



**Planning Commission
Agenda
March 3, 2015**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lot 14 Laurel Acres (Children's Academy)** **Lot Split**
1002 Southwest 'I' Street
 - 2. Lots 199 & 200 Bentonville Original Subdivision** **Lot Split**
Town Vu Road
 - 3. Vista 21** **Large Scale Development**
2200 Southeast 28th Street
 - 4. Arkansas Music Works** **Large Scale Development**
2400 Southeast 'J' Street
- IV. Old Business**
 - 1. Chad's Beverage Shop aka Gatsby's** **Conditional Use***
2501 East Central Avenue
- V. New Business**
 - 1. Bentonville 12, Ltd.** **Rezoning***
(PUD, Planned Unit Development to R-4, High Density Residential)
Southwest ranch Road & Southwest Stone Boulevard – Lots 3, 4 & 5 of
Limestone Ranch Subdivision)
 - 2. Signature Bank of Arkansas** **Rezoning***
(R-1, Single Family Residential to A-1, Agricultural)
Ford Springs Road
 - 3. Sky One Property, LLC** **Rezoning***
(C-1, Neighborhood Commercial to R-4, High Density Residential)
Southwest Elm Tree Road (Lots 1 & 2 Elm Tree Center Subdivision)
 - 4. ATEX Investments, LLC** **Rezoning***
(A-1, Agricultural to R-1, Single Family Residential)
Town Vu Road (Lot 197 Stoneburrow Subdivision Phase 1)

- | | |
|---|--------------------------------|
| 5. Children's Academy
1002 Southwest 'I' Street | Conditional Use* |
| 6. Patton Hangar
2400 Southwest Aviation Drive | Large Scale Development |
| VI. Other Business | |
| VII. Planner's Report | |
| VIII. Adjournment | |

Planning Commission
Minutes
February 17, 2015

Meeting called to order at 5:00 p.m. by Rod Sanders, Chairman.

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

Absent: Richard Binns

Consent Agenda

- | | |
|--|-------------------------|
| 1. The PARC Apartments
Southwest Regional Airport Boulevard | Large Scale Development |
| 2. Tourmaline Urban Lofts
503 Southeast 'D' Street | Large Scale Development |
| 3. Pate Family Dentistry
1208 Southeast 28 th Street | Large Scale Development |

Motion by Havner, seconded by Matteri to approve the consent agenda 6-0

New Business

Item #1

Allan & Stephanie Pinkerton: (15-09000001)Rezoning, R-1, Single Family Residential to R-C2, Central Residential-Moderate Density, Southwest 'D' Street.

The applicants have requested a rezoning from R-1 to RC-2 to build their personal home on the lot. They will build a similar size and style similar to other residential homes in the area.

No public comment

Approved 6-0

Item #2

Lance & Andrea Jobe: (15-09000002)Rezoning, R-3, Medium Density Residential to R-C2, Central Residential-Moderate Density, 706 Southeast 3rd Street.

The applicants have requested a rezoning from R-3 to R-C2 zoning to allow for reduced setback for the construction of four townhouse units.

No public comment

Approved 6-0

Item #3

Charles Hargus: (15-09000003)Rezoning, A-1 Agricultural to R-1, Single Family Residential, 4806 Town Vu Road.

The applicant has requested a rezoning from A-1, to R-1 for the purpose of refinancing of a mortgage loan.

No public comment

Approved 6-0

Item #4

Cindy Springs, LLC: (15-09000004)R-1, Single Family Residential to DE, Downtown Edge, Northeast Blake Avenue & Northeast 'C' Street.

The applicant has requested a rezoning from R-1 to DE to allow for commercial occupancy. There are no proposed sales.

Opened public hearing

Brent Campbell at 214 NE 'C' Street asked question-will there be a parking lot.

Troy-the DE has strict design standards to stay in keeping with historic district.

Jordan Garner-we will open the design to neighbors

Debi-when will we see the LSD

Jordan-late summer

Closed public hearing

Approved 6-0

Item #5

Chad Smith:(15-02000001)Conditional Use, Chad's Beverage Shop aka Gatsby's, 2501 East Central Avenue.

The applicant has submitted a Conditional Use permit for a Packaged Liquor Store within 500 feet of a city owned & maintained park or trail for property located at 2501 East Central Avenue. The property is located in the C-2, General Commercial zoning district. The applicant is proposing no additions or changes to the exterior of the existing building except signage. Hours of operation are Monday through Saturday 10:00am to 10:00pm, closed on Sundays. Total square feet of the development is 5,342 square feet which requires 21 parking spaces and 35 spaces are currently available. No outdoor lighting changes are being proposed. The applicant anticipates between 400 and 500 patrons per day on average and two deliveries per week with 5 to 6 full time employees.

Opened public hearing

Debi-could it be possible to revoke current conditional use.

Troy-Yes if they re-open

Troy-More conversation needs to take place before decision is made.

Motion by Matteri, seconded by Eccleston to table

Tabled 6-0

Planners Report

1. April 1 & 2 Smart growth workshop
2. RFQ for comp plan consultants this Friday.

Motion by Haynie, seconded by Havner to adjourn

Meeting adjourned

Diane Shastid

Planning Commission Staff Report

Property Line Adjustment: Lot 14 Laurel Acres

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, Planner
PC DATE: March 3, 2015

GENERAL INFORMATION:

Applicant/Owner: WPC, LLC

Representative: Kim Hesse (Earthplan Design Alternatives – EDA)

Requested Action: Property Line Adjustment Approval

Location: 1002 Southwest I Street

Existing Zoning: C-1, Neighborhood Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Property Line Adjustment for the North half of lot 1 laurel Acres. The 2.77 acre tract will be known as Lot 14 Laurel Acres. Fourteen feet of right of way is being dedicated along Southwest I Street to meet the current Master Street Plan requirements. A 20' utility easement is being dedicated in the northwest corner to allow the extension of a public sewer line. All other easements shown on the plat are existing.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural	Office
South	I-2, Heavy Industrial	Commercial
East	C-2, General Commercial	Commercial
West	I-2, Heavy Industrial	Commercial

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Southwest 'I' Street	Arterial
West	-	-

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 currently a vacant lot in a developing commercial area.

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):

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

RECOMMENDATION:

Staff has reviewed this application and recommends Approval.



Planning Commission Staff Report

Lot Split: Lots 199 & 200, Bentonville Original Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: March 3, 2015

GENERAL INFORMATION:

Project Number: 14-05000019

Applicant: Rush Living Trust

Representative: Michelle Dearing/Dave Montgomery/Ramsay Ball

Requested Action: Lot Split Approval

Location: 207 West Central Avenue

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant is proposing to create two new lots from the western half of existing Lots 137 & 130 to be known as Lot 199 (0.28 acers) and Lot 200 (0.20 acers) of the Bentonville Original Subdivision. Additional right-of-way is being dedicated along Southwest 2nd Street per the master street plan. A 10' private sewer easement has been dedicated for the sewer service to Lot 199 and the existing 12' alley running east to west across Lot 200 is in the process of being vacated.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	DC, Downtown Core	Mixed Use
South	DC, Downtown Core	Mixed Use
East	R-1, Single Family Residential & R-3, Medium Density Residential	Low Density Residential
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	West Central Avenue	Collector
South	Southwest 2 nd Street	Local
East		
West		

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows: N/A
- (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 single family residential dwelling and a vacant single family lot near the downtown square.

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

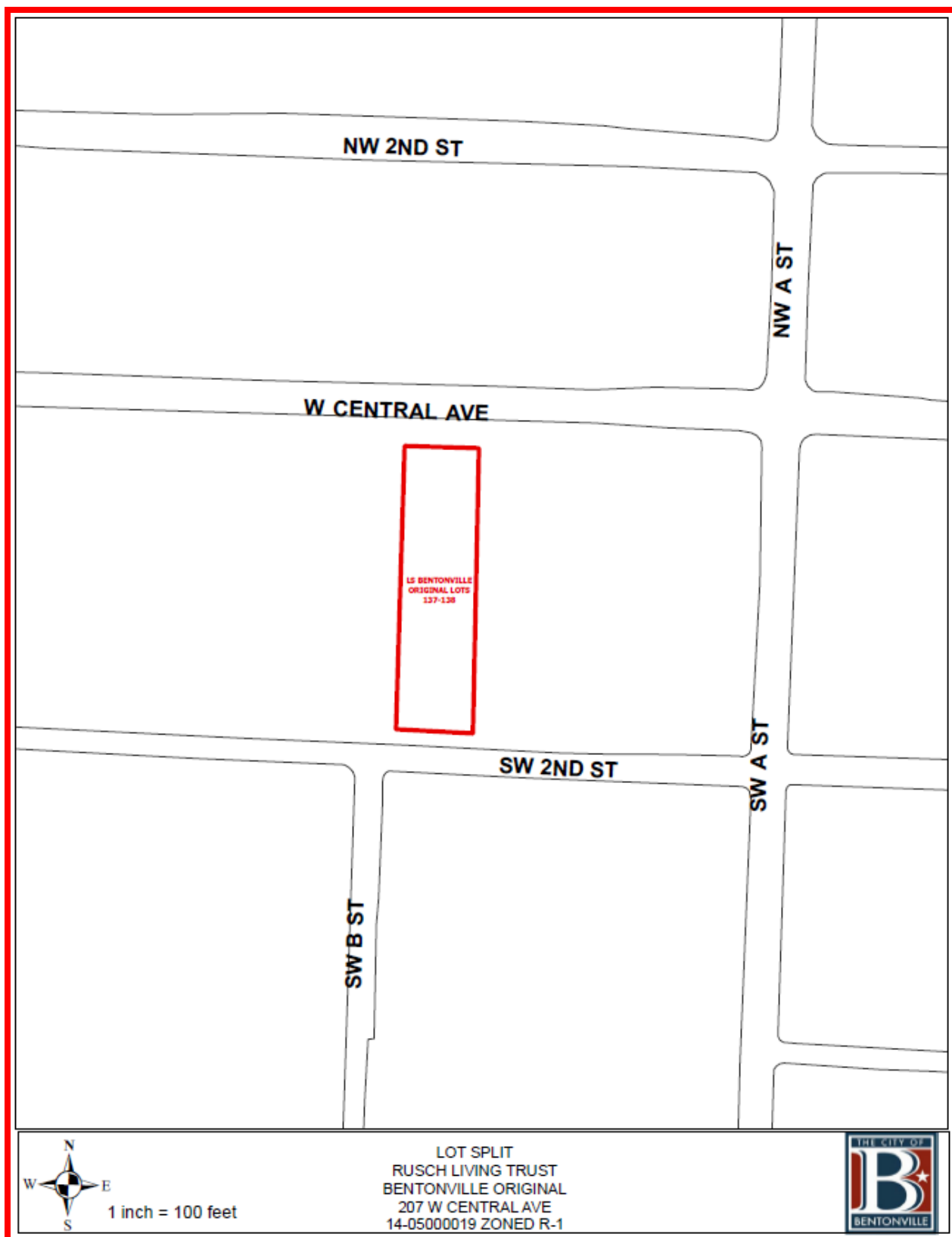
Water / Sewer: Per the G.I.S. site, water and sewer are currently in use at this location.

