



**Planning Commission
Agenda
June 2, 2015**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lots 1, 2 & 3, of Rateliff Manor Addition** **Lot Split**
1716 Southwest 2nd Street
 - 2. Lots 15, 16, 17 & 18, of Claypool Block** **Lot Split**
219, 221, 223 & 225 Northwest 'A' Street
- IV. New Business**
 - 1. Arvest Bank** **Rezoning***
(C-2, General Commercial to C-3, Central Commercial)
807 South Walton Boulevard
 - 2. Wisdom** **Rezoning***
(R-1, Single Family Residential to R-O, Residential Office)
1202 Southeast 'J' Street
- V. Other Business**
- VI. Planner's Report**
- VII. Adjournment**

Planning Commission
Minutes
May 19, 2015

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

Present: Joe Haynie, Richard Binns, Scott Eccleston, Greg Matteri, Debi Havner, James Stanley and Rod Sanders.

No tape available for meeting

Motion to approve the minutes of May 5, 2015 as written

Approved

Consent Agenda:

- | | |
|--|--------------------------|
| 1. Lots 14, 15 & 16, Block 9 of Deming's Addition
Northwest 'B' Street and Northwest 4 th Street | Lot Split |
| 2. Lot 11, Block 10 of Deming's 2 nd Addition
Northeast 'A' Street | Property Line Adjustment |

Item #2 for Lot, 11, Block 10 of Deming's 2nd Addition
Approved 7-0

Motion by Eccleston, 2nd by Haynie to remove item #1 Lots, 14, 15 & 16, Block 9 of Deming's Addition from the consent agenda and add to regular agenda.

Approved 7-0

New Business:

Item #1

Mill Project LLC(Todd Jacobs)(15-05000014)Lot Split, Lots 14,15 & 16, Block 9 of Deming's Addition, Northwest 'B' Street & Northwest 4th Street(southeast corner)Zoned R-3, Medium Density Residential. The applicant has submitted a lot split application for property located at the southeast corner of the intersection of Northwest 'B' Street and Northwest 4th Street. The plat proposes the creation of three lots from one existing lot to be known as Lot 14 (0.10 acres), Lot 15 (0.08 acres) & Lot 16 (0.08 acres), Block 9 of Deming's Addition. Right-of-way along both streets is in compliance with the current master street plan. A 5' sewer easement is being dedicated along Northwest 'B' Street to provide the availability of sewer service to each lot. Water service is currently available to each lot. A variance for minimum lot area, lot width, lot depth and rear setback requirements was granted by the board of adjustments on April 8, 2015.

Approved 7-0

Item #2

Charles & Brenda Rateliff: (15-09000017) Rezoning, 1716 Southwest 2nd Street (State Highway 72)Zoned R-E

The applicants have requested a rezoning from R-E, Residential Estate to R-1, Single Family Residential. There is currently one residential home on the property. The property will be subdivided into 3 tracts for the purpose of building 2 additional residential homes.

No public comment

Approved 7-0

Item #3

Watkins, Boyer, Gray, Noblin & Curr7, PLLC(Bill Watkins)(15-02000008)Conditional Use, 2600 Southeast 'J' Street, Zoned I-1, Light Industrial.

The applicant has submitted a conditional use application for an existing 20,000 square feet educational facility located at 2600 Southeast 'J' Street. The large scale development was originally approved by the planning commission on April 15, 2014. The educational facility will consist of a charter school that will serve students from grades 7 through 12. Hours of operation will be 7:00am to 5:00pm Monday through Friday with occasional after hours school activities. Ninety parking spaces are required and 90 spaces are being provided as well as 30 stacking spaces. No additional outdoor lighting is planned. Internal structural changes are planned to provide for necessary classroom and office space. Average daily attendance is estimated to be 382 patrons consisting of 22 employees and 360 students. Fencing will be installed around the existing detention ponds to meet safety requirements.

Opened public hearing

Bill Watkins, representative present for questions

Closed public hearing

90 spaces are being provided for the school which is what we are voting on today.

