



**Planning Commission
Agenda
July 11, 2017**

- I. Call to Order**
- II. Approval of Minutes**
- III. Old Business**

- 1. The ROC Offices Phase 1 & 2**
Rice Road

Large Scale Development

- IV. Other Business**
- V. Planner's Report**
- VI. Adjournment**

Planning Commission
Minutes
July 5, 2017

Meeting called to order at 5:00 p.m. by Richard Binns, Vice Chairman.

Present: Joe Haynie, Scott Eccleston, Jim Grider, Tregg Brown, Greg Matteri, and Rod Sanders
Absent: Richard Binns
Staff: Brian Bahr, Beau Thompson, and Jon Stanley

Motion by Mr. Haynie, seconded by Mr. Eccleston to approve the minutes of June 20, 2017 as written
Approved 6-0

Consent Agenda

- | | |
|---|--------------------------|
| 1. Lot 2 Groundhog Addition
SE 8 th St/S Main St/SE 10 th St/SE 'C' St | Property Line Adjustment |
| 2. Lots 20 & 21 Corley's Addition
208 Southwest 'F' Street | Lot Split |

Approved 6-0

Old Business

Item #1

Lots 1, 2, & 3 ROC Subdivision: Lot Split, Rice Road
Jon Stanley reads the staff report.
Approved 5-0

Item #2

Helen Walton Children Enrichment Center: Conditional Use, Northeast 'J' Street
Jon Stanley reads the staff report.
Opened public hearing
Janet Hutchins, of 803 Kings Drive, asks if the medians will be taken out to provide a turning lane in order to alleviate traffic congestion.
Closed public hearing
Mr. Thompson explains the traffic study does warrant a turn lane. This item is strictly to allow the use of the daycare; details will be looked at during the Large Scale Development submittal.
Approved 6-0

Item #3

The ROC Offices Phases 1 & 2: Large Scale Development, Rice Road
Jon Stanley reads the staff report.
Commissioners discuss the landscaping requirements.
Motion by Mr. Sanders, seconded by Mr. Eccleston to table the item for landscape design with overhead power in the 10-foot buffer
Tabled 6-0

New Business

Item #1

Crystal Flats: Planned Unit Development, Northeast John DeShields Boulevard & Northeast Legacy Parkway, Expired PUD, Planned Unit Development to PUD, Planned Unit Development

Motion by Mr. Sanders, seconded by Mr. Eccleston to move to front of Agenda.

Approved 6-0

Jon Stanley reads the staff report.

Opened public hearing

*For a full recording of this meeting, please see the Bentonville Planning Department.

Closed public hearing

Matt O'Reilly, representative, explains the scale of the project to the Commissioners.

Mr. Sanders wants to see a full traffic study. Mr. Thompson explains he has emailed the complete traffic study.

Mr. Grider asks if the Parks and Recreation Department was consulted. Mr. Thompson said they were and their main concern was the traffic congestion. Mr. Bahr explains the Parks and Recreation Department's 10-year plan.

The representative explains the reason for the work-force market.

Mr. Thompson explains the PUD requires a commercial component in order to build a community.

The representative, staff, and Commissioners discuss the implications of tabling the item in order to gain more public input.

Motion by Mr. Grider, seconded by Mr. Sanders to table the item.

Tabled 5-1

Item #2

CrossMar Industrial IV, LLC: General Plan Amendment, Southwest Vendor & Southwest Regional Airport Boulevard, Commercial to Industrial

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #3

Bentonville P&R Fund, LLC: Rezoning, Southwest 'I' Street & Southwest 14th Street, A-1, Agricultural to C-2, General Commercial

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #4

Crestwood Homes, LLC: Rezoning, Been Road & Southwest Elington Street, A-1, Agricultural to R-1, Single Family Residential

Jon Stanley reads the staff report.

Opened public hearing

Steve Marquese, of 503 West Central, speaks.

Closed public hearing

Approved 6-0

Item #5

Lots 1-4 Northwest Prairie Addition: Lot Split, Southwest 'I' Street & Southwest 14th Street

Jon Stanley reads the staff report.

Approved 6-0

Item #6

McLarty Daniel Ford: Large Scale Development, 2609 South Walton Boulevard

Jon Stanley reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request for Design Standards

Approved 6-0

Large Scale Development

Approved 6-0

Item #7

Legacy National Bank: Large Scale Development, 2900 South Walton Boulevard

Jon Stanley reads the staff report.

Motion by Mr. Grider, seconded by Mr. Haynie to approve the Waiver Request for Design Standards

Waiver Request

Approved 6-0

Large Scale Development

Approved 6-0

Item #8

Thaden School Phase 2: Large Scale Development, Southeast 8th Street/South Main Street/Southeast 10th Street/Southeast 'C' Street

Jon Stanley reads the staff report.

Brahm Driver, Civil Engineer, discusses the drainage requirements with the Commissioners.

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request for Design Standards-Primary Materials

Approved 6-0

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request for Design Standards-Windows for Downtown Districts

Approved 6-0

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request for Design Standards-Building Placement

Approved 6-0

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request for Access Requirements

Approved 6-0
Large Scale Development
Approved 6-0

Item #9

Oak Meadow Subdivision: Preliminary Plat, Been Road & Southwest Elington Street

Jon Stanley reads the staff report.

