



**Planning Commission
Agenda
June 20, 2017**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent**
 - 1. Lot 19-21, Block 3, Braithwaite Park Addition** **Property Line Adjustment**
NW Park Drive
 - 2. Mercy Clinic North Bentonville** **Large Scale Development**
1401 North Walton Boulevard
 - 3. 6th & SW 'B' Street** **Large Scale Development**
301-333 SW 6th Street & 602-628 SW 'B' Street
 - 4. Subway Office Addition** **Large Scale Development**
3504 SE Riviera Road
- IV. Old Business**
 - 1. Lots 1, 2 & 3 ROC Subdivision** **Lot Split**
Rice Road
 - 2. The ROC Offices Phase 1 & 2** **Large Scale Development**
Rice Road
- V. New Business**
 - 1. Koenigseder** **Rezoning***
(R-1 to DN-2)
208 SW 'F' Street
 - 2. Food Hub NWA, LLC** **Rezoning***
(I-2 to C-2)
700 & 702 SE 5th Street
 - 3. Hull** **Rezoning***
(R-1 to DN-1)
NE 2nd Street & NE 'H' Street
 - 4. Helen Walton Children Enrichment Center** **Conditional Use***
NE 'J' Street
 - 5. First Security Bank** **Large Scale Development**
108 South Main Street
- VI. Other Business**
- VII. Planner's Report**
- VIII. Adjournment**

Planning Commission
Minutes
June 6, 2017

Meeting called to order at 5:00 p.m. by Greg Matteri, Chairman.

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

Motion by Mr. Haynie, seconded by Mr. Binns to approve the minutes of May 16, 2017 as written
Approved 7-0

Consent Agenda

1. Lots 19, Block 3, Deming's Addition Lot Split
Northwest 'A' Street, 16-0500008
2. Lot 29, Block 5, Dunn & Davis Addition Property Line Adjustment
Southwest 6th Street & Southwest 'B' Street, 17-07000022
3. Lot 3, Food Hub Addition & Lot 3, Market Addition Property Line Adjustment
801 Southeast 8th Street, 17-07000023

Approved 7-0

New Business

Item #1

Sewell Family Trust: General Plan Amendment, Southwest 'H' Street (Highway 112), Agriculture to Low Density Residential, 17-01800003

Jon Stanley reads the staff report.

Opened public hearing

James Cole, of 3951 Daventry, is concerned about public safety, environmental and stormwater issues, and property values.

Closed public hearing

Mr. Thompson states the applicant will have to designate a zoning district between Residential Estate and Single Family Residential. The max units per acres would be six.

Mr. Galloway states that the traffic study was recently looked at stating there was about 10,000 vehicles per day. He states the traffic will continue to be looked at if this project is approved.

Approved 7-0

Item #2

DEB Farms Adventures, Inc.: General Plan Amendment, Southwest Barron Road & Southwest Piercy Road, Agriculture to Low Density Residential, 17-01800004

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #3

Real Assets Inc.: General Plan Amendment, 2415 Southwest Regional Airport Boulevard, Low Density Residential to Office, 17-01800005

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #4

Carroll Electric Cooperative Corp.: Rezoning, 707 South Walton Boulevard, A-1, Agricultural to C-2, General Commercial, 17-09000024

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #5

ESM Events & BITE, et.al. (Food Hub NWA, LLC): Conditional Use, 801 Southeast 8th Street, 17-02000010

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Mr. Thompson states that they are working with the applicant on a Conditional Use for multiple events that will be taking place at this location.

Mr. Sanders states that he would like to see more pedestrian connections for future events. He states it needs to be more accessible.

Mr. Galloway states that the long-term plan is to make that area pedestrian-friendly.

Approved 7-0

Item #6

Lots 1, 2, & 3 ROC Subdivision: Lot Split, Rice Road, 17-05000019

Jon Stanley reads the staff report.

Request to table the item

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

Tabled 7-0

Item #7

Lots 11-15 Southside Addition: Lot Split, Southeast 'A' Street & Southeast 7th Street, 17-05000020

Jon Stanley reads staff report.

Todd Jacobs with Jacobs Group addresses the concerns of the Commissioners.

Staff and Commissioners discuss lot widths and zoning regulations.

Approved 7-0

Item #8

All Pets Parking Lot Expansion: Large Scale Development, 209 North Walton Boulevard, 17-06000023

Jon Stanley reads the staff report.

Brent Laws, with Bates & Associates, discusses the Waiver Requests with the Commissioners.

Mr. Binns discusses his concern with a lack of sidewalk along Northwest 2nd Street.

Waiver Request: Stormwater Drainage Control Standards

Motion by Mr. Sanders, seconded by Mr. Grider to approve

Approved 7-0

Waiver Request: Improvements to Northwest 2nd Street

Motion by Mr. Sanders, seconded by Mr. Grider to approve

Approved 7-0

Waiver Request: Installation of Sidewalk along Northwest 2nd Street

Motion by Mr. Sanders, seconded by Mr. Grider to approve

Approved 7-0

Large Scale Development

Approved 7-0

Item #9

Carroll Electric: Large Scale Development, 707 Southeast Walton Boulevard, 17-06000021

Jon Stanley reads the staff report.

Waiver Request: Materials Design Standards

Motion by Mr. Grider, seconded by Mr. Haynie to approve

Approved 7-0

Waiver Request: Traffic Surfaces

Motion by Mr. Grider, seconded by Mr. Haynie to approve

Approved 7-0

Large Scale Development

Approved 7-0

Item #10

Bentonville Brewing Co: Large Scale Development, 1401 Southeast Griffin Drive, 17-06000024

Chuck Henry, architect, discusses the materials used for the project.

Jon Stanley reads the staff report.

Approved 7-0

Item #11

The ROC Offices Phases 1 & 2: Large Scale Development, Rice Road, 17-06000022

Jon Stanley reads the staff report.

Mr. Thompson discusses the concerns about the subdivision regulations regarding collector streets to the Commissioners.

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

Tabled 7-0

Other Business

Bentonville Development Tour will be done June 7th from 3:00 – 5:00pm.

Planning Commission Training Workshop will be June 28th at the Arkansas Municipal League in North Little Rock from 8:30am to 4pm.

Meeting adjourned

Ali Worley

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

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lots 19-20, Block 3, Braithwaite Park Addition NW Park Drive

PC Date: 6/20/2017

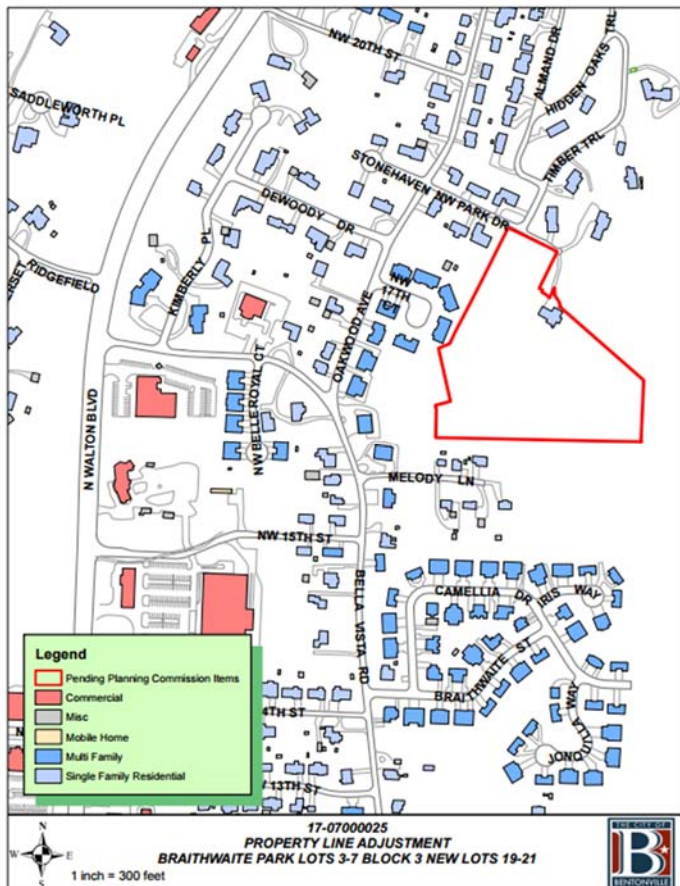
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000025
Applicant / Current Owner	Ed Air 10 Plymouth Lane Rogers, AR 72758
Site Area	8.44 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

The project consists of six vacant lots in a residential neighborhood. The surrounding area consists mostly of large lot single family homes.

Project Details

The applicant has submitted a property line adjustment that will remove the common lot lines of six adjacent lots that to create three new lots. The new lots will be known as Lot 19 (4.13 acres), Lot 20 (4.13 acres) and Lot 21 (0.18 acres), Block 3 of Braithwaite Park Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along NW Park Drive. A 20' wide utility easement is also being dedicated along NW Park Drive. Lots 19 and 20 have access to public utilities and a public street. Lot 21 contains a portion of the trail system, does not have access to public utilities or a public street, and is otherwise non-buildable.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report is not required for this property line adjustment.

Waivers

No waivers requested.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

Conclusion

This property line adjustment does meet the minimum requirements of the subdivision regulations.

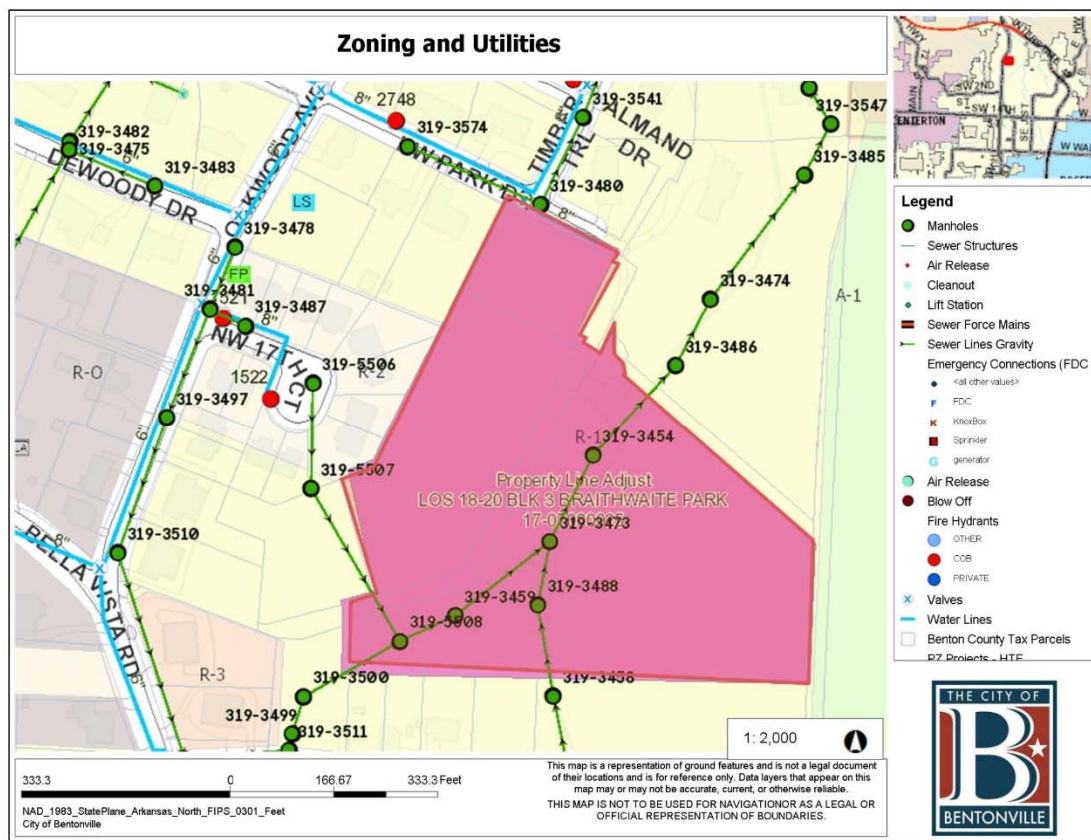
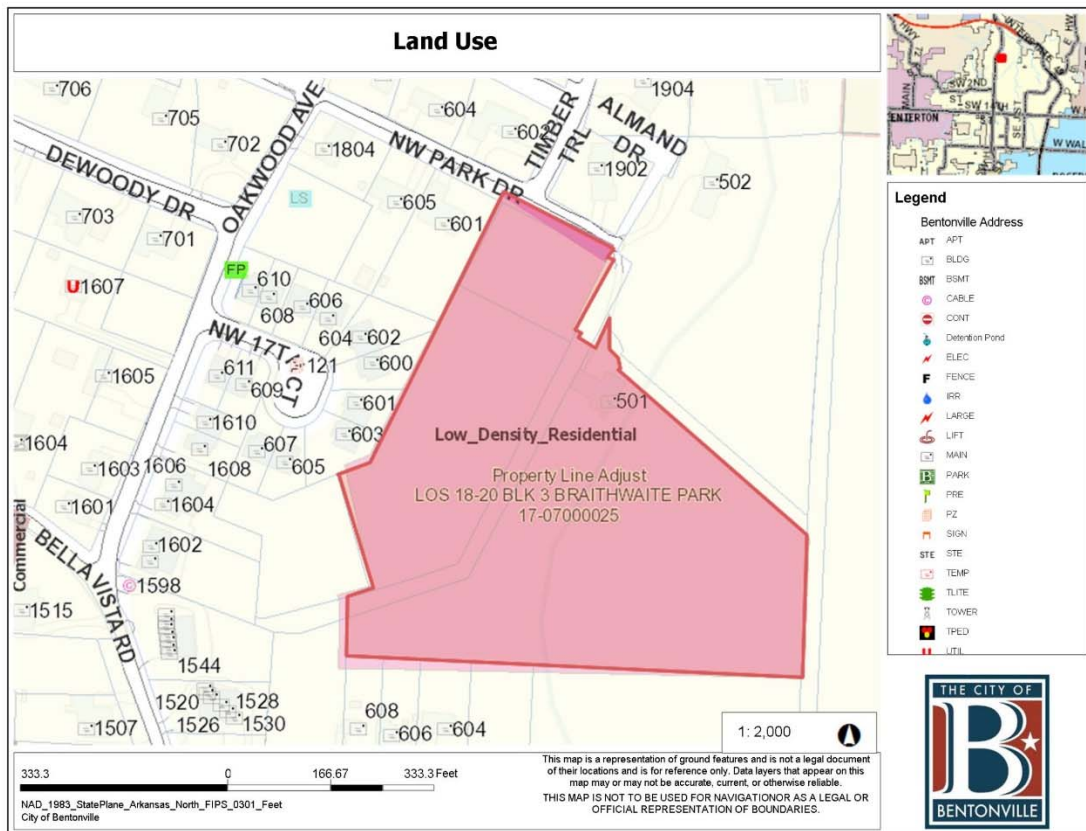
Recommendation

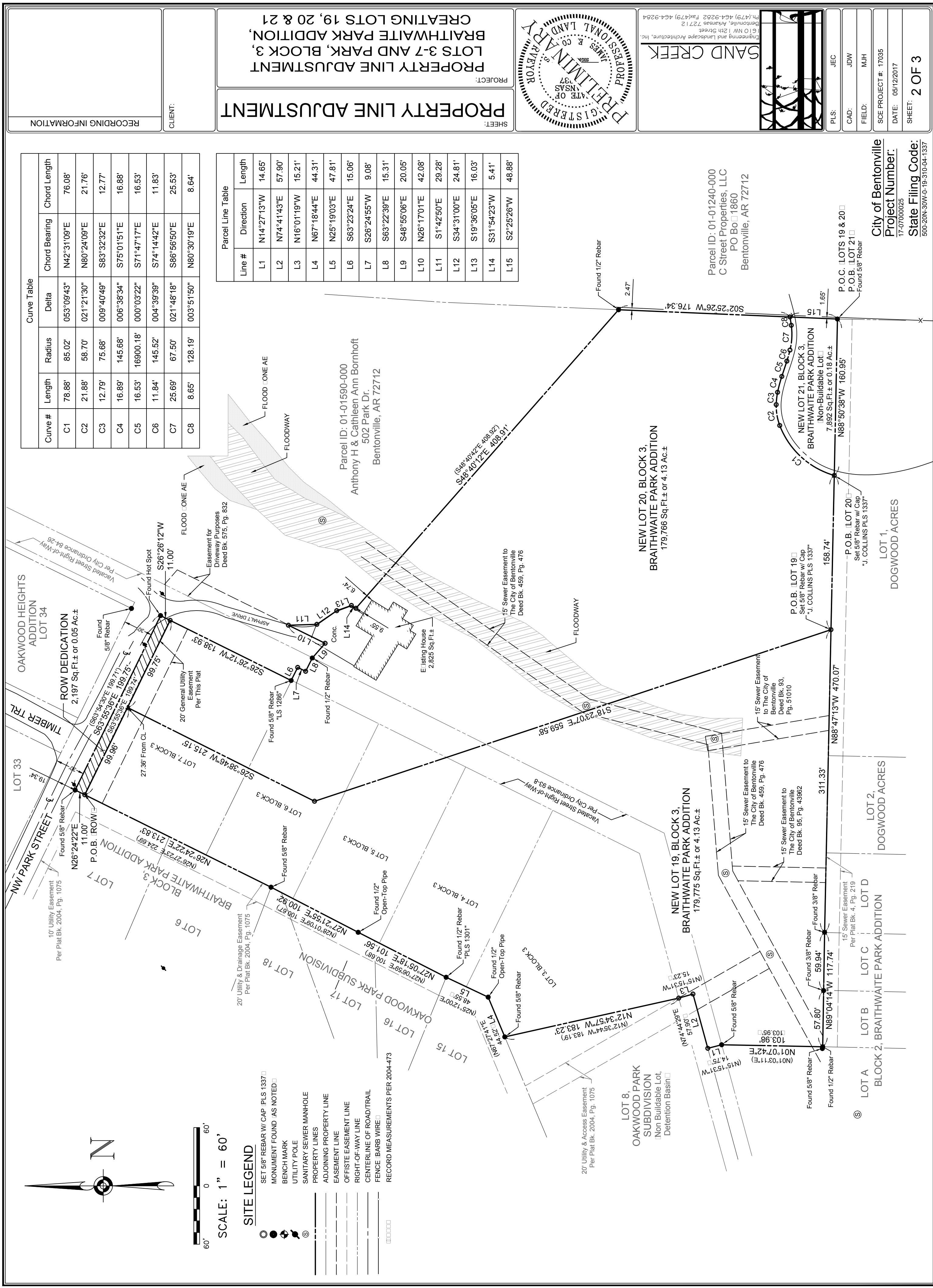
Staff has reviewed this application and, based on the findings presented in this report, recommends approval.

