Planning Commission
Agenda
March 15, 2016

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

1. **Edgar Estates Blocks 1, 2 & 3** — **Final Plat**
   Southwest Bright Road

2. **Lot 2 of Food Hub, NWA Addition** — **Property Line Adjustment**
   801 Southeast 8th Street

3. **Lots 15, 16 & 17 of Curtis Addition** — **Property Line Adjustment**
   Northeast 'B' Street

4. **Brownstones on 'B' Street** — **Large Scale Development**
   Northeast 'B' Street

IV. New Business

5. **Medlin** — **Rezoning***
   (R-1, Single Family Residential to R-C2, Central Residential Moderate Density)
   406 Southeast 'D' Street

6. **Neuebox, LLC** — **Rezoning***
   (D-E, Downtown Edge to D-C, Downtown Core)
   South Main Street

7. **Meteor Radio Tower** — **Conditional Use***
   128 West Central Avenue

8. **Mores** — **Sidewalk Waiver Request**
   615 Northeast 2nd Street

V. Other Business
VI. Planner's Report
VII. Adjournment

*Denotes Public Hearing

Planning Commission
Minutes
March 1, 2016

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

Present: Debi Havner, Richard Binns, Rod Sanders, Jim Grider, Scott Eccleston, Joe Haynie and Greg Matteri
City Staff: Troy Galloway, Beau Thompson, Jon Stanley and John Easterling

Motion by Haynie, seconded by Grider to approve the minutes of February 16, 2016 as written.
Approved 7-0

Consent Agenda

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

Motion by Havner, seconded by Matteri to approve the consent agenda
Approved 7-0

New Business

Item #1
Westwood Holdings, LLC/Moro Development/buster Properties, LLC: (16-09000001) Rezoning, 303 Northeast 'B' Street, D-E, Downtown Edge to D-C, Downtown Core.
The applicants have requested a rezoning from D-E to D-C to develop townhomes.
Opened public hearing
Closed public hearing
Approved 7-0

Item #2
Bentonville Film Festival:. (16-02000001)Conditional Use, Peel House Foundation/Buster Properties, LLC/Cedar limited, LLC/Cindy Springs, LLC/Moro Development, LLC/Richip,LLC/Walton 5 & 10, LLC/1105 S. Walton, LLC.
Locations: 312 N. Main Street
207 Northeast Blake Street
250, 207* & 210 Northeast 3rd Street
204 & 301* Northeast B Street
202 & 216* North Main Street
100 Northwest 2nd Street
201 Northeast 2nd Street
1001 South Walton Boulevard

*Indicates Cinetransformer locations

Zoned: R-1, Single Family Residential, D-E, Downtown Edge and D-C, Downtown Core & C-2, General Commercial.

The applicant has submitted a Conditional Use application for a Film Festival to be located at the address above and depicted in the site plan below. The Film Festival is intended to provide ongoing mass distribution opportunities for women and minority owned production companies, independent filmmakers and distributors while celebrating the town of Bentonville, including cultural and outdoor activities. The proposed conditional use is to allow the property to be used as a sponsor village for the festival. The Bentonville Film Festival sponsors will setup temporary structures to activate with products, technology and services for the community and visitors to explore and enjoy.

Included in these temporary structures will be 3 cinetransformers (a self-contained portable theater). These cinetransformers will be located at 210 Northeast 3rd Street, 301 Northeast 'B' Street and 216 North Main Street.

The applicant is requesting the temporary use from April 30th to May 9th. The period includes time for setup and takedown. The actual festival activities will begin Tuesday, May 3rd and end Sunday May 8th. The general hours of operation will be 10:00 am to 10:00 p.m. Northeast 3rd Street will be closed during the event to facilitate pedestrian traffic. The street closure has been approved by the Traffic Safety and Signage Committee.

Roll-Off trash receptacles will also be placed on the two lots south of Compton Garden's maintenance office on Northeast B Street. No outdoor lighting changes are being proposed. Attendee & visitor numbers are anticipated to be 1500 dispersed throughout the event each day with Saturday be the highest attendance day. Employee & Volunteer numbers are expected to reach 650 for the entire event.