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**.



Planning Commission Staff Report
Large Scale Development: Vista 21
2200 Southeast 28th Street

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: March 3, 2015

GENERAL INFORMATION:

Project Number: 15-06000005

Applicant: Crossmar Investments II, LLC

Representative: Morrison Shipley (John Wary)

Requested Action: Large Scale Development Approval

Location: 2200 Southeast 28th Street

Existing Zoning: C-1, Neighborhood Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant is requesting Large Scale Development approval for a 2 story 31,700 square feet commercial office building located at 2200 Southeast 28th Street. Per the submitted plans there will be 168 parking spaces provided. On-site stormwater detention is not required due to the proximity of the floodplain along the western side of the site. The submitted plans indicate that access to the site will be from a single curb cut along Southeast 28th Street.. The exterior of the building will be constructed of brick veneer, tilt-up concrete panels, metal R-panels and glass.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	55' North
Front: Without parking in front	20'	-
Side: Adjacent to non-residential district	7'	150 West & 145 East
Side: Adjacent to residential district	30'	-
Rear: Adjacent to non-residential district	20'	150'+ South
Rear: Adjacent to residential district	30'	-
Height	60'	38'
Landscape Coverage	10%	11%
Parking		
Standard Stalls	124	162
Handicap Stalls	3	6
Total:	127	168

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Commercial
South	A-1, Agricultural	Commercial
East	C-1, Neighborhood Commercial	Commercial
West	A-1, Agricultural	Commercial

STREETS

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

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: 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.
3. All landscaping will be maintained in healthy living condition and all plant material that dies shall be replaced.
4. The building will be constructed with similar exterior materials of those submitted and approved by the planning commission.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is vacant in a developing commercial area.

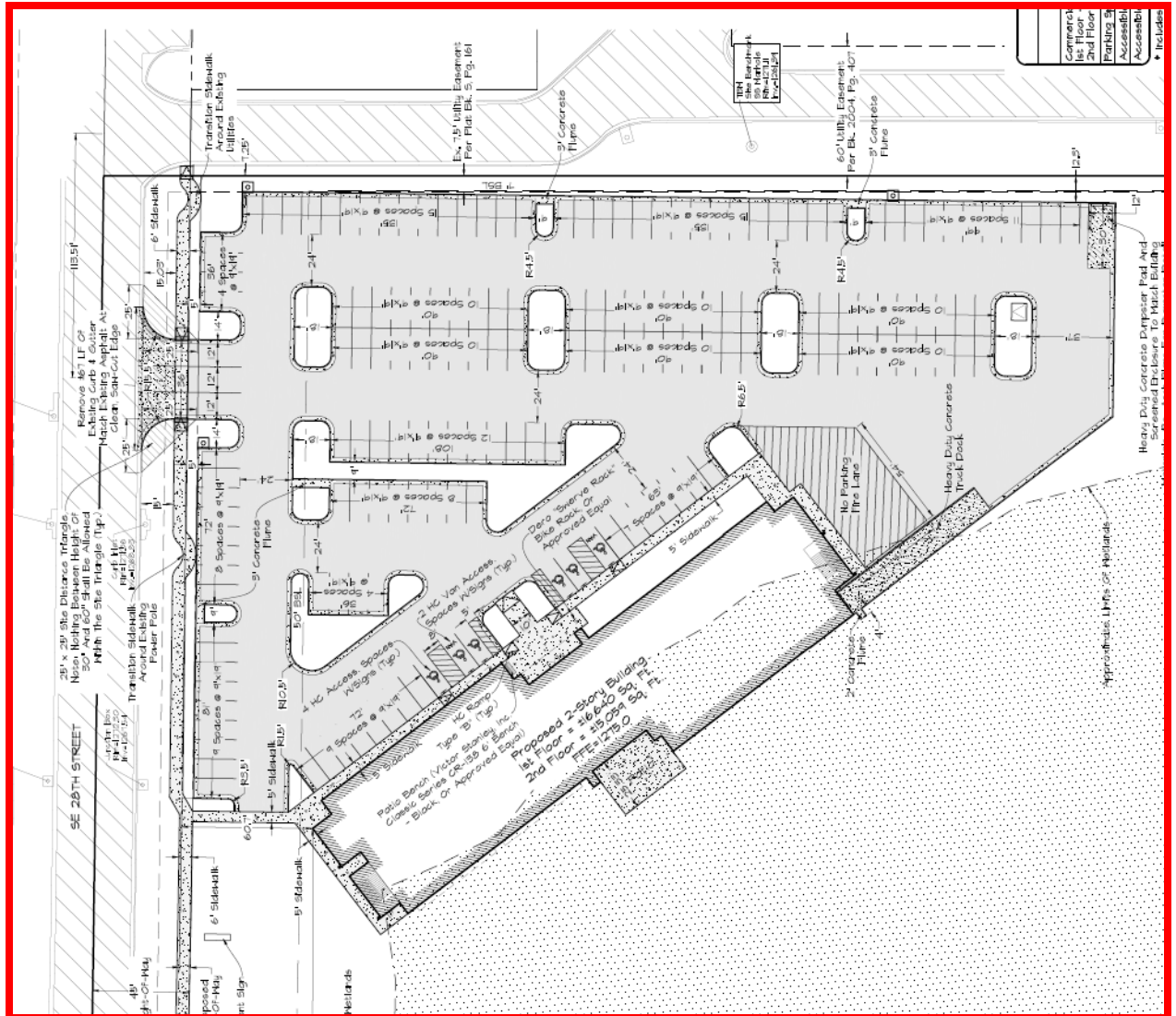
Drainage Report: A drainage report was submitted and tentatively approved by the city engineer.

Water / Sewer: Per the G.I.S. site, water and sewer **ARE** available to this site.

Analysis / Conclusion: This large scale development **DOES** meet the minimum requirements of the subdivision regulations due to the waiver request.

RECOMMENDATION:

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

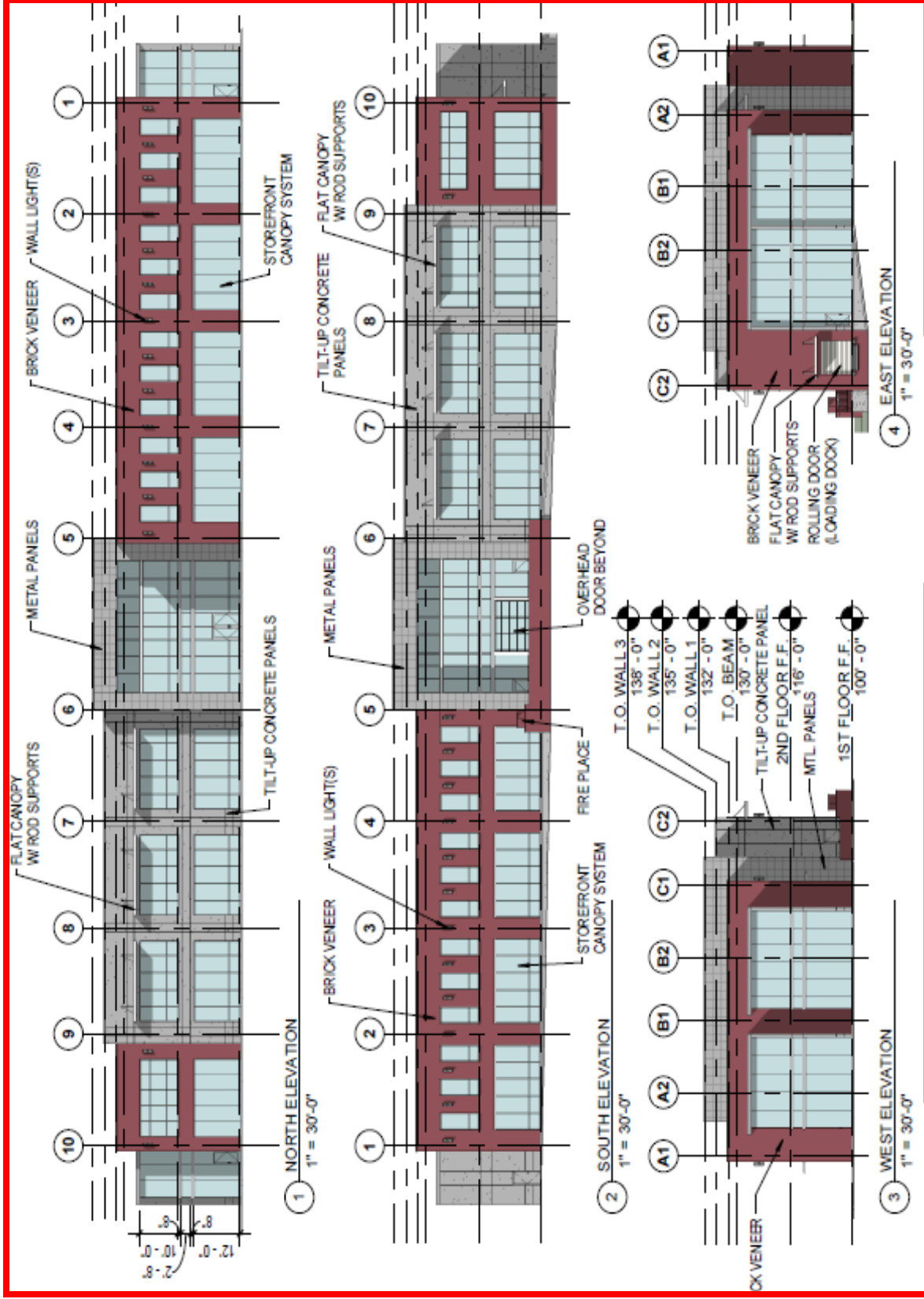




FRONT PERSPECTIVE



BACK PERSPECTIVE



Planning Commission Staff Report
Large Scale Development: Arkansas Music Works
2400 Southeast 'J' Street

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: March 3, 2015

GENERAL INFORMATION:

Project Number: 15-06000006

Applicant: AGC Holding, LLC

Representative: Morrison Shipley (Patrick Foy/Sammi May)

Requested Action: Large Scale Development Approval

Location: 2400 Southeast 'J' Street

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has requested Large Scale Development approval for a 9,87 square feet commercial retail building located at 2400 Southeast 'J' Street. Per plans submitted by the applicant there will be 49 parking spaces provided. On-site stormwater detention will be addressed by utilizing the existing regional detention pond for this subdivision that is located north of the project site. The plans indicate that access to the site will be provided from two curb cuts along Southeast 'J' Street.. The exterior of the building will be constructed of brick, Hardie Panel and cedar lap siding.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	56' East
Front: Without parking in front	20'	-
Side: Adjacent to non-residential district	7'	75' North & South
Side: Adjacent to residential district	30'	-
Rear: Adjacent to non-residential district	20'	25' West
Rear: Adjacent to residential district	30'	-
Height	60'	21'-2"
Landscape Coverage	8%	9.0%
Parking		
Standard Stalls	37	46
Handicap Stalls	3	3
Total:	40	49

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-1, Neighborhood Commercial	Commercial
South	R-1, Single Family Residential	Commercial
East	C-1, Neighborhood Commercial & I-2, Heavy Industrial	Industrial
West	C-1, Neighborhood Commercial	Commercial

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Southeast 'J' Street	Arterial
West	-	-

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: 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.
3. All landscaping will be maintained in healthy living condition and all plant material that dies shall be replaced.
4. The building will be constructed with similar exterior materials of those submitted and approved by the planning commission.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is vacant in a developing commercial area.