The Commissioners discuss sidewalks along Elington Street and Been Road.

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request for Design Standards

Approved 6-0

Preliminary Plat

Approved 6-0

Meeting adjourned

Ali Worley

*A full recording of this meeting can be obtained from the City of Bentonville Planning Department.

LARGE SCALE DEVELOPMENT STAFF REPORT



The ROC Offices Phase 1 & 2

SW Corner of Rice Lane and Rice Road

PC Date: 7/11/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000022
Applicant / Current Owner	CrossMar Investments 1500 East Central Ave. Bentonville, AR 72712
Site Area	33.02 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Commercial Office Building

<http://geo.bentonvilliar.com/mgweb/PZpending/>

Location Map



Property Description

This property is vacant and situated between Interstate 49 and Rice Road, south of Rice Lane.

Project Details

The applicant has submitted a large scale development consisting of two phases that will be known as the ROC Offices. Phase 1 will include a 78,704 sq. ft. single-story office building with 298 parking spaces and the extension of a collector street that will provide the primary access to the proposed development. Phase 2 will include a 72,244 sq. ft. single-story office building and 289 parking spaces. Within the two phases of the project, the plan shows three points of ingress/egress onto the new collector street. Sidewalk will be constructed along the west side of the proposed collector street. Storm water detention is provided in the northeast corner of the project. The primary materials depicted for the exterior facades include metal composite wall panels, insulated aluminum store front glass panels and pre-cast concrete wall panels.

Projected Traffic Impact

This phase of the development should not impact traffic in the area however and additional phases will require a traffic analysis to be submitted and reviewed prior to determining if the proposed development will or will not adversely impact traffic in the area.

Utility Infrastructure

Per GIS website, water and sewer are available at this location.

Drainage Report

A drainage report was submitted and tentatively approved by the city engineer.

Waivers

The applicant has submitted two waiver request.

- Article 1400, Landscaping, Screening & Buffering Requirements, Section 1400.6.A.1, Frontage Buffer Minimum Width & Section 1400.7.A.1, Perimeter Landscaping Strip - providing additional interior greenspace in lieu of the perimeter & frontage requirement (20% for phase 1 and 12% for phase 2 where only 10% is required).
- Article 1100, Design Standards, Sec. 1100.5.A, Standard Street Specs. Required 38' back of curb collector street, proposing 30' back of curb modified collector street for a portion of the proposed extension of NE 11th St.