Parking for the event will provided at the various downtown municipal parking lots, public on-street parking, the old Nunnally Chevrolet parking lot and various park & ride locations.
Opened public hearing
Cheri Jones working with Parks and Recreation on shuttle from Memorial Park.
Closed public hearing

Item #3
Centro Crisiano De Fe De Bentonville: (16-06000006)Faith Christian Center, Large Scale Development, 1600 Southwest 14th Street, Zoned A-1, Agricultural.
The applicant has submitted a Large Scale Development for a, 7,853 square feet, 216 seat religious facility in an A-1 Agricultural zoning district located at 1600 Southwest 14th Street. Fifty four parking spaces are being provided. Access to the property will be from a single curb cut on Southwest 14th Street. The exterior of the building will be constructed of split face CMU, fiber cement siding and EFIS. Stormwater runoff will sheet flow to the north and detention is not required for this site. Water service is available to the site and sewer service will be addressed by the installation of a septic system.
The applicants have requested a waiver for the Perimeter Landscaping:

- The applicant is requesting a waiver to Article 1400, Landscaping, Screening & Buffering, Section 1400.7, Perimeter Landscaping & Screening, Subsection 'B.3' Screen Types. Ordinance states that a Type 'D' No Defined Screen with shade trees provided at a rate of 1 for every 50 linear feet. The applicant is requesting to only provide the perimeter screening for the southern 225 feet along the western & eastern property lines.

Motion by Havner, seconded by Grider to approve the waiver request for the Perimeter Landscaping.
Approved 7-0
Motion to approve the large scale development for Faith Christina Center
Approved 7-0

Item #4
Bike Rack Group, LLC: (15-06000033)SW 7th & 'B' Townhomes, Large Scale Development, 225 Southwest 7th Street & 225 Southwest Art Alley, Zoned C-2, General Commercial
The applicant has submitted a Large Scale Development for 9 Townhome units located at225 Southwest 7th Street. There are 4 two bedroom units and 5 one bedroom units ranging in size from 802 square feet to 1,800 square feet. Eighteen (18) total parking spaces are being provided, 6 on-street spaces and 12 off-street spaces including the garages. A 10' wide sidewalk with street trees will be constructed along Southwest 7th Street. On-site underground stormwater detention is being installed. Two ingress/egress points are being proposed, one curb cut onto Southwest 7th Street to the south and one curb cut onto a proposed public alley to the north. The exterior materials of the townhomes will consist of brick veneer, cedar lap siding, board & batten fiber cement siding and fiber cement panels.
A drainage report has been submitted and tentatively approved by the engineer, John Easterling we've been working with CEI and the drainage and they are confident we can get it worked out.
Jake Shy(CEI Engineering)-Drainage issues on south side of property, taking drainage channels into inlet. On site detention in pipes.
Approved 7-0

Item #5
RLP Development: (16-03000001)Edgar Estates, Blocks 1,2 & 3, Final Plat, Southwest Bright Road, Zoned R-1.
Edgar Estate, Block 1, 2 & 3 Subdivision consists of 31 acres and includes 95 lots, 2 of which are non-buildable. The property exists in a developing residential area in the southwest section of the city with two access points from Southwest Bright Road. All lots will have adequate access onto a public street. Regional detention is being provided to address runoff from the subdivision. Lots within this subdivision range from 0.17 acres to 0.33 acres. A traffic calming device has been installed along Southwest Barton Street. A 5 feet sidewalk is being constructed along all common area lots to allow pedestrian access and maintenance access to these areas. Right-of Way has been dedicated for the streets that will serve the subdivision as well as various utility easement dedications to allow utility services to each lot. A Fee-in-Lieu for the sidewalk and road improvements along Southwest Bright road was accepted and approved by the engineering department in the amount of $28,571.91.
Applicant has requested more time to complete bondable items
Motion by Sanders, seconded by Grider to table
Tabled 7-0

Other Business:
TG & BT-23 items turned in for the April 5, 2016 meeting, we may have to make adjustments to our tech review meeting place.
TG-Housel Lavine-future meeting approximately in June for a work session on the 'Downtown Standards'.

