVE
SPRINGDALE, AR 72764

760-01408-002
KENNETH RUE INC
12902 LITTLE ELM RD
FARMINGTON, AR 72730

760-01406-001
FARM STRONG LLC
PO BOX 424
FARMINGTON, AR 72730

760-01159-000
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203

760-03867-000
ARG LLC
PO BOX 10560
FAYETTEVILLE, AR 72703

760-02757-000
WALNUT CROSSING PROPERTY OWNERS ASSOCIATION
PO BOX 1348
FARMINGTON, AR 72730

9589 0710 5270 4108 8833 71

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee \$5.30 0190
\$ 21

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 3.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 30.00
 Adult Signature Required \$ 40.00
 Adult Signature Restricted Delivery \$ 40.00

Postage \$0.72

Total Postage and Fees \$ 39.02 06/08/2026

Postmark Here

Date: Adriant Crossing POA
 Street and Apt. No., or PO Box No.: PO Box 1348
 City, State, ZIP+4®: Farmington AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9007 See Reverse for Instructions

9589 0710 5270 4108 8833 33

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Certified Mail Fee \$5.30 0190
\$ 21

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 3.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 30.00
 Adult Signature Required \$ 40.00
 Adult Signature Restricted Delivery \$ 40.00

Postage \$0.72

Total Postage and Fees \$ 39.02 06/08/2026

Postmark Here

Date: ARG LLC
 Street and Apt. No., or PO Box No.: PO Box 10560
 City, State, ZIP+4®: Farmville AR 72703

PS Form 3800, January 2023 PSN 7530-02-000-9007 See Reverse for Instructions

9589 0710 5270 4108 8833 26

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Certified Mail Fee \$4.40 0190
\$ 21

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 3.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 30.00
 Adult Signature Required \$ 40.00
 Adult Signature Restricted Delivery \$ 40.00

Postage \$0.72

Total Postage and Fees \$ 38.12 06/08/2026

Postmark Here

Date: AR State Highway Commission
 Street and Apt. No., or PO Box No.: PO Box 2261
 City, State, ZIP+4®: Little Rock AR 72703

PS Form 3800, January 2023 PSN 7530-02-000-9007 See Reverse for Instructions

9589 0710 5270 4108 8833 14

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\$ 21

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 3.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 30.00
 Adult Signature Required \$ 40.00
 Adult Signature Restricted Delivery \$ 40.00

Postage \$0.72

Total Postage and Fees \$ 39.02 06/08/2026

Postmark Here

Date: Farm Strong LLC
 Street and Apt. No., or PO Box No.: PO Box 424
 City, State, ZIP+4®: Farmington AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9007 See Reverse for Instructions

9589 0710 5270 4108 8833 96

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Certified Mail Fee \$5.30 0190
\$ 21

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 3.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 30.00
 Adult Signature Required \$ 40.00
 Adult Signature Restricted Delivery \$ 40.00

Postage \$0.72

Total Postage and Fees \$ 39.02 06/08/2026

Postmark Here

Date: Valogues Inc.
 Street and Apt. No., or PO Box No.: 1875 Cheery Ave.
 City, State, ZIP+4®: Springdale AR 72764

PS Form 3800, January 2023 PSN 7530-02-000-9007 See Reverse for Instructions

9589 0710 5270 4108 8833 02

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\$ 21

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 3.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 30.00
 Adult Signature Required \$ 40.00
 Adult Signature Restricted Delivery \$ 40.00

Postage \$0.72

Total Postage and Fees \$ 39.02 06/08/2026

Postmark Here

Date: Kenneth Rice Inc.
 Street and Apt. No., or PO Box No.: 12902 Little Elm Rd.
 City, State, ZIP+4®: Farmington AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9007 See Reverse for Instructions