NOTES

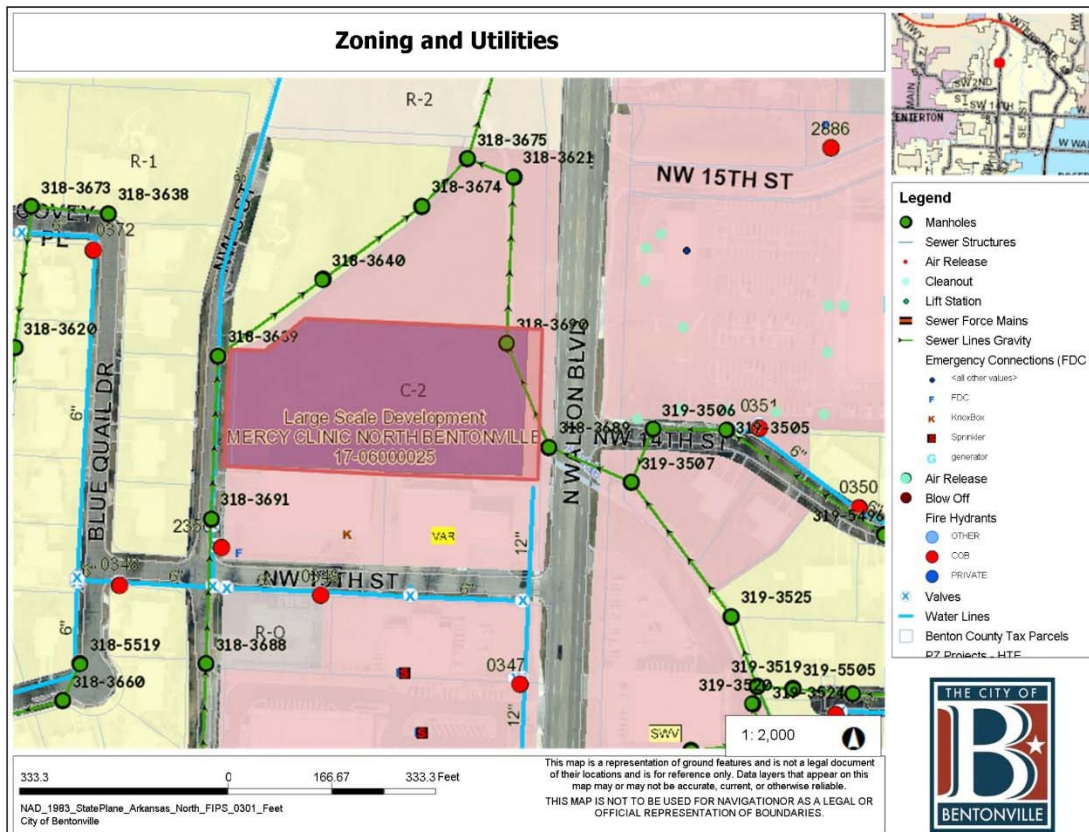
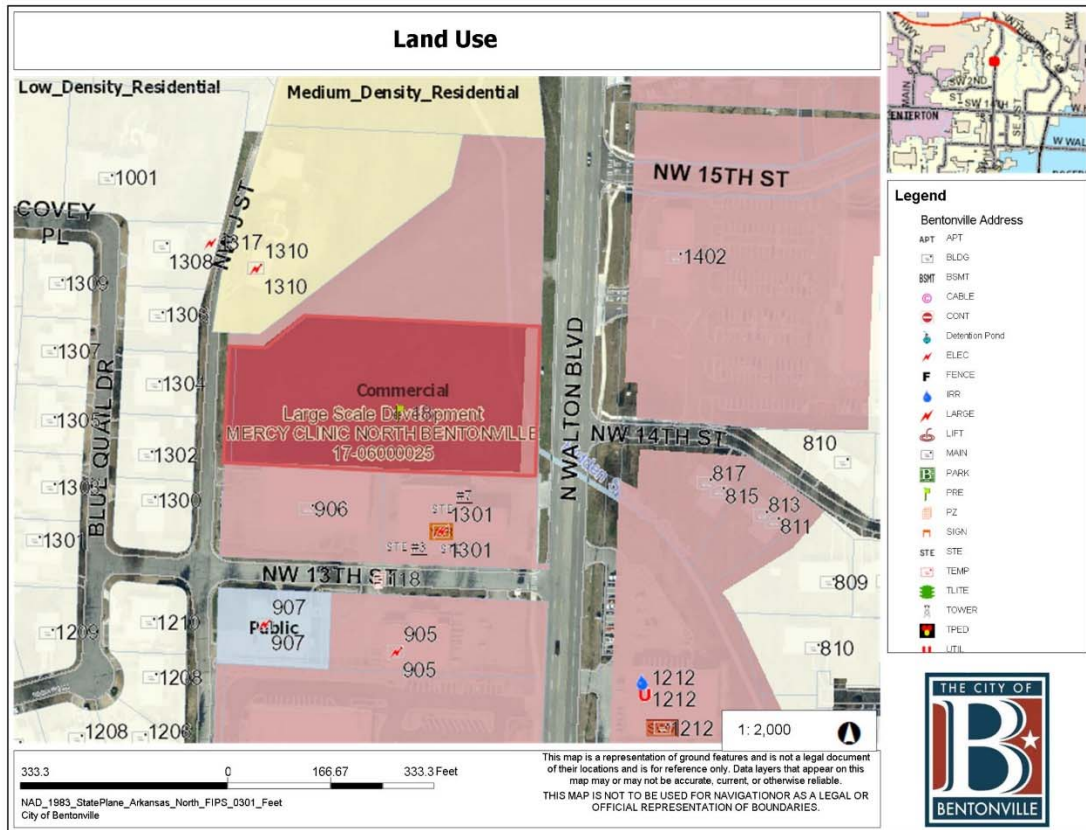
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

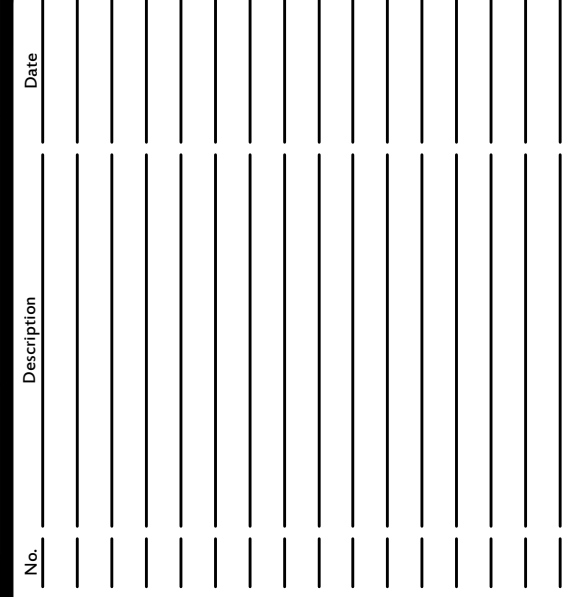
PROPERTY LINE ADJUSTMENT STAFF REPORT





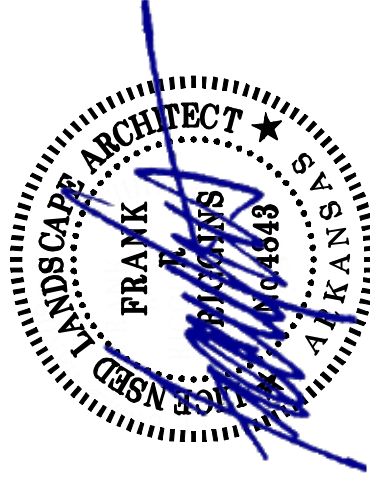
LARGE SCALE DEVELOPMENT STAFF REPORT



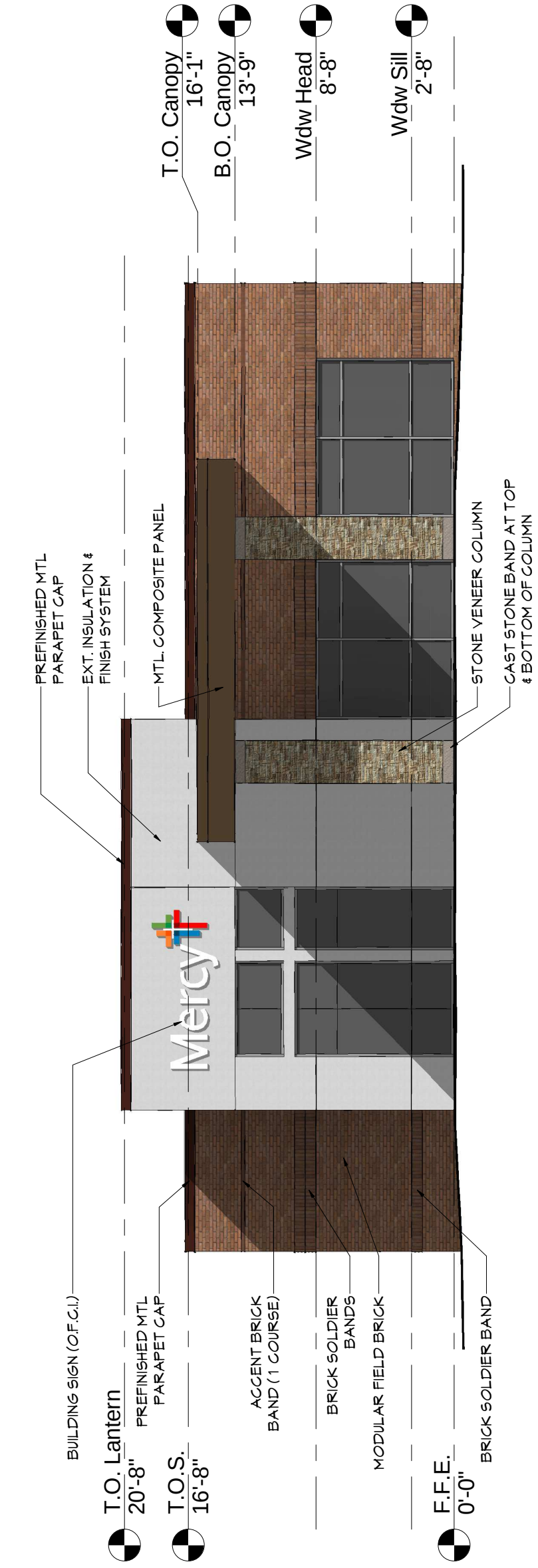


PROJECT NO: 17103400
ISSUED DATE: 05-31-17
CONTACT: D. ELLIS

CITY PROJECT # 17-06000025
LANDSCAPE_PLAN

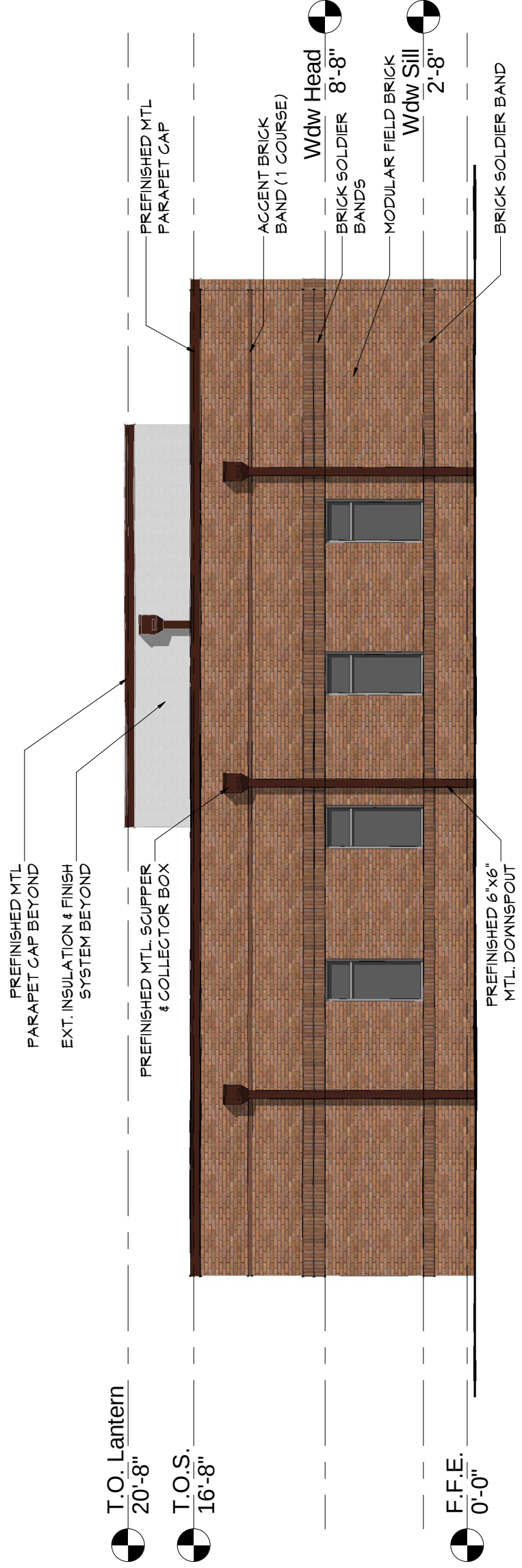


- NOTE:
LANDSCAPE NOTES, PLANT SCHEDULE AND
LANDSCAPE DETAILS SEE SHEET L-501.



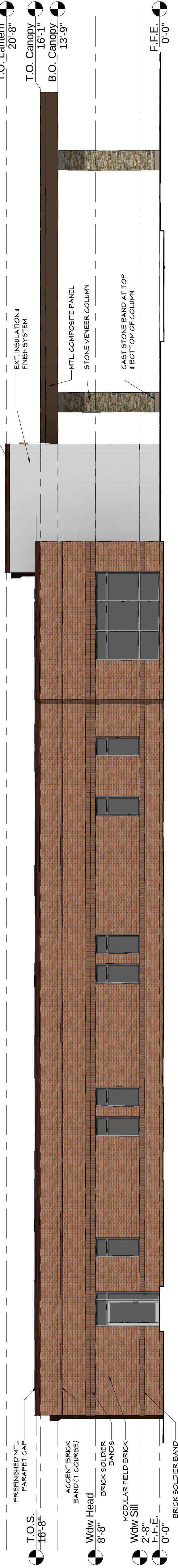
1 COLOR - NORTH ELEVATION

1/8" = 1'-0"



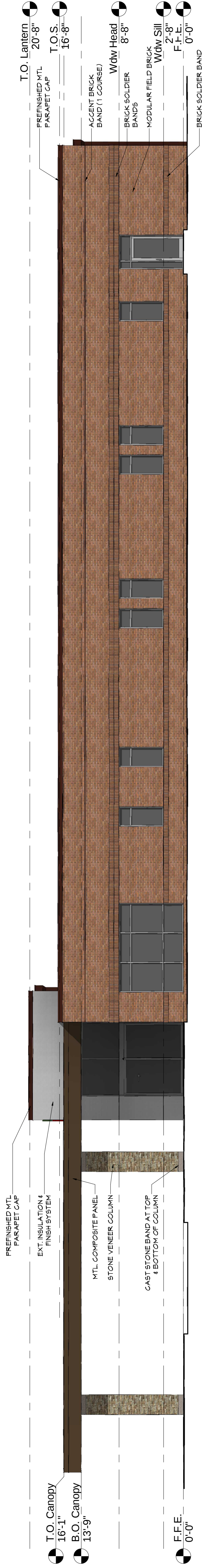
2 COLOR - SOUTH ELEVATION

1/8" = 1'-0"



3 COLOR - EAST ELEVATION

1/8" = 1'-0"



4 COLOR - WEST ELEVATION

1/8" = 1'-0"

BUILDING NAME MERCY NORTH BENTONVILLE CLINIC BENTONVILLE, ARKANSAS		PROJECT NAME AND PROJECT NUMBER MERCY NORTH BENTONVILLE 17103400		SHEET NAME EXTERIOR ELEVATIONS - COLOR	
				DATE 6.1.17	SCALE 1/8" = 1'-0"
MERCY PROJECT NUMBER Mercy Job #					
PRELIMINARY - NOT FOR CONSTRUCTION					
		DESCRIPTION			
		REVIEWS			
		S6A #16-052			
		#	DATE		
FLOOR NO.					
SHEET NO. A1.0					



PRELIMINARY - NOT FOR CONSTRUCTION

LARGE SCALE DEVELOPMENT STAFF REPORT



6th & SW B Townhomes

301-333 SW 6th St. & 602-628 SW B St.

PC Date: 6/20/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000027
Applicant / Current Owner	Bike Rack Redevelopment, LLC 101 SE G St. Bentonville, AR 72712
Site Area	0.49 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)
Development Type / Use	Multi-family Residential

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

Location Map



Property Description

The project consists of one vacant lot in a residential neighborhood. The surrounding area is comprised of a variety of housing types and densities in a rapidly redeveloping area of southwest downtown.

Project Details

The applicant is proposing a large scale development that consist of four separate, three-story multi-family residential buildings, containing 23 total units, located at the intersection of SW 6th Street and SW B Street. The project will be constructed in a single phase. Thirty-seven (37) parking spaces are being provided; these spaces include the garages and proposed on-street parking spaces. The project intends to utilize the existing alley along the western property line and a new curb cut onto SW B Street for ingress/egress. Half-street improvements and an 8' wide sidewalk with street trees will be constructed along both streets. An underground storm water detention system will be installed in the interior of the lot. The exterior elevations depict brick, fiber cement board and glass.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area.

Utility Infrastructure

Per the GIS website, Water and sewer are available.

Drainage Report

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

Waivers

No waivers requested.