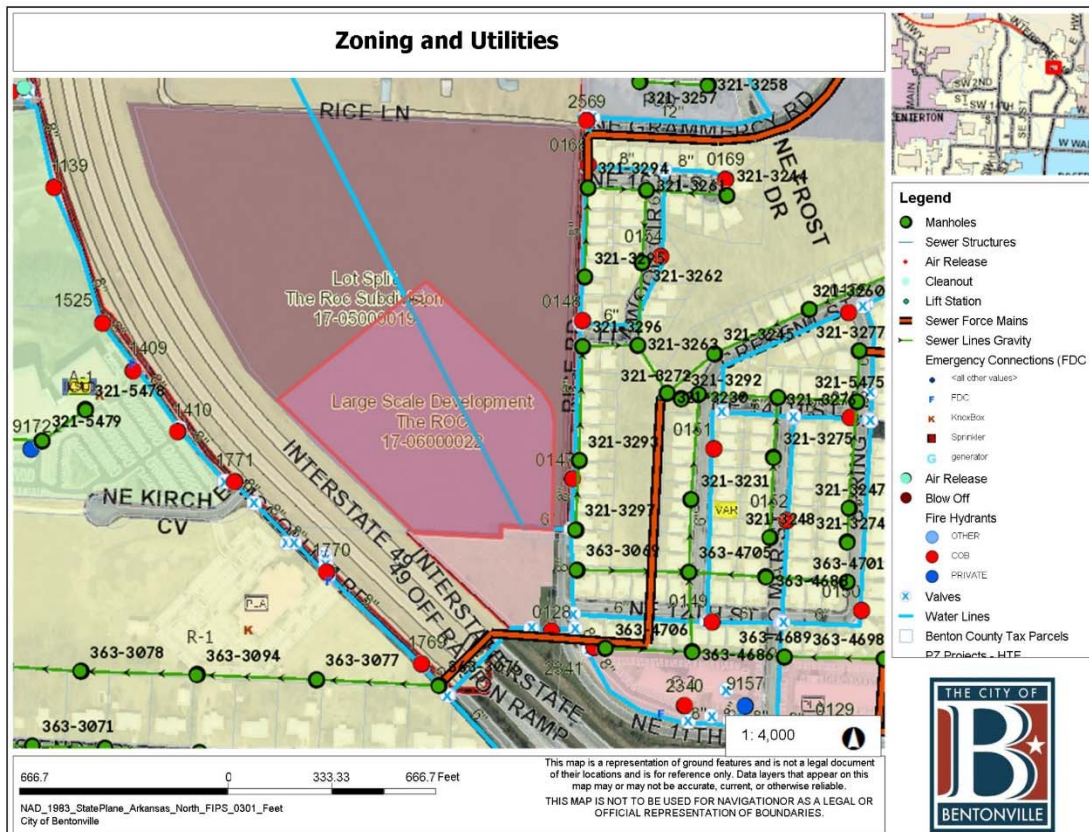
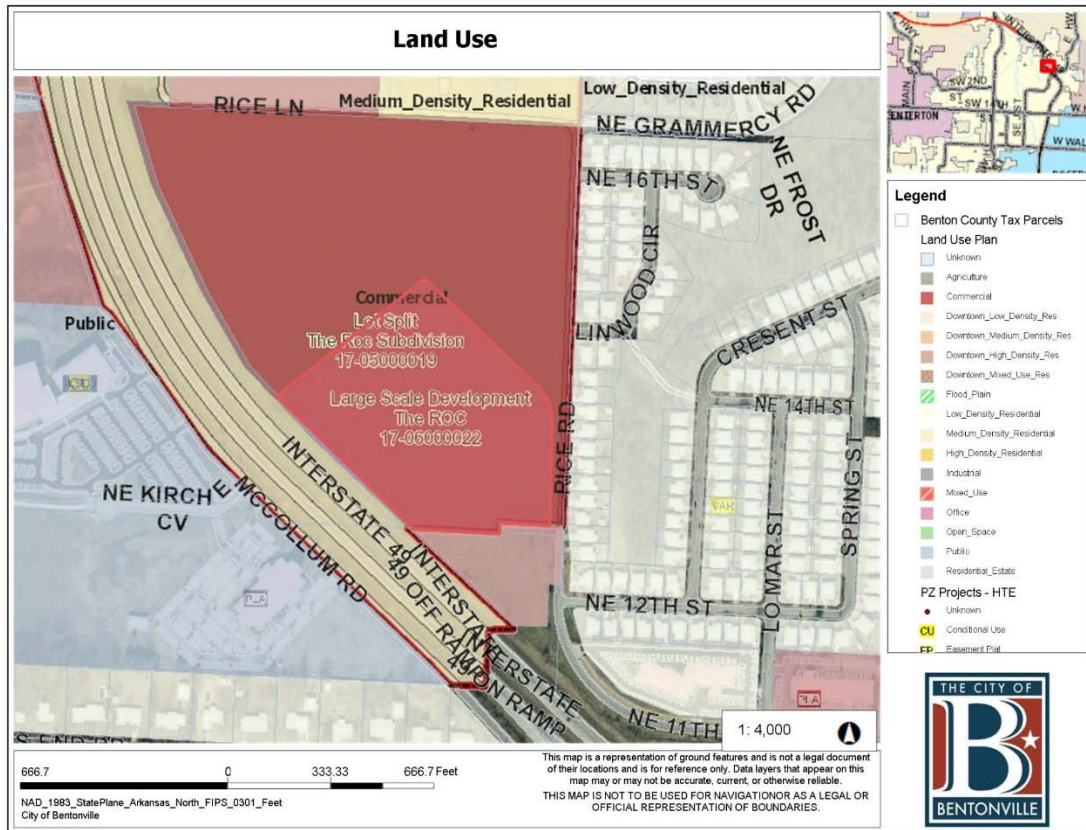
Conclusion

This large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver request.

Recommendation

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval.

