



**Planning Commission
Agenda
March 1, 2016**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**

- | | |
|--|---------------------------------|
| 1. Lots 12, Block 5, Deming's Addition
Northwest 'C' Street & Northwest 5 th Street | Property Line Adjustment |
| 2. Gateway Park Warehouse 2
5000 Southwest Regional Airport Blvd. | Large Scale Development |
| 3. Metro Market Lot 13
102 Southeast 28 th Street | Large Scale Development |
| 4. Metro Market Lot 11
2903 South Walton Boulevard | Large Scale Development |

IV. New Business

- | | |
|--|--------------------------------|
| 1. Westwood Holdings, Moro Development & Buster Properties, LLC
(D-E, Downtown Edge to D-C, Downtown Core)
303 Northeast 'B' Street | Rezoning* |
| 2. Bentonville Film Festival
312 North Main Street | Conditional Use* |
| 3. Faith Christian Center
1600 Southwest 14 th Street | Large Scale Development |
| 4. SW 7th & SW 'B' Townhomes
225 Southwest 7 th Street & 225 Southwest Art Alley | Large Scale Development |
| 5. Edgar Estates Blocks 1, 2 & 3
Southwest Bright Road | Final Plat |

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

Planning Commission
Minutes
February 16, 2016

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

Present: Debi Havner, Rod Sanders, Richard Binns, Scott Eccleston, Greg Matteri, Jim Grider and Joe Haynie

City Staff: Troy Galloway, Jon Stanley, Beau Thompson

Motion by Sanders, seconded by Grider to approve the minutes of February 2, 2016 as written.

Approved 7-0

Consent Agenda

- | | |
|---|-------------------------|
| 1. Pharm Townhomes
401,405,407,411,4132 & 417 Southwest 'B' Street | Large Scale Development |
| 2. 301 South Main
301 South Main | Large Scale Development |

Approved 7-0

New Business:

Item #1

Dave & Katie Burris

being provide. The applicant will be eliminating one existing curb cut and will utilize another existing curb cut to the east to access the project though a cross access easement with the adjacent property owner. The exterior materials of the building will be constructed of lap smooth cedar siding with Black Pine, Cypress siding, glass and Poly carbonate panels. On-site stormwater detention is being provided. A Fee-in-lieu in the amount of \$9,639.25 will be paid by the developer for his proportionate share of the Tiger Boulevard intersection improvements.

The applicant has requested 2 waiver request:

- The applicant is requesting a waiver to Article 1400, Landscaping, Screening & Buffering, Section 1400.8, Interior Parking Lot Landscaping, Subsection 'A.1' Interior Greenspace Requirements. Ordinance states that 8% interior greenspace shall be provided for parking lots ranging in size from 3,000-49,000 square feet. Applicant states parking lot is small, not visible from public right-of-way and will utilize existing tree canopy to help reduce heat island effect.

Motion by Matteri, seconded by Grider to approve the Interior Landscape
Approved 7-0

- The applicant is requesting a waiver to Article 1100, Design Standards, Section 1100.13, Design Standards for Large Scale Developments, Subsection 'E.1' Building Design Materials. Ordinance states that the primary material shall constitute at least 75% of the wall area, excluding glass. The primary external material shall consist of a combination of brick, textured concrete block, or natural stone. Wood shall only be used as trim which is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. The applicant is requesting that more than 25% wood be allowed on the north, west and east facades.

Motion by Havner, seconded by Grider to approve

landscape strip shall be a minimum of 7' wide. The applicant is requesting that 5' be allowed.

- Motion by Haynie, seconded by Grider to approve the Perimeter Waiver Request Approved 7-0
 - o The applicant is requesting a waiver to Article 1100, Design Standards, Section 1100.9, Access Requirements, Subsection 'A.6' Distance Between Curb Cuts. Ordinance states that when the posted speed limit is 30 mph or less that the minimum distance between curb cuts shall be 100. The applicant is requesting that 32' be allowed from center line of drives.
- Motion by Grider, seconded by Haynie to approve the Distance Between Curb Cuts. Approved 7-0

Motion to approve the Large Scale Development of Lot 2 Bella Heights Subdivision with the standard conditions of approval.