9589 0710 5270 4108 6832 89

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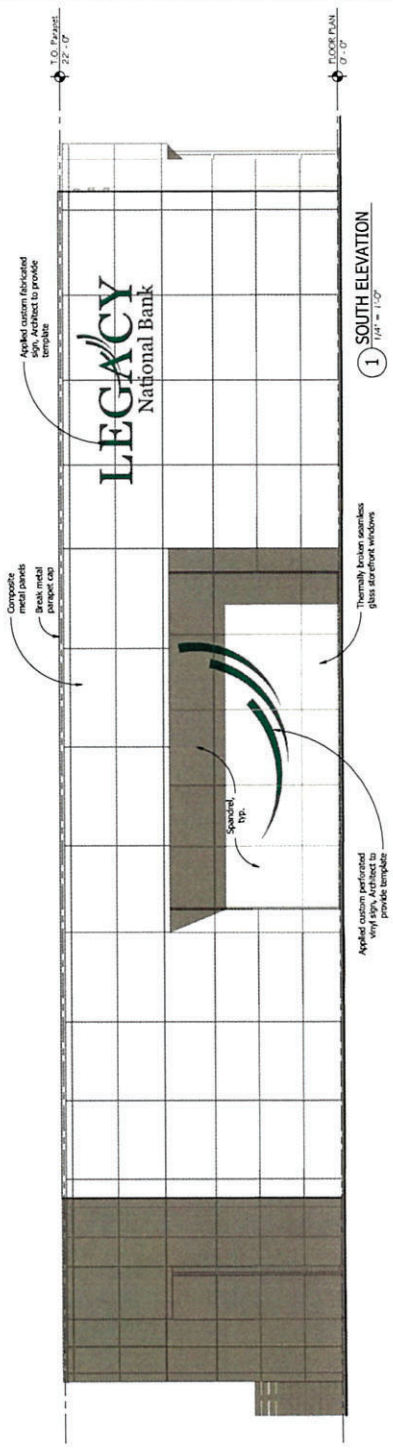
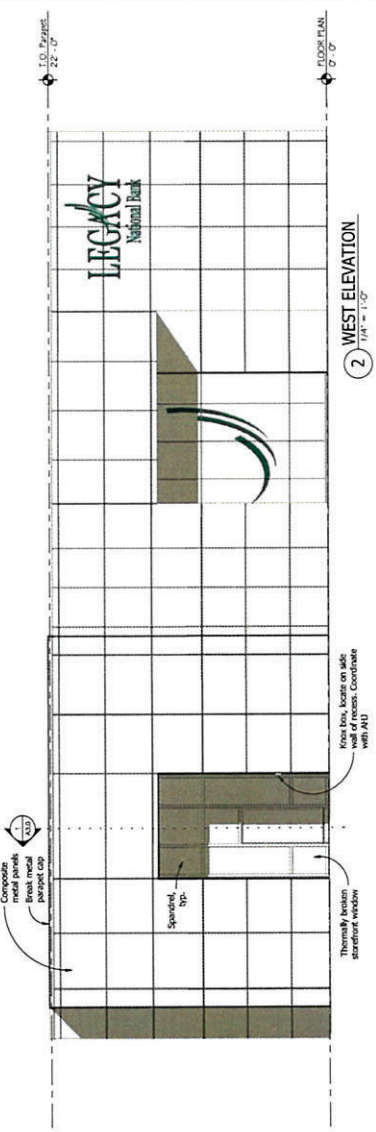
OFFICIAL USE

Certified Mail Fee	\$3.50	01/30
Return Receipt, Hardcopy	\$2.80	01/30
Return Receipt, eMail	\$0.00	
Certified Mail Restricted Delivery	\$3.00	Postmark Here
Postage	\$0.00	
Total Postage and Fees		01/30/2006

Sent to: Lewis Brothers Leasing Co.
 Street Address: PO Box 2450
 City: Fayetteville AR 72705
 ZIP Code: 72705

PS Form 3800, January 2005 PSN 7530-02-000-9000 See Reverse for Instructions

FOR LSD SUBMITTAL
05/15/2026 5:27:48 PM



Composite metal panels with stainless steel panels on top

Thermally broken stainless steel storefront window

Spandrel, typ.

Knee box, locate on side wall of recess. Coordinate with AUI

Applied custom fabricated vinyl panels to provide template

Applied custom fabricated metal panels to provide template

Composite metal panels with stainless steel panels on top

Thermally broken stainless steel storefront window

Spandrel, typ.

Knee box, locate on side wall of recess. Coordinate with AUI

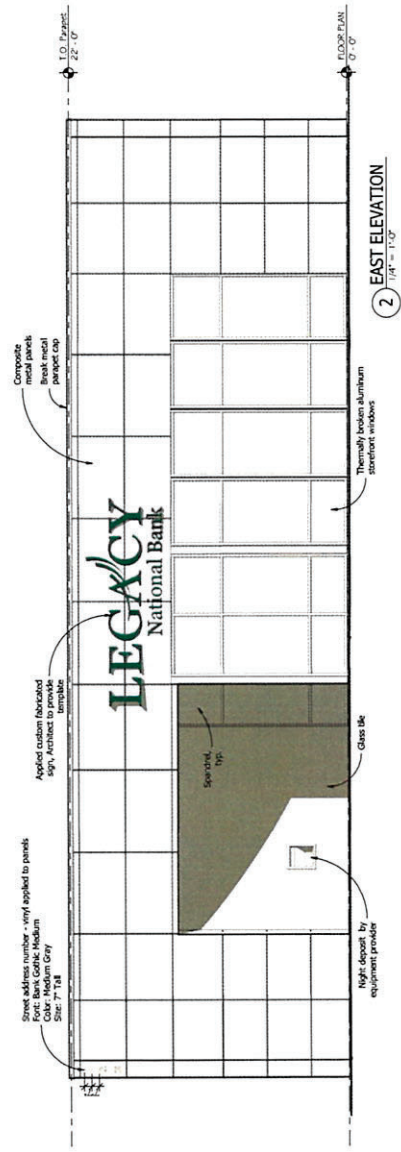
Applied custom fabricated vinyl panels to provide template