Motion by Matteri, seconded by Grider to adjourn
Meeting adjourned
Diane Shastid

Planning Commission Staff Report
Final Plat: Edgar Estates, Blocks 1, 2 & 3

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: 16-03000001

Applicant: RLP Development

Representative: WR Consulting (David Platz)

Requested Action: Final Plat Approval

Location: Southwest Bright Road

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

Edgar Estate, Block 1, 2 & 3 Subdivision consists of 31 acres and includes 95 lots, 2 of which are non-buildable. The property exists in a developing residential area in the southwest section of the city with two access points from Southwest Bright Road. All lots will have adequate access onto a public street. Regional detention is being provided to address runoff from the subdivision. Lots within this subdivision range from 0.17 acres to 0.33 acres. A traffic calming device has been installed along Southwest Barton Street. A 5 feet sidewalk is being constructed along all common area lots to allow pedestrian access and maintenance access to these areas. Right-of Way has been dedicated for the streets that will serve the subdivision as well as various utility easement dedications to allow utility services to each lot. A Fee-in-Lieu for the sidewalk and road improvements along Southwest Bright road was accepted and approved by the engineering department in the amount of $28,571.91.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	-	-
West	Southwest Bright Road	Collector

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 are issues.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is vacant and adjacent to developing residential areas in the southwest part of the city.

Drainage Report: A drainage report is not required at the time of final platting.

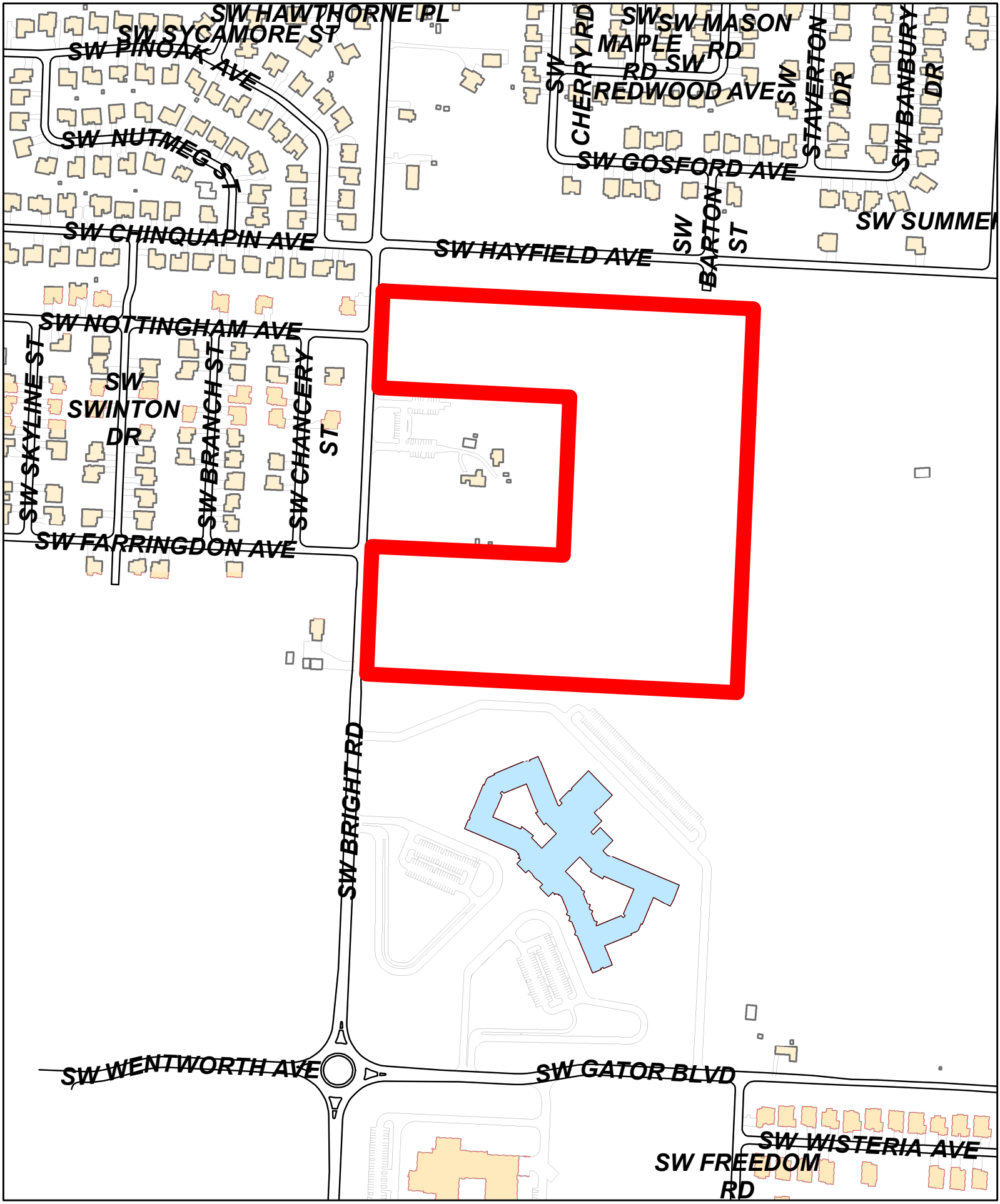
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