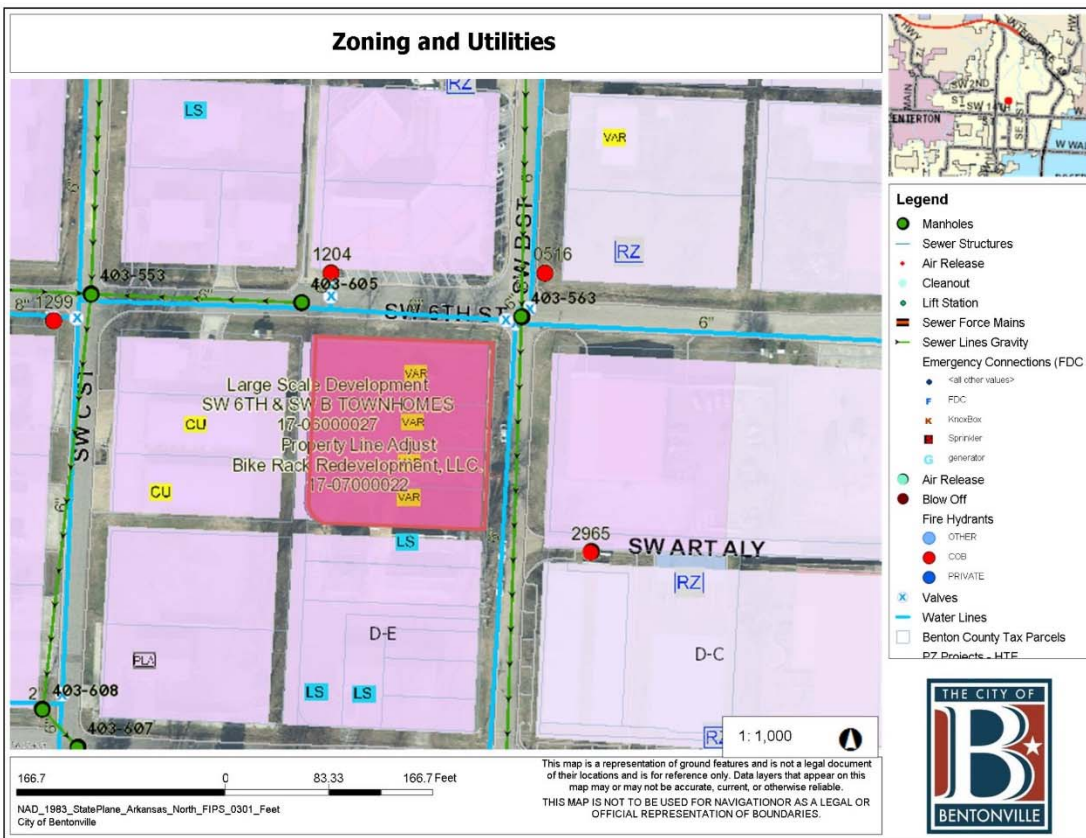
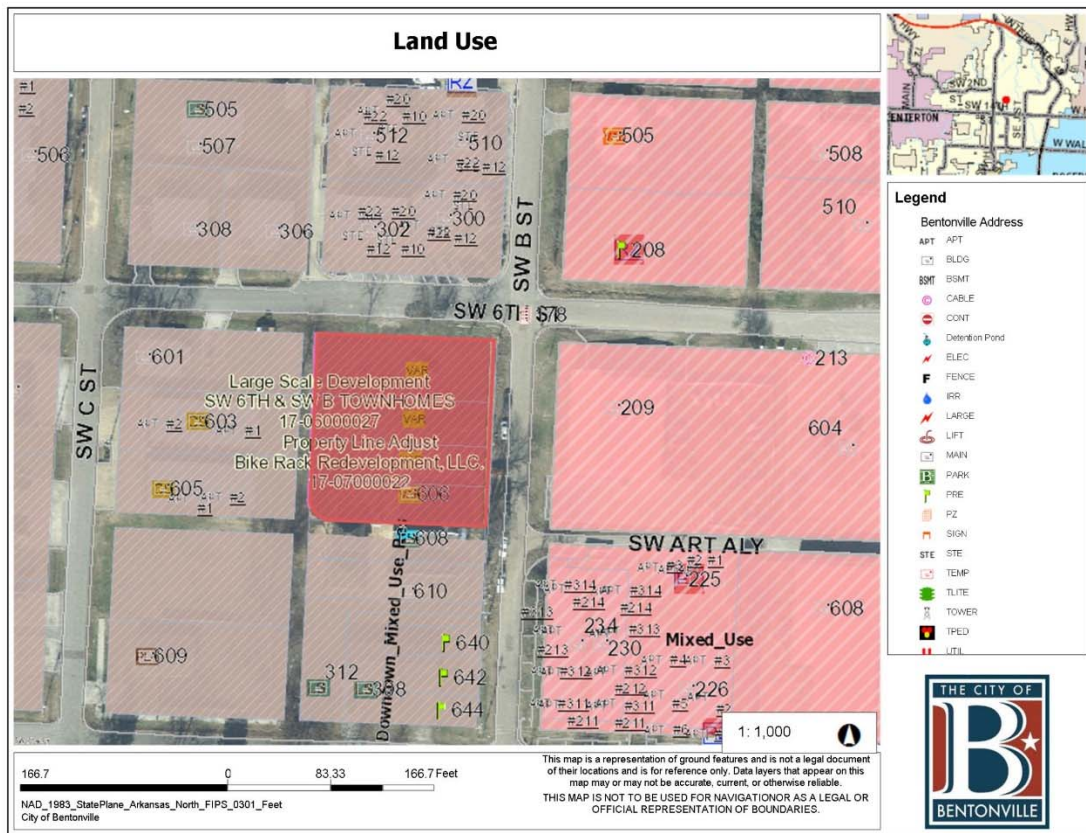
Conclusion

This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

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

LARGE SCALE DEVELOPMENT STAFF REPORT





VIEW FROM NORTH WEST



LARGE SCALE DEVELOPMENT STAFF REPORT



Subway Office Addition

3504 SE Riviera Rd.

PC Date: 6/20/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000028
Applicant / Current Owner	Elk Horn Holdings, LLC PO Box 6668 Springdale, AR 72762
Site Area	0.98 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Office Space

Property Description

This property is located at 3504 SE Riviera Road., south of the existing Subway restaurant on SE Walton Boulevard.

Project Details

The applicant is proposing a large scale development for a two-story, 4,252 square foot office building. Seventeen parking spaces are being provided. The existing curb cut will be shared with the existing Subway restaurant to the north and one new curb cut is proposed onto SE Riviera Road. A 5' wide sidewalk will be constructed along SE Riviera Road. On-site storm water detention will be provided within the parking lot located in the southwest corner of the site. The primary materials depicted for the exterior facade include brick, split face CMU and EFIS trim.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area.

Utility Infrastructure

Per the GIS website, water and sewer are available.

Drainage Report

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

Waivers

No waivers requested.

Conclusion

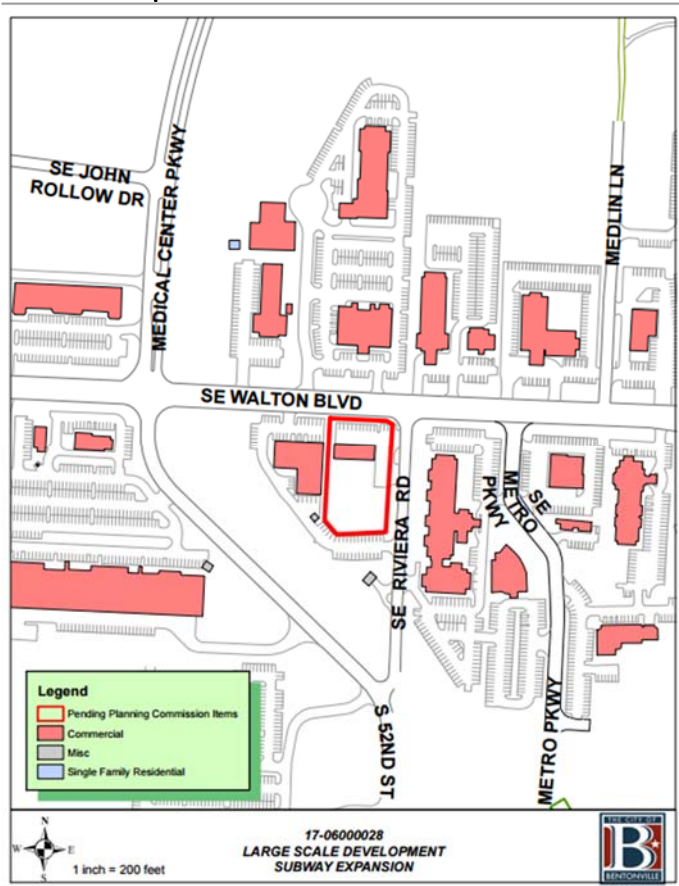
This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

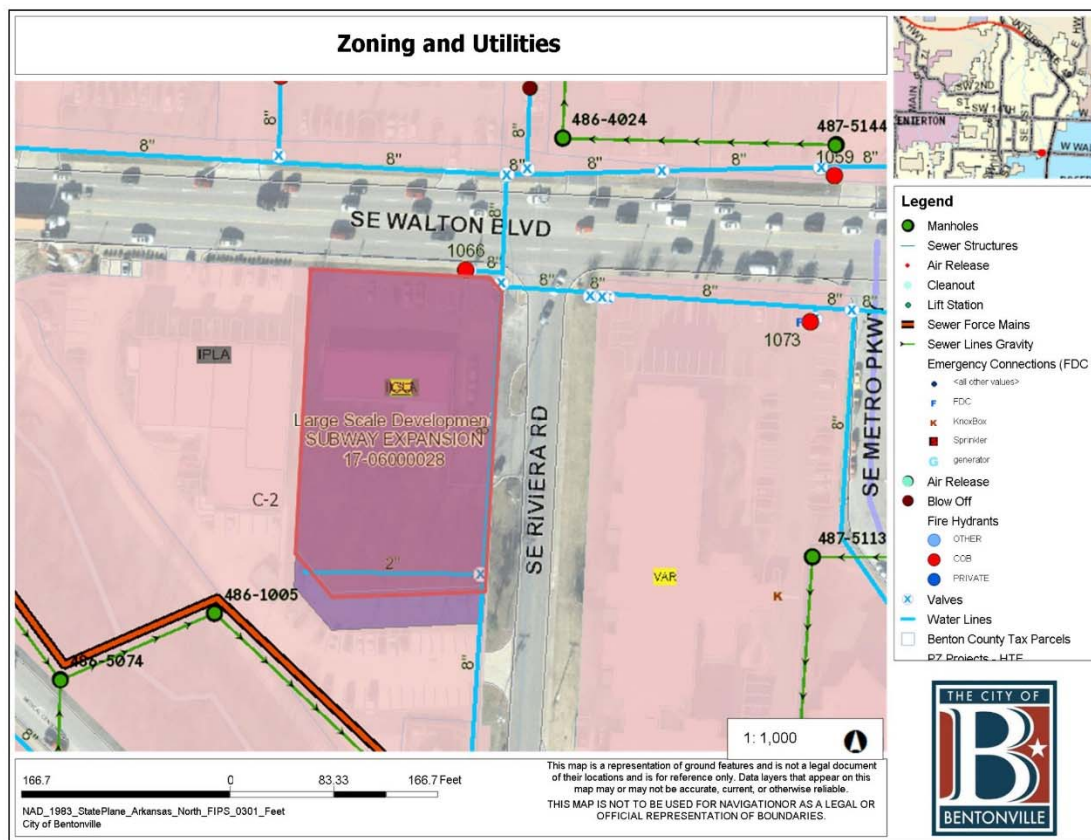
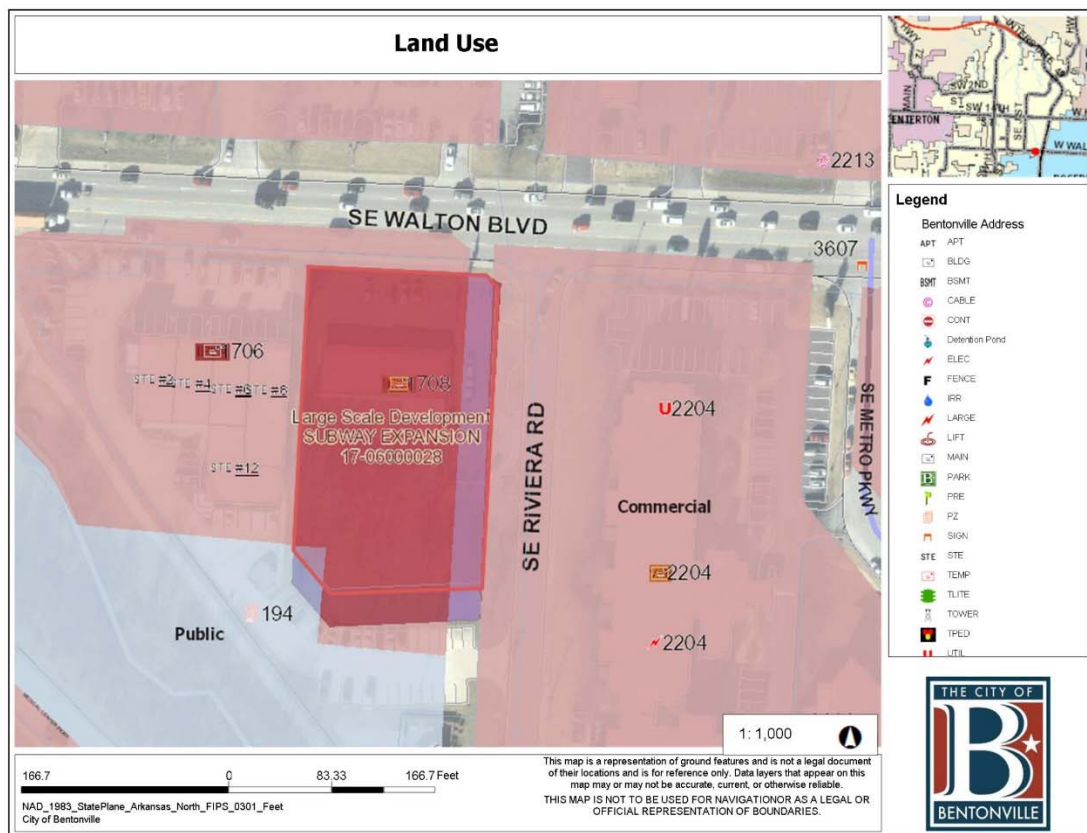
Staff has reviewed this application and, based on the findings presented in this report, recommends approval.

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

Location Map



LARGE SCALE DEVELOPMENT STAFF REPORT



LOT SPLIT STAFF REPORT



Lots 1, 2 & 3 The Roc Subdivision

Corner of Rice Lane and Rice Road
Bentonville, AR 72712

PC Date: 6/20/2017

Recommendation: In Report

Reviewer: Jon Stanley, Planner

Project Number	17-05000019
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)

<http://geo.bentonvillear.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 proposal for a lot split that will create three new lots from one existing parcel. The new lots will be known as Lot 1 (5.41 acres), Lot 2 (5.06 acres) and Lot 3 (20.31 acres) of The ROC Subdivision. Per the requirements of the current Master Street Plan, right-of-way is being dedicated for the construction of a portion of a future collector street as well portions of existing Rice Road and Rice Lane. Various utility and drainage easements are being dedicated to serve the new lots. Each new lot will have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely affect traffic in the area.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

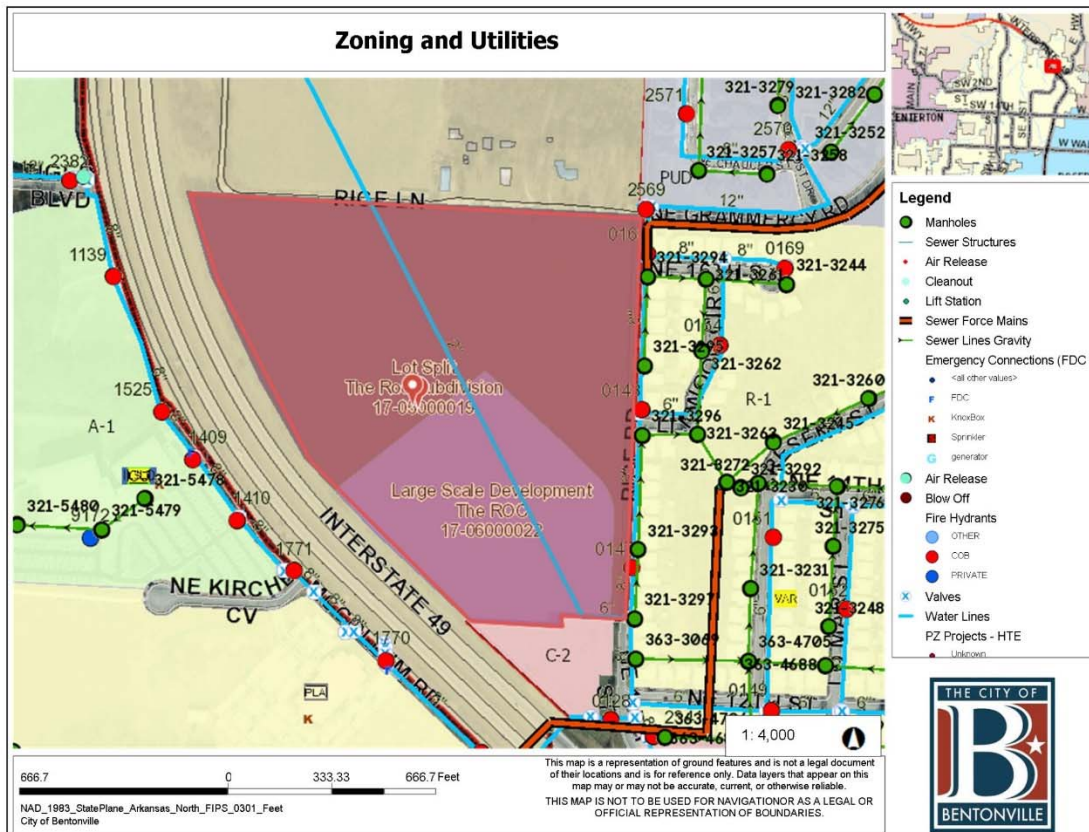
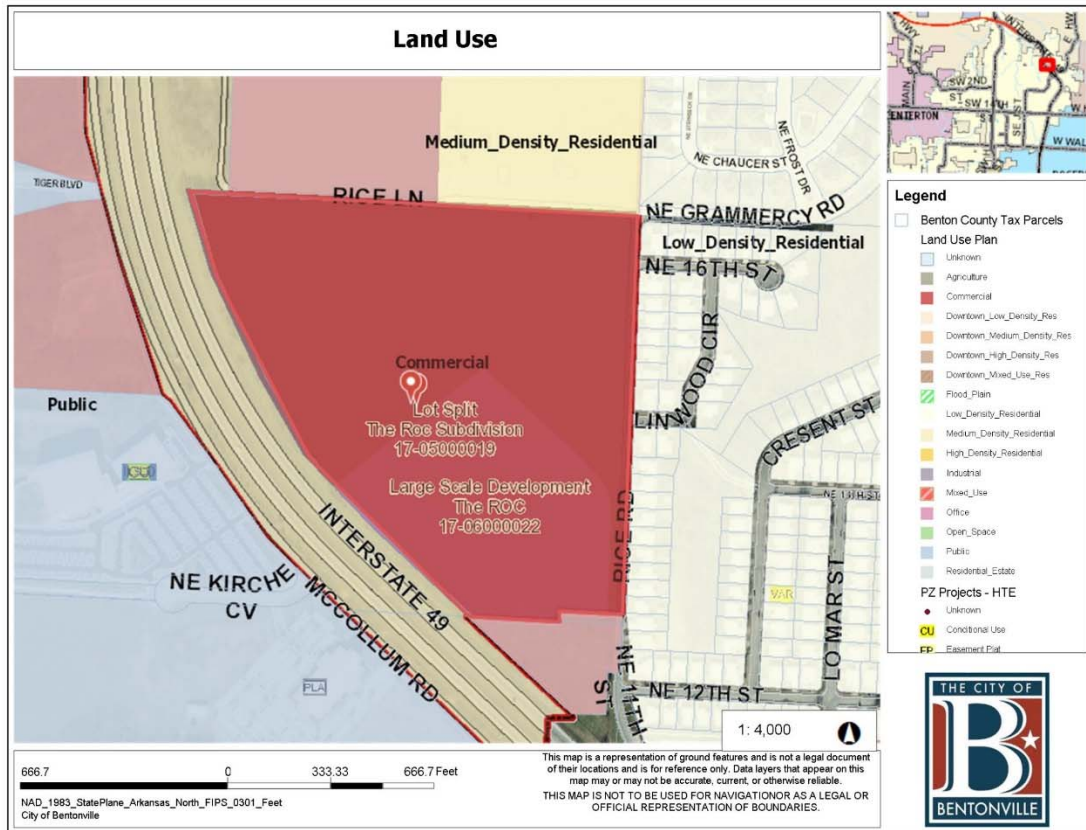
Recommendation