Applied custom fabricated metal panels to provide template

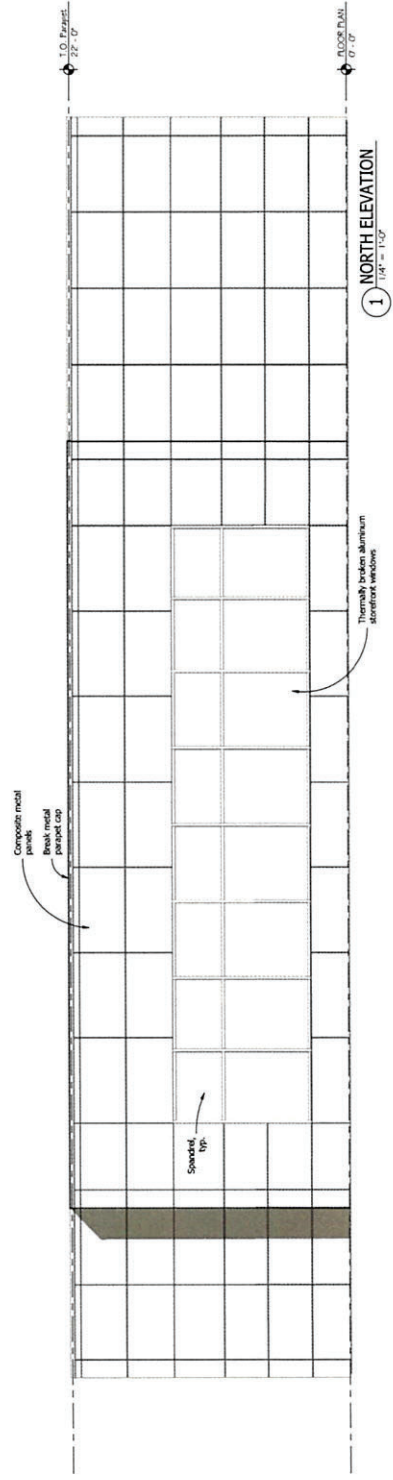


SHEET NUMBER	Project Name	Date
1952321	XXXXXXX	
SHEET NAME	Project Number	
XXXXXXX	1952321	
XXXXXXX	XXXXXXX	

FOR LSD SUBMITTAL
05/15/2026 5:27:48 PM



2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

FOR LSD SUBMITTAL
05/15/2026 5:27:48 PM



④ NORTHWEST PERSPECTIVE



③ NORTHEAST PERSPECTIVE



② SOUTHWEST PERSPECTIVE



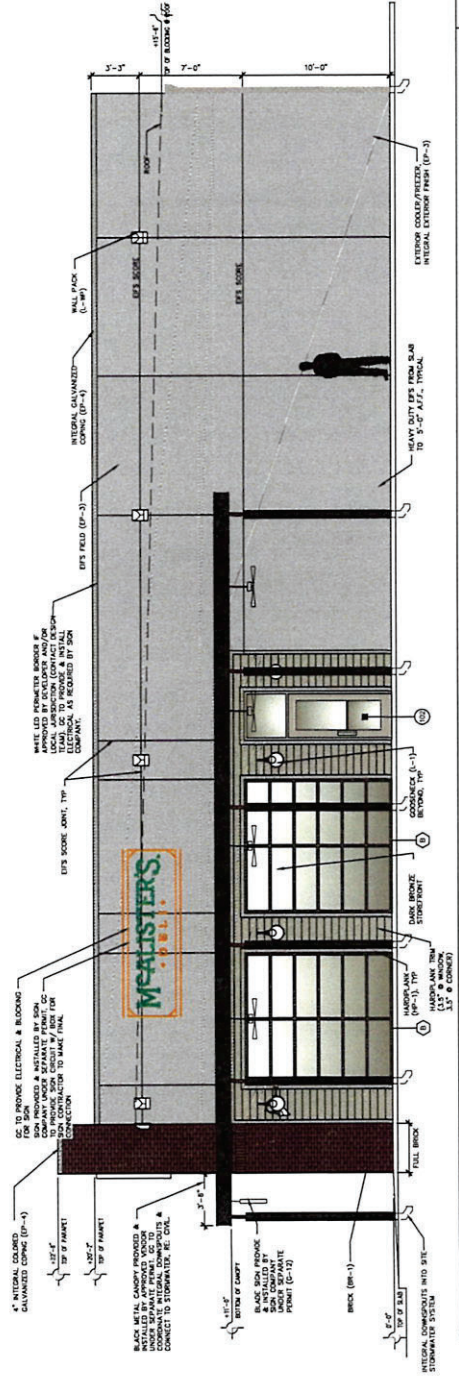
① SOUTHEAST PERSPECTIVE



Angie M. Odom
Architect
4877 N. Hwy 101, Suite 100
Farmington, AR 72730
501.656.1407
odom@odomarchitect.com