Approved 7-0

Other Business:

February 18-Small Area Visioning Workshop @ 6:00 p.m., Bentonville Public Library.

February 19th-Planning Commissioner Training Workshop @ 8:30 am, Arvest Community Room

Meeting Adjourned

Diane Shastid

Planning Commission Staff Report

Property Line Adjustment: Lot 12, Block 5 Deming's Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: March 1, 2016

GENERAL INFORMATION:

Project Number: 16-07000002

Applicant: Joe & Liane McNabb

Representative: Tony Kiesel

Requested Action: Property Line Adjustment Approval

Location: Northwest 'C' Street & Northwest 5th Street (southeast corner of intersection)

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a property line adjustment for property located on the southeast corner of the intersection of Northwest 5th and Northwest 'C' Street and

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 site is vacant in an established residential neighborhood in the northwest quadrant of downtown.

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

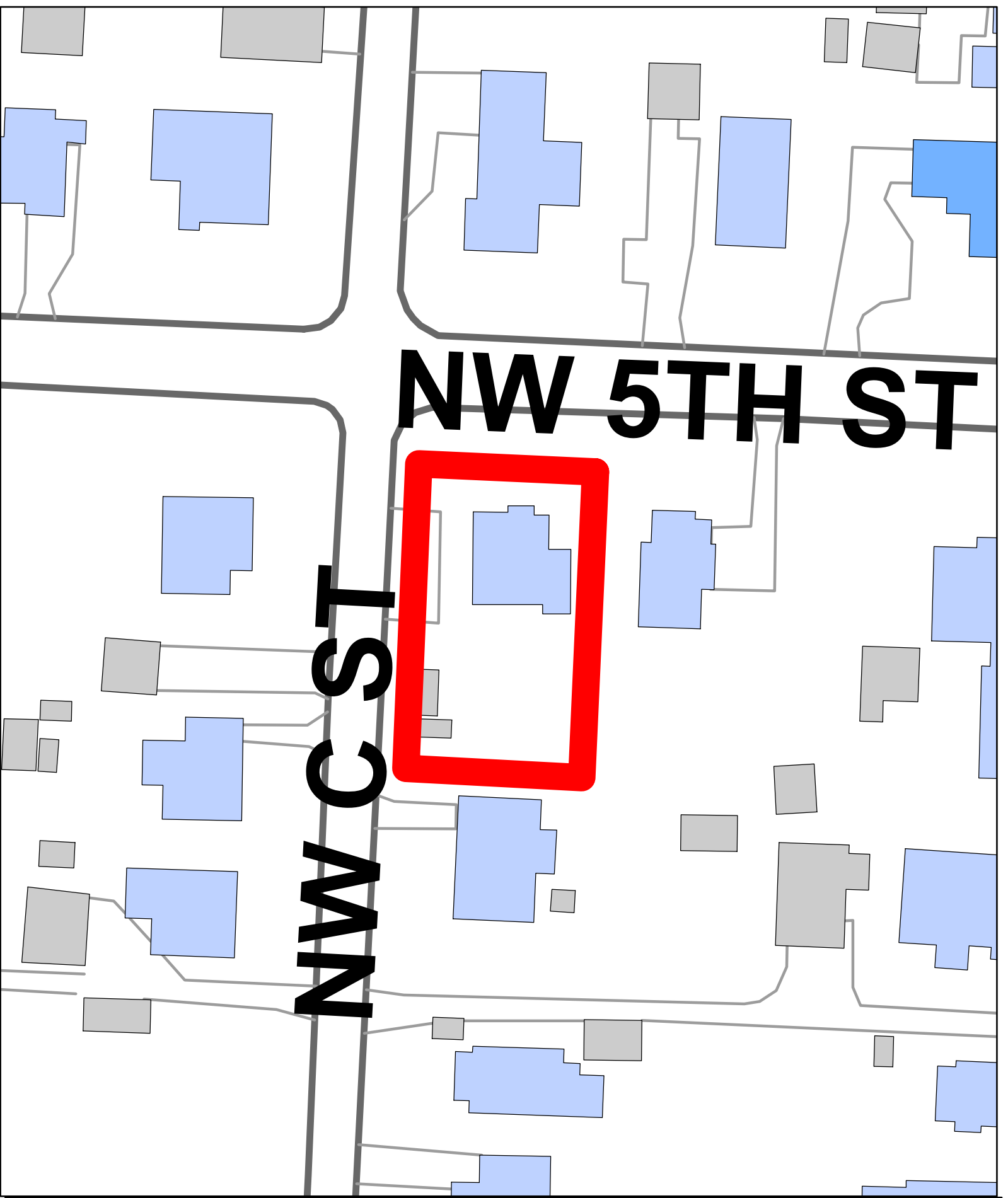
Water / Sewer: Per the G.I.S. site, water and sewer currently in use on site.