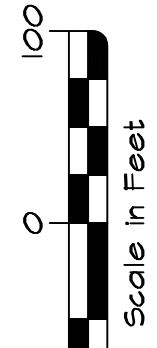
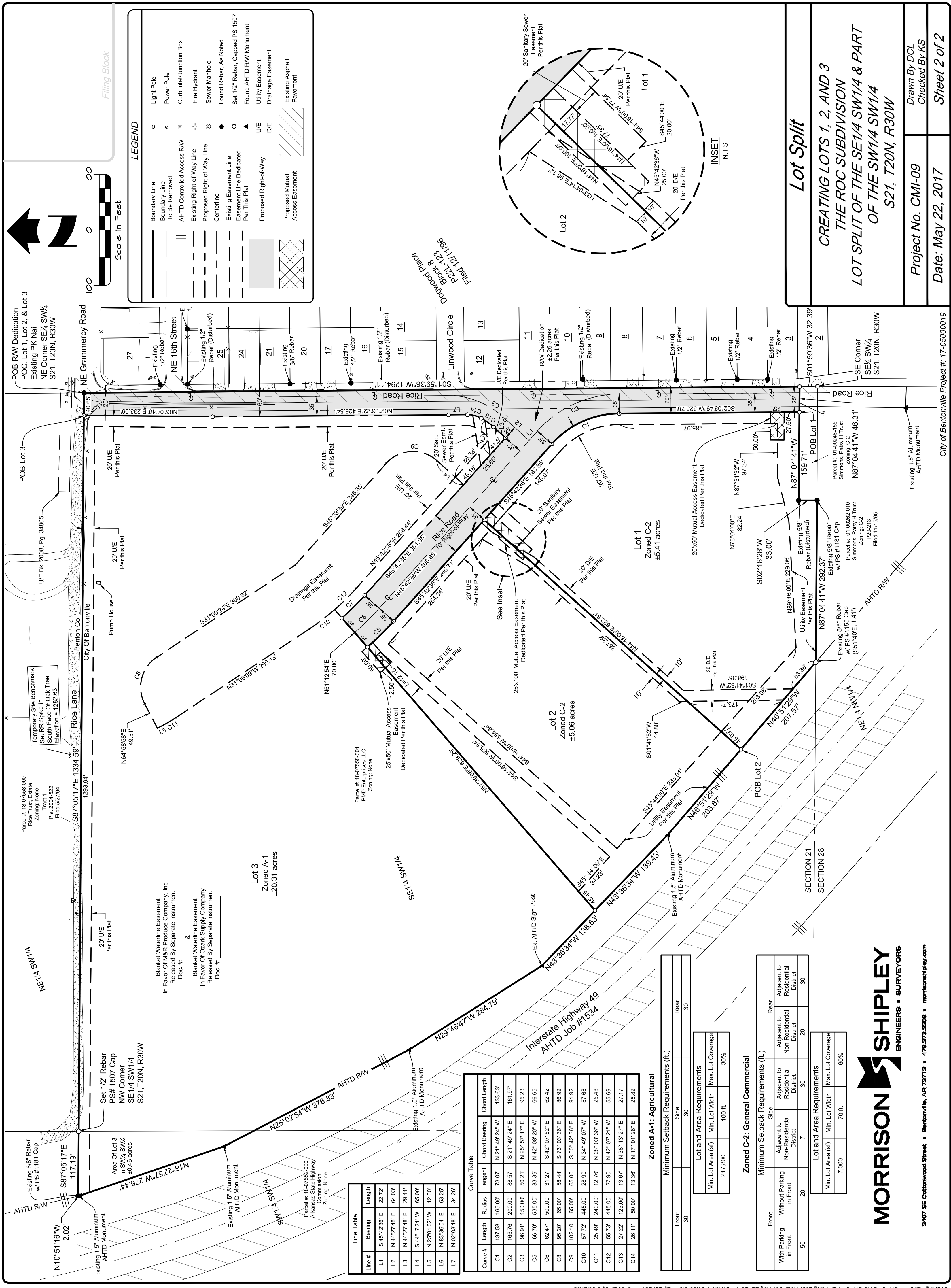
Staff has reviewed this application and based on the findings presented in this staff report, staff recommends this item be tabled at the request of the applicant.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

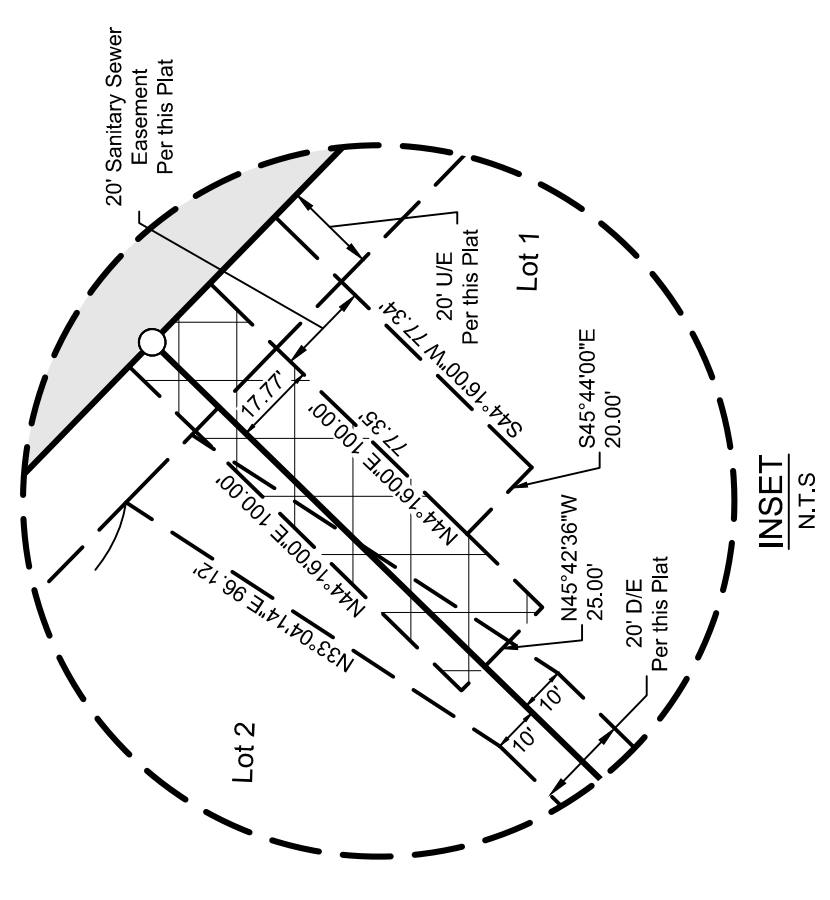
LOT SPLIT STAFF REPORT





LEGEND

- Boundary Line
- Boundary Line To Be Removed
- AHTD Controlled Access RW
- Existing Right-of-Way Line
- Proposed Right-of-Way Line
- Centerline
- Existing Easement Line
- Easement Line Dedicated Per This Plat
- Proposed Right-of-Way
- Proposed Mutual Access Easement
- Proposed Asphalt Pavement
- Light Pole
- Power Pole
- Curb Inlet/Junction Box
- Fire Hydrant
- Sewer Manhole
- Found Rebar, As Noted
- Set 1/2" Rebar, Capped PS 1507
- Found AHTD RW Monument
- U/E
- D/E
- Existing Asphalt Pavement



Lot Split

CREATING LOTS 1, 2, AND 3
THE ROC SUBDIVISION
LOT SPLIT OF THE SE1/4 SW1/4 & PART
OF THE SW1/4 SW1/4
S21, T20N, R30W

Project No. CMI-09	Drawn By DCL Checked By KS
Date: May 22, 2017	Sheet 2 of 2

Line Table		
Line #	Bearing	Length
L1	S 45°42'36" E	22.72'
L2	N 44°27'48" E	64.03'
L3	N 44°27'48" E	28.11'
L4	S 44°17'24" W	65.00'
L5	N 25°10'02" W	12.30'
L6	N 83°36'04" E	63.25'
L7	N 02°03'48" E	34.25'

Curve Table			
Curve #	Length	Radius	Chord Bearing
C1	137.58'	165.00'	N 21°49'24" W
C2	166.76'	200.00'	S 21°49'24" E
C3	96.91'	150.00'	N 25°57'17" E
C5	66.70'	535.00'	N 42°08'20" W
C6	62.47'	500.00'	S 42°07'52" E
C8	95.20'	65.00'	S 73°03'36" E
C9	102.10'	65.00'	S 00°42'36" E
C10	57.72'	445.00'	N 34°49'07" W
C11	25.48'	240.00'	N 28°03'36" W
C12	55.73'	445.00'	N 42°07'21" W
C13	27.22'	125.00'	N 38°13'27" E
C14	26.11'	50.00'	N 17°01'28" E

Zoned A-1: Agricultural

Minimum Setback Requirements (ft.)			
Front	Side	Rear	
30	30	30	

Lot and Area Requirements			
Min. Lot Area (sf)	Min. Lot Width	Max. Lot Coverage	
217,800	100 ft.	30%	

Zoned C-2: General Commercial

Minimum Setback Requirements (ft.)			
Front	Side	Rear	
With Parking in Front	Without Parking in Front	Adjacent to Non-Residential District	Adjacent to Residential District
50	20	7	30

Lot and Area Requirements			
Min. Lot Area (sf)	Min. Lot Width	Max. Lot Coverage	
7,000	70 ft.	60%	



2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2209 • morrisonshipley.com

LARGE SCALE DEVELOPMENT STAFF REPORT



The ROC Offices Phase 1 & 2

SW Corner of Rice Lane and Rice Road

PC Date: 6/20/2017

Recommendation: In Report

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.bentonvillear.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

A traffic analysis will be required 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).
- Pending the review of any future submittals by the applicant, the potential for other waivers may or may not be necessary.

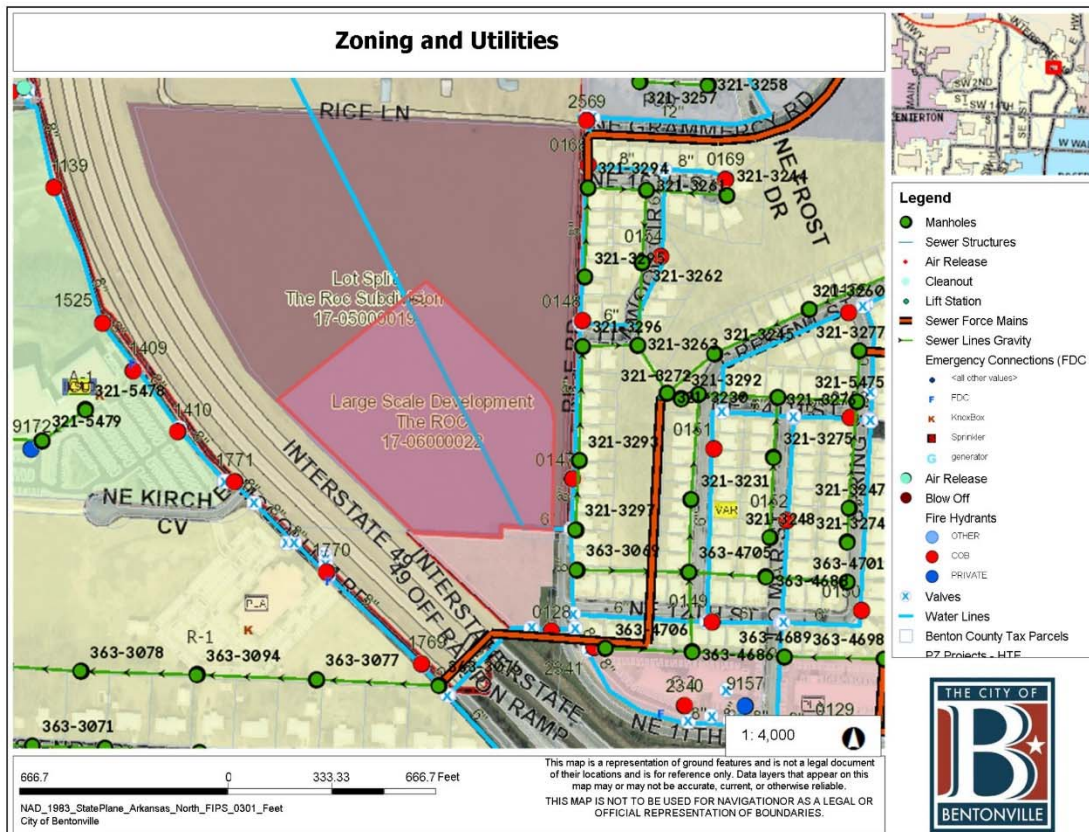
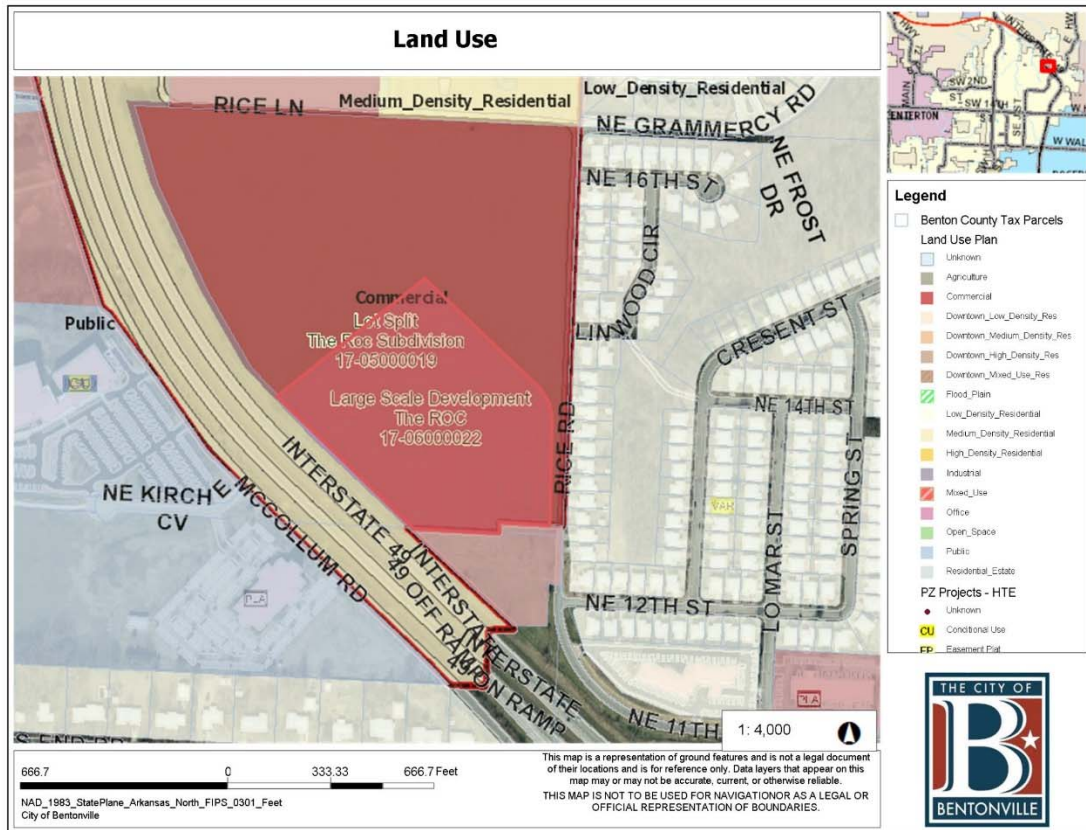
Conclusion