Approved 7-0

Planners Report:

This past week Beau and Danielle have both passed their AICP exams. They are officially certified/credentialed planners. We are so proud of them and their hard work.

Late summer/early fall public involvement will start

Meeting adjourned

Diane Shastid

Planning Commission Staff Report

Lot Split: Lots 1, 2 & 3 of Rateliff Manor Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 2, 2015

GENERAL INFORMATION:

Project Number: 15-05000017

Applicant: The Rateliff Family Trust (Charles Rateliff)

Representative: John Wary with Morrison Shipley Engineers

Requested Action: Lot Split Approval

Location: 1716 Southwest 2nd Street

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Residential Estate

BACKGROUND:

The applicant has submitted a lot split application for property located at 1716 Southwest 2nd street in the R-1, Single Family zoning designation. The plat as provided shows the creation of 3 lots from one tract to be known as Lot 1 (1.04 acres), Lot 2 (1.04 acres) and Lot 3 (2.75 acres) of Rateliff Manor Addition. Right-of-way is being dedicated along Southwest 2nd Street pre the master street plan. In addition a 20 feet public utility easement and a private access easement are also being dedicated with the plat. Both water and sewer service will be available to all lots.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Residential Estate
South	R-O, Residential Office & PUD, Planned Unit Development	Mixed Use
East	A-1, Agricultural & R-e, Residential Estate	Low Density Residential
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	-	-
South	Southwest 2 nd Street	Arterial
East	-	-
West	-	-

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows: No traffic data exists for this location.
- (b) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.
2. All technical review comments must be addressed before building permits will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of an existing single family residential home.

Drainage Report: A drainage report is not required for this lot split.

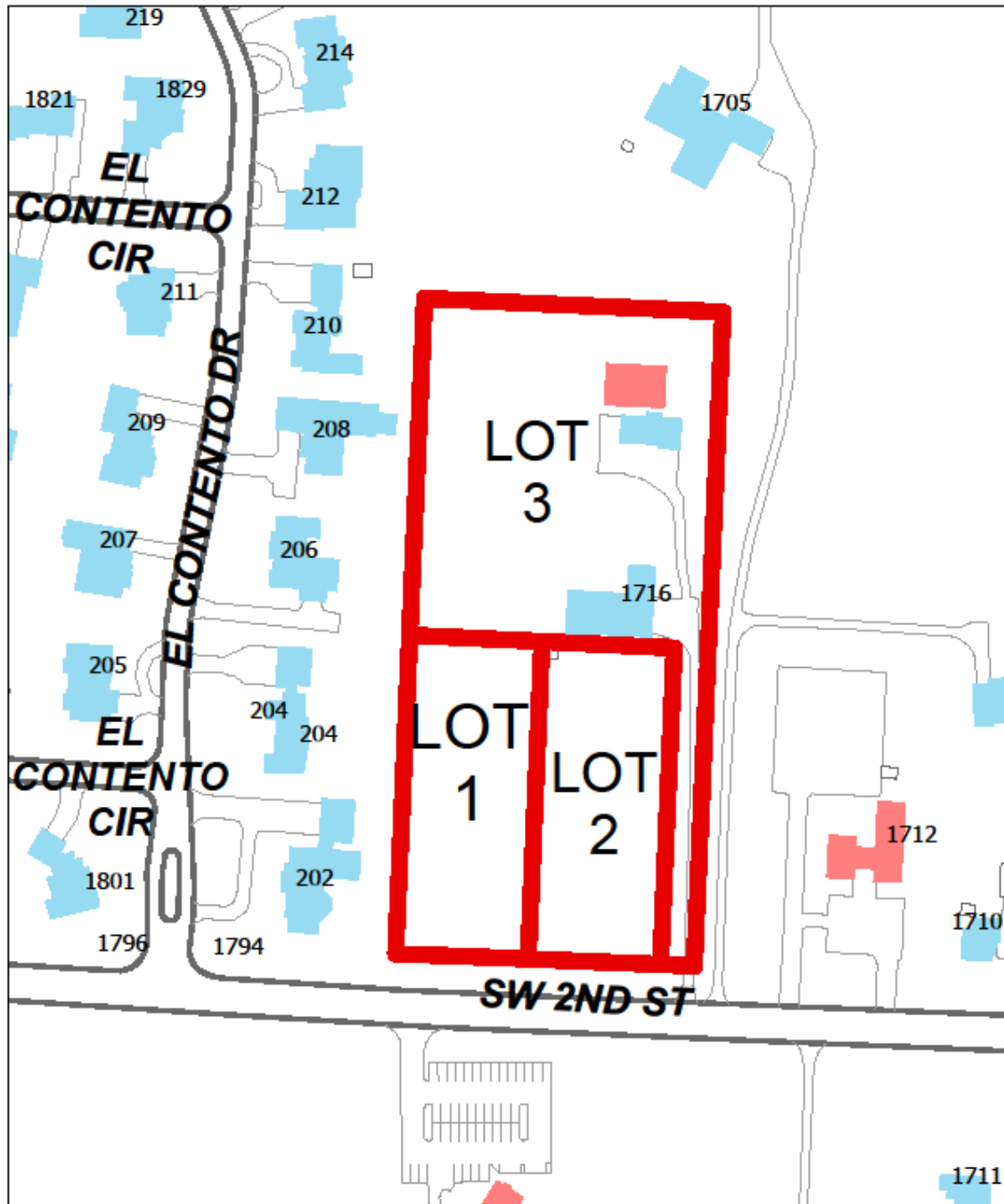
Water / Sewer: Per the G.I.S. site, water and sewer are currently in use on the site.