EXTERIOR ELEVATION 1
1 of 1 of 2
PERCENTAGE: MASONRY 44%, HARDIEPLANK 10%, EPS 26%, GLAZING 20%



EXTERIOR ELEVATION 2
1 of 1 of 2
PERCENTAGE: MASONRY 10%, HARDIEPLANK 10%, EPS 70%, GLAZING 10%

GENERAL NOTES

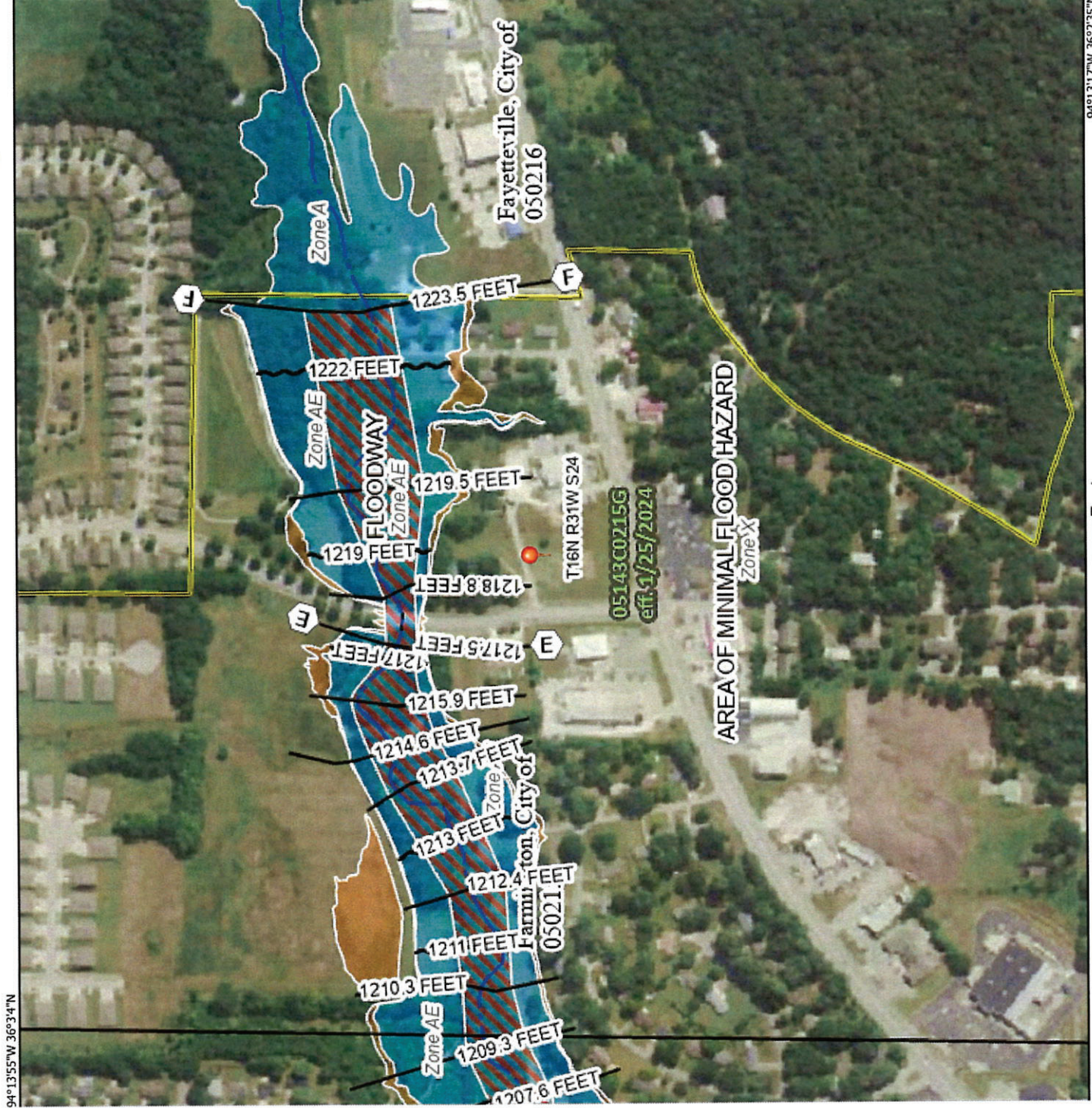
- 1 FINISH & SOURCE GUIDE, RE. A1.2A
- 2 LIGHTING SCHEDULE, RE. A1.3
- 3 DOOR SCHEDULE, RE. A5.0
- 4 WINDOW SCHEDULE, RE. A5.0

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National Flood Hazard Layer FIRMette



94°13'55"W 36°3'4"N



94°13'17"W 36°2'35"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone C

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/14/2026 at 7:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map identifiers for unmapped and unmodernized areas cannot be used for regulatory purposes.



May 19, 2026

Melissa McCarville
354 W. Main
Farmington, AR 72730

Re: Large Scale Development – Lots 1 & 2 Holland Crossing

This letter is submitted to describe the objectives of the proposed development on lots 1 & 2 of Holland Crossing.

The objective of the proposed development is to construct a +/-4,500 SF bank branch for Legacy National Bank and a +/-3,230 SF restaurant for McAlister's Deli on individual parcels. Please note, a lot split is being created by the project's surveyor. The lot split will be submitted to the City of Farmington for review on, or before, Friday May 22nd. The lot split will create 3 separate parcels; one for Legacy Bank, one for McAlister's, and one vacant lot for future development. Parcel # 760-03864-000 will remain as the regional detention pond for the development.

The proposed development will require a public water main to be relocated south of the proposed McAlister's. The relocated line will also be stubbed out to the Legacy Bank parcel. Similarly, a public sanitary sewer extension is planned to extend public sewer service from the northeast corner of the McAlister's lot to the northeast corner of the Legacy Bank property. This design is detailed on the utility plan, and SiteWise will be submitting this detail to the City of Fayetteville for review and approval of the public utility extensions.

Access easements are planned for the shared drives on both the north and south of McAlister's. Additionally, both access easements will connect to existing drives on the Gabriella's property and will be usable for the public.

We appreciate the opportunity to submit this project for your review and approval. Please contact me if additional information regarding the proposed development is needed.

Thank you,

A handwritten signature in blue ink that reads "Nathan Streett".