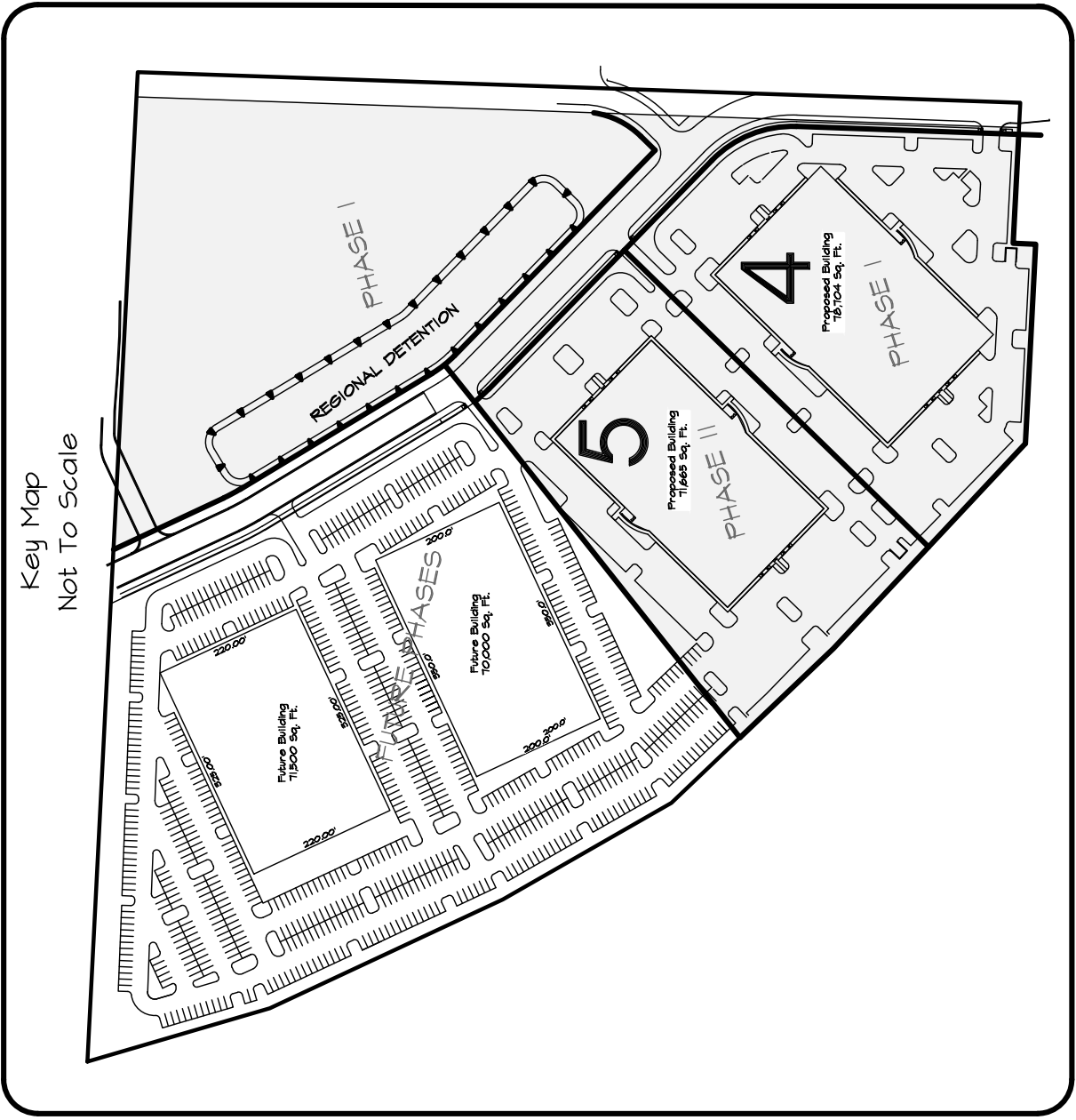
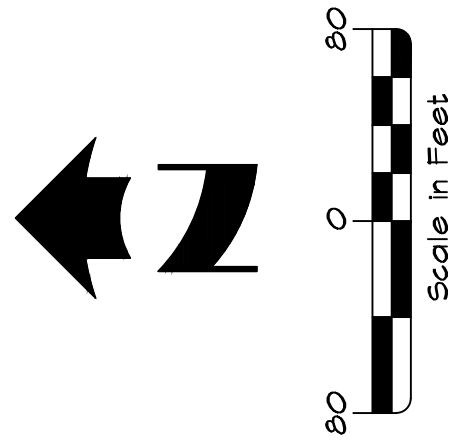
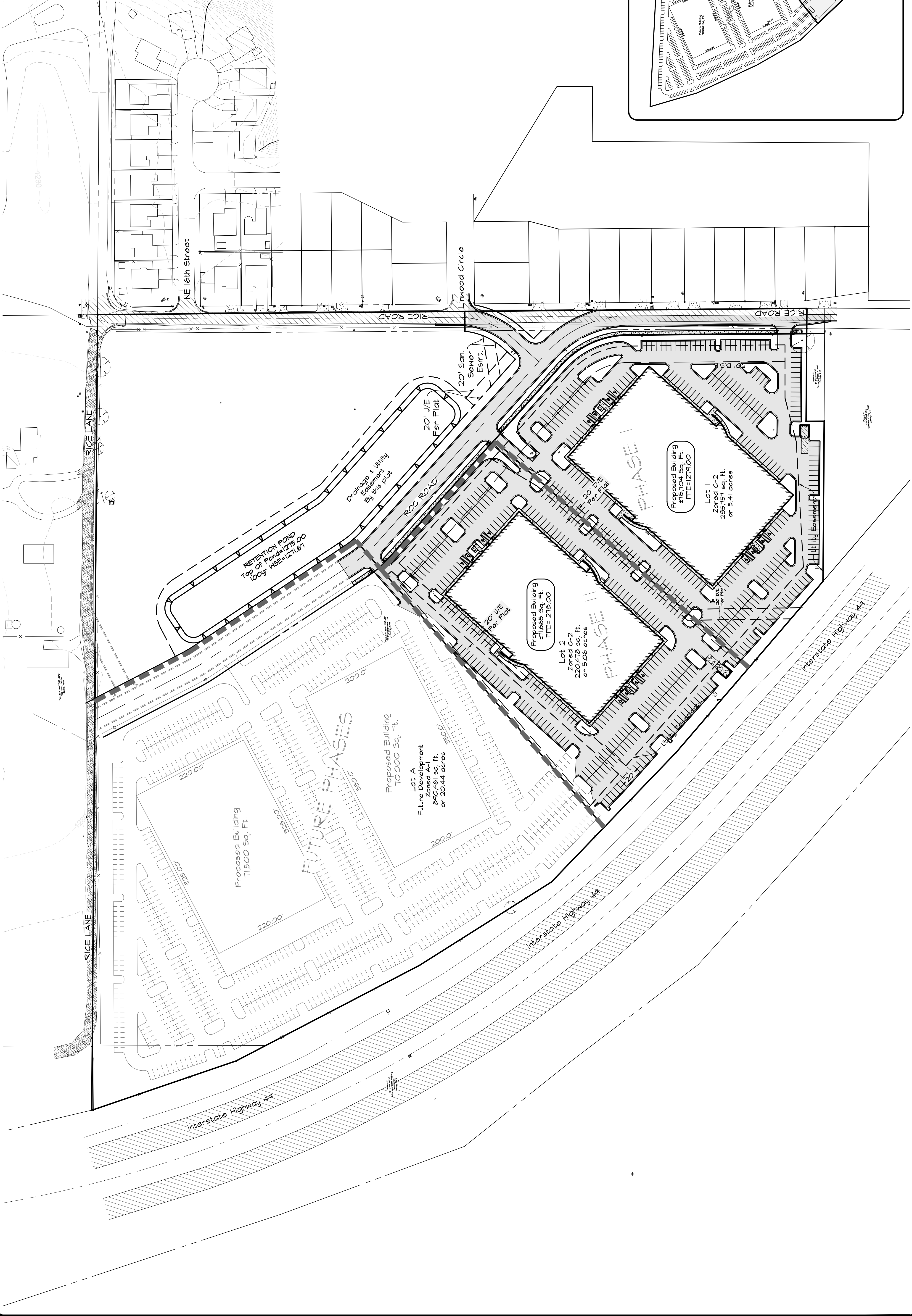
This large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver request.

Recommendation

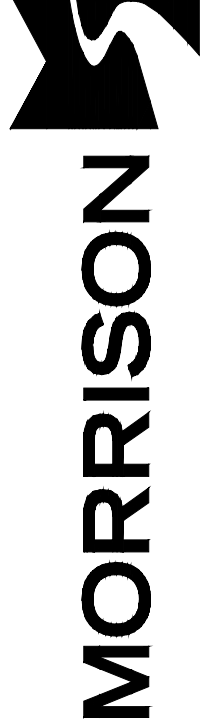
Staff has reviewed this application and based on the findings presented in this staff report, staff recommends this item be tabled at the request of the applicant.

LARGE SCALE DEVELOPMENT STAFF REPORT





Revision	By	Date



MORRISON

ENGINEERS • SURVEYORS

2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2209 • morrisonshipley.com

FOR REVIEW

Drawn By:	DKW
Approved By:	PRF
Date:	04.10.17
Project No.:	CMI-09
Drawing Name:	Plan Sheets

Vertical Scale:	—
Horizontal Scale:	1" = 80'
Plotting Scale:	1

THE ROC

RICE LANE And RICE ROAD

Bentonville, Benton County, Arkansas

OVERALL SITE PLAN

Issued for Review 5.01.2017

REZONING STAFF REPORT



Koenigseder

208 SW F Street

PC Date: 6/20/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000025
Applicant / Current Owner	Casey Koenigseder 208 SW F Street Bentonville, AR 72712
Site Area	0.40 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

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

Property Description

This property is located at 208 SW F Street and is currently occupied by a single family home. The south and west sides of the property border the Bentonville Cemetery. All adjacent properties are zoned R-1, Single-Family Residential.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress.

Utility Infrastructure

Per the GIS website, water and sewer are available.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential **Error! Reference source not found.** zoning is an appropriate district for this designation.

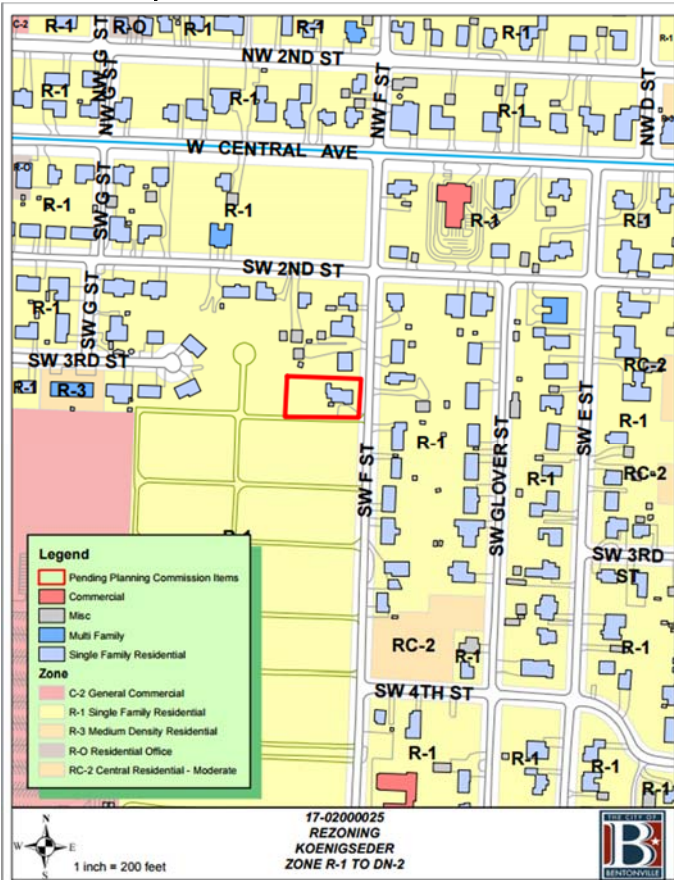
Conclusion

The DN-2, Downtown Medium-Density Residential zoning designation will offer additional housing options and additional single-family density in an established downtown neighborhood. The existing infrastructure in this area can support the slight increase in density and will allow small-lot single-family developments to occur.

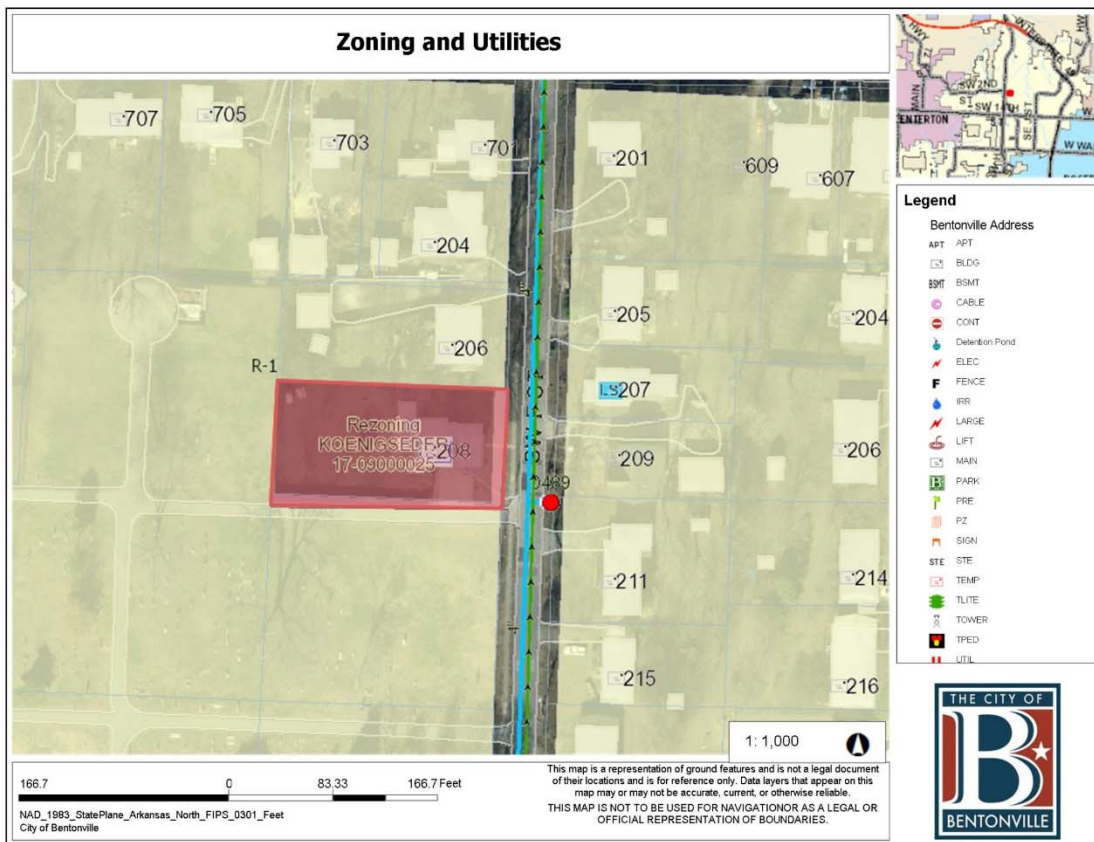
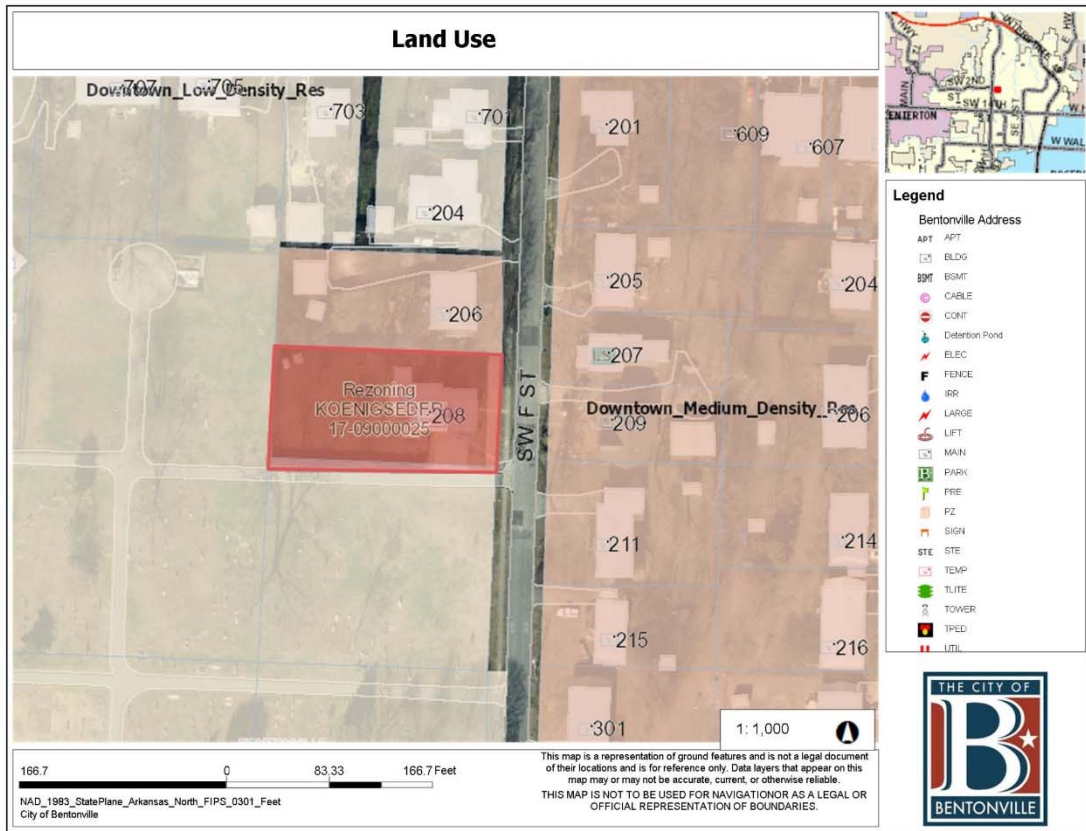
Recommendation

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

Location Map



REZONING STAFF REPORT





James Layout Services, LLC

PO Box 611 Farmington, Arkansas 72730

(479) 445-7731

jameslayoutservices@yahoo.com

*May 10, 2017
Planning Department
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712*

***Re: 208 S.W. "F" St.
Bentonville, AR 72712
Rezoning Request***

We are representing a request by Casey Koenigseder to rezone the property located at 208 SW F Street. The property currently has a home and the owner would to split the property in to two lots and demolish the existing home and build a house on each lot. Please find below the narrative addressing the required items under the Rezoning Checklist.

- The property is currently zoned R-1 Single Family Residential. The proposed zoning is DN-2 Down Town Medium Residential.*
- The rezone is requested so that the client can create two lots of the parcel that will be submitted as a lot Split after the rezone is approved.*
- The proposed rezone will allow the property to be split in two lots that are 45' +/- in width and 210' +/- in depth. After the rezone and lot split is approve the client would like to build a house on each lot. Based on the land use plan this property is planned DN-2 so it will meet the cities expectations.*
- Access for the proposed two lots will be off the Norther drive of the cemetery.*
- A 6" Sewer line and a 4" Water line runs North and South along NW F Street.*

*Sincerely,
James Layout Services, LLC*

***Nick Rumancik
Field Operation Manager***

REZONING STAFF REPORT



Food Hub NWA, LLC

700 & 702 SE 5th Street

PC Date: 6/20/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000026
Applicant / Current Owner	Food Hub NWA, LLC P.O. Box 1860 Bentonville, AR 72712
Site Area	3.20 acres
Current Zoning	I-2, Heavy Industrial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

Property Description

This property consists of two occupied office buildings located at 700 & 702 SE 5th Street in the downtown area.

Projected Traffic Impact

The proposed zoning designation has the potential to cause an adverse effect on traffic in the area. The traffic conditions will be assessed at the time of redevelopment or any change in use and any necessary improvement will be provided as needed.

Utility Infrastructure

Per the GIS website, water and sewer are available.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Commercial (C). The C-2, General Commercial zoning is an appropriate zoning district for this designation.