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

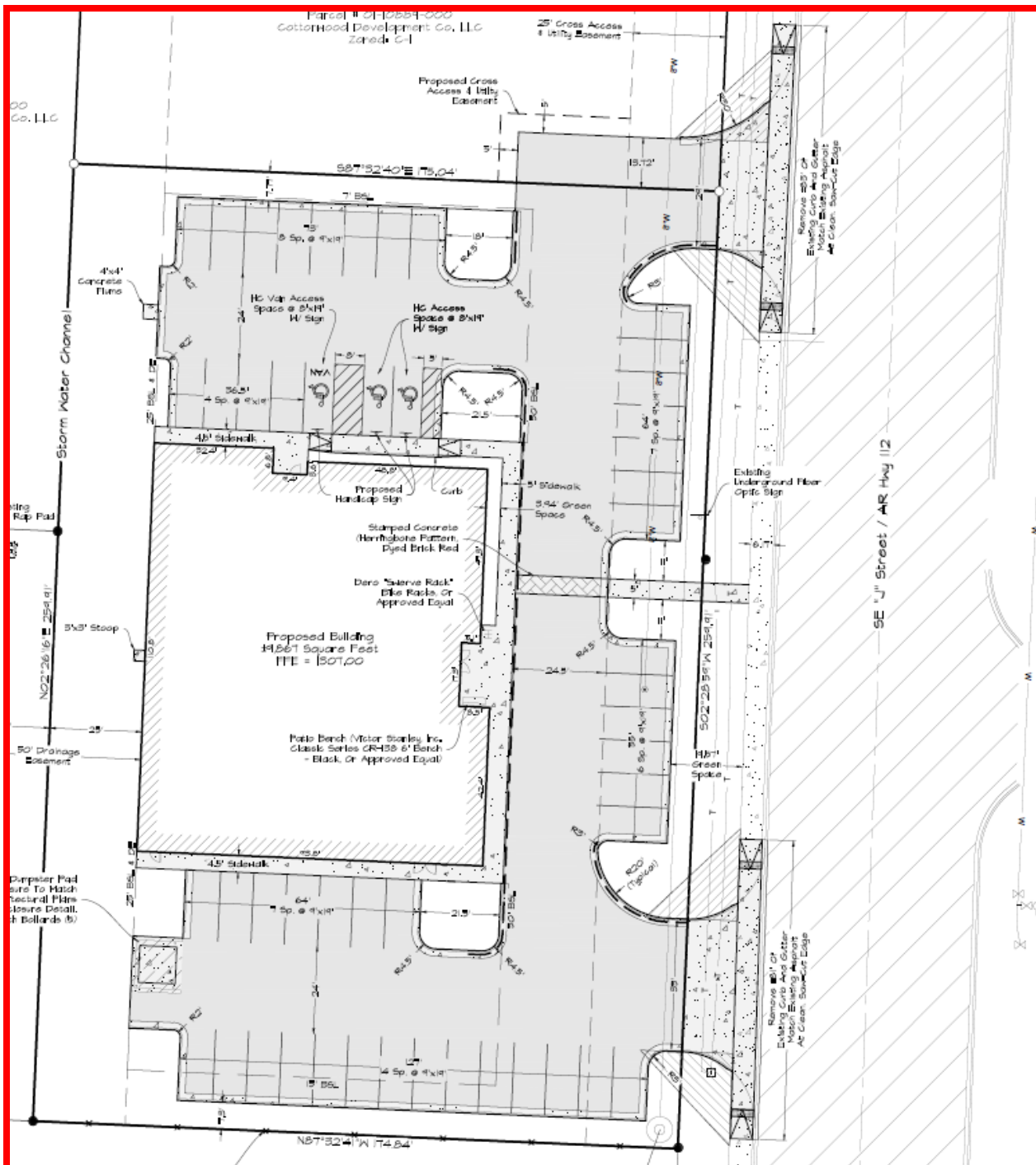
Water / Sewer: Per the G.I.S. site, water and sewer **ARE** available to this site.

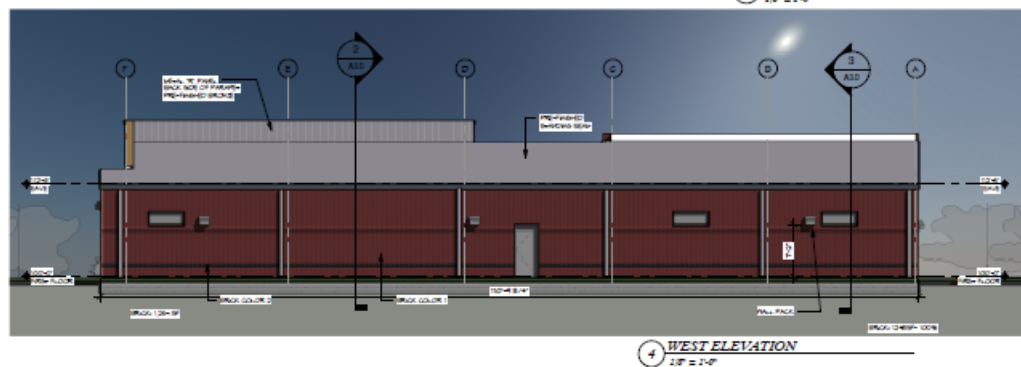
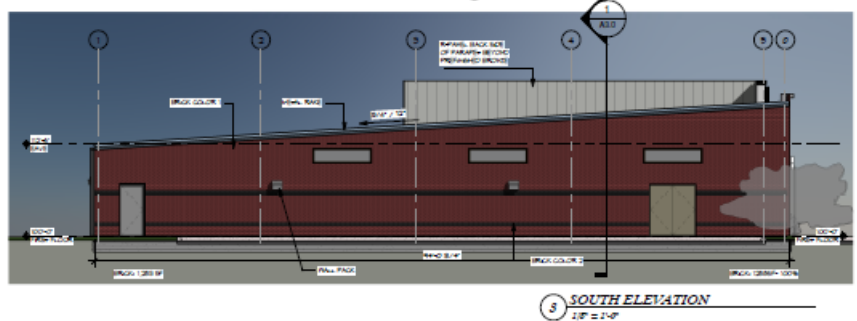
Analysis / Conclusion: This large scale development **DOES** meet the minimum requirements of the subdivision regulations due to the waiver request.

RECOMMENDATION:

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







Planning Commission Staff Report
Conditional Use: Chad's Beverage Shop aka Gatsby's
Project Number: 15-02000001

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, ACIP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: March 3, 2015 - February 17, 2015 Original

GENERAL INFORMATION:

Applicant: Steve Turner with Petromark Inc.

Representative: Chad Smith

Requested Action: Conditional Use Permit Approval

Location: 2501 East Central Avenue

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

Proposed Use: Package Liquor Store

BACKGROUND:

The applicant has submitted a Conditional Use permit for a Packaged Liquor Store within 500 feet of a city owned & maintained park or trail for property located at 2501 East Central Avenue. The property is located in the C-2, General Commercial zoning district. The applicant is proposing no additions or changes to the exterior of the existing building except signage. Hours of operation are Monday through Saturday 10:00am to 10:00pm, closed on Sundays. Total square feet of the development is 5,342 square feet which requires 21 parking spaces and 35 spaces are currently available. No outdoor lighting changes are being proposed. The applicant anticipates between 400 and 500 patrons per day on average and two deliveries per week with 5 to 6 full time employees.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Vacant
South	C-2, General Commercial	Restaurant
East	C-2, General Commercial	Vacant
West	A-1, Agricultural	City Owned Park (Memorial Park)

STREETS

Direction	Name	Classification
North	-	-
South	East Central Avenue	Arterial
East	-	-
West	Northeast Moberly Lane	Collector

Site Inspection: A site inspection was completed; this property is a vacant convenience store suite in an otherwise occupied retail center.

Public Notice: On **January 17, 2015** a notice was published in the *Arkansas Democrat-Gazette, Northwest Arkansas Addition* and a public hearing notice sign was posted on the property on **February 6, 2015**. This meets legal noticing requirements and is adequate for the scope of this project.

CONDITIONS OF APPROVAL:

1. All technical review comments must be addressed before building permits are issued.
2. It shall be unlawful to sell, offer for sale or give away at wholesale or retail for the consumption off the premises, beer and/or light wine of every kind and type and/or packaged intoxicating liquors to include alcoholic beverages of every kind and type: Before the hour of 7:00 am and after the hour of 10:00 pm.
3. The conditional use is for the 3,832 square feet as provided by the applicant.
4. All licenses are obtained from the Alcoholic Beverage Control (ABC) and any other regulatory boards or committees that pertain to the sale of alcohol in the State of Arkansas.
5. All signage is in compliance with Article 801, Signs and Billboards of the Zoning code and is only permitted on the south facade of the existing building.
 - a. No signage oriented towards Memorial Park and city trail.
 - b. Maximum 100 square feet of signage on building.
6. No access onto Northeast Moberly Lane, further restricting access to surrounding non-compatible uses.
7. The landscaping for the entire development is brought into compliance with Article 1400, Landscaping, Screening and Buffering of the Subdivision Code.
 - a. Berm and landscaping installed to visually obstruct/screen from Memorial Park and city trail.
 - b. A continuous evergreen screen is provided to obstructed visibility from any location within Memorial Park and city trail.
 - c. The gravel within the planting islands along the north side of the building is removed and replaced with landscaping.
8. The refuse area (dumpster enclosure) is brought into compliance with Article 1100, Design Standards of the Subdivision Code.
9. The cardboard dumpster currently located on the north side of the building is relocated to the refuse area.

10. The conditional use shall be allowed for a period not to exceed 1 year at which time the conditional use permit will be deemed expired unless renewed by the City of Bentonville Planning Commission.
11. All items be installed per attached Exhibit 'A'.