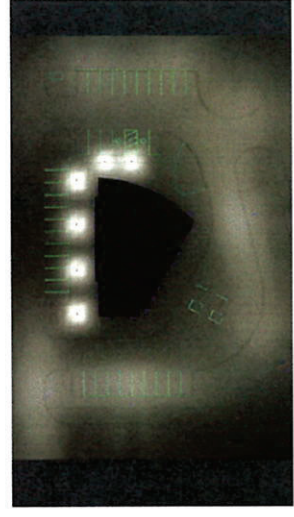
Nathan Streett, PLA
SiteWise Civil Engineering, PLLC
Direct: 479-621-3762



REVISION	DATE
1	05/15/2026
2	05/12/26
3	05/08/26
4	05/08/26
5	05/08/26
6	05/08/26
7	05/08/26
8	05/08/26
9	05/08/26
10	05/08/26

FOR LSD SUBMITTAL
05/15/2026 5:27:48 PM

www.visionairelighting.com
Phone: (310) 512-6480 Fax: (310) 512-6486
3780 Kilroy Airport Way Suite 650 Long Beach, CA, 90806
POINT-BY-POINT CALCULATION
Illuminance at Grade (Footcandles), unless otherwise specified.



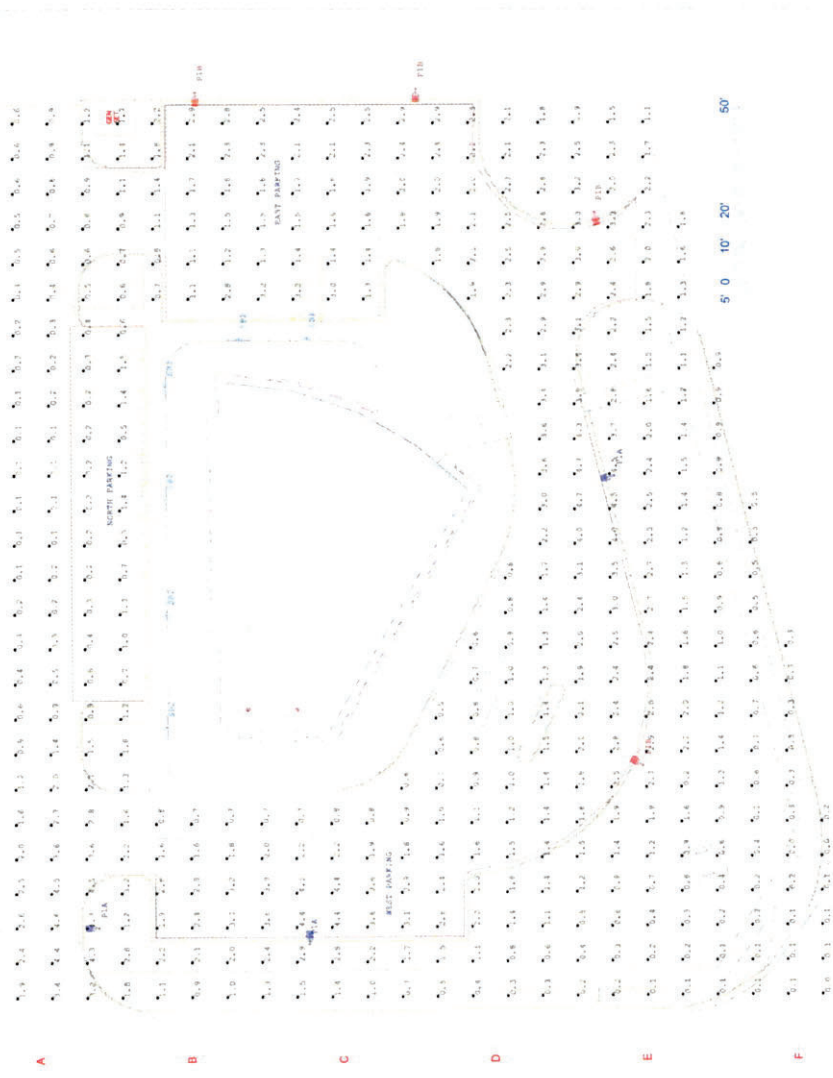
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Ang/Min	Max/Min
GRID @ GRADE	Illuminance	Fc	1.58	4.7	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	2.05	3.2	1.1	1.86	2.91
NORTH PARKING	Illuminance	Fc	0.64	1.5	0.2	3.20	7.50
SITE	Illuminance	Fc	1.89	4.7	0.2	9.45	23.50
WEST PARKING	Illuminance	Fc	2.82	4.5	1.6	1.76	2.81

DRAWING NUMBER : GR050826PLG-LEGACY BANK FARMINGTON-02
LAYOUT DESIGNER : GR
DESIGNER EMAIL : gabriela@visionairelighting.com
PROJECT DATE : 05/08/26
REVISION DATE : 05/12/26
REP : PREMIER LIGHTING GROUP
NOTES:

1 SITE PLAN PHOTOMETRICS
N.T.S.

1 2 3 4 5 6 7 8 9 10



Symbol	Qty	Label	Arrangement	LUF	Description	Air. Lum. Lumens	BUG Rating	Lum. Watts
1	3	P1A	Single	0.950	VISIONAIRE V5X-II T2 1SL 4K-VOLT-AM @ 25 MITG. HT. (N)	15099	B3-U0-G3	102
2	6	S82	Single	0.950	VISIONAIRE C-BOW-1-T5W-W_3TLD_5_40KZ_A017 @ 3.5	6024	B3-U0-G2	90.7
3	4	P1B	Single	0.950	VISIONAIRE V5X-II T4L 1SL 4K-VOLT-AM @ 25 MITG. HT. (N)	13949	B3-U0-G3	101.7

VISIONAIRE LIGHTING INC. MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE FOR THE ACCURACY OF THE DATA OR CALCULATIONS IN THIS REPORT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE DATA AND CALCULATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND PROVIDING IT TO VISIONAIRE LIGHTING INC. IN A TIMELY MANNER. VISIONAIRE LIGHTING INC. SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS REPORT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND PROVIDING IT TO VISIONAIRE LIGHTING INC. IN A TIMELY MANNER. VISIONAIRE LIGHTING INC. SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS REPORT.