Conclusion

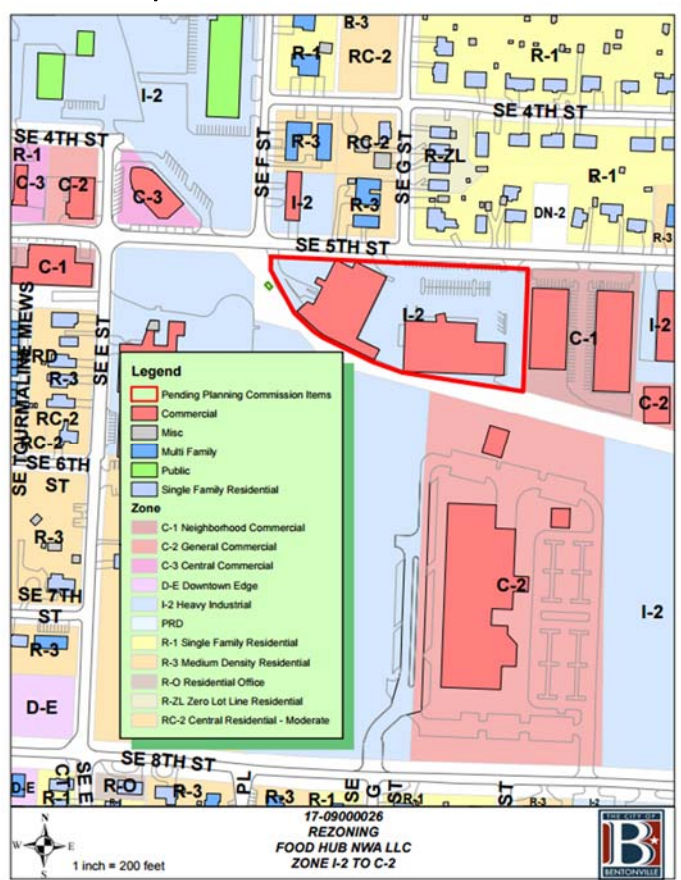
The property is currently occupied with a mix of office uses. The C-2, General Commercial zoning district will allow uses that are consistent with the exiting uses occurring in the two buildings and with other uses in the near vicinity. The proximity to SE J Street, an arterial street, is keeping with good land use planning and the General Plan.

Recommendation

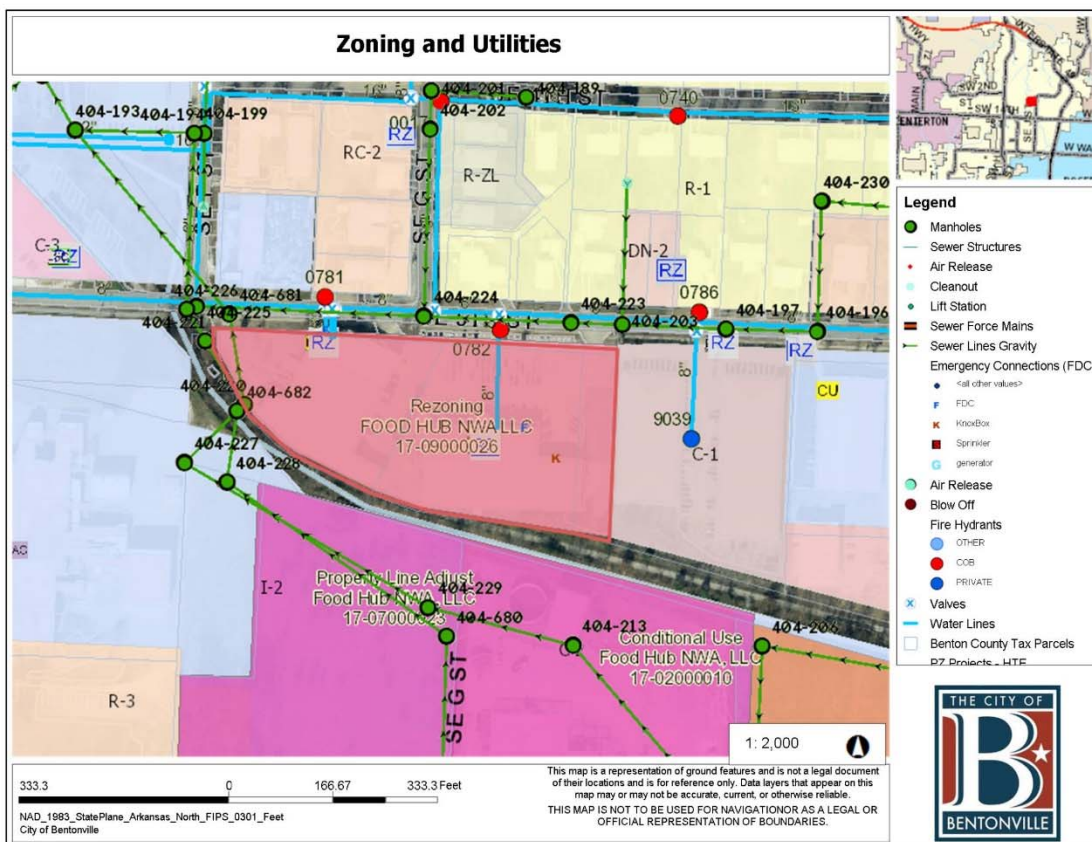
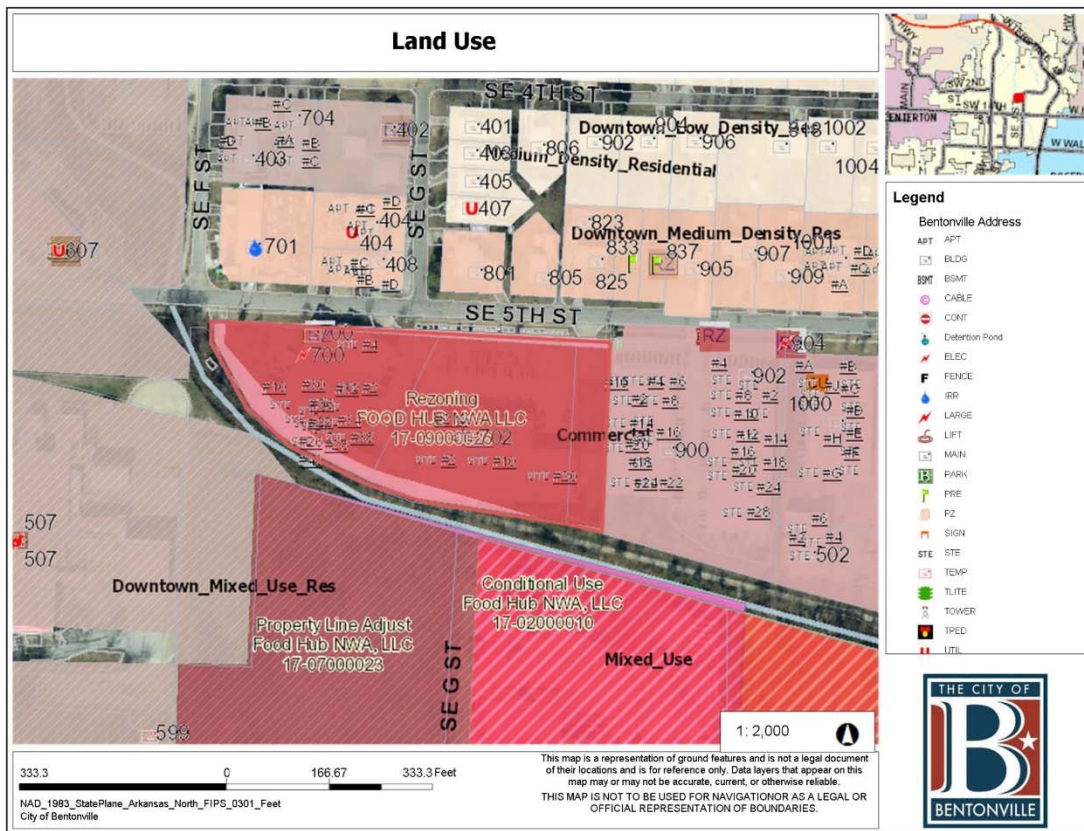
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

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

Location Map



REZONING STAFF REPORT



FOOD HUB NWA, LLC

P.O. Box 1860 Bentonville, AR 72712-1860 | 479.268.4157

May 15, 2017

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

Re: Rezoning Request for 700 & 702 SE 5th Street Narrative

Parcels 01-00693 and 01-00697 located at 700 and 702 SE 5th Street owned by Food Hub NWA, LLC is currently zoned I-2. The proposed zoning designation is C-1. The 700 building is an existing 1 story and 702 building is an existing 2 story office building.

The surrounding properties have various zoning designations. The property to the east is zoned C-1, the properties to the south and southwest are zoned C-2 and I-2. The properties to the north are zoned I-2, RC-2, R-1 and DN-2. According to the Land Use Plan from Bentonville G.I.S, the subject properties are designated as Commercial and surrounding properties to be Mixed Use, Downtown Mixed Use Res, and Downtown Medium Density Res.

The proposed renovations and additions of the 2 office buildings will be contemporary in design with large glass surfaces and apertures for ample natural light into office spaces and allow users to enjoy the landscaped amenities of the site. Any proposed signage on the building or site will meet the city signage ordinance.

Traffic on SE 5th street is very minimal. The subject properties are 1 block from J Street, a major north south artery.

The west building is served by an existing 2" water line and 4" sanitary sewer line, both connected to existing mains. The east building is served by an existing 4" sanitary sewer line and the new water line size will be 3". Both lines serving the east building are also connected to existing mains.

REZONING STAFF REPORT



Hull

NE H Street & NE 2nd Street

PC Date: 6/20/2017

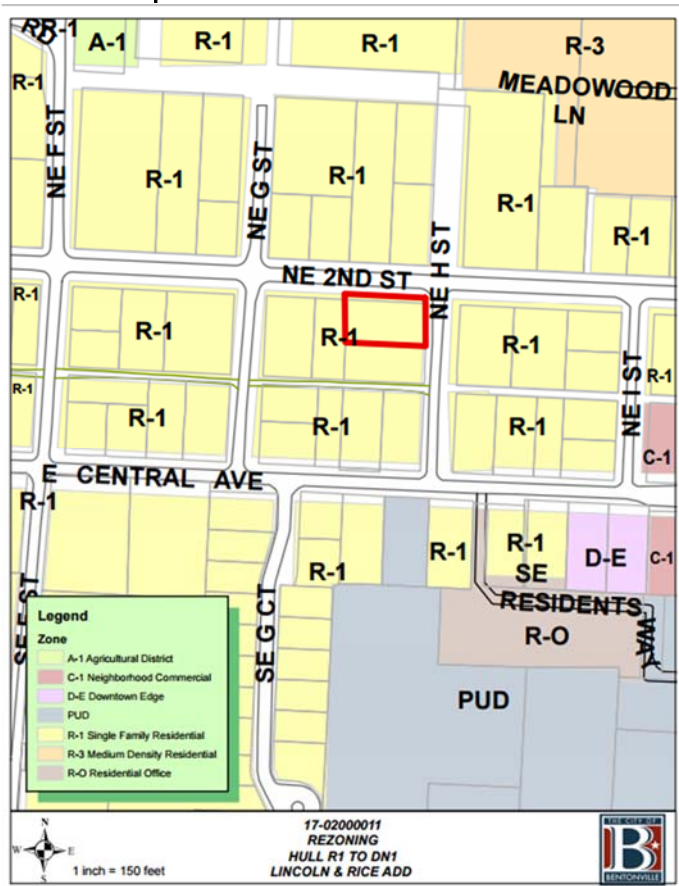
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000027
Applicant / Current Owner	Craig and Caelli Hull 8141 Ward Lane Rogers, AR 72756
Site Area	0.27 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Downtown Low-Density Residential (D-LDR)

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

Location Map



Property Description

This property is the location of a vacant single-family lot in an established single-family neighborhood. It is five blocks east of the downtown square on the southwest corner of the intersection of NE 2nd Street and NE H Street.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress.

Utility Infrastructure

Per the GIS website, water and sewer are available.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Low-Density Residential (D-LDR). The DN-1, Downtown Low-Density Residential zoning is an appropriate zoning district for this designation.

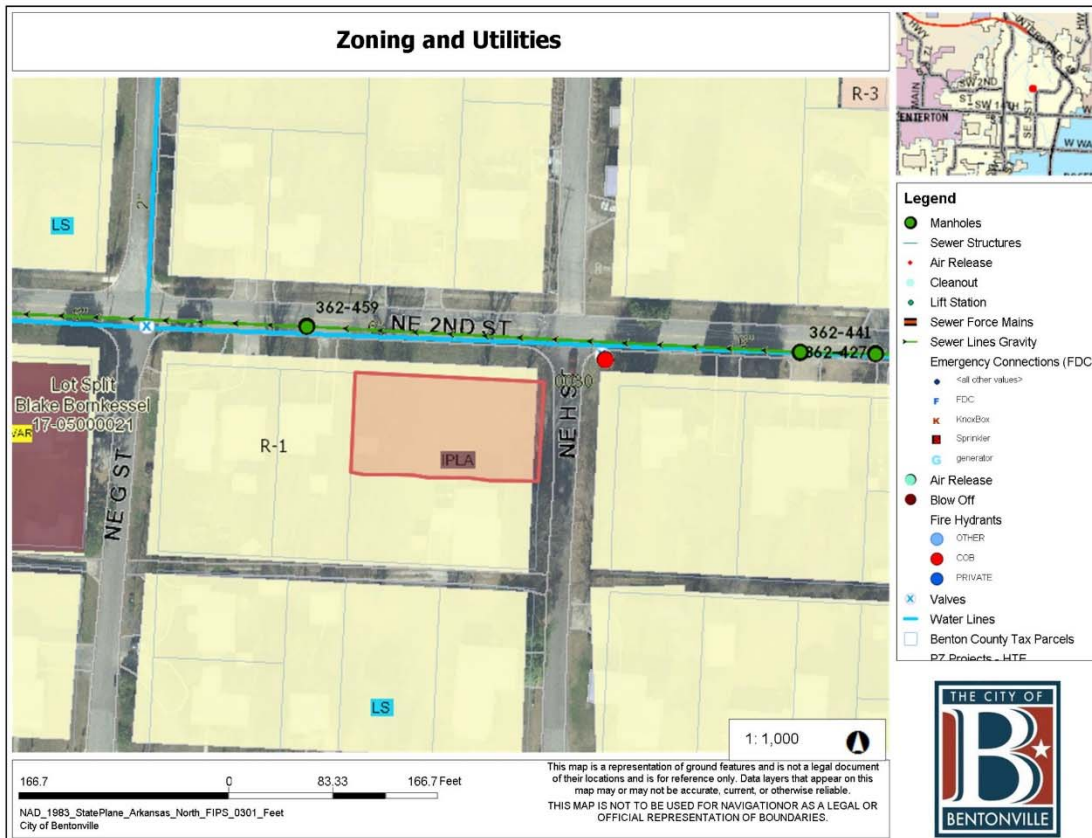
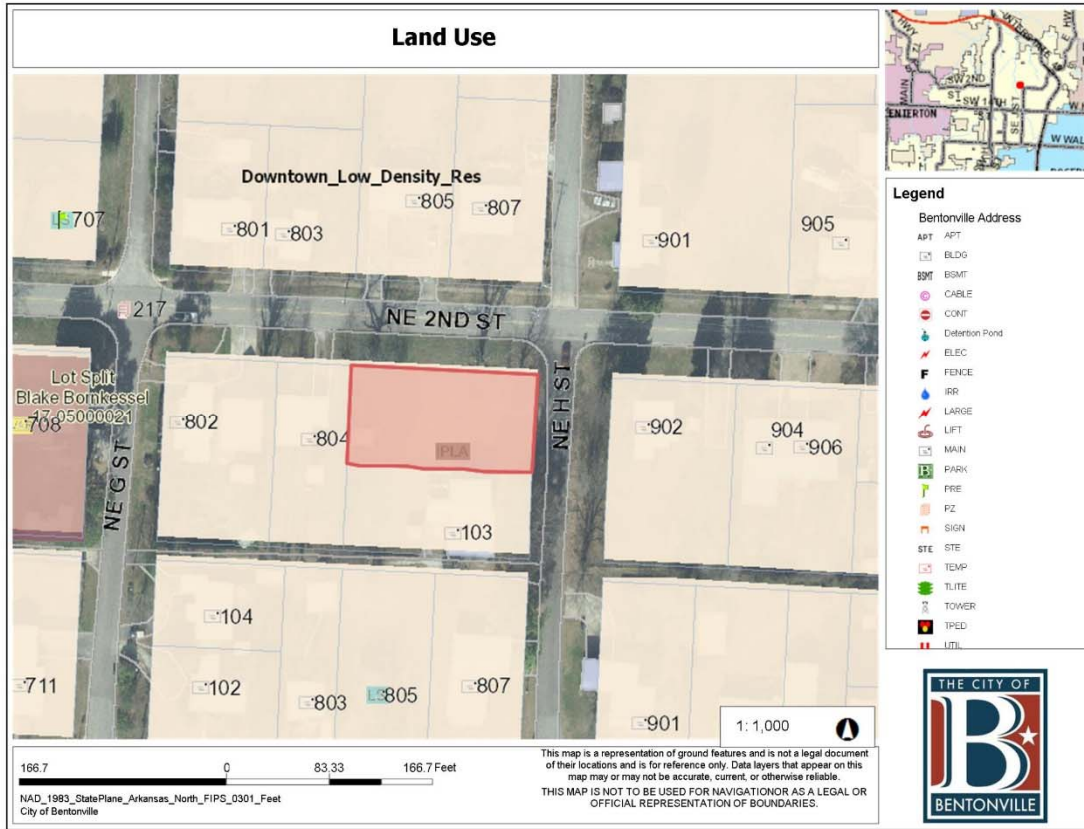
Conclusion

The DN-1, Downtown Low-Density Residential zoning designation supports General Plan Policy LU-23, Housing Types, that states "the City should encourage the development of a mix of housing types to the meet the needs of its residents...". The DN-1 designation will allow for the established development pattern of predominantly large lot single family residences to be preserved while allowing infill development to occur. This rezoning request is consistent with good land use planning, the General Plan and the Future Land Use Map and meets the intent of the policy.

Recommendation

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

REZONING STAFF REPORT



Rezoning Request

Parcel #01-03254-000

Legal Description: (emailed to planning@bentonvillear.com)

THE NORTH 80 FEET OF LOTS 1, 2, AND 3, BLOCK 3, LINCOLN AND RICE ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS.

Narrative:

The current zoning designation is R-1. The proposed designation is DN1. This change allows the footprint of the proposed home to be 5' closer to NE 2nd Street. The current owners are Craig and Caelli Hull. There is currently no proposed sale.

Reason: To allow the home to fit on the lot as currently designed.

Use: Single family residence.