Waiver(s): N/A

Analysis / Conclusion: This lot split **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL**.



15-05000017
Lot Split-RATELIFF
1716 SW 2nd Street
Lot 1-1.04 Acres Lot 2-1.04 Acres Lot 3-2.75 Acres



Planning Commission Staff Report

Lot Split: Lots 15, 16, 17 & 18 of Claypool Block Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 2, 2015

GENERAL INFORMATION:

Project Number: 15-05000019

Applicant: Todd Renfrow with Lamplighter Restoration, LLC

Representative: Ken Booth with Sand Creek Engineering

Requested Action: Lot Split Approval

Location: 219, 221, 223 & 225 Northwest 'A' Street

Existing Zoning: DE, Downtown Edge

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a lot split application for property located at 219, 221, 223 & 225 Northwest 'A' Street. The lot split will create 4 lots that from one existing lot to be known as Lots 15 (0.064 acres), Lot 16 (0.047 acres), Lot 17 (0.047 acres) and Lot 18 (0.053 acres) of Claypool Block Subdivision. The large scale development plans for this project were approved May 6, 2014. Right-of-way is being dedicated along Northwest 'A' Street per the master street plan and a 20 feet utility easement is being dedicated along the western property line of each lot to provide sewer service to each lot. Both water and sewer services are currently available to each lot.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Low Density Residential
South	R-1, Single Family Residential	Mixed Use
East	DC, Downtown Core	Mixed Use
West	R-1, Single Family Residential	Mixed Use

STREETS

Direction	Name	Classification
North	Northwest 3 rd Street	Local
South	-	-
East	Northwest 'A' Street	Collector
West	-	-

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows: No traffic data exists for this location.
- (b) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.
2. All technical review comments must be addressed before building permits will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of four (4) existing single family residential town homes within a developed residential subdivision.

Drainage Report: A drainage report is not required for this lot split.

Water / Sewer: Per the G.I.S. site, water and sewer are currently in use on the site.

Waiver(s): N/A

Analysis / Conclusion: This lot split **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL**.



1 inch = 50 feet

LOT SPLIT
LAMPLIGHTER RESTORATIONS LLC
LAMPLIGHTER TOWNHOMES
CLAYPOOL BLOCK
15-03000001 ZONE DE





PC Meeting of: June 2, 2015

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3126
Fax: (479) 271-5906

**REZONING: Arvest Bank, C-2 Neighborhood Commercial to C-3, Central Commercial
Current Planning Division Correspondence: Planning Commission Staff Report**

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: June 2, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000019

Applicant/Current Owner: Arvest Bank

Representative: Sammi May with Morrison Shipley Engineers

Requested Action: Rezoning

Location: 807 South Walton Boulevard

Existing Zoning: C-2, General Commercial

Proposed Zoning: C-3, Central Commercial

Future Land Use Map Designation: Commercial

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is the site of an existing Automatic Tell Machine (ATM) in a developed commercial area.