ISSUES / ANALYSIS:

SEC. 301.6. Planning Commission

E. Standards for Approval. In carrying out the purpose of this section, the Commission's consideration shall include, but not be limited to, the following development standards and design specifics. The appropriateness of these standards shall be determined at the discretion of the Planning Commission for each specific conditional use location.

1. The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.
2. The proposed land use shall be compatible with other area properties located near it.
3. The proposed use shall be in compliance with the provision of "Conditional Uses" as set out in this Ordinance.
4. The proposed use shall be in conformance with all applicable provisions stated in this Ordinance for the district in which the use is to be located. The use shall facilitate public convenience at that location.
5. The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this Ordinance and ingress and egress and pedestrian ways shall be adequate.
6. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.
7. Landscaping and screening of the proposed use shall be in accordance with these Ordinance regulations and the City of Bentonville landscaping regulations.
8. Proposed use signage shall be in accordance with the provisions of this Ordinance.
9. Open space located on the proposed use shall be maintained by the owner/developer.
10. The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this Ordinance.
11. The Planning Commission shall in no case authorize less than minimum requirements of the Ordinance relating to height, area, setbacks, parking or landscaping.
12. The Planning Commission shall not permit any use in a zone as a conditional use that is not permitted under the Zoning Ordinance.

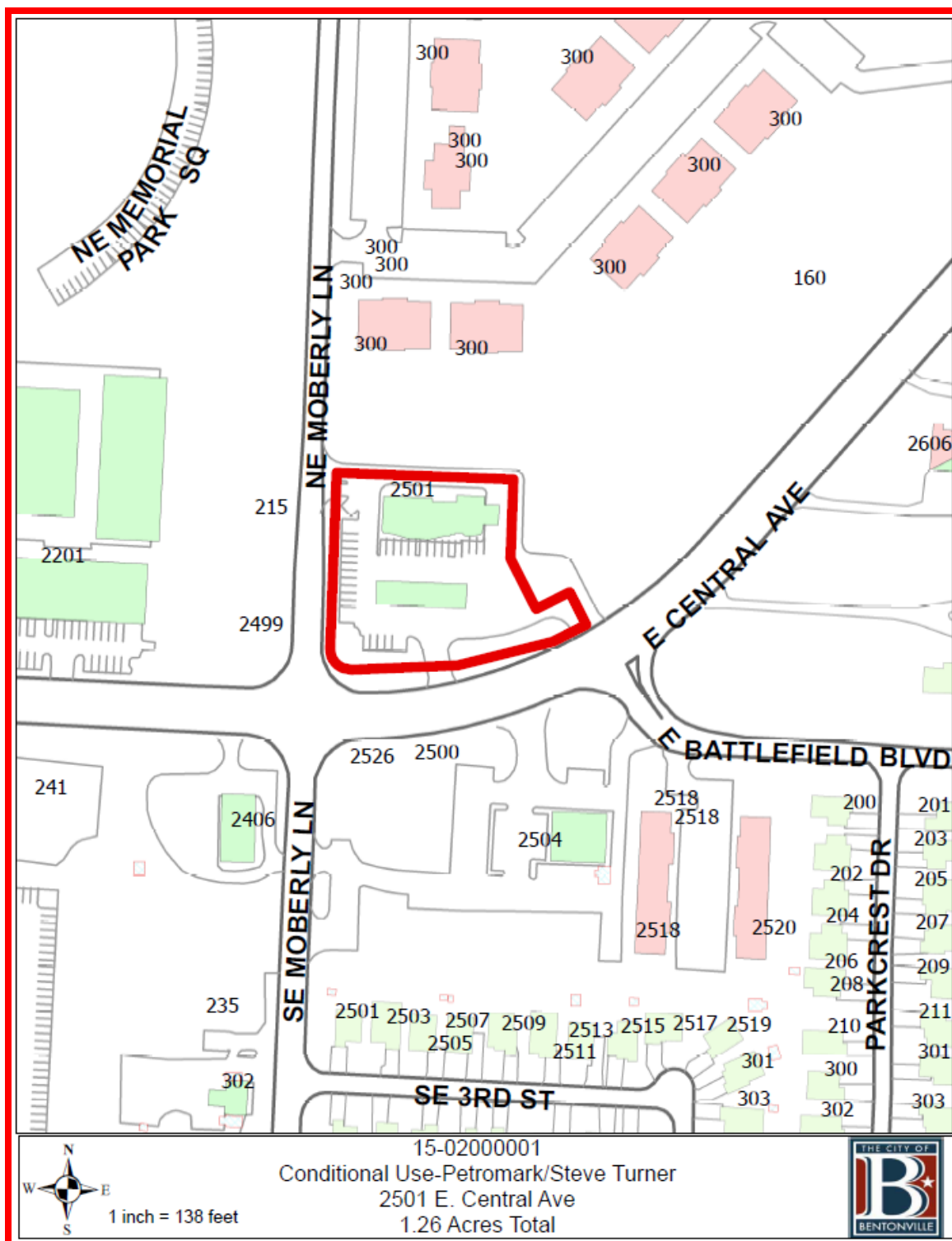
The conditional use is allowed on appeal in the **(C-2, General Commercial)** district.

Allowed under the Protective Covenants of the subdivision. **Not applicable**

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

RECOMMENDATION:

Staff has reviewed this application and recommends this item be **TABLED** per the applicant's request in order to allow time for Police Department review and comment and to facilitate staff review with applicant's Landscape Architect and Engineer of Record.



Gatsby's Narrative

- A. Gatsby's Fine Wine, Beer, & Spirits will be an upscale retail liquor store - focused on providing the residents of Benton County with unique product offerings combined with a prohibition era art deco shopping experience.
- B. Please see the site plan that has been submitted with the conditional use permit request for review.
- C. Hours of operation will be 10:00 AM to 10:00 PM six days a week – unless otherwise dictated by the ABC of the State of Arkansas. We adhere to all rules and regulations set forth by the state Alcohol Beverage Control Department.
- D. The indoor area will be used for my companies retail sales – the outdoor area for parking.
- E. The current property at 2501 E. Central will be renovated on the inside to reflect the retail theme and provide a pleasant shopping experience. A new veneer will be placed over the old White Oak Station sign as a calling card for the new business on the front of the establishment. No other changes will be made to the outside.
- F. Parking is already established with approximately 35 lined spaces for consumers easy access.

Gatsby's Narrative

- G. There are no plans for outdoor lighting changes at this time.
- H. We are planning for between 400 and 500 patrons per day on average – and deliveries of goods approximately twice a week.
- I. We will have a staff of 5 to 6 full time employees.

Photographs of the Property





PC Meeting of: March 3, 2015

The City of Bentonville, Arkansas

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

REZONING: Bentonville 12, Ltd. (Limestone Ranch) PUD, Planned Unit Developemnt to R-4, High Density Residential

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: March 3, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000005

Applicant/Current Owner: Bentonville 12, Ltd.

Representative: Jerry Kelso with Crafton Tull

Requested Action: Rezoning

Location: Southwest Ranch Road & Southwest Stone Boulevard (Limestone Ranch Subdivision)

Existing Zoning: PUD, Planned Unit Development

Proposed Zoning: R-4, High Density Residential

Future Land Use Map Designation: Mixed Use

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; the property is vacant in a developing mixed use area.

Previous Rezoning Requests for this Property: This property was rezoned to PUD, Planned Unit Development on May 4, 2004.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Vacant PUD	PUD, Planned Unit Developmenjonst	Mixed Use
South	Agricultural	A-1,Agricultural	Mixed Use
East	Large Estate Residence	A-1,Agricultural	Commercial & Medium Density Residential & City of Rogers & Benton County
West	Vacant Commercial	PUD, Planned Unit Development	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	Southwest Stone Boulevard	Local	Improved 2 lane asphalt
South	-	-	-
East	-	-	-
West	Southwest Ranch Road	Local	Improved 2 lane asphalt

LEGAL NOTIFICATIONS

Public Notice: The property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site on **January 28, 2015** and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **January 31, 2015**. In addition, staff posted a notice of public hearing sign on the property on **February 13, 2015**. This **DOES** meet legal notification requirements due to the applicant failing to notify all property owners within 200 feet of said parcel.

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 Master Land Use plan depicts this property as Mixed Use. Policy LU-23 Housing Types within the General Plan suggest multi-family housing with close proximity to activity nodes. The mix of uses and housing types will help to reduce the impact on city infrastructure will providing a variety of housing options.

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

Finding(s) of Staff: The proposed development will not create an increase to traffic danger in the area.

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.

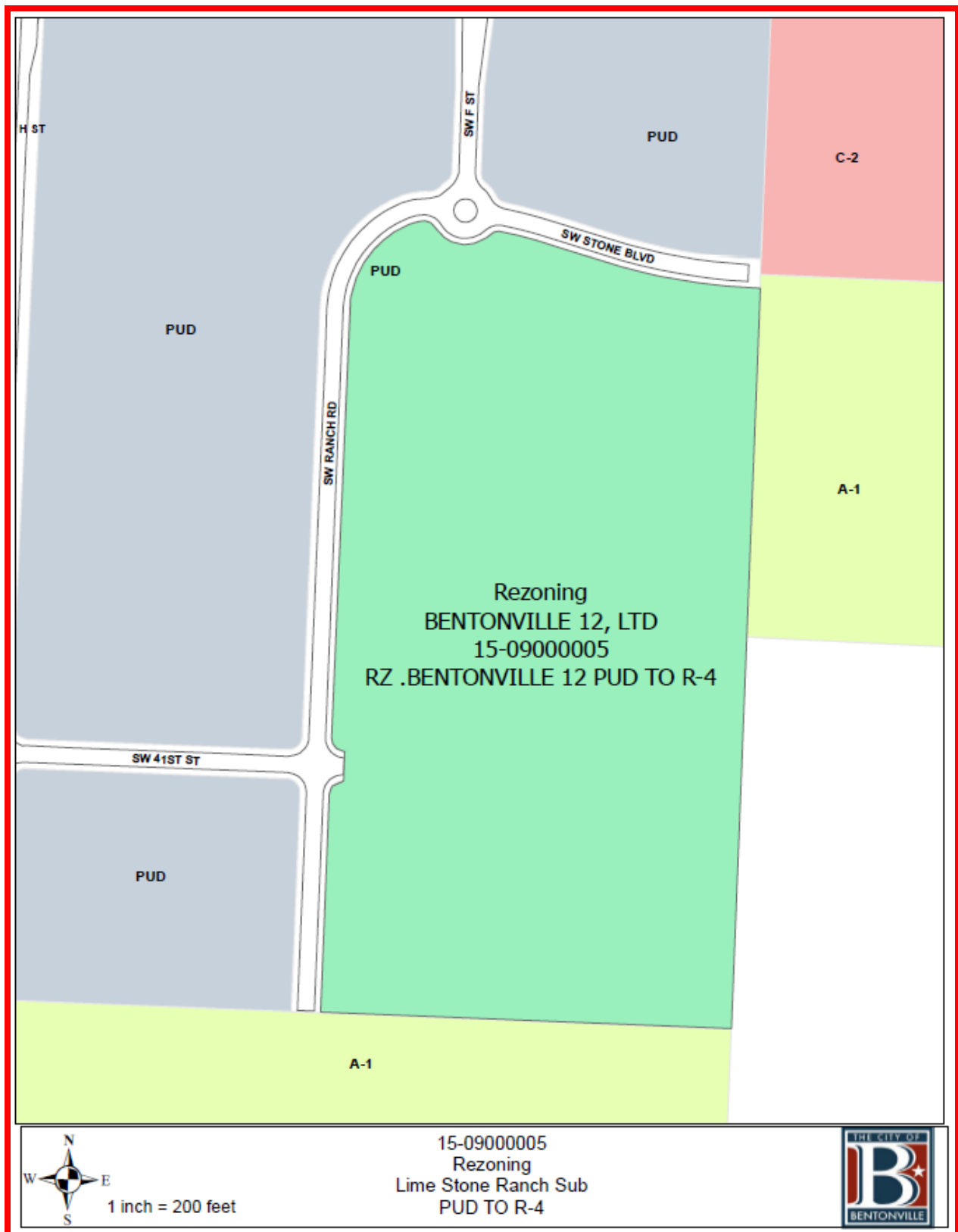
Finding(s) of Staff: The proposed zoning will not adversely impact the public infrastructure. Emergency services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Mixed Use.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of this rezoning from **PUD, Planned Unit Development** to **R-4, High Density Residential**.