Traffic: Normal residential

Signage: None on completion (small signs identifying design and/or build firms during construction.

Appearance: Custom 2-Story Craftsman style home

Availability of Water and Sewer: 6" Polyvinyl Chloride Sewer Line; 6" Asbestos Cement Water Line

CONDITIONAL USE STAFF REPORT



Helen Walton Children Enrichment Center

NE J Street

PC Date: 6/20/2017

Recommendation: In Report

Reviewer: Jon Stanley, Planner

Property Description

This property is the location of five vacant parcels along NE J Street south of the entrance into Crystal Bridges.

Proposed Use Description

The applicant is requesting a conditional use permit for an educational facility situated on 8.19 acres that fronts NE J Street and will be known as the Helen Walton Children Enrichment Center. Three separate outdoor play and seating areas are also being proposed. Proposed hours of operation are Monday through Friday from 6:00 a.m. to 6:00 p.m. The school anticipates 240 students and 77 employees for each school day. One food delivery is anticipated to the facility each week. A parent or guardian will be required to check-in and check-out children each day. Please reference the attached vehicular flow plan and parking plan for proposed on-site traffic circulation.

Projected Traffic Impact

A traffic analysis will be required to be submitted and reviewed prior to determining if the proposed development will or will not adversely impact traffic in the area.

Public Notice

On 5/19/2017, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on 6/5/2017. This meets legal noticing requirements and is adequate for the scope of this project.

Staff has not been contacted regarding this request.

Conditions of Approval

1. Provide a traffic study to analyze what impact the proposed educational facility will have on the nearby intersections.
2. The Large Scale Development must be approved by Planning Commission.
3. All technical review comments must be addressed before a building permit will be issued.

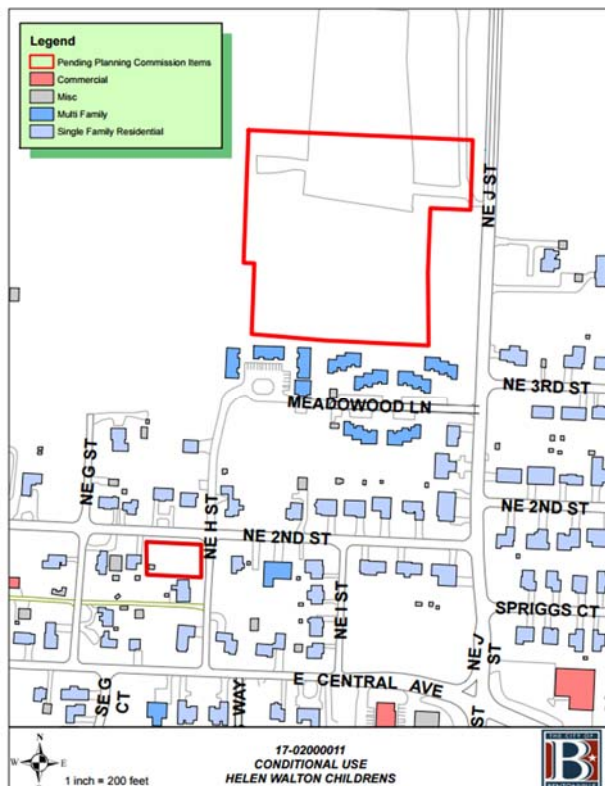
Recommendation

Staff has reviewed this application and, based on the findings presented in this report, recommends this item be tabled as requested by the applicant.

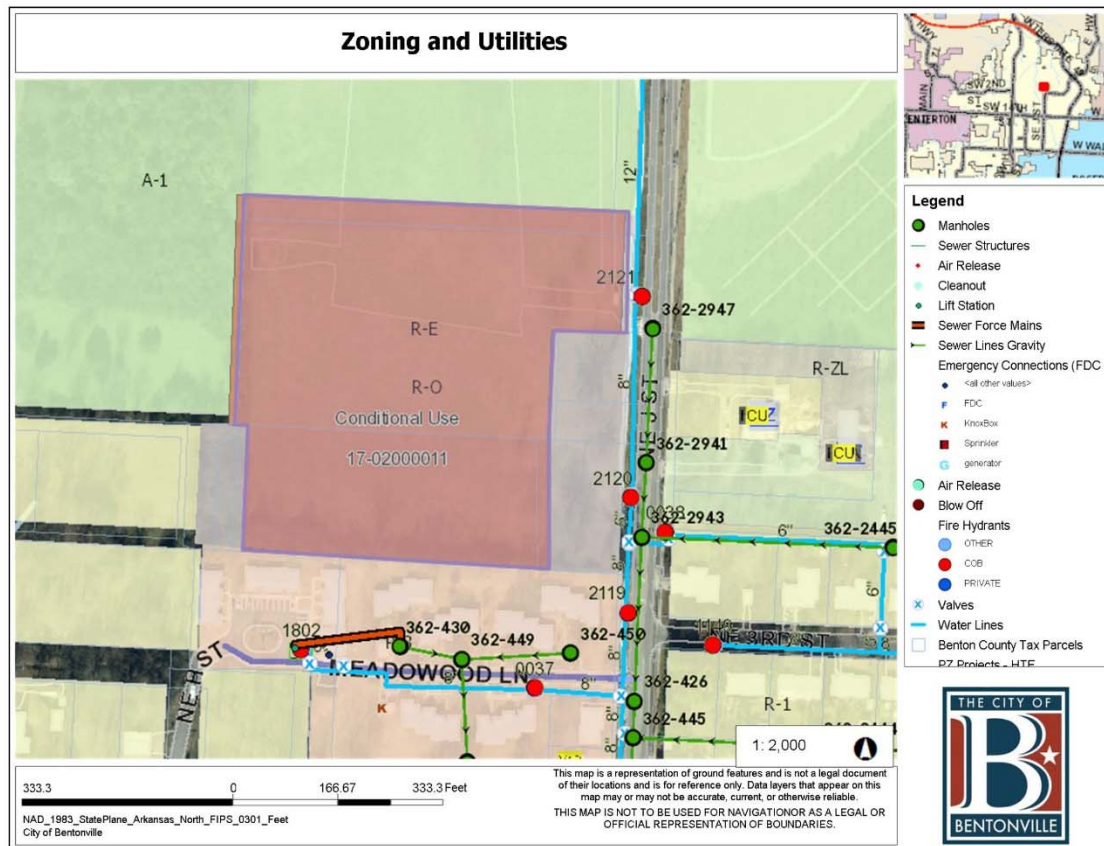
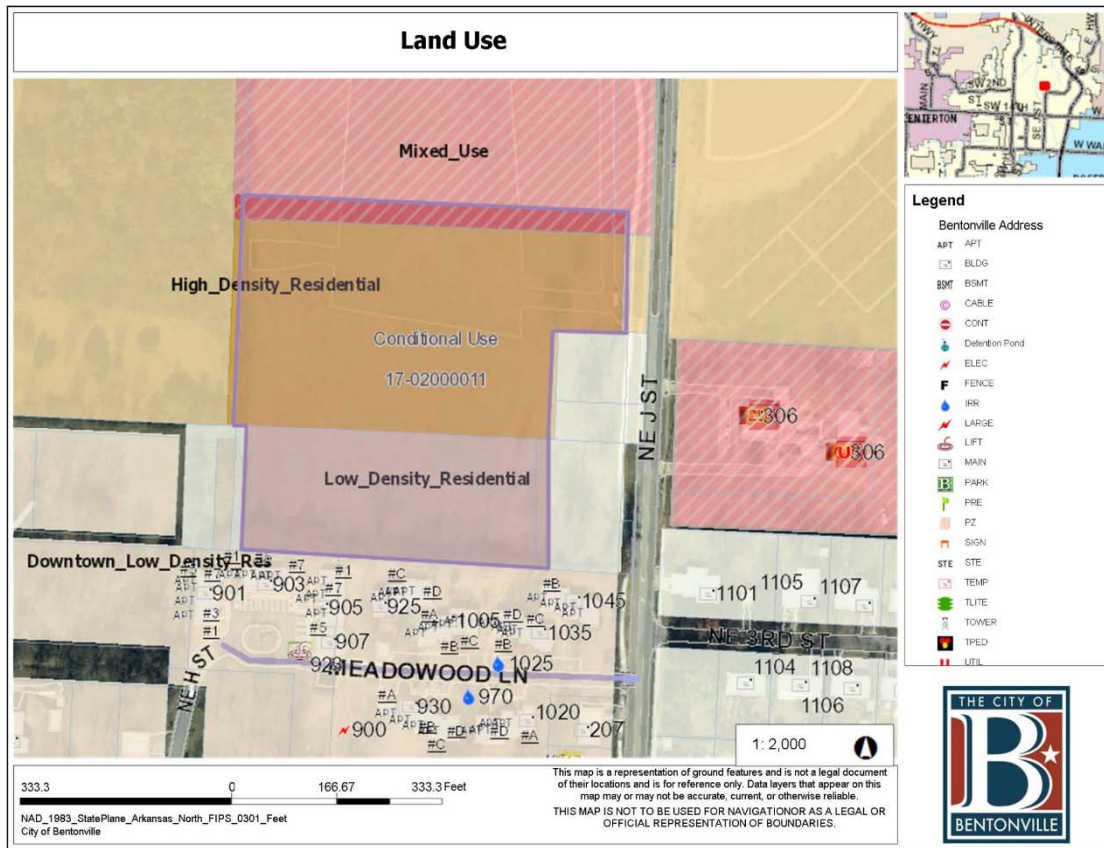
Project Number	17-02000011
Applicant / Current Owner	Bentonville Child Care & Development 1701 NE Wildcat Way Bentonville, AR 72712
Site Area	8.19 acres
Current Zoning	R-E, Residential Estate; R-O, Residential Office; A-1, Agriculture
Future Land Use Map Designation	Low Density Residential (LDR); Mixed Use (MU); and High Density Residential (HDR)
Requested Use	Educational Facility
Protective Covenants	N/A

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

Location Map



CONDITIONAL USE STAFF REPORT





May 15, 2017

RE: Helen Walton Child Enrichment Center
NE J Street
Bentonville, AR
HFA Project Number 18-16-00012

Dear Planning Commission,

We are requesting a conditional use permit for the use of *educational facility* for the 8.19 acre property located on NE J Street, just north of Meadowood Lane. This site is currently vacant. If approved, we will be utilizing the property to construct a new facility for the Helen Walton Child Enrichment Center, which is currently located at 1701 NE Wildcat Way.

Please see the attached preliminary site plan for location and layout of the 46,330 square foot building.

The educational facility's use/description includes the following:

- Hours of operation will be Monday-Friday 6AM-6PM
- The site is currently vacant; proposed is a 46,330 square foot building to be designated as a child enrichment center with 17 indoor classrooms, 17 outdoor classrooms, a full kitchen, offices, training rooms, and a community room
- Three outdoor playgrounds, outdoor seating at entrance, and outdoor seating at NW wing of building
- 160 provided parking spaces with 93 spaces being required in Article 501, Parking Code
- Vehicular flow plan and parking layout attached showing how site will operate
- Parking lot to be equipped with LED full cutoff area lights and illuminated to IES levels and street lighting as required
- Scheduled deliveries include one truck per week with meal supplies
- 240 students
- 77 full time employees

Please contact me with any questions about this Conditional Use at (479) 273-7780x355.

Sincerely,

A handwritten signature in black ink that reads "Kelsey Kreher". The signature is written in a cursive, flowing style.

Kelsey Kreher
Project Manager

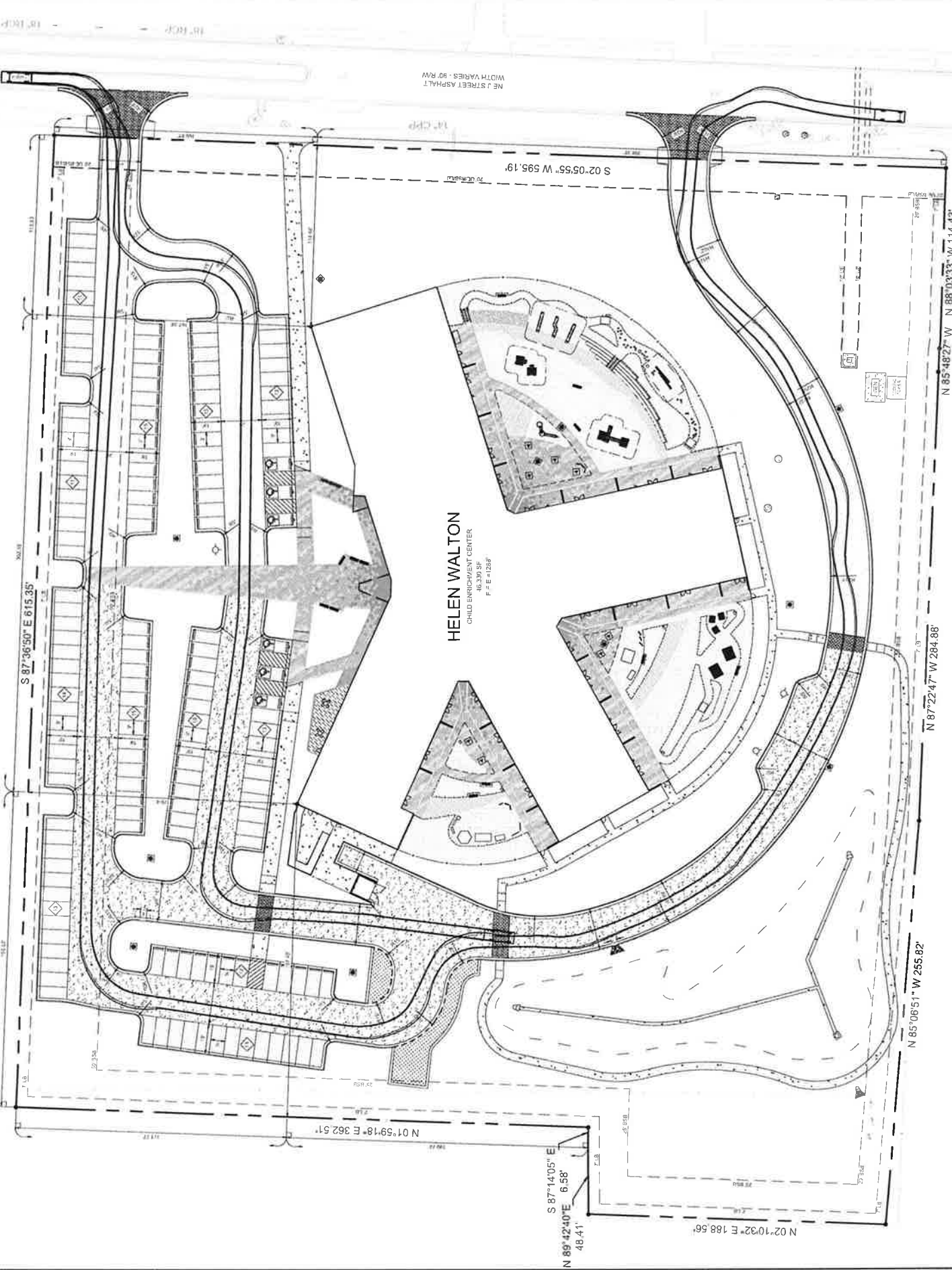
Attachments: Site Photos, Site Plan, Vehicular Flow Plan



SCALE



PARKING COUNT	
REQUIRED	1 SPACE PER 750 SQ. FT. OF NET FLOOR AREA AND ONE (1) SPACE PER 100 VEHICLES TO BE STORED ON SITE. (SEE CITY OF NEW YORK DEPARTMENT OF TRANSPORTATION, SECTION 24-209, FOR MORE INFORMATION.)
PROPOSED	SEE PARKING SPACES



HELEN R. WALTON
CHILDREN'S
ENRICHMENT
CENTER
NE J STREET
BENTONVILLE, AR 72712

LTL
ARCHITECTS
300 WEST 10TH STREET
NEW YORK, NY 10011
TEL: 212 512 5151
FAX: 212 512 5152

SCORP
217 N. 4TH ST., SUITE 100
NEW YORK, NY 10011
TEL: 212 512 5151
FAX: 212 512 5152

High School Architects
300 West 10th Street
New York, NY 10011
Tel: 212 512 5151
Fax: 212 512 5152

High School Architects
1724 South Main Street, Suite 1
Bentonville, AR 72712
Tel: 479 271 7752

High School Architects
3104 39th Ave. SE
Bentonville, AR 72712
Tel: 479 271 7752

High School Architects
1724 South Main Street, Suite 1
Bentonville, AR 72712
Tel: 479 271 7752

LTL Architects
314 West 10th Street, Suite 100
New York, NY 10011
Tel: 212 512 5151
Fax: 212 512 5152

NO.	DATE	DESCRIPTION
1	10/1/11	10/1/11
2	10/1/11	10/1/11
3	10/1/11	10/1/11
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DATE: 10/1/11
SCALE: 1"=20'
DRAWN: JMT
CHECKED: JMT
DATE: 10/1/11
SCALE: 1"=20'

C-301A

TRAFFIC FLOW EXHIBIT

LARGE SCALE DEVELOPMENT STAFF REPORT



First Security Bank

108 South Main Street

PC Date: 6/20/2017

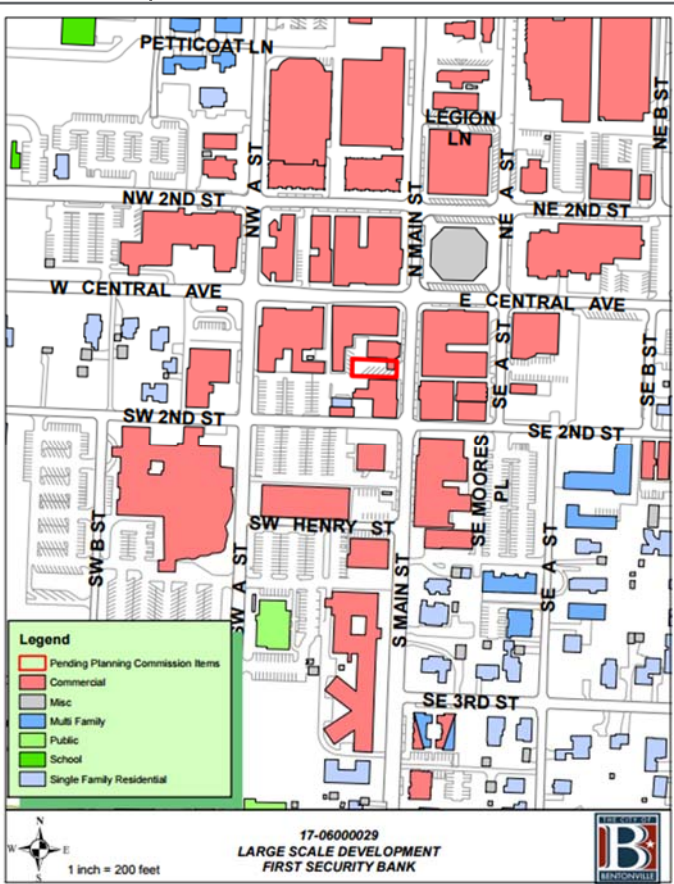
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000029
Applicant / Current Owner	First Security Bank 1219 E. Joyce Blvd Fayetteville, AR 72703-5189
Site Area	0.11 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Commercial

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

Location Map



Property Description

This property is the old utility billing drive-through located at 108 S. Main Street. The surrounding area consists of a variety of commercial uses in and around the downtown square.

