



**BACKGROUND  
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Lot 2 was proposed with a thirty (30)-foot pipe stem which included a Utility Easement extending from Henderson Road.

Test pits were dug and evaluated and the soils were indicated as suitable for a subsurface septic system on Lot 1. A subsurface sewage disposal system had been approved for Lot 2 by the Arkansas Department of Health. The residence located on Lot 3 had a subsurface septic system in place.

The current request is for plat approval to allow the subdivision of the property into two (2) lots. The lots are indicated containing 2.26-acres and 2.71-acres. The applicant is requesting a variance from the City's Subdivision Ordinance, Section 31-232, to allow an increased depth to width ratio for the proposed lots. The ordinance states that no residential lot shall be more than three (3) times as deep as it is wide, except lots approved under paragraph (g) (lots which abut a freeway, expressway, or occupied mainline railroad right-of-way which are required to have a minimum lot depth of 175 feet) or zero lot line lots in the R-2, Single-Family District, R-3, Single-Family District, PRD, Planned Residential Development, and PD-R, Planned Development – Residential, zoning districts. No lot except lots designated for townhouse use shall average less than 100 feet in depth. The lot width shall be measured at the building line except in the case of a lot abutting a cul-de-sac where the average width of the lot shall be used. Lot 1 is proposed with a lot width of 150 feet wide and 658.90 feet deep. Lot 2 is proposed with a lot width of 179.1 feet wide and 658.90 feet deep.

Section 31-400 states for residential lots or development tracts not served by a public or community sanitary sewerage system whose disposal is approved by the state department of pollution control and ecology, the subdivider shall submit documentation with submission of the preliminary plat that the state department of health, or its delegated authority, will approve septic tank installations, or other individual wastewater disposal methods for service to the subdivision proposed to be platted.

Lot 1 has an existing residence with a subsurface septic system in place. According to the applicant there is no evidence of a system malfunction. Test pits for Lot 2 have been approved by the Arkansas Department of Health for the installation of a subsurface sewage disposal system.

**BACKGROUND  
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Per the guidelines of the Arkansas Department of Health, all facilities used for the collection, treatment, and renovation of wastewater must be at least fifty (50) feet from any pond on the same property and at least 100 feet from any pond on adjacent properties, if in the pond watershed.

In no case shall the minimum separation distance from any pond be less than fifty (50) feet. In addition, the Health Department states that all facilities used for the collection, treatment, and renovation of wastewater must be at least ten (10) feet from any dwelling or building. All facilities used for the collection, treatment, and renovation of wastewater must be at least ten (10) feet from all property lines. All facilities used for the collection, treatment, and renovation of wastewater must be at least ten (10) feet from any water service line.

Also per the Subdivision Ordinance, Section 31-400, the subdivider shall either install the improvements referred to this section, or whenever a septic tank and absorption system or private water supply is to be provided, require as a condition in the bill of assurance of the subdivision, that those facilities shall be installed by the builders of the improvements of the lots in accordance with this section. The applicant notes this statement will be included in the Bill of Assurance.

Staff is supportive of the applicant's request for plat approval. The applicant is seeking approval to allow the creation of a second home site on the property. The applicant has provided information concerning the proposed wastewater collection systems and indicated there is adequate area to allow for subsurface treatment systems on each of the lots. The current request does not include the future construction of any new home(s) on the site. Should the future home be of a construction type which requires review and approval by the City a separate application to the Planning Commission and/or Board of Directors will be requested. Staff is supportive of the plat as requested.

Please see the Planning Commission minutes for a complete description of the proposal and the Planning Commission hearing.