January 26, 2015

Mr. Beau Thompson
City of Bentonville
Department of Planning
305 Southwest A Street
Bentonville, AR 72712

Re: Rezoning Application
Lime Stone Ranch Subdivision Lots 3,4,5
Narrative

Dear Mr. Thompson:

Lime Stone Ranch Subdivision was originally constructed to accommodate the needs of a mixed-use development. The existing zoning is PUD, allowing a master plan of multi-family as well as office space. With Lots 3, 4, and 5, which total approximately 22.5 acres combined, currently vacant, the intent is to rezone the property to R-4 allowing for high density multi-family housing.

The property is currently under contract to developer Richsmith Development, LLC whose office is located in Central Arkansas. Richsmith Development has a similar property located in Little Rock called Brodie Point that they would like to duplicate on this parcel in Bentonville. Please see the attached pictures of the recently constructed project in Little Rock.

Surrounding streets, water, and sewer were all constructed at the time of the subdivision's development. Infrastructure was built to meet city standards and have the capacity needed to accommodate a development of this type.

Surrounding properties are currently zoned commercial, mixed use, and office. High density residential (R-4) is compatible with the surrounding properties, as well as, the master land use plan implemented by the City.

Please feel free to contact me should you need any additional information concerning this application.

Sincerely,
Crafton Tull



Jerry Kelso, P.E.



The City of Bentonville, Arkansas

PC Meeting of: March 3, 2105

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

REZONING: Signature Bank of Arkansas (A-1, Agricultural to R-1, Single Family Residential)

Current Planning Division Correspondence: Planning Commission Staff Report

TO: City of Bentonville, Arkansas Planning Commission
FROM: Beau Thompson, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: March 3, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000006

Applicant/Current Owner: Signature Bank of Arkansas

Representative: Rick McGraw with McClelland Engineers

Requested Action: Rezoning

Location: East Ford Springs Road

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: A-1, Agricultural

Future Land Use Map Designation: Low Density Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is a vacant red dirt mine in a large estate and agricultural area.

Previous Rezoning Requests for this Property: The property was rezoned from A-1, Agricultural to R-1, Single Family Residential on November 1, 2011.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Residential Estate	Benton County	Residential Estate
South	Interstate 540	A-1, Agricultural	Low Density Residential
East	Undeveloped	A-1, Agricultural	Low Density Residential
West	Agricultural	Benton County	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	Ford Springs Road	Arterial	2 lane open ditch
South			
East	Slaughter Pen Road	Collector	2 lane open ditch
West			

LEGAL NOTIFICATIONS

Public Notice: On January 21, 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 January 31, 2015. In addition, staff posted a notice of public hearing sign on the property on February 13, 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 master land use plan depicts this property has low density residential. The A-1, Agricultural zoning designation requires 5 acres per unit therefore is recommended as a suitable zoning district for the Low Density Residential classification by the City of Bentonville General Plan.

2. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion. (IF DETAILED INFORMATION ABOUT PROPERTY IS KNOWN, INCLUDE TRIP GENERATION NUMBERS)

Finding(s) of Staff: No traffic data exist for Ford Springs Road at this time. Based on the current uses allowed by right in the A-1, Agricultural zoning designation the transportation infrastructure is adequate.

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.

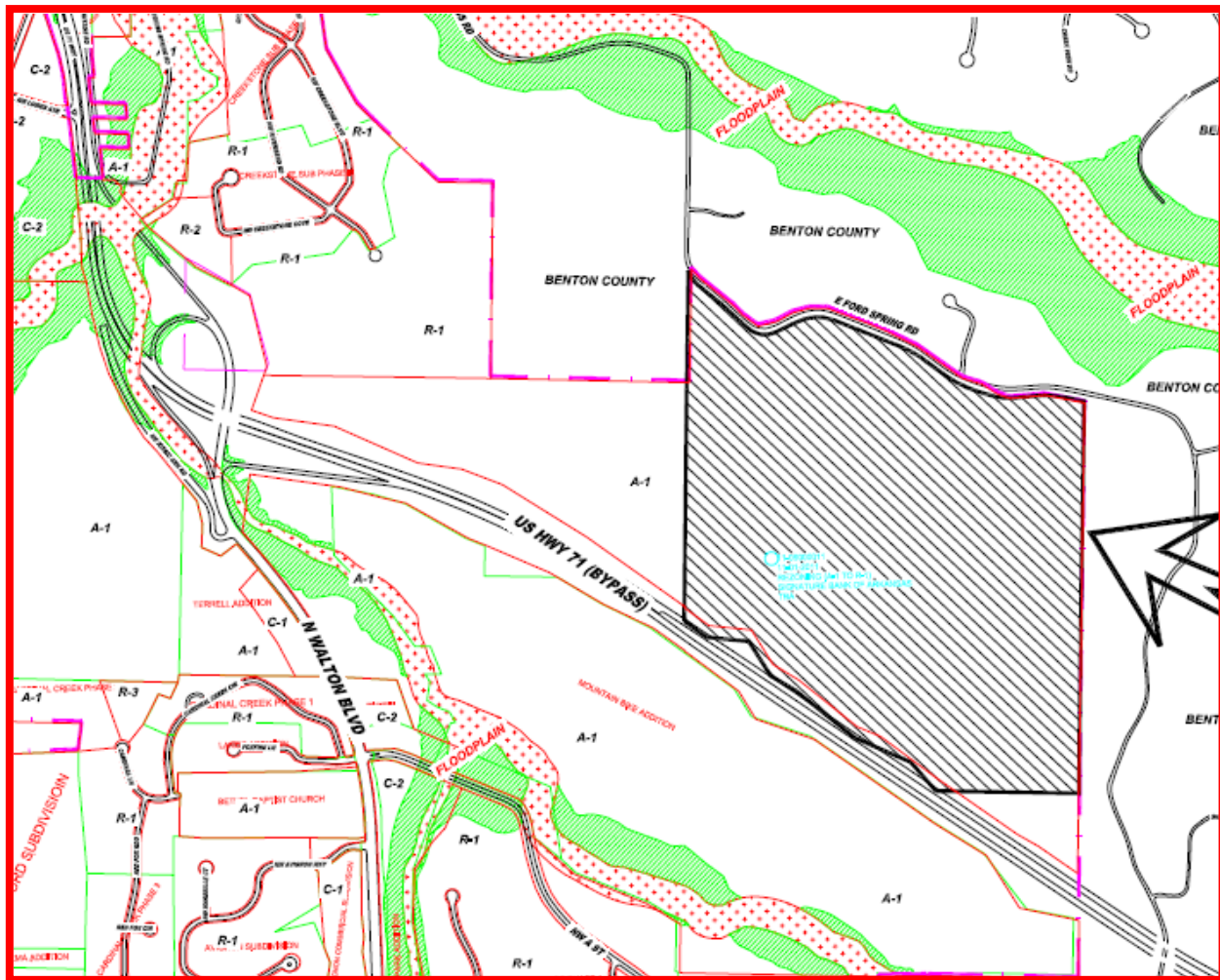
Finding(s) of Staff: Water is currently available to the site however a connection to the public sewer system is no feasible at this time. There are no plans to extend sewer service to this area.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request is consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Low Density Residential.

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 A-1, Agricultural. At this time there is no plans to provide sewer service to this property. The bulk and area requirements for the A-1, Agricultural zoning designation are more adequate for alternation sanitary sewer options.





PC Meeting of: March 3, 2015

The City of Bentonville, Arkansas

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

**REZONING: Sky One Properties C-1, Neighborhood Commercial and R-3, Medium Density Residential to R-4, High Density Residential
Current Planning Division Correspondence: Planning Commission Staff Report**

TO: City of Bentonville, Arkansas Planning Commission
FROM: Beau Thompson, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: March 3, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000007

Applicant/Current Owner: Sky One Properties

Representative: Leonard Gabbard

Requested Action: Rezoning

Location: Southwest Elm Tree Road

Existing Zoning: C-1, Neighborhood Commercial and R-3, Medium Density Residential

Proposed Zoning: R-4, High Density Residential

Future Land Use Map Designation: Commercial

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is the site of 5 townhomes with in a development mixed use area.

Previous Rezoning Requests for this Property: The property was rezoned from A-1, Agricultural to R-3 Medium Density Residential and C-1, Neighborhood Commercial on May 1' 2007.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Residence and Two family residential subdivision	A-1, Agricultural	Commercial
South	Automotive Repair	A-1, Agricultural	Commercial
East	Single Family Residence	Benton County	Public
West	Vacant Commercial	Benton County	Benton County

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North			
South			
East	Southwest Elm Tree Road	Arterial Street	2 lane striped no shoulder
West			

LEGAL NOTIFICATIONS

Public Notice: On January 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 January 31, 2015. In addition, staff posted a notice of public hearing sign on the property on February 13, 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 R-4, High Density Residential zoning designation will add a residential component to an activity node as depicted in the Master Land Use Plan. Per the general plan a mixed of you should be provided within such nodes or centers.

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.

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. An off-site easement is in place that would allow the property a connection to city sewer.