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Legacy National Bank

Date: June 2,2026

Project Name: Holland Crossing Commercial Subdivision

Engineer/Architect: Sitewise Civil Engineering

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly. Please provide an address or email address where these invoices should be sent.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday, and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad has to be in the paper by Sunday, June 7, 2026 to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission; a site plan, landscape plan and grading plan would be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday June 22, 2026, at 6:00 pm.**

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Legacy National Bank

Date: June 2, 2026

Project Name: Holland Crossing Lots 1&2

Engineer/Architect: SiteWise Civil Engineering

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

Representing: KMS/City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. Is the monument sign at the corner for both businesses? This sign will require a separate permit as stated in the plans.
4. Will both businesses use the one dumpster shown on the plans? Call out the material on the dumpster enclosure on these plans.
5. The existing sidewalk that is being replaced will have to be removed with this development. You will need to show the sawcut line on the existing sidewalk at the intersection and in the frontage of the restaurant to the east.
6. Have you coordinated with the property owner to the east with the relocation and narrowing of the assess easement to their dumpsters and the back of their property?
7. Have you started the discussion with ArDOT about adding this new access to their right-of-way? Have they agreed to allow this access? You will have to obtain the ArDOT permit prior to getting a Grading Permit from Farmington.
8. At the time of construction plan approval, we will have to look at the best way for the new sidewalk to connect to the existing ramps the corner. I would like ArDOT's option of what they will allow or recommend.
9. Drainage Report:
 - a. No comments on the detention design.
10. The following is a comment on Farmington's Commercial Design Standards from Key Architecture, Inc. If you have any questions concerning this comment, please send those to Melissa McCarville and she will consult with the Architects if needed.
 - a. They have exceeded the 30% parking between the building and street by 1 space for the bank and by 5 spaces for the restaurant.



Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



Date: 5/22/26

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Holland Crossing

Knox box will be required for both occupancies.

Verify needed fire and hydrant flows.

Fire Lane Signage

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width Curbs appear painted. Please add the additional signage per drawing.

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

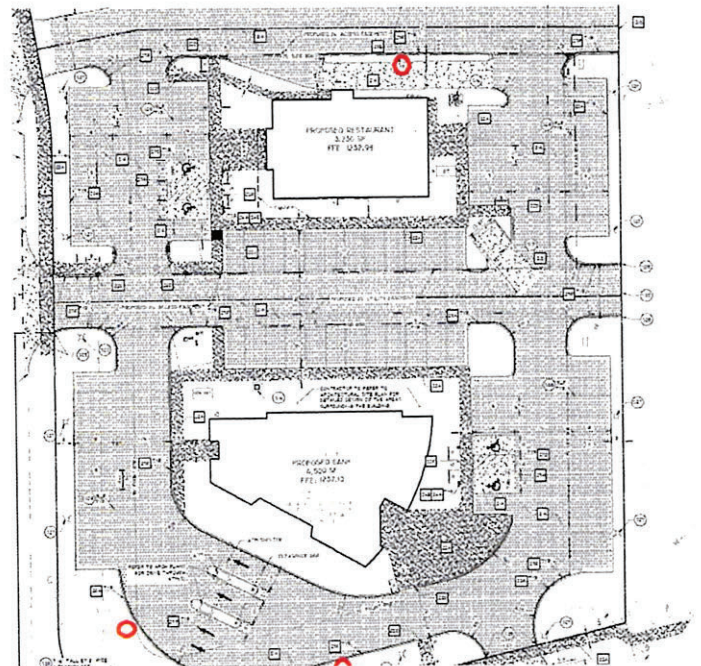
SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"





Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Holland Crossing Commercial LSD (*Landscape Review*)

EDA project #: 2673_F

Letter creation: June 2, 2026

Tech Plat Review meeting: June 2, 2026

Mrs. McCarville,

We have reviewed the LSD submitted by Site Wise Civil Engineering. The plot date on the landscape sheet is 5/19/26. EDA received the plans on 5/21/26. Based on our plan review of the City's Landscape Code, we offer the following comments:

Generally:

1. ***All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with resubmittals.***

Sheet C6.0:

2. Section 14.04.17 Landscape Site Plan Requirements requires that the landscape plan be prepared by a landscape company or a licensed landscape architect. With resubmittal, provide information showing that this plan meets this requirement.
3. Scale: Please correct the graphic and stated scale in the upper right hand corner.
4. Provide landscape details and landscape notes.
5. Plant legend: Please update the number of *Cornus kousa*.
6. Indicate how the plantings will be watered. Irrigation system or by hoses? If by hose bibs, indicate where the yard hydrants will be located and ensure hoses can reach all areas of the landscaping. Add a note to the landscape sheet about which method will be used.
7. Street Buffer – Main Street Requirements (Main St, AR Hwy 62)
 - a. Add a callout note stating that short ornamental trees are used instead of shade trees due to the OHE.
8. Street Buffer-Side Street Requirements (Holland Dr):
 - a. Dimension the street landscape buffer distances (must be minimum 10' deep). Update plans if needed to provide the 10' depth.
9. Landscape Code Requirements table:
 - a. Perimeter Buffer Requirements:
 - i. This states that 4 trees are being preserved and 4 new trees are provided. The landscape plan shows no perimeter buffer trees. Likewise, the stated 45 shrubs are not shown. Please update as needed.
10. Landscaped side and back perimeter buffer requirements:
 - a. Shall extend from street frontage to front edge of building but may extend farther back at builder's discretion.