Waiver(s): N/A

Analysis / Conclusion: This property line adjustment DOES meet the minimum requirements of the subdivision regulations.

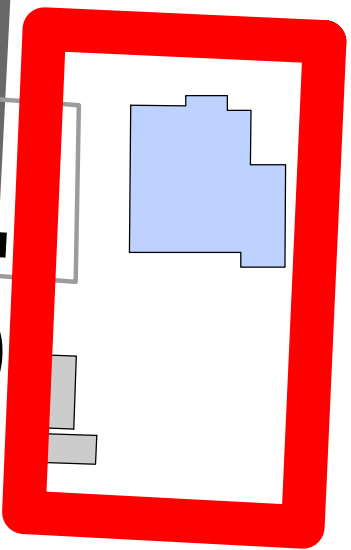
RECOMMENDATION:

Staff has reviewed this application and recommends Approval.



NW 5TH ST

NW CST



1 inch = 51 feet

**PROPERTY LINE ADJUSTMENT
LOT 12 BLK 5 DEMING'S ADD
16-0700002**



Planning Commission Staff Report

Large Scale Development: Gateway Park Warehouse 2

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: March 1, 2016

GENERAL INFORMATION:

Project Number: 16-06000005

Applicant: CrossMar Investments

Representative: Morrison Shipley Engineer's (Patrick Foy)

Requested Action: Large Scale Development Approval

Location: 5000 Southwest Regional Airport Boulevard

Existing Zoning: I-1, Light Industrial

Land Use Plan: Industrial

BACKGROUND:

The applicant has submitted a Large Scale Development for a, 200,000 square feet industrial warehouse facility located at 5000 Southwest Regional Airport Boulevard and will be known as Gateway Park Warehouse 2. The applicant plans to install 95 parking spaces to

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	I-1, Industrial	Industrial
South	C-2, General Commercial	Industrial
East	R-1, Single Family Residential & PUD, Planned Unit Development	Low Density Residential
West	C-1, Neighborhood Commercial	Agriculture

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Southwest Regional Airport Boulevard	Arterial
West	-	-

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: NO traffic data currently exist for this location.

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.
3. All landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced. (Sec 1400.5.C-10)
4. The building will be constructed with similar exterior materials of those submitted and approved by the planning

Planning Commission Staff Report

Large Scale Development: Metro Market Lot 13

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: March 1, 2016

GENERAL INFORMATION:

Project Number: 16-06000007

Applicant: Marishamatt Properties, LLC

Representative: CEI Engineering Associates (Nathan Bachelor)

Requested Action: Large Scale Development Approval

Location: 102 Southeast 28th Street

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development for a, 7,836 square feet office/retail facility located at 102 Southeast 28th

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Commercial
South	C-2, General Commercial	Commercial
East	R-O, Residential Office	Office
West	C-2, General Commercial	Commercial

STREETS

Direction	Name	Classification
North	Southeast 28th Street	Arterial
South	-	-
East	-	-
West	-	-

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: No traffic data currently exist for this location.

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.
3. All landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced. (Sec 1400.5.C-10)
4. The building will be constructed with similar exterior materials of those submitted and approved by the planning commission.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request is consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Downtown Mixed Use Residential. The general plan encourages a mix of uses in the downtown and specifically encourages high density residential within close proximity to the downtown square.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends APPROVAL of this rezoning from D-E, Downtown Edge to D-C, Downtown Core.

To date staff **HAS NOT** been contacted regarding this request.

RECOMMENDATION:

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

Analysis / 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 recommends APPROVAL.