Previous Rezoning Requests for this Property: There are no known rezoning requests for this property.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Commercial Restaurant	C-3, Central Commercial	Commercial
South	Commercial/Office Parking	C-2, General Commercial	Commercial
East	Commercial/Office Parking	C-2, General Commercial	Commercial
West	Commercial Restaurant/Bank	C-2, General Commercial	Commercial

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	Southwest 8 th Street	Arterial	2 lane asphalt curb & Gutter with center turn lane
South	-	-	-
East	-	-	-
West	South Walton Boulevard	Arterial	4 lane asphalt curb & Gutter with center turn lane

LEGAL NOTIFICATIONS

Public Notice: On **April 29, 2015**, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **May 1, 2015**. In addition, staff posted a notice of public hearing sign on the property on **May 18, 2015**. This **DOES** meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: The C-3, Central Commercial zoning classification is a recommended zoning district with the Commercial designation on the future land use map. Per the City of Bentonville General plan a mixed of uses should be encouraged at intersection of arterial streets to encourage activity nodes.

2. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding(s) of Staff: The property is currently located with close proximity to the intersection of two arterial streets. Current traffic conditions should not be altered by the proposed zoning. The expansion and extension of Southwest 8th Street should further facilitate traffic movements within the proximity.

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

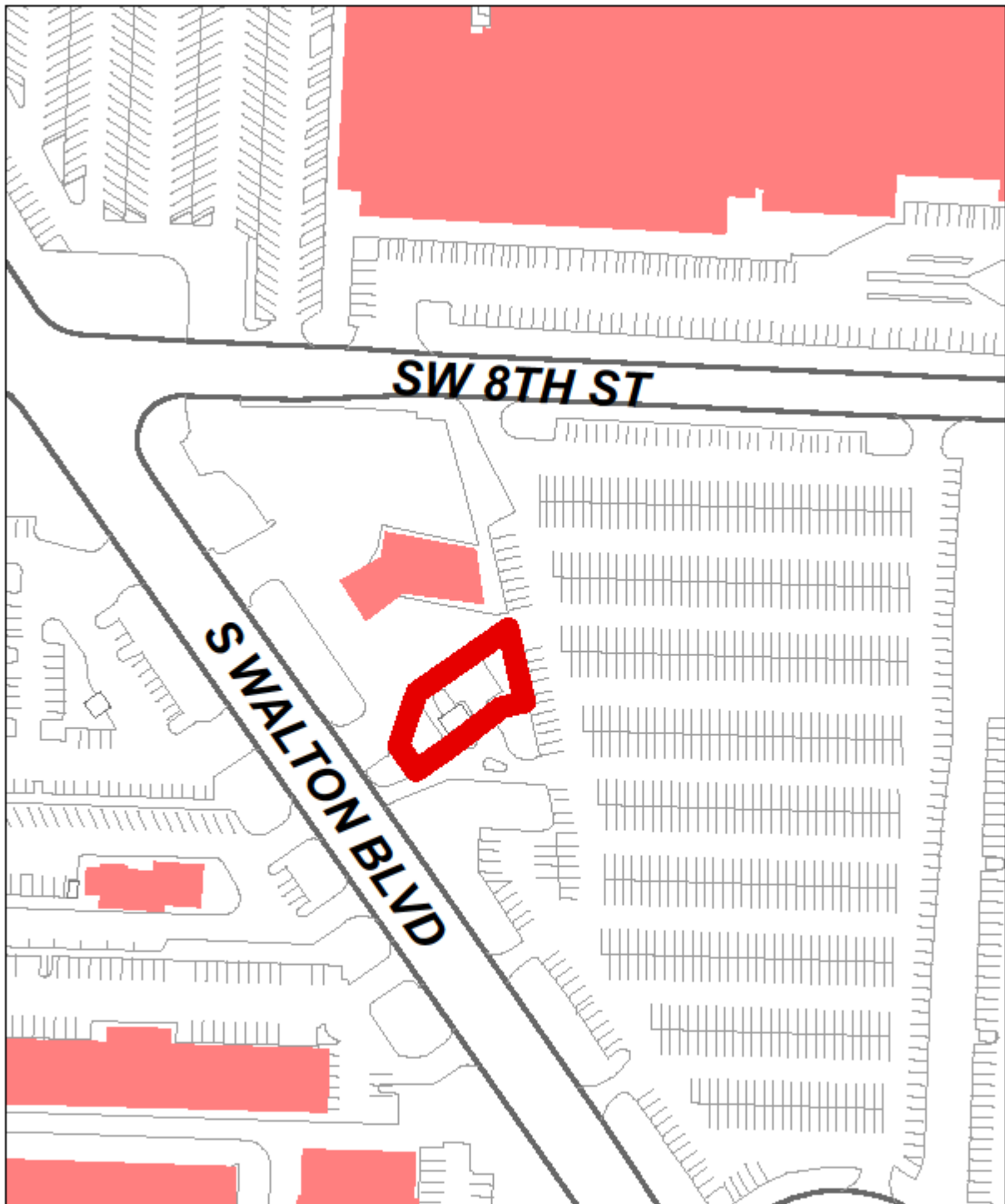
Finding(s) of Staff: City services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request is consistent with the City of Bentonville's Future Land Use Map, which depicts this property as commercial. The property is located within a commercial activity node based on the land use map. The general plan encourages a mix of uses in those centers and specifically encourages the C-3 district which will help densify development while allowing compatible uses with horizontal and vertical separation.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of this rezoning from C-2, General Commercial to C-3, Central Commercial.