Project Details

The applicant is proposing a large scale development for a three-story, 9,716 square foot financial institution. No parking is being provided. The project will utilize the existing alley to the south for access and no new ingress/egress points are proposed. An 8' wide sidewalk with street trees and a curbed planting island will be installed along S. Main Street. Per the Engineering Department, storm water detention is not required for this project. The primary materials depicted for the exterior elevation includes brick and pre-cast stone.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area.

Utility Infrastructure

Per the GIS website, water and sewer are available.

Drainage Report

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

Waivers

The applicant is requesting one waiver:

- Article 501, Off-Street Parking Requirements, Section 501.6.D.1, Number of Off-Street Parking Spaces Required for New Construction within the DC zoning district: Allow the applicant to not provide any parking spaces since there are nine public parking lots downtown. The applicant states that during the work week, on average, there are 281 unoccupied spaces within a five-minute walk of the project site.

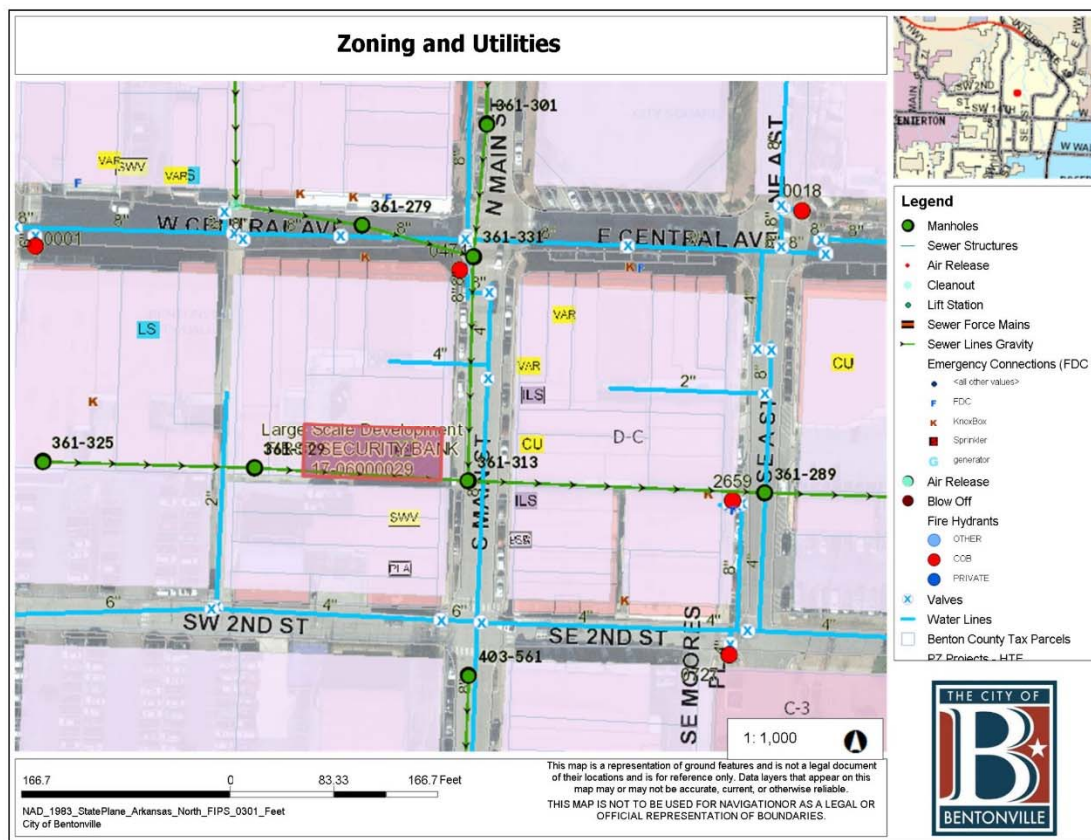
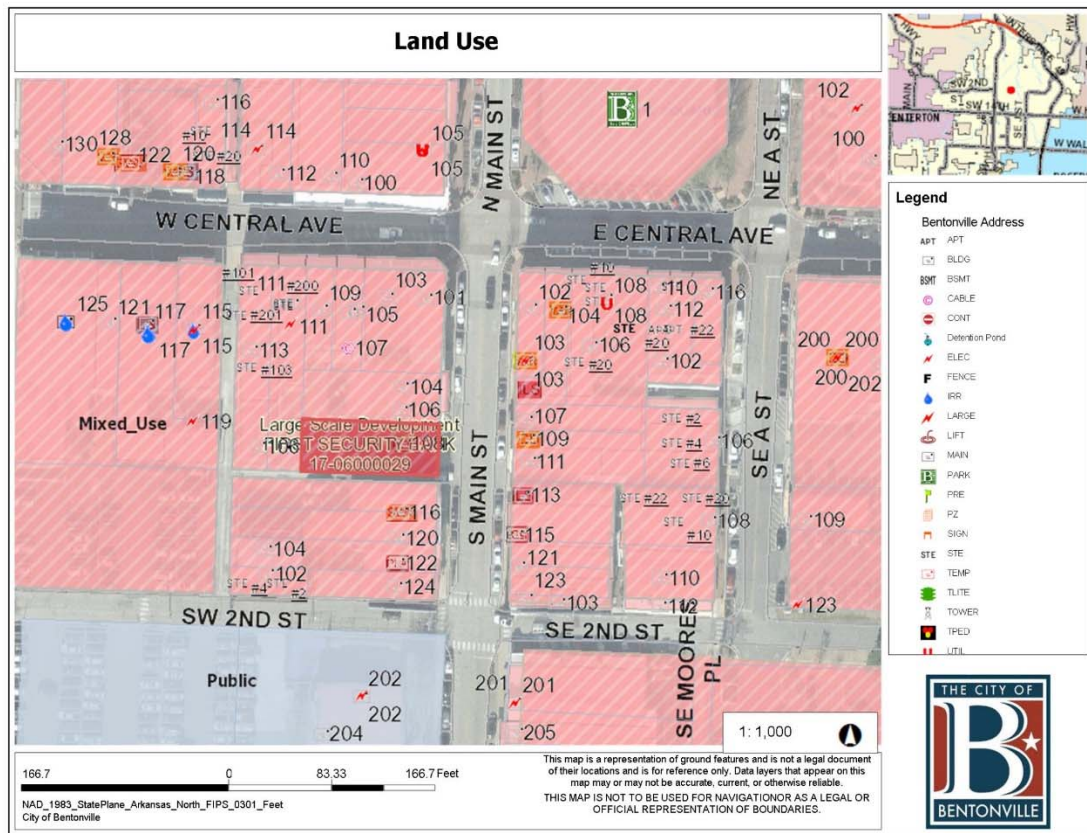
Conclusion

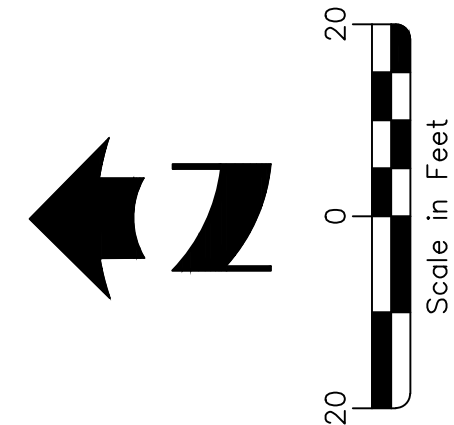
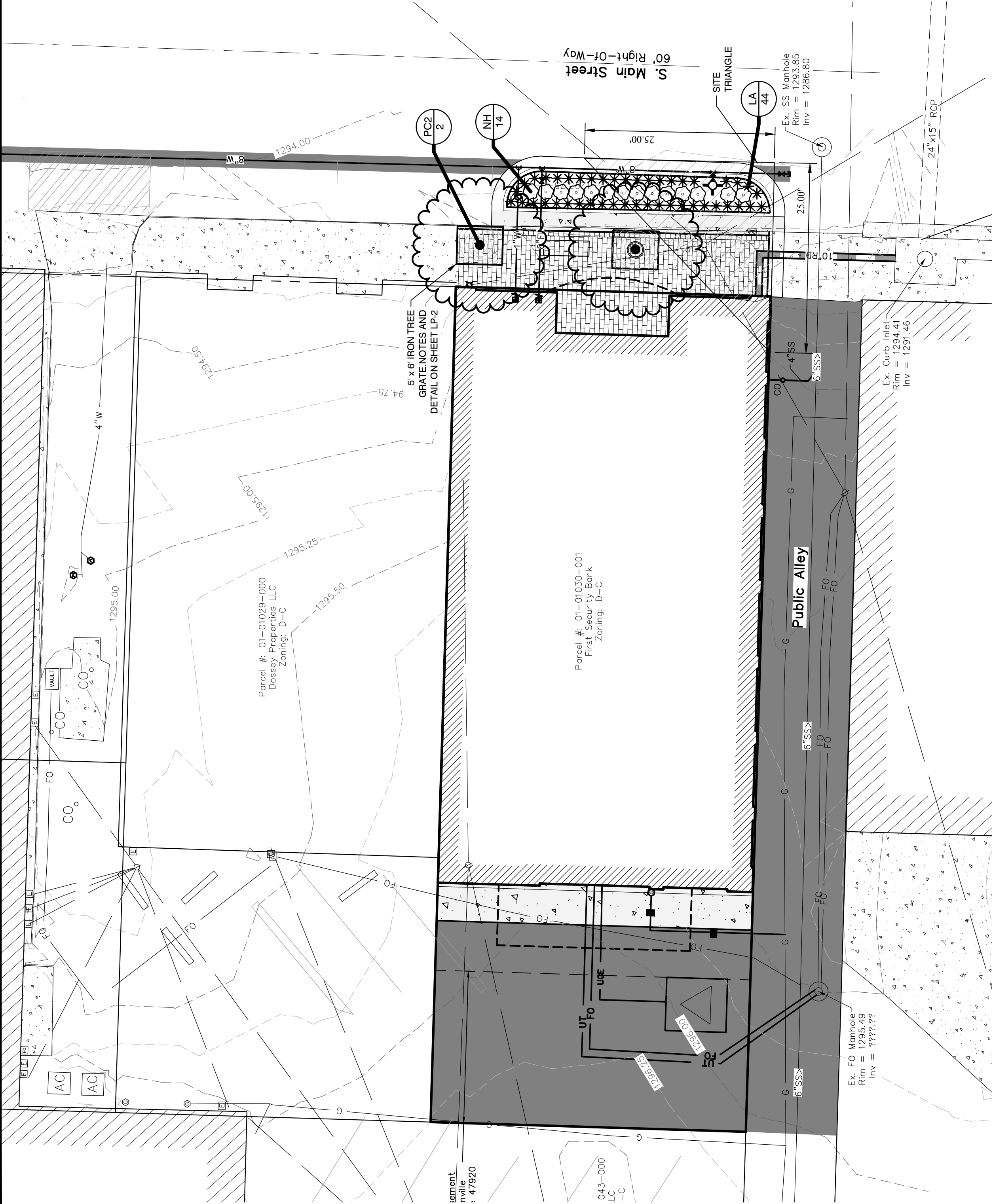
This large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver requests.

Recommendation

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

LARGE SCALE DEVELOPMENT STAFF REPORT

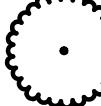




LANDSCAPE PLAN GENERAL NOTES:

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- THE PROPOSED IRRIGATION METHOD FOR THIS SITE IS FROST PROOF WATER HYDRANTS OFF BUILDING.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI
- A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30' AND 60' IN HEIGHT WITHIN THE SHADED AREA
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ALL TREES PLANTED IN THE ROW SHALL BE 4" CALIPER.
- THERE SHALL NOTHING BETWEEN 30' AND 60" WITHIN THE SITE TRIANGLE. ALL TREES WITHIN SITE TRIANGLE SHALL BE LIMBED UP TO 60'.

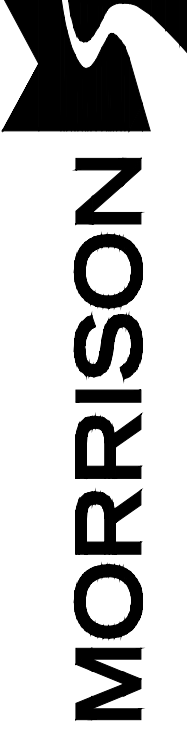
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	PC2	Pistacia chinensis / Chinese Pistache Trees to be limbed up to 5' above grade	B & B	3"Cal	2
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	NH	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	3 gal	24" o.c.	14
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	LA	Liriope muscari 'Aztec' / Aztec Lily Turf	1 gal	18" o.c.	44

MULCH

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

Revision	By	Date



MORRISON

SHIPLEY

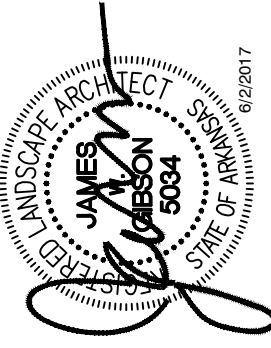
ENGINEERS • SURVEYORS

2407 SE Cottonwood Street

Bentonville, AR 72712

479.273.2208

morrisonshipley.com



LANDTEK STUDIOS

2503 SWEETBRIAR DR.

FAYETTEVILLE, AR 72703

PHF 479.263.9721

Drawn By:	JDS
Approved By:	JRW
Date:	02.18.17
Project No:	NLA-02

Vertical Scale:	—
Horizontal Scale:	—
Plotting Scale:	1
Drawing Name:	LSD Plan

First Security Bank

108 S. Main Street

Bentonville, Benton County, Arkansas

LANDSCAPE PLAN

Issued for Review

Sheet No:

L1

L2

of



FIRST SECURITY BANK

2017-05-11 COLOR ELEVATIONS

NIELSEN
ARCHITECTURE



4 EAST ELEVATION

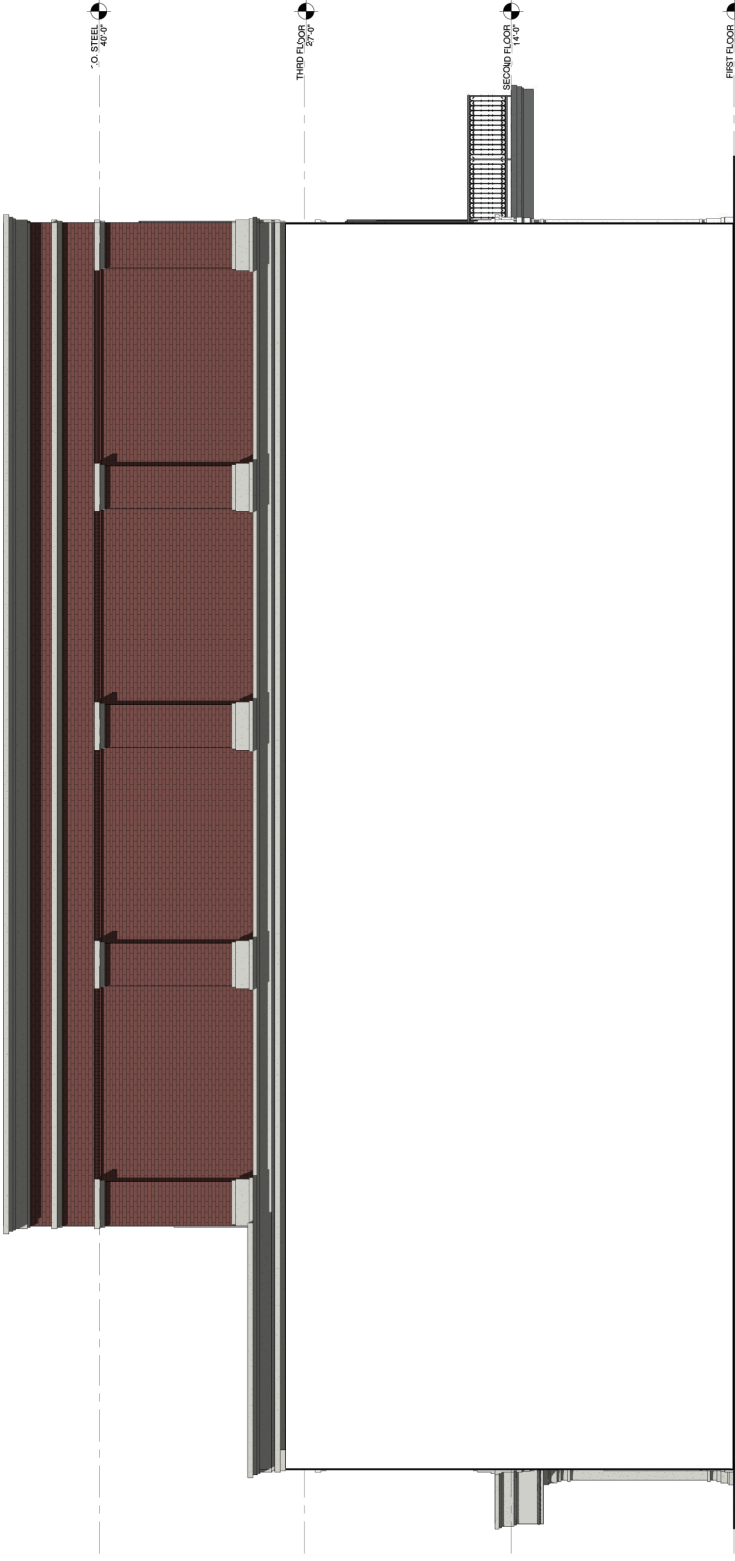


3 WEST ELEVATION

BRICK
BOWERSTONE SHALE COMPANY: HARVEST BLEND
3/8" MORTAR JOINT: ASH GROVE STANDARD WHITE

CAST STONE
12"x24"x1" COLOR: SANDSTONE
1/4" MORTAR JOINT (MATCH COLOR)

WINDOWS
WHITE ALUMINUM CLAD WINDOWS
WHITE PVC OR CEMENT BOARD TRIM



2 NORTH ELEVATION



1 SOUTH ELEVATION