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 an activity node based on the land use map. The general plan encourages a mixed of uses in the centers and specifically encourages high density residential within close proximity.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends APPROVAL/DENIAL of this rezoning from C-1, Neighborhood Commercial and R-3, Medium Density Residential to R-4, High Density Residential.

REZONING FOR 1.79 ACRES OF PROPERTY OWNED BY SKY ONE PROPERTY LLC

PROPERTY LOCATION: SW ELM TREE ROAD (PROPERTY IS KNOWN AS ELM TREE CENTER SUBDIVISION)

LEGAL DESCRIPTION:

Lots 1 and 2 in the Elm Tree Center Subdivision to the City of Bentonville, Benton County, Arkansas as per plat filed in Plat Book 2007 at Page 979 in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas

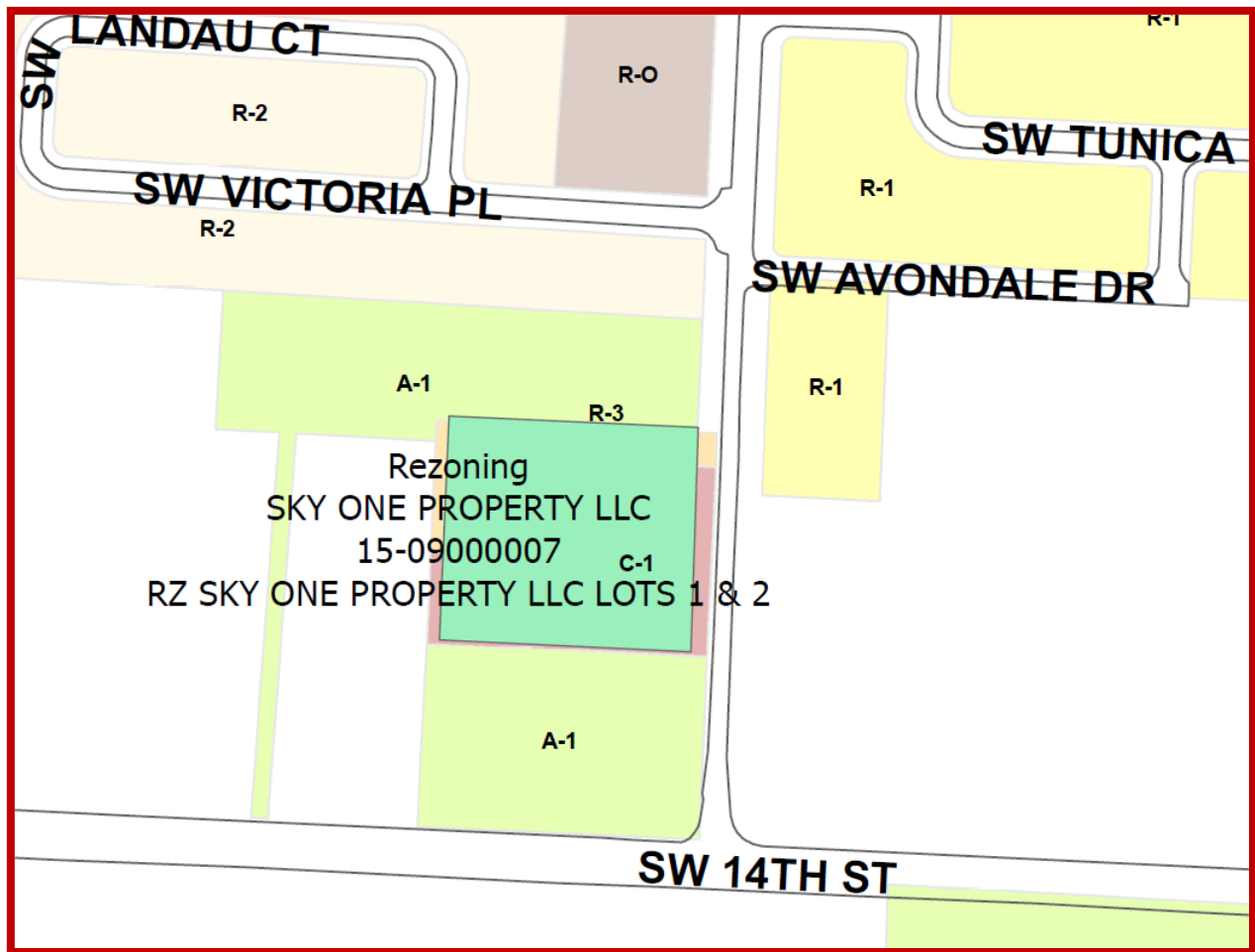
Current Land Area (1.79 Acres)

Current Zoning: C-1 Neighborhood Commercial

Proposed Zoning: R-4 High Density Residential

Current Owner: SKY ONE PROPERTY LLC

Reason for zoning change: Owner desires to build apartment units there which will meet the R-4 density allowance if possible. Proposed Apartments will blend with current surroundings which is apartments already in place to the North. Impact on traffic will not be significant compared to what is already there. Signage will be in keeping with any signage which the city will allow. The appearance will be upscale modern apartment units. A 12" Water line is available to the East of subject property and an 8" Gravity Sewer is available to the South.





PC Meeting of: March 3, 2015

The City of Bentonville, Arkansas

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

REZONING: ATEX Investments (Stoneburrow Subdivision Ph 1) A-1, Agricultural to R-1, Single Family Residential

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: March 3, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000008

Applicant/Current Owner: ATEX Investments, LLC

Representative: Larry Matlock

Requested Action: Rezoning

Location: Town Vu Road (Stoneburrow Subdivision Ph 1)

Existing Zoning: A-1, Agricultural

Proposed Zoning: R-1, Single Family Residential

Future Land Use Map Designation: Low Density Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; the property is vacant single family lots in a developing residential subdivision.

Previous Rezoning Requests for this Property: There are no known rezonings at this location.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Residence	A-1,Agricultural	Residential Estate
South	Single Family Residence	A-1,Agricultural	Low Density Residential
East	Single Family Residence	R-1 Single Family Residential	Low Density Residential
West	Single Family Residence	R-1 Single Family Residential	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	Town Vu Road	Collector	Unimproved 2 lane asphalt
South	-	-	-
East	-	-	-
West	Southwest River Rock Street	Local	2 lane asphalt curb & gutter

LEGAL NOTIFICATIONS

Public Notice: The property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site on **January 29, 2015** and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **January 31, 2015**. In addition, staff posted a notice of public hearing sign on the property on **February 13, 2015**. This **DOES** meet legal notification requirements due to the applicant failing to notify all property owners within 200 feet of said parcel.

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 Master Land Use plan depicts this property as Low Density Residential. Policy LU-23 Housing Types within the General Plan states “the City should encourage the development of a mix of housing types to the meet the needs of residents...”. The rezoning request is consistent with good land use planning and the general plan and will meet the intent of the policy.

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

Finding(s) of Staff: The proposed development will not create an increase to traffic danger in the area.

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.

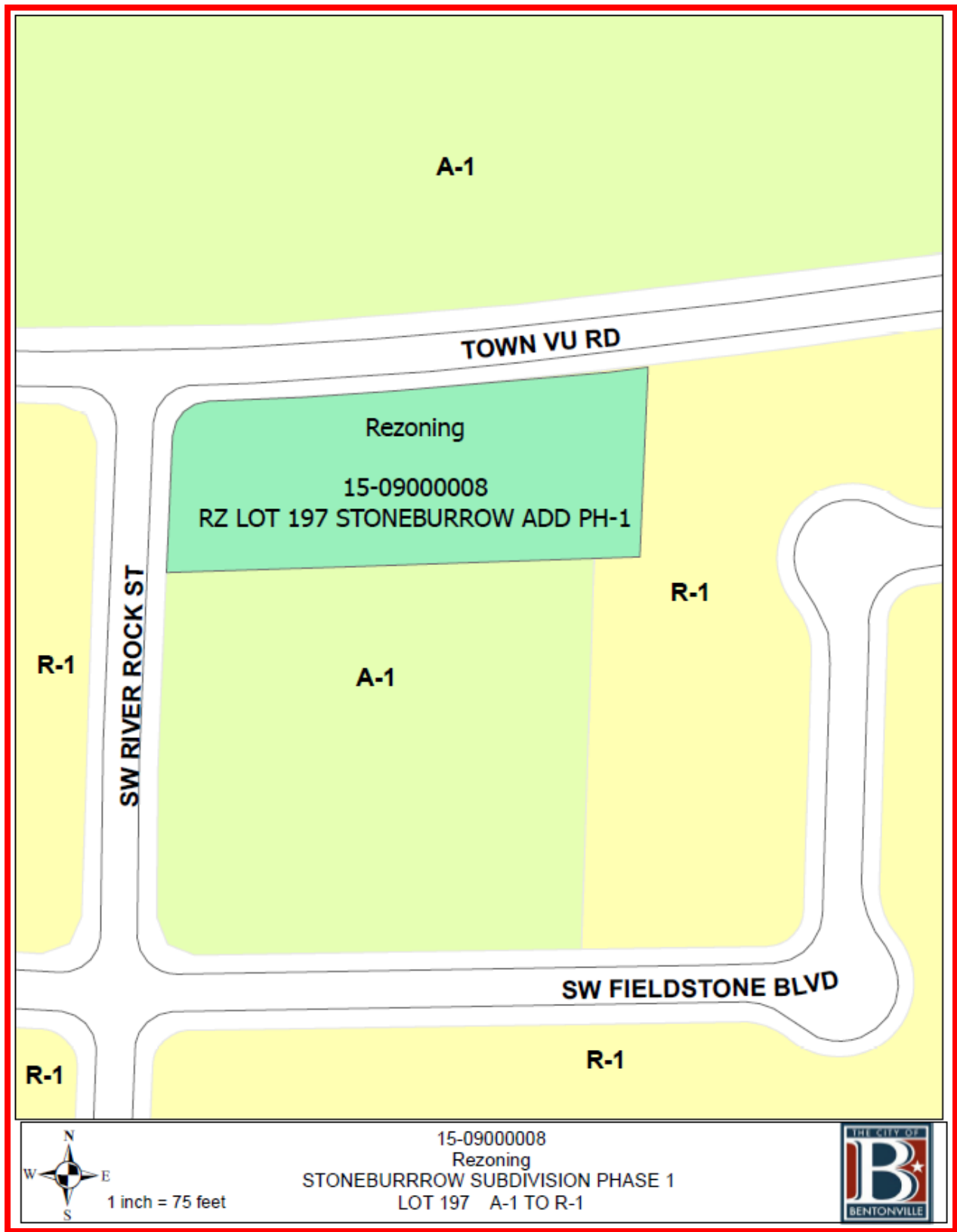
Finding(s) of Staff: The proposed zoning will not adversely impact the public infrastructure. Emergency services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request **IS** consistent with the City of Bentonville’s Future Land Use Map, which depicts this property as Low Density Residential.