1 inch = 100 feet

15-09000019
Rezoning C-2 to C-3 (13 Acres)
Arvest Bank ATM
807 S. Walton Blvd





MORRISON SHIPLEY

ENGINEERS • SURVEYORS

April 24, 2015, 2015
Planning Department
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

**Re: Arvest ATM, 807 S. Walton Boulevard, Bentonville, AR
Rezoning Request**

We are representing a request by Arvest Bank to rezone a portion of their property located at 807 S. Walton Boulevard. This property is just south of Jimmy John's sub shop near the southeast corner of the intersection of SW 8th Street and S. Walton Boulevard. The portion of the property requested to be rezoned is approximately the northern 50' of their current property bounds as shown on the attached exhibit; they are planning to convey this portion to the adjacent property owner to the north to enlarge the northern lot for development. We are concurrently submitting a replat that will adjust the property lines; this rezone is needed so that the entire northern property will have the same C-3 zoning. The ATM will be relocated to the southern portion of the property that Arvest will maintain ownership of; the current C-2 zoning of the southern portion will stay the same. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

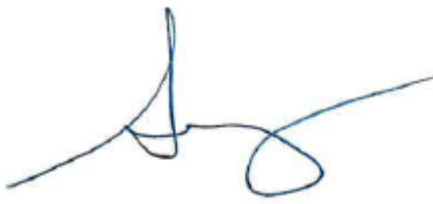
- The property is currently zoned C-2, General Commercial; the proposed zoning would be C-3, Central Commercial.
- The rezone is requested in order to match the existing zoning of the property that is being combined. The C-3 zoning to the north was requested in order to reduce setbacks and to accommodate the proposed height of building. The plan for the site is to build a five story office, retail, and restaurant facility.
- This facility will have office space, retail stores, and restaurants that will serve the area. The Wal-Mart General Offices (zoned C-2) is located north across SW 8th Street; Wal-Mart General Offices Parking (zoned C-2) is located along the south and east sides of the property; Belmont Business Center and Wendy's (zoned D-3) are located west across S.

Walton Boulevard; Bank of America (zoned C-2) is located west across S. Walton Boulevard, and Iberia Bank (zoned D-2) is located Northwest across S. Walton Boulevard. The current site plan proposes a shared entrance between the proposed development and the Arvest ATM.