LARGE SCALE DEVELOPMENT STAFF REPORT





MORRISON SHIPLEY

ENGINEERS • SURVEYORS

Planning Commission
City of Bentonville
305 S.W. "A" St.
Bentonville, AR 72712

June 21, 2017

Re: *The ROC*
 1301 & 1401 Rice Rd
 Collector Width Waiver Request

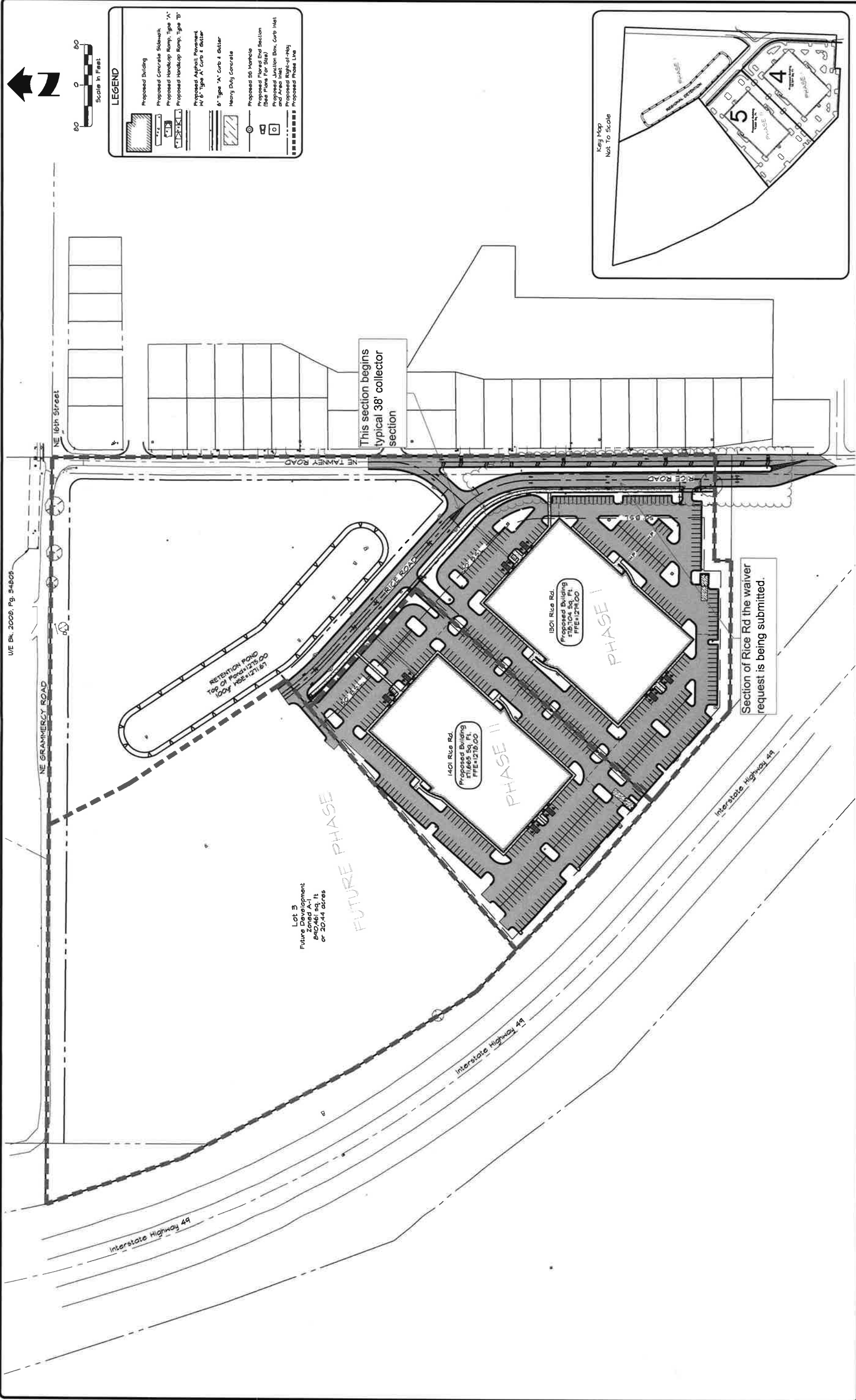
Dear Planning Commission:

On behalf of CrossMar Investments, we respectfully request a waiver for a 30' modified collector street section in lieu of the typical 38' collector street section on the east portion of phase 1 of The ROC development.

The proposed development for the construction is two approximate 75,000 sf buildings each on about a 5 acre lot at the southwest corner of Rice Rd and Rice Ln. This project will be presented at the July 5, 2017 Planning Commission meeting.

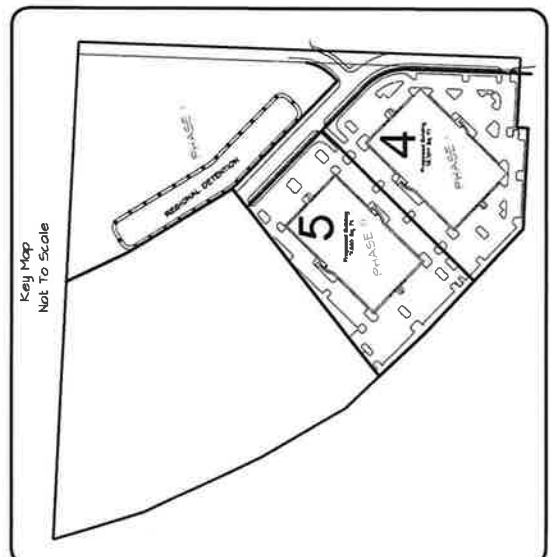
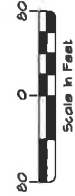
Per the master street plan a collector is to be constructed with the development. A typical collector is 38' back of curb to back of curb per City of Bentonville's street specifications. However, CrossMar and the city has worked diligently together to try to avoid residents on the east side of Rice Rd backing onto a collector and so a modified 30' collector is being proposed. There is no entrance to the office complex on the west side of the 30' portion of road so a middle turn lane will not be needed or provided. Also the developer will keep Rice Rd as it is today and repurpose it to a one way alley with bike lanes and build the 30' collector 10' east of this existing road. The 10' separation will be utilized as a buffer between residents and the office complex and landscaping will be planted within this median. Please see the attached exhibits for clarification.