- i. Add a callout note that no trees are shown on east property side due to the gas line.
 - ii. While trees cannot be planted, can the code's required shrubs?
 - iii. Where possible, please place required perimeter trees elsewhere on site to offset there being no perimeter trees on this LSD site.
- 11. Indicate how the plantings will be watered. Irrigation system or by hoses? If by hose bibs, indicate where the yard hydrants will be located and ensure hoses can reach all areas of the landscaping. Add a note to the landscape sheet about which method will be used.
- 12. Dumpster screening: please utilize a different shrub for screening the dumpster, as Green Mound Boxwood will not provide screening. Add shrubbery to the rear of the dumpster fence, also.
- 13. Mechanical screening requirements of code 14.04.23 (c): on the plans, show the location of the mechanical equipment and how it will be screened. Equipment located within 150' of a street or highway ROW or residential housing shall be screened from view or positioned so they are not highly visible.

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,



Sarah Geurtz, PLA

June 9, 2026

LARGE SCALE DEVELOPMENT – Holland Crossing Lots 1 & 2
Comment Response Letter (2nd City submittal)

SiteWise Civil responses to plan review comments received on June 2nd, 2026 are provided below in bold text:

PLANNING – Melissa McCarville

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly. Please provide an address or email address where these invoices should be sent.
 - **Please send all invoices to Nathan Streett: nstreett@sitewisecivil.com**
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
 - **Certified mailings were sent on 6/8/26 and a copy of the receipts have been included with this resubmittal.**
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday, and the Washington County Enterprise Leader is published on Wednesday. With this in mind, the ad has to be in the paper by Sunday, June 7, 2026 to meet the deadline.
 - **The advertisement has been sent to the Democrat Gazette for publication in the June 7th newspaper. Proof of publication will be provided upon receipt.**
4. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission; a site plan, landscape plan and grading plan would be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
 - **Hard copies and PDFs have been included with this resubmittal.**
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
 - **Digital copies have been provided to Chris Brackett.**
6. Planning Commission meeting will be Monday June 22, 2026, at 6:00 pm.
 - **Noted.**

ENGINEERING – Christopher Brackett

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
 - **Noted and provided.**
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com
 - **A digital copy of the resubmittal has been provided with this resubmittal.**
3. Is the monument sign at the corner for both businesses? This sign will require a separate permit as stated in the plans.
 - **No. Both businesses are proposing independent signage. The McAlister's proposed sign location has been added to the site plan.**
4. Will both businesses use the one dumpster shown on the plans? Call out the material on the dumpster enclosure on these plans.
 - **No. Legacy Bank will utilize a private trash service and will not require their own dumpster. Only McAlister's will use the proposed dumpster. The dumpster enclosure will be constructed of a 6' tall wood board fence due to the presence of a utility easement in the area of the enclosure. A detail for the fencing has been added to the site plan.**
5. The existing sidewalk that is being replaced will have to be removed with this development. You will need to show the sawcut line on the existing sidewalk at the intersection and in the frontage of the restaurant to the east.
 - **The existing sidewalk and sawcut lines have been referenced on the Demo and Site Plans.**
6. Have you coordinated with the property owner to the east with the relocation and narrowing of the assess easement to their dumpsters and the back of their property?
 - **Yes, the site plan has been shared with the property owner to the east.**
7. Have you started the discussion with ArDOT about adding this new access to their right-of-way? Have they agreed to allow this access? You will have to obtain the ArDOT permit prior to getting a Grading Permit from Farmington.
 - **Yes, ARDOT has been contacted and has approved the driveway location per emails with Jason Marshall, District 4 Permit Officer, on 6/3/26. ARDOT has suggested the Main St. access be restricted to a right-in/right-out. That access has been shown on the revised plans. SiteWise will obtain the ARDOT permit prior to release of the City Grading Permit.**

8. At the time of construction plan approval, we will have to look at the best way for the new sidewalk to connect to the existing ramps the corner. I would like ArDOT's option of what they will allow or recommend.
 - **SiteWise will coordinate this detail with ARDOT during the permitting process.**
9. Drainage Report:
 - a. No comments on the detention design.
 - **Noted.**
10. The following is a comment on Farmington's Commercial Design Standards from Key Architecture, Inc. If you have any questions concerning this comment, please send those to Melissa McCarville and she will consult with the Architects if needed.
 - a. They have exceeded the 30% parking between the building and street by 1 space for the bank and by 5 spaces for the restaurant.
 - **A variance request to allow additional parking between the street and the building façade has been included with this resubmittal.**