- The proposed use of the property is a multi-story office, retail/restaurant, and parking facility. There will be retail/restaurant on the first floor, parking on the second and third floors and offices on the fourth and fifth floors. Parking will also be provided in a basement level.
- The proposed building contains 16,000 square feet of planned retail/restaurant space and 55,000 square feet of planned office space. There are 182 planned parking spaces located on the basement, and second and third levels.
- Signage is preliminarily anticipated to be located on the building.
- The planned exterior for the facility is shown on the attached drawings.
- The proposed building will be provided gravity sewer via the new utilities that are to be installed with the 8th Street project. There is currently an existing 8" water main running along the west side of the property along S. Walton Boulevard. With the proposed 8th Street improvements, there will be a new 8" along the south side of 8th Street that will be available to be tied into.

Sincerely,

Morrison Shipley Engineers, Inc.

A handwritten signature in blue ink, appearing to read 'Sammi May', with a horizontal line extending to the right.

Sammi May, P.E.
Project Manager



PC Meeting of: June 2, 2015

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3126
Fax: (479) 271-5906

**REZONING: Wisdom, R-1, Single Family Residential to R-O, Residential Office
Current Planning Division Correspondence: Planning Commission Staff Report**

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: June 2, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000021

Applicant/Current Owner: Michael Wisdom

Representative: Michael Wisdom

Requested Action: Rezoning

Location: 1202 Southeast 'J' Street

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: R-O, Residential Office

Future Land Use Map Designation: Low Density Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is the site of a duplex on the perimeter of an established single family neighborhood.

Previous Rezoning Requests for this Property: There are no known rezoning request for this property.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Multi Family	R-3, Medium Density Residential	Commercial
South	Vacant Parcel	R-O, Residential Office	Commercial
East	Industrial Warehouse	I-2, Heavy Industrial	Industrial
West	Single Family Home	R-1, Single Family Residential	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	Southeast 'J' Street	Arterial	4 lane asphalt w/ curb & gutter and center turn lane
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On **April 29, 2015**, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **May 1, 2015**. In addition, staff posted a notice of public hearing sign on the property on **May 18, 2015**. This **DOES** meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: **The intent of the R-O, Residential Office zoning classification is to establish a transition area where the continuation of residential activity is no longer practical between residential and non-residential uses. The property will act as such a transition between the single family residential to the west and the commercial and industrial corridor along Southeast J Street to the east.**

2. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding(s) of Staff: **Current traffic conditions should not be altered by the proposed zoning as the existing point of ingress/egress is located on Southeast 12th Street and will be utilized and no access will be allowed onto Southeast 'J' Street.**