2407 S.E. Cottonwood Street
Bentonville, AR 72712
479.273.2209 ■ Fax 479.273.2553
Morrisonshipley.com



LEGEND

- Proposed Building
- Proposed Concrete Slabwork
- Proposed Handicap Ramp, Type "A"
- Proposed Handicap Ramp, Type "B"
- Proposed Asphalt Pavement
- 4" 6" Type "A" Curb & Gutter
- 6" Type "A" Curb & Gutter
- Heavy Duty Concrete
- Proposed SS Manhole
- Proposed Flared End Section (Base Plans For Site)
- Proposed Junction Box, Curb Inlet and Area Inlet
- Proposed Right-of-Way
- Proposed Phase Line



This section begins typical 38" collector section

1301 Rice Rd.
Proposed Building
515,104 Sq. Ft.
FFE=127,100

1401 Rice Rd.
Proposed Building
511,665 Sq. Ft.
FFE=127,100

Section of Rice Rd the waiver request is being submitted.

Lot 3
Future Development
Zoned A-1
840,461 sq. ft.
or 20.44 acres

FUTURE PHASE

Revised Per City Comments

Revised Per City Comments

Revised Per City Comments

By

DKW

TJL

DKW

Date

05/22/17

06/05/17

06/19/17

MORRISON SHIPLEY

ENGINEERS • SURVEYORS

2407 BE Cottonwood Street • Bentonville, AR 72712 • 479.279.2200 • morrisonshipley.com

FOR REVIEW

Drawn By

DKW

Approved By

PRF

Date

04.10.17

Project No.

CM-09

Vertical Scale

—

Horizontal Scale

1" = 80'

Plotting Scale

1

Drawing Name

Plan Sheets

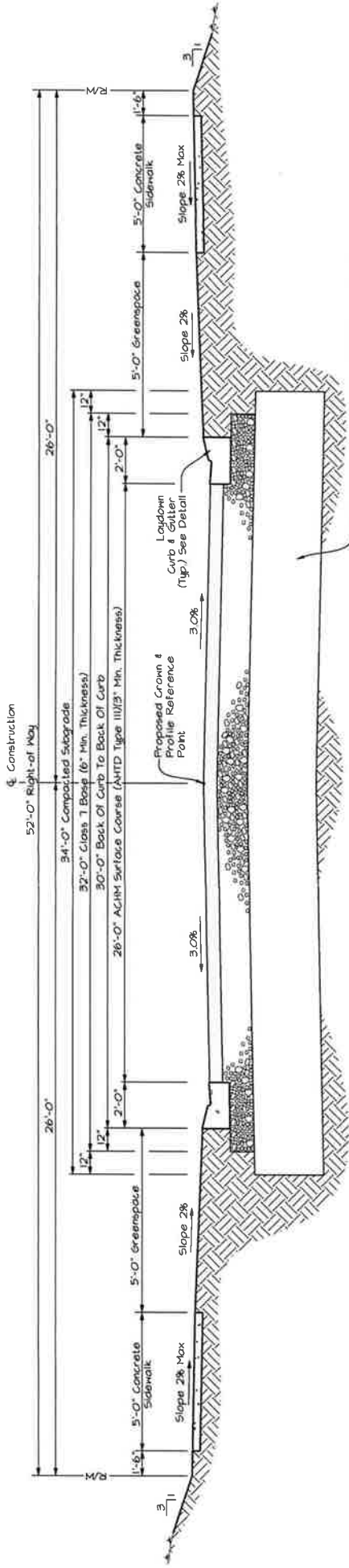
OVERALL SITE PLAN

PROJECT # 17-06000022

Issued for Review 06.19.17

3

24



Undercut With Compacted Engineered Backfill
(Depth As Directed By Geotechnical Engineer.)
Top 24" of Subgrade Shall Meet The City Of
Bentonville Standard Specifications For Street
(CBR 8 or Greater)

TYPICAL SECTION - 30' B.O.C. TO B.O.C.
NT'S

Typical
Collector
Section

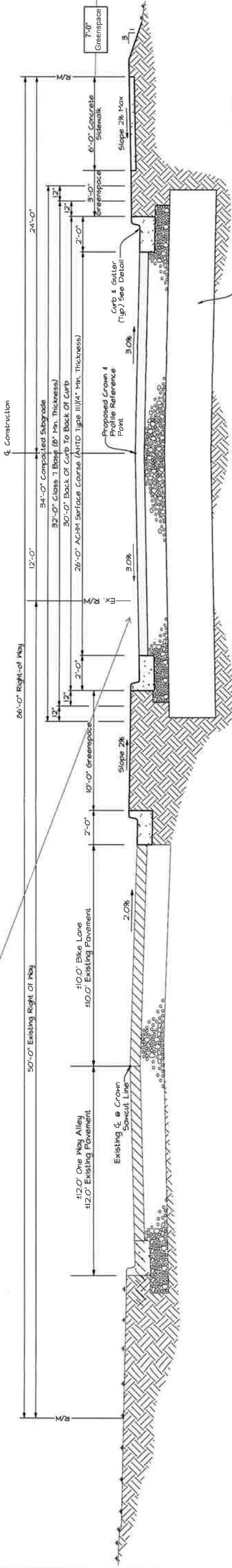
Notes:

1. Prior to placement of the final surface course, the binder course (which is planned to be used to support construction traffic) shall be visually evaluated for signs of fatigue and distress. Areas of binder course that are exhibiting fatigue type cracking (i.e. alligator cracking, block cracking, excessive deformation) should be removed and replaced with a new, 4 inch section of binder prior to placement of the final surface course. Depending on the cause of the distressed areas, this may also require reworking of the underlying subgrade soils.
2. The binder course be thoroughly cleaned prior to placement of the surface course, including the use of a tack coat on top of the binder course prior to placement of the surface course.
3. The proposed binder course mix should be AHTD approved mix that incorporates an anti-stripping agent in the mix design.