STAFF RECOMMENDATION

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



Narrative – For Proposed Rezoning of Lot 197 Stoneburrow Addition Phase I

1) State the current zoning designation and proposed zoning designation. Explanation of the proposed zoning change including current owner information and any proposed sales.

The current zoning designation is A-1 Agricultural, and the proposed zoning designation is R-1 Single Family Residential. The current owner is ATEX Investments, LLC, and the owner plans to sell the three lots that will be created by the proposed lot split of Lot 197 Stoneburrow Addition Phase I. There are no pending sales at this time.

2) Reason (need) for requesting the zoning change.

So that single family residential homes can be built upon the lots.

3) Statement of how the property will relate to surrounding properties.

The use of the property as lots to build single family homes will be consistent with the use of the properties to the east, west, and south of the property as they are all in the Stoneburrow Addition Phase I which is an existing single family residential subdivision. The property to the north across Town Vu Road is unimproved agricultural land.▪

4) Use.

The property shall be used as three lots for the construction of single family residential homes.

5) Traffic.

The impact on traffic will be minimal.

6) Signage.

There are no plans for signage on the property other than temporary for sale signage and/or temporary builders license signage during the construction of single family homes.

7) Appearance.

Initially the appearance of the property will be as level, unimproved lots with a few scattered trees. Eventually the appearance will be consistent with that of a single family residence on each of the three proposed lots.▪

8) Availability of water and sewer (state size of lines). If direct water and / or sewer is not available, state how lines will be accessed and connected. This information is available from the Water Department at (479) 271-3141 or off of the City of Bentonville's G.I.S. site.

Water and sewer are available on all three lots.

There is an 8 inch water line that traverses the north side of all three lots from east to west along and parallel to Town Vu Road. In addition, there is a second 8 inch water line that traverses the west side of proposed lot 197c from north to south along and parallel to River Rock Street.

There is an 8 inch gravity flow sewer line that traverses the north side of all three lots from east to west along and parallel to Town Vu Road.

Planning Commission Staff Report
Conditional Use: Children's Academy
Project Number: 15-02000002

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: March 3, 2015

GENERAL INFORMATION:

Applicant/Owner: WPC, LLC

Representative: Kim Hesse (Earthplan Design Alternatives – EDA)

Requested Action: Conditional Use Permit Approval

Location: 1002 Southwest 'T' Street

Existing Zoning: C-1, Neighborhood Commercial

Land Use Plan: Commercial

Proposed Use: Child Care & Private School

BACKGROUND:

The applicant has submitted a Conditional Use application for a 14,980 square feet educational and child care facility located at 1002 Southwest 'T' Street which resides in a C-1, Neighborhood Commercial zoning district. Child care will be provided for infants and toddlers and an after school program for 5 to 12 year olds will also be available. Hours of operation will be 6:30am to 6:00pm Monday through Friday. The greenspace located west and south sides of the building will be fenced to provide area for outdoor play and sports activities. Fifty-two parking spaces area being provided and 20 of these spaces are designated for pick-up and drop-off traffic only. The school utilizes a "ramp-up" schedule for pick-up and drop-off times therefore the times for these will vary. Average daily attendance will range form 120 to 160 per day. There is no pole lighting being proposed on site however wall packs will be utilized. There will be one food truck delivery each week and offices supplies will be delivered bi-monthly.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural	Office
South	I-2, Heavy Industrial	Commercial
East	C-2, General Commercial	Commercial
West	I-2, Heavy Industrial	Commercial

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Southwest 'T' Street	Arterial
West	-	-

Site Inspection: A site inspection was completed; this site is currently a vacant lot in a developing commercial area.

Public Notice: On **January 31, 2015** a notice was published in the *Arkansas Democrat-Gazette*, *Northwest Arkansas Addition* and a public hearing notice sign was posted on the property on **February 23, 2015**. This meets legal noticing requirements and is adequate for the scope of this project.

STANDARD CONDITIONS OF APPROVAL:

1. All technical review comments must be addressed before building permits are issued.
2. All stacking associated with pick up and drop off traffic must be located on-site.

ISSUES / ANALYSIS:

SEC. 301.6. Planning Commission

E. Standards for Approval. In carrying out the purpose of this section, the Commission's consideration shall include, but not be limited to, the following development standards and design specifics. The appropriateness of these standards shall be determined at the discretion of the Planning Commission for each specific conditional use location.

1. The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.
2. The proposed land use shall be compatible with other area properties located near it.
3. The proposed use shall be in compliance with the provision of "Conditional Uses" as set out in this Ordinance.
4. The proposed use shall be in conformance with all applicable provisions stated in this Ordinance for the district in which the use is to be located. The use shall facilitate public convenience at that location.
5. The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this Ordinance and ingress and egress and pedestrian ways shall be adequate.
6. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.
7. Landscaping and screening of the proposed use shall be in accordance with these Ordinance regulations and the City of Bentonville landscaping regulations.
8. Proposed use signage shall be in accordance with the provisions of this Ordinance.
9. Open space located on the proposed use shall be maintained by the owner/developer.
10. The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this Ordinance.
11. The Planning Commission shall in no case authorize less than minimum requirements of the Ordinance relating to height, area, setbacks, parking or landscaping.

12. The Planning Commission shall not permit any use in a zone as a conditional use that is not permitted under the Zoning Ordinance.

The conditional use is allowed on appeal in the **(C-1, Neighborhood Commercial)** district.

Allowed under the Protective Covenants of the subdivision. Not applicable

To date staff **HAS NOT** received public comment regarding this request.

RECOMMENDATION:

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

Conditional Use
CHILDREN'S ACADEMY
15-02000002
CU LAUREL ACRES CHILDREN'S ACADEMY

SW 1 ST

MELISSA DR

SW RAINTREE LN



1 inch = 100 feet

15-02000002
Conditional Use
Laurel Acres
Children's Academy



Conditional Use Application – Children’s Academy

Location: 1002 SW ‘I’ Street, Bentonville

Owner of Property: WPC, LLC. 401 W. Walnut St., Rogers, AR

Proposed Use: Child Care / Private School

Current Zoning and Use: C-1 Neighborhood Commercial – The property was formally used as a feed mill which had been demolished several years ago. The property was rezoned in 2014 from Industrial Use to C-1 for the purpose of the Children’s Academy.

Reason for Special Use: Neighborhood Commercial with a CUP allows for the intended use of the Children’s Academy. The Academy is a child care and private school facility for children from infants to toddlers and an after school program for children from 5 to 12 years old.

Hours of Operation: 6:30 AM to 6:00 PM

Indoor and Outdoor Areas: A 14,980 SF Building is proposed for the child care facility and will contain rooms for infant care, toddler care and preschool uses. Classrooms, an indoor recreation space, a library, computer lab, kitchen, and an administrative office are contained inside the facility. Outside the property will contain parking for staff and visitors and drive isles with temporary parking spaces for drop off and pick up of children. The land adjacent and behind the building will be fenced for outdoor play and sports activity. The outdoor recreational spaces are segmented with play equipment designed for different age groups of children. The entire outdoor recreation area will be fenced for safety.

Parking Needs and Traffic Flow: Since the site is currently vacant, all improvements are designed for optimum use and circulation for the Children’s Academy and child care use. Ample parking is provided for staff and overflow parent parking plus two one-way drive lanes flanked by parking spaces is provided for student pick-up and drop-off. The drive lanes are extended the full width of the property which will help ensure traffic does not back out onto adjacent SW “I” Street. The main flow of traffic is one way from north to south to facilitate safe drop-off and pick-up of children. One of the drive lanes is to be striped for fire lane use.

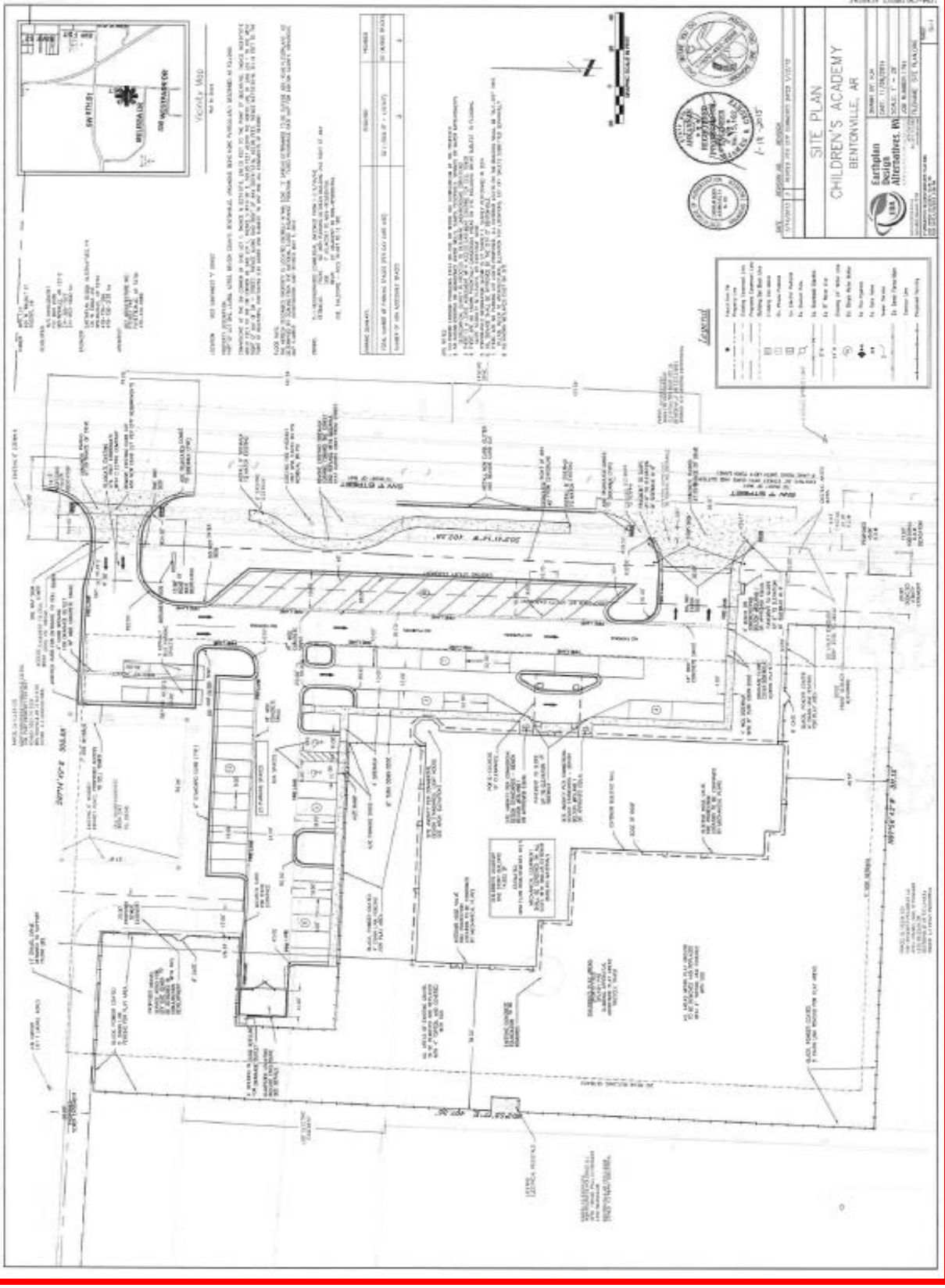
Exterior Lighting: No pole lights are proposed on the property; exterior wall sconces, designed to reduce glare and dark sky interference, will be used on the building

Average Attendance: The average daily attendance fluctuates with an average of 120 children per day and a maximum of 160 children per day anticipated.