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

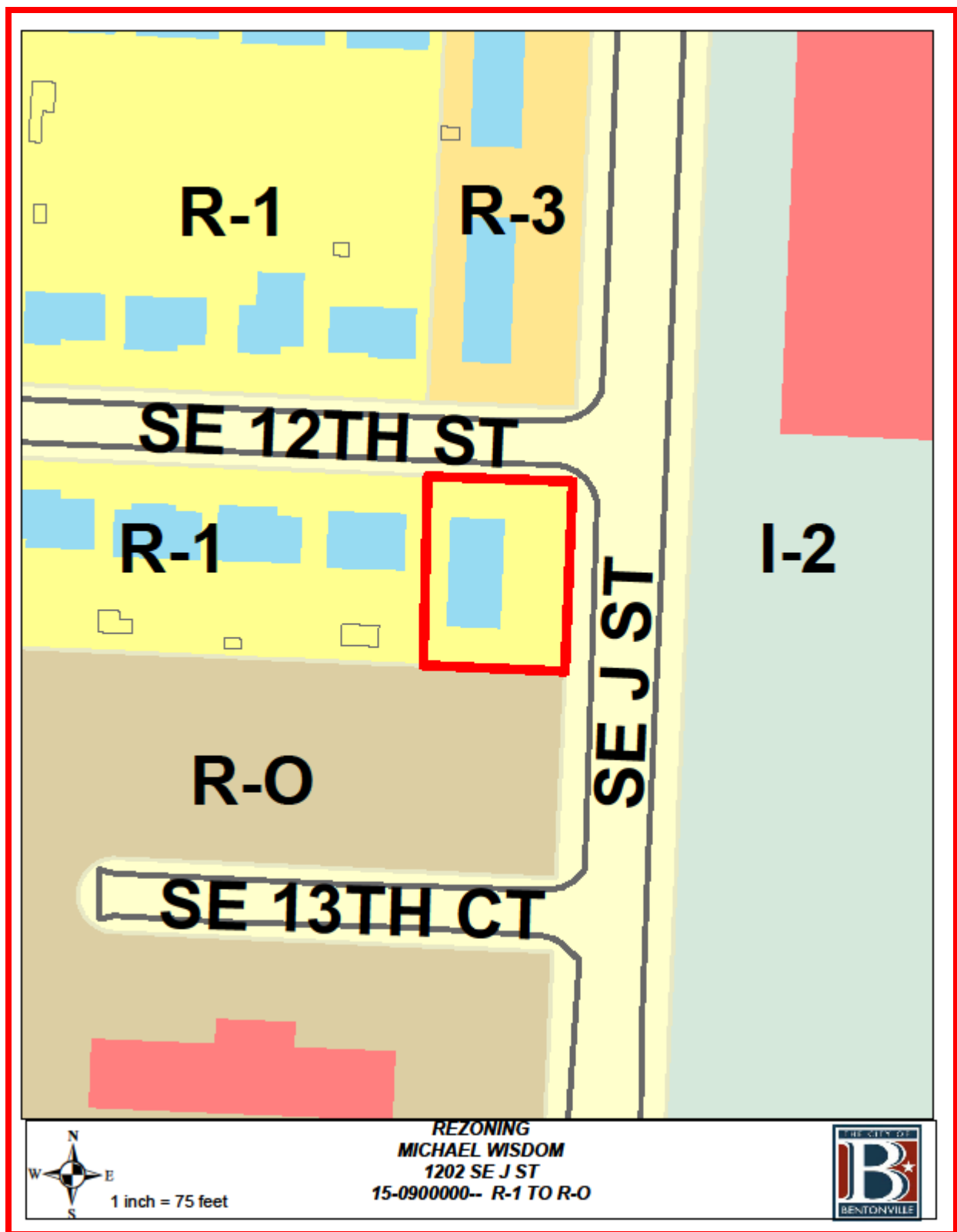
Finding(s) of Staff: **City services are adequate at this location.**

ANALYSIS, CONCLUSION, & SUMMARY

The proposed zoning classification will serve as a transition between the intense commercial and industrial uses allowed along Southeast J Street and the residential to the west. This property should create a buffer from Southeast 'J' Street therefore reducing the need for additional commercial uses east of this property.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of this rezoning from R-1, Single Family Residential to R-O, Residential Office.



To: Planning Commission
From: Michael Wisdom
Re: 1202 SE J ST (Lot 01-02027-000)
Date: 4/27/2015

I am proposing a rezoning to the property at 1202 SE J ST in Bentonville. As the current owner of the property, I propose a rezone from the current zoning of R-1 to a new zoning of R-O so I can use the property for a small scale office (less than 4000 square feet.)

Reasons for proposal- The conditions on SE J Street are significantly suitable for a residential office due to increased traffic, and land use designations of surrounding parcels directly North (Commercial), South (Commercial), and East (Industrial).

Impact of change to property and surrounding area- This change will allow the current duplex to be converted into a low traffic vendor office. It will act as a buffer between the Industrial activity directly across J street to the east and the residential area directly west. The building is oriented toward J and all business will be conducted from the east side with very little activity on the west side of the building which borders the single family residential area. A new fence will be installed to separate the building from the residential activity to the west.

The property is more suited as an office than a residence because of the traffic, noise, and surrounding designations. An office will provide a buffer to the residential area to the west.

Permitting an office usage will allow the building to be upgraded to further beautify J Street. Outside of building will receive a moderate facelift with new windows and doors, a new roof and some landscaping. There will be limited signage (perhaps one sign)

Water and sewer are currently available.