- Notes:
1. Subgrade Requirements Shall Meet The City Of Bentonville Street Specifications.
 2. All Sidewalks Are To Be Constructed By Lot Owners Unless Noted On Plans.
 3. Wheelbar Ramps Are To Be Constructed Along With The Streets

ROC ROAD
NT'S

Modified
Collector Section



Undercut With Compacted Engineered Backfill
(Depth As Directed By Geotechnical Engineer.)
Top 24" of Subgrade Shall Meet The City Of
Bentonville Standard Specifications For Street
(CBR 8 or Greater)

TYPICAL SECTION - 30' B.O.C. TO B.O.C.
NT'S

Revised	By	Date
Revised Per City Comments	DKW	05/22/17
Revised Per City Comments	TUL	06/05/17
Revised Per City Comments	DKW	06/19/17

MORRISON

SHIPLEY
ENGINEERS • SURVEYORS

2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2208 • morrisonshipley.com

Drawn By	Vertical Scale
DKW	-
Approved By	Horizontal Scale
PRF	1" = 30'
Date	Plotting Scale
04.10.17	1
Project No.	Drawing Name
CWI-09	Plan Sheets

FOR
REVIEW

THE ROC
RICE LANE And RICE ROAD
Bentonville, Benton County, Arkansas

TYPICAL ROADWAY SECTION

PROJECT # 17-06000022

Issued for Review 06.19.17

Sheet No.

20

24

Photos

17'-0"

17'-0"

WEEKLY FROM

GRAPHIC: DE

are not to be used

P:\16-069 THE ROC\Drawings\Central\16-069 The ROC 2.m

A272017 4:19:15 PM

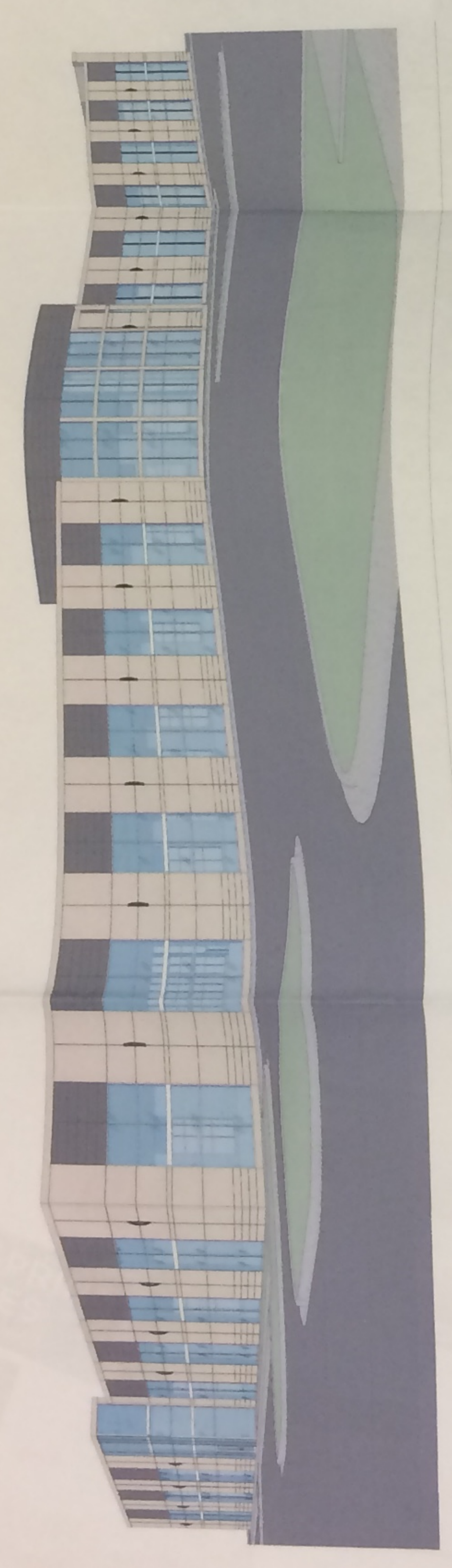
© 2016 CORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FINISH LEGEND

MP-1 METAL COMPOSITE MATERIAL WALL PANELS		PC-1 PRECAST CONCRETE WALL PANELS	
MATERIAL	INSULATED METAL PANELS	MATERIAL	SMOOTH FINISH PRE-CAST CONCRETE INSULATED WALL PANEL
COLOR	SLATE GRAY	COLOR	PANT - SHERWIN WILLIAMS RESERVED WHITE SW 7056
MF	MFC OF ARCHITECTURAL HORIZONTAL	MF	TED