Anticipated Deliveries: Minimum deliveries are required for this facility. On average, office supplies are delivered by van bimonthly and one food delivery truck is received weekly.

Attachments:

Site Plan of Children’s Academy
Photographs of vacant property



Location Map
Not to Scale

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	LOT 1	10,000	10.00
2	LOT 2	10,000	10.00
3	LOT 3	10,000	10.00
4	LOT 4	10,000	10.00
5	LOT 5	10,000	10.00
6	LOT 6	10,000	10.00
7	LOT 7	10,000	10.00
8	LOT 8	10,000	10.00
9	LOT 9	10,000	10.00
10	LOT 10	10,000	10.00



SITE PLAN
CHILDREN'S ACADEMY
BENTONVILLE, AR
Earthplan
Design
Alternatives, Inc.
11111 Highway 412, Suite 100
Bentonville, AR 72716
Phone: (479) 271-1111
Fax: (479) 271-1112
www.earthplan.com
Scale: 1" = 20'
Date: 1/18/2015
Sheet: 1 of 1

Legend

Property Lines	Property Lines
Easements	Easements
Setbacks	Setbacks
Driveways	Driveways
Streets	Streets
Highways	Highways
Other	Other

Planning Commission Staff Report

Large Scale Development: Patton Hangar, 2400 Southwest Aviation Street

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: March 3, 2015

GENERAL INFORMATION:

Project Number: 15-06000007

Applicant: 40 Rivercliff, LLC (Steve Patton)

Representative: Blew & Associates (Gerald Fox.)

Requested Action: Large Scale Development Approval

Location: 2400 Southwest Aviation Street

Existing Zoning: A-1, Agricultural

Land Use Plan: Public

BACKGROUND:

The applicant is seeking Large Scale Development approval for a 4,200 square feet airplane hangar located at 2400 Southwest Aviation Street. The plans as provide by the applicant also indicate that access to the site will be from a single curb cut along Southwest Aviation. The plans also included the construction of sidewalk along Southwest Aviation Street and the installation of 5 street trees. The exterior of the building will be constructed of Metal R-Panel and a stone veener wainscoting along the street facing side of the structure. On-site detention is not required and storm water will be released into an existing roadside ditch.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	-
Front: Without parking in front	20'	75' East
Side: Adjacent to non-residential district	7'	15' North & South
Side: Adjacent to residential district	30'	-
Rear: Adjacent to non-residential district	20'	20' West
Rear: Adjacent to residential district	30'	-
Height	60'	16'-0"
Landscape Coverage	8%	8%
Parking		
Standard Stalls	0	0
Handicap Stalls	0	0
Total:	0	0

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural	Public
South	A-1, Agricultural	Public
East	C-2, General Commercial	Public & Commercial
West	A-1, Agricultural	Public

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Southwest Aviation Street	Local
West	-	-

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: 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.
3. All landscaping will be maintained in healthy living condition and all plant material that dies shall be replaced.
4. The building will be constructed with similar exterior materials of those submitted and approved by the planning commission.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently a vacant lot located on the east side of the city's municipal airport.

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

Water / Sewer: Per the G.I.S. site, water and sewer **ARE** available to this site.

- **Waiver(s):** Waiver – **Design Standards, Building Design, Material.** Ordinance requires that the primary material constitute at least 75% of the wall area excluding glass and that that primary exterior material shall consist of a combination of brick, textured concrete block, or natural stone. The applicant is requesting this requirement be waived based on the statements in the attached waiver letter.

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**.



BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

Gerald Fox, PE, PLS
Blew & Associates, PA
524 West Sycamore, Suite 4
Fayetteville, Arkansas 72703

Chairman and Members
Bentonville Planning Commission
City of Bentonville
305 SW 'A' Street
Bentonville, Arkansas 72712

SUBJECT: Waiver Request for Building Materials
Patton Hangar, 2400 SW Aviation Street
Blew Project Number 14-650

January 28, 2015

To Whom It May Concern:

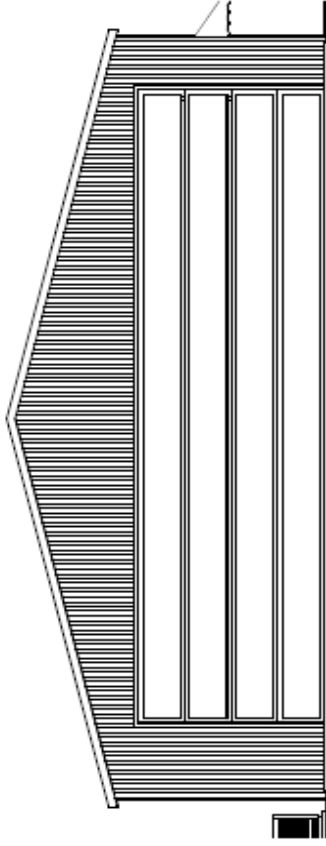
On behalf of Steven Patton, I respectfully request your consideration of the waiver described below. Mr. Patton has employed NWA Metal Building and Construction, LLC to build a Hangar at 2400 SW Aviation Street. Our request for relief on Building Materials meets the four (4) conditions for a waiver as follows:

1. *Requirement – That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.* Response – Airplane hangars typically have metal siding to keep the weight of the hangar door down. The door comprises a significant portion of the west façade of the building. The north, south and east (street side) facades are designed to meet or exceed the design scheme of the other hangars facing SW Aviation Street. Per Section 1100.13.A "The design standards in this section are intended to implement the city's vision for commercial development," this building will not have a "commercial" use and will be for the storage of a private airplane. We therefore believe that the commercial design standards should not apply.
2. *Requirement – That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.* Response – The waiver will allow the applicant to build a structure that will be similar to the surrounding buildings and thereby create a smooth, cohesive theme across the overall development, which in turn will promote the "enjoyment" of the applicant.
3. *Requirement – That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.* Response – By matching the design standard of the other hangars along SW Aviation Street, this development will not be detrimental to the public health, safety and welfare or injurious to the other property in the area.
4. *Requirement – That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in the accord with the provision of these regulations.* Response – This development coincides with the other development along the east side of the airport, and is believed to match the Airport Commission's vision of private hangars in this area.

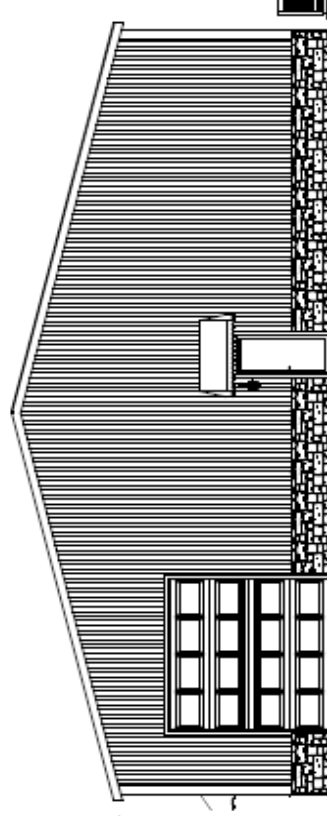
Sincerely,



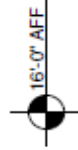
Gerald Fox, PE, PLS
Blew & Associates, PA

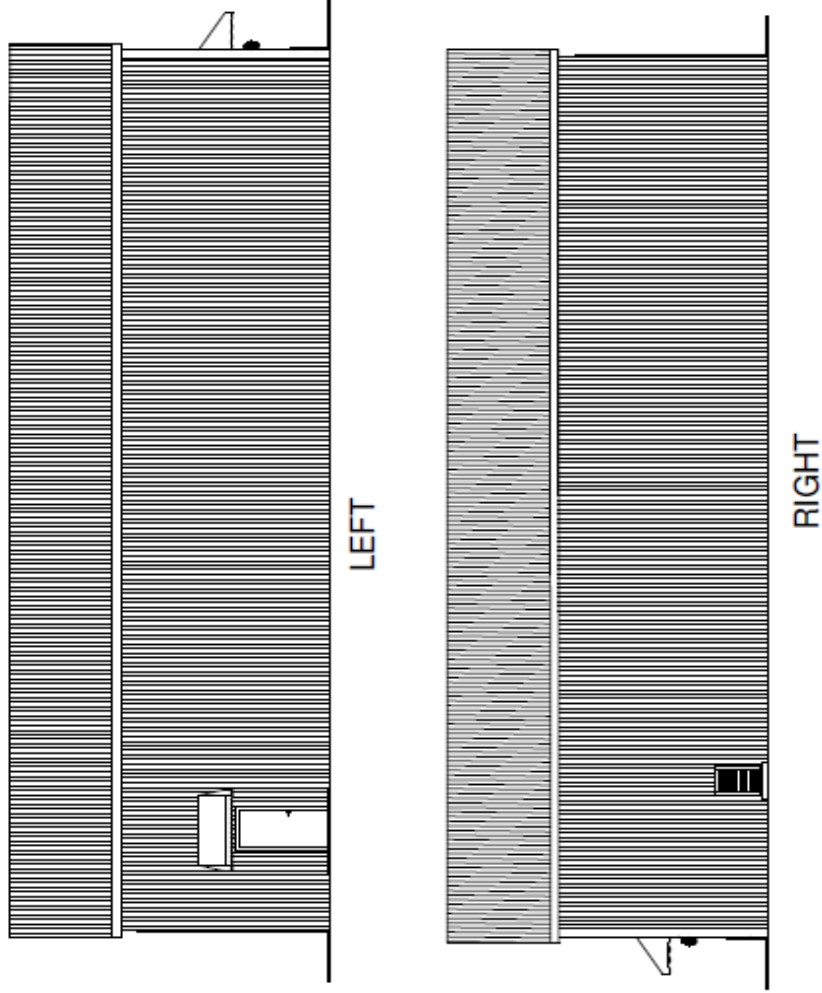


REAR



FRONT





09/30/14

Patton Hanger - SW Aviation Drive