FIRE – William Hellard

1. Knox box will be required for both occupancies.
 - **This comment has been shared with the architects for both buildings.**
2. Verify needed fire and hydrant flows.
 - **Fire hydrant flow tests have been received from the City of Fayetteville and shared via email with Mr. Hellard.**
3. Fire Lane Signage:
 - a. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).
 - **Fire lane signage has been added to the plans and reflected on the Site Plan per detail 24J.**
 - b. D103.6.2 Roads More Than 26 Feet in Width Curbs appear painted. Please add the additional signage per drawing.
 - **Fire lane signage has been added to the plans and reflected on the Site Plan per detail 24J.**
 - c. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).
 - **Fire lane signage has been added to the plans and reflected on the Site Plan per detail 24J.**

LANDSCAPE – Sarah Geurtz

Generally:

1. All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with resubmittals.

- **A comment response letter has been included with this resubmittal.**

Sheet C6.0:

2. Section 14.04.17 Landscape Site Plan Requirements requires that the landscape plan be prepared by a landscape company or a licensed landscape architect. With resubmittal, provide information showing that this plan meets this requirement.

- **The resubmitted plan has been prepared by Nathan Streett, PLA. Arkansas license number 5176.**

3. Scale: Please correct the graphic and stated scale in the upper right hand corner.

- **The graphic and stated scale of 1" = 20' as listed on the landscape plan is the correct scale.**

4. Provide landscape details and landscape notes.

- **Landscape notes and details have been added to the plan set.**

5. Plant legend: Please update the number of Cornus kousa.

- **The number of dogwoods has been updated.**

6. Indicate how the plantings will be watered. Irrigation system or by hoses? If by hose bibs, indicate where the yard hydrants will be located and ensure hoses can reach all areas of the landscaping. Add a note to the landscape sheet about which method will be used.

- **Plantings will be watered by an automatic irrigation system. Each property will provide their own irrigation meter as called for on the Utility Plan and noted again on the Landscape Plan.**

7. Street Buffer - Main Street Requirements (Main St, AR Hwy 62)

a. Add a callout note stating that short ornamental trees are used instead of shade trees due to the OHE.

- **This note has been added to the landscape plan.**

8. Street Buffer-Side Street Requirements (Holland Dr):

a. Dimension the street landscape buffer distances (must be minimum 10' deep). Update plans if needed to provide the 10' depth.

- **Landscape Buffer distances have been added to the Landscape Plan.**

9. Landscape Code Requirements table:

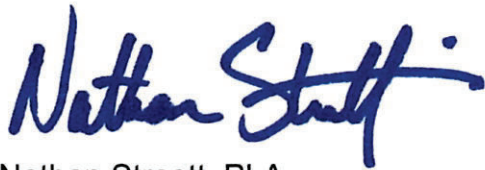
- a. Perimeter Buffer Requirements:
 - i. This states that 4 trees are being preserved and 4 new trees are provided. The landscape plan shows no perimeter buffer trees. Likewise, the stated 45 shrubs are not shown. Please update as needed.
 - o **Perimeter buffer requirements have been removed from the “Landscape Code Requirements” because Article VII.B.3 does not require perimeter landscaping when the adjacent lands are zoned commercial.**
- 10. Landscaped side and back perimeter buffer requirements:
 - a. Shall extend from street frontage to front edge of building but may extend farther back at builder's discretion.
 - i. Add a callout note that no trees are shown on east property side due to the gas line.
 - o **This note has been added to the Landscape Plan.**
 - ii. While trees cannot be planted, can the code's required shrubs?
 - o **8 Boxwood shrubs have been added to the eastern property line of the bank property**
 - iii. Where possible, please place required perimeter trees elsewhere on site to offset there being no perimeter trees on this LSD site.
 - o **SiteWise has interpreted the landscape ordinance to not require perimeter landscaping when adjacent properties are zoned commercial. The rear of the bank property is a shared drive. The side buffer of the bank property (east property line) has been populated with evergreen shrubs beyond the face of the building to break up the parking lots. The rear of the restaurant property is adjacent to a commercially zoned property and landscaping is not required. The sides of the restaurant property are within a shared drive and access easement.**
- 11. Indicate how the plantings will be watered. Irrigation system or by hoses? If by hose bibs, indicate where the yard hydrants will be located and ensure hoses can reach all areas of the landscaping. Add a note to the landscape sheet about which method will be used.
 - o **An irrigation note for the proposed irrigation meters and General Irrigation Notes have been added to the landscape plan.**
- 12. Dumpster screening: please utilize a different shrub for screening the dumpster, as Green Mound Boxwood will not provide screening. Add shrubbery to the rear of the dumpster fence, also.

- **Boxwoods have been replaced with Sky Pencil Hollies to provide a tall screen around the dumpster enclosure.**

13. Mechanical screening requirements of code 14.04.23 (c): on the plans, show the location of the mechanical equipment and how it will be screened. Equipment located within 150' of a street or highway ROW or residential housing shall be screened from view or positioned so they are not highly visible.

- **A mechanical screen has been noted on the landscape plan. The screen is shown on the architect's building elevations and perspectives that were submitted with the project and will be detailed within the building plan set. Please refer to sheet A2.2.**

Thank you for your consideration regarding this project. Should you have any questions needing clarification, please contact me.

A handwritten signature in blue ink that reads "Nathan Streett".

Nathan Streett, PLA
Direct: 479-621-3762
nstreett@sitewisecivil.com