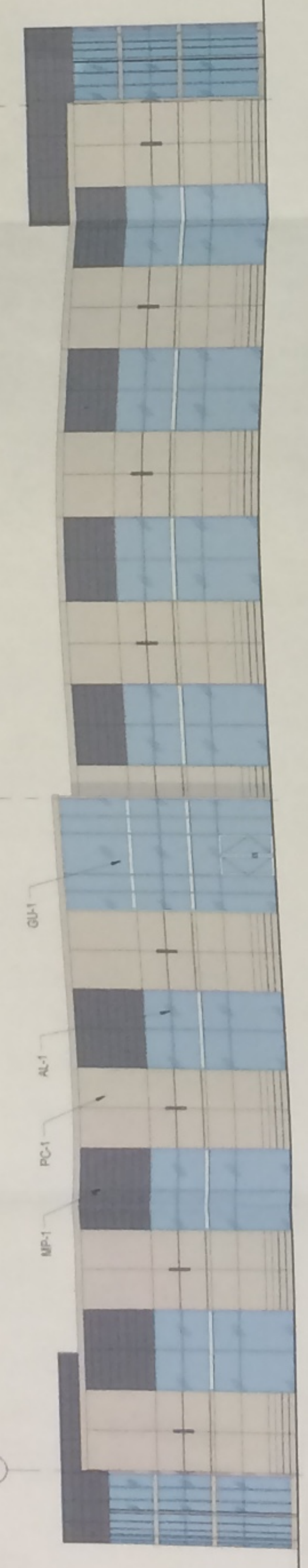
AL-1 ALUMINUM FRAMED STOREFRONT		BL-1 THERMOPLASTIC MEMBRANE SOFFIT	
MATERIAL	ALUMINUM STOREFRONT	MATERIAL	60 MIL. TPO INTERNALLY FABRIC OR SCRM REINFORCED UNIFORM
COLOR	CLEAR ANODIZED	COLOR	WHITE
MF	KAWNEER	MF	CARULE STITEC INC. SUPER-WELO TPO, ULTRAPLY TPO, FLEXIBLE TPO SHEET

GU-1 INSULATED GLASS UNIT	
MATERIAL	SOLARBLUE REFLECTIVE GLASS
COLOR	SOLARCOOL SOLARBLUE
MF	VITRO GLAZINGS



1 PERSPECTIVE VIEW

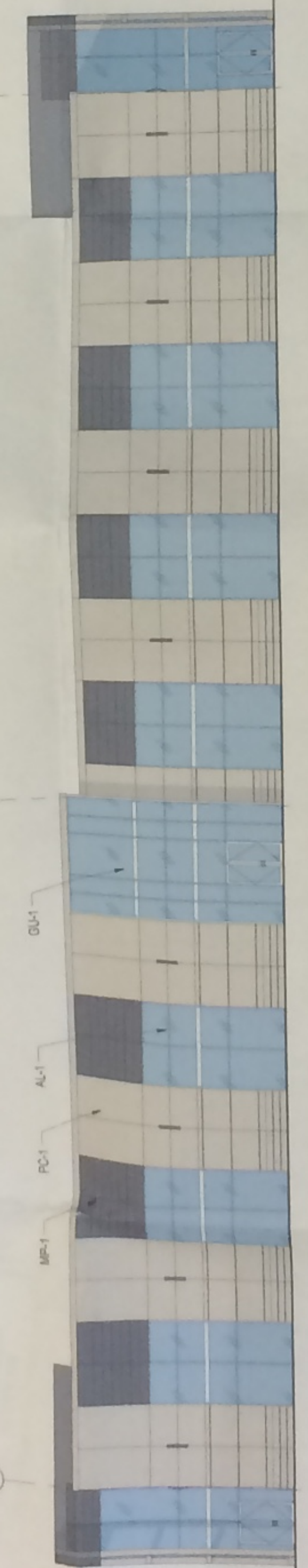
- ENTRY PARAPET 135'-0"
- T.O. HIGHER PARAPET 132'-0"
- T.O. LOWER PARAPET 129'-0"
- T.O. STOREFRONT 120'-8"



5 WEST ELEVATION

5 WEST ELEVATION 1/16" = 1'-0"

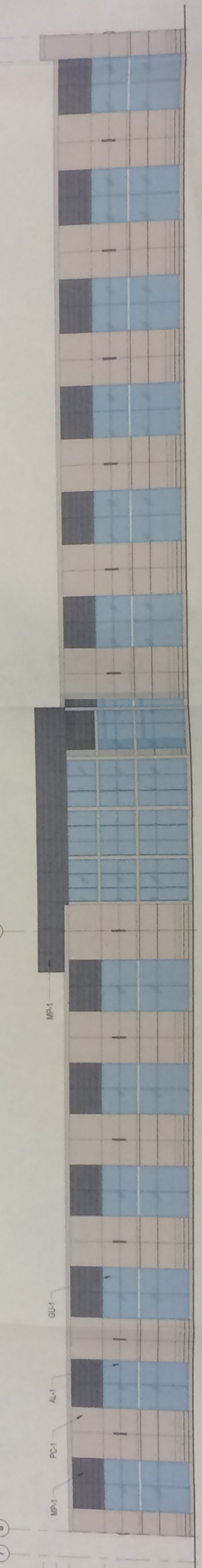
- ENTRY PARAPET 135'-0"
- T.O. HIGHER PARAPET 132'-0"
- T.O. LOWER PARAPET 129'-0"
- T.O. STOREFRONT 120'-8"