Waiver(s): N/A

Analysis / Conclusion: This final plat DOES meet the minimum requirements of the subdivision regulations. All non-bondable items have been completed.

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.



N
W E
S

1 inch = 414 feet

16-03000001
RLP Development
Edgar Estates Block 1, 2, & 3
94 Lots (30.66 Acres)

THE CITY OF BENTONVILLE

PARENT, LOT 1
⅝" NAIL IN SHINER
NW CORNER, NE ¼,
NW ¼, SEC 13,
T-19-N, R-31-W

P.O.B.

OXFORD RIDGE SUBDIVISION

⅝" FOUND IRON PIN
NE CORNER, NE ¼,
NW ¼, SEC 13,
T-19-N, R-31-W
(P4-519) (2005-762,4)
(2006-105)

FOUND STONE
NE CORNER, NW ¼,
NE ¼, SEC 18,
T-19-N, R-31-W
(P4-519) (2005-762,4)

S87°12'29"E 1280.82'

S87°00'11"E
1319.95'

SW BRIGHT ROAD

SW NOTTINGHAM
50' R.O.W. S87°12'29"E 27' WIDE

SW BARTON STREET

SW EDENSHIRE AVENUE
50' R.O.W. S87°31'51"E 27' WIDE

SW CROSSBOW CIRCLE
S87°12'29"E

SW EDINBURGH AVENUE
52' R.O.W. S87°31'51"E 30' WIDE

N 87°12'04" W 659.71'

S 87°12'29" E 383.67'

S 87°12'29" E 149.04'

N89°00'21"E

N87°21'16"W 135.33'

N87°21'15"W 135.17'

N88°38'18"W 122.20'

S87°24'56"E 660.91'

N87°09'34"W 1280.46'

N 87°31'51" W 584.84'

N02°27'13"W 1324.55'

N02°21'03"E 545.62'

N02°27'13"E 441.43'

N02°28'09"W 1325.66'

N02°27'13"E 335.06'

N 02°27'04" E 126.30'

S02°28'09"E 30.66'

MINIMUM FINISH FLOOR ELEVATION:

BLOCK 1
LOT 3 – 1283.00
LOT 4, 5 – 1282.00
LOT 6 – 1282.50
LOT 9, 19, & 20 – 1280.00
LOT 21-22 – 1281.00

BLOCK 2
LOT 17 – 1272.50
LOT 18 – 1272.00
LOT 19 – 1271.50
LOT 20-22 – 1271.50
LOT 30-31 – 1274.50
LOT 34 – 1275.50
LOT 35 – 1277.00
LOT 36-37 – 1278.00
LOT 38 – 1278.50
LOT 39 – 1279.50
LOT 40 – 1280.00
LOT 41 – 1281.00
LOT 42 – 1281.50
LOT 43 – 1282.00

BLOCK 3
LOT 3 – 1280.00
LOT 4 – 1279.00
LOT 9 – 1275.50
LOT 14-17 – 1274.50
LOT 18-22 – 1276.00
LOT 23 – 1277.00
LOT 24 – 1277.50
LOT 25 – 1279.00
LOT 26 – 1279.00
LOT 27 – 1281.00
LOT 28-29 – 1282.00

BLOCK AREAS
BLOCK 1 – 15.22 ACRES
BLOCK 2 – 8.71 ACRES
BLOCK 3 – 6.74 ACRES

NOT A PART
01-14053-000
ZONING R-1
GENERAL BAPTIST INVESTMENT FUND INC
100 STINSON DR
POPLAR BLUFF MO 63901-8736

23
NON-BUILDABLE LOT
DRAINAGE AND UTILITY EASEMENT
POND
1.59 acres

44
DRAINAGE AND UTILITY EASEMENT
POND
NON-BUILDABLE LOT
115,981 sq. ft.
2.66 acres

DRAINAGE AND UTILITY EASEMENT

CITY LIMIT STATION

EX. SIDEWALK

CONCRETE DITCH

FOUND MAG NAIL
SW CORNER, NE ¼,
NW ¼, SEC 13,
T-19-N, R-31-W
(2004-1369, 70)

FOUND IRON PIN w/CAP
SE CORNER, NE ¼,
NW ¼, SEC 13,
T-19-N, R-31-W
(P4-519)

SCALE 1"=100'
100 50 0 100

LEGEND
- Found Iron Pin
- Set Iron Pin
- Easement
- Property Line
- Property Line/Right of Way
- 5' Sidewalk
- Curb
- Fence
- Centerline
- Streetlight

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD LENGTH
C1	80.36'	1150.64'	S00°27'41"W	80.34'
C2	69.33'	1150.64'	S03°15'55"E	69.32'
C3	5.75'	1200.64'	N04°51'15"W	5.75'
C4	80.23'	1200.64'	N02°48'09"W	80.22'
C5	22.68'	15.00'	S44°12'34"E	20.58'
C6	23.56'	15.00'	S47°28'09"W	21.21'
C7	79.52'	1237.00'	S00°34'42"W	79.51'
C8	16.31'	1238.69'	S01°45'10"E	16.31'
C9	24.85'	15.00'	N45°19'52"E	22.10'
C10	21.78'	15.00'	N45°37'00"W	19.91'
C11	76.62'	1150.64'	N02°07'05"W	76.60'
C12	22.48'	1150.64'	N00°20'57"E	22.48'
C13	31.34'	1150.64'	N01°41'21"E	31.34'
C14	23.65'	15.00'	N47°37'50"E	21.27'
C15	23.48'	15.00'	N42°22'10"W	21.15'
C16	12.53'	75.00'	S88°00'15"W	12.52'
C17	105.70'	75.00'	S42°50'34"W	97.17'
C18	39.41'	25.00'	S47°37'50"W	35.45'
C19	15.13'	15.00'	S60°37'21"W	15.09'
C20	72.69'	60.00'	S18°41'40"W	68.32'
C21	48.01'	60.00'	S38°56'02"E	46.74'
C22	52.01'	60.00'	S86°41'21"E	50.40'
C23	50.01'	60.00'	N44°36'01"E	48.57'
C24	72.39'	60.00'	N13°50'23"W	68.08'
C25	7.22'	60.00'	S51°51'03"E	7.22'
C26	71.71'	274.00'	S79°39'44"E	71.50'
C27	23.66'	15.00'	N47°39'18"E	21.28'
C28	23.46'	15.00'	S42°20'42"E	21.14'
C29	33.53'	326.00'	S76°10'39"E	33.52'
C30	51.79'	326.00'	S83°40'29"E	51.73'
C31	50.23'	326.00'	N83°06'59"W	50.18'
C32	37.19'	326.00'	N75°26'00"W	37.17'
C33	57.80'	274.00'	N81°29'15"W	57.69'
C34	15.68'	274.00'	N73°48'17"W	15.68'
C35	23.57'	15.00'	S47°27'41"W	21.22'
C36	23.56'	15.00'	S42°32'19"E	21.21'
C37	23.47'	15.00'	S42°22'38"E	21.15'
C38	23.65'	15.00'	S47°37'22"W	21.28'
C39	73.18'	683.84'	N89°45'10"E	73.14'
C40	57.91'	633.84'	S89°10'19"E	57.89'
C41	9.98'	633.84'	N02°53'59"E	9.98'
C42	7.16'	60.00'	N56°49'09"E	7.16'
C43	8.17'	15.00'	S13°08'23"E	8.07'
C44	6.95'	15.00'	S42°01'28"E	6.89'