4 EAST ELEVATION

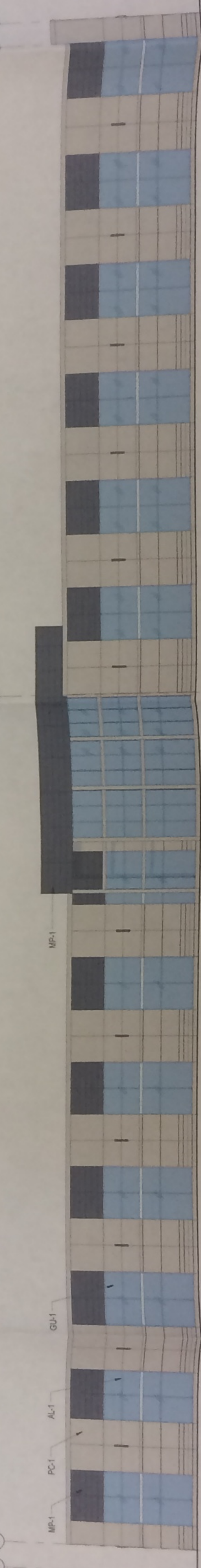
4 EAST ELEVATION 1/16" = 1'-0"

- ENTRY PARAPET 135'-0"
- T.O. HIGHER PARAPET 132'-0"
- T.O. LOWER PARAPET 129'-0"
- T.O. STOREFRONT 120'-8"



3 SOUTH ELEVATION 1/16" = 1'-0"

- ENTRY PARAPET 135'-0"
- T.O. HIGHER PARAPET 132'-0"
- T.O. LOWER PARAPET 129'-0"
- T.O. STOREFRONT 120'-8"



2 NORTH ELEVATION 1/16" = 1'-0"



MORRISON SHIPLEY

ENGINEERS • SURVEYORS

Mr. Troy Galloway
City of Bentonville
305 S.W. "A" St.
Bentonville, AR 72712

May 22, 2017

**Re: The ROC Development
 1301 & 1401 Rice Rd
 7' Perimeter Greenspace Waiver Request**

Dear Mr. Galloway:

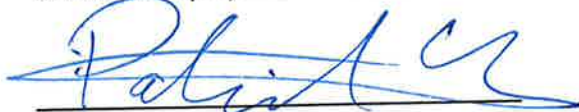
On behalf of Crossmar Investments, we respectfully request a waiver of the 7' perimeter greenspace requirement between phase 1 and phase 2 of the above referenced project.

The proposed development for construction is two, 1-story, approximate 78,000 sf (bldg. 1) and 72,000 sf (bldg. 2) Office Buildings with associated parking and drives. Currently the development is not meeting the 7' perimeter greenspace requirement between phase 1 and 2. This is due to providing the most efficient parking layout to serve the overall development and needs of the future tenants.

Additional interior greenspace has been provided in lieu of and in attempt to offset the 7' perimeter greenspace. The minimum greenspace required per code is 10% and the developer is providing 20.1% for phase 1 and 12.8% for phase 2.

In conclusion, based on the information provided, it is our opinion that the additional interior greenspace that will have 2 shade trees planted in each will make up for the 7' perimeter greenspace between buildings 1 and 2. Please consider this waiver request on the future site development described. If you have any questions or need additional information, please call.

Sincerely,
Morrison Shipley Engineers, Inc.



Patrick Foy, E.I.
Project Manager

2407 S.E. Cottonwood Street
Bentonville, AR 72712
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Morrisonshipley.com



MORRISON SHIPLEY

ENGINEERS • SURVEYORS

Planning Commission
City of Bentonville
305 S.W. "A" St.
Bentonville, AR 72712

June 21, 2017

Re: *The ROC*
 1301 & 1401 Rice Rd
 20' Front Greenspace Waiver Request

Dear Planning Commission:

On behalf of CrossMar Investments, we respectfully request a waiver from the 20' of greenspace between back of curb of street and back of curb of parking for the east portion of phase 1 of The ROC development and allow a total of 10' of greenspace.

The proposed development for the construction is two approximate 75,000 sf buildings each on about a 5 acre lot at the southwest corner of Rice Rd and Rice Ln. This project will be presented at the July 5, 2017 Planning Commission meeting.

Per the City of Bentonville's development code, 20' total of greenspace should be provided between back of curb of street to back of curb of parking. Through meetings with the city staff and planning commission it was agreed that 20' of greenspace could be broke up between the proposed median and space between back of curb of street to back of curb of parking. MSE is proposing a 10' median, 3' greenspace between street and 6' sidewalk, with the remaining 7' between sidewalk and proposed parking. The 10' will allow landscaping which will provide a natural buffer between residents and the office complex. The 3' and 7' greenspace on the development side will allow for both utilities and landscaping to be provided. This section will provide the required/agreed upon 20' total greenspace. Please see attached exhibit for clarification.

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