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
COMMUNITY DEVELOPMENT DIRECTOR

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____
CURRENT OWNER

SOURCE OF TITLE: D.R.:
_____

PAGE: _____

OWNERS DEDICATION

WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

_____
RLP DEVELOPMENT REPRESENTATIVE

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2016
BRIGHT ROAD ENTERPRISES REP

_____
NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS ____ DAY OF _____, 2016 BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, ARKANSAS.

_____
CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS FINAL PLAT AND THE LAND DEDICATED FOR STREETS AND OTHER PUBLIC USES IS HEREBY ACCEPTED THIS _____ DAY OF _____, 2016 BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS.

_____
MAYOR

_____
CITY CLERK

CERTIFICATE OF ACCURACY

I, DAVID B. PLATZ, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1553
Signature
DAVID B. PLATZ
PROFESSIONAL LAND SURVEYOR

PROPERTY DESCRIPTION

LOTS ONE AND TWO OF FLAGSTONE ADDITION AS SHOWN IN PLAT RECORD 2012 AT PAGE 145 FILED ON APRIL 23, 2012 AS FOUND IN THE CIRCUIT CLERK'S OFFICE FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 IN SECTION 13, T-19-N, R-31-W, THENCE SOUTH 87°12'29" EAST 35.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 87°12'29" EAST 1280.82 FEET TO A FOUND IRON PIN, THENCE SOUTH 02°28'09" WEST 1325.66 FEET TO A FOUND IRON PIN, THENCE NORTH 87°09'34" WEST 1280.46 FEET TO A FOUND IRON PIN, THENCE NORTH 02°27'13" EAST 441.43 FEET TO A FOUND IRON PIN, THENCE SOUTH 87°24'56" EAST 660.91 FEET TO A FOUND IRON PIN, THENCE NORTH 02°21'03" EAST 545.62 FEET TO A FOUND IRON PIN, THENCE NORTH 87°12'04" WEST 659.71 FEET TO A FOUND IRON PIN, THENCE NORTH 02°27'13" EAST 335.06 FEET BACK TO THE POINT OF BEGINNING CONTAINING 30.66 ACRES MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 11TH DAY OF JANUARY, 2016 THE HEREON PLATTED AND DESCRIBED SUBDIVISION WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE DRAWING ARE AS SHOWN ON THIS PLAT.

_____
DAVID B. PLATZ, R.L.S. #1553

RIGHT OF WAY DEDICATION

RIGHT OF WAY IS DEDICATED 35' FROM CENTERLINE OF BRIGHT ROAD, TOTAL AREA OF DEDICATION IS 0.60 ACRES.

NOTE

1. NO FENCE OR ANY OTHER STRUCTURE MAY BE BUILT IN DRAINAGE EASEMENT.
2. 5' WIDE SIDEWALKS WITH A 5' GREEN SPACE WILL BE COMPLETED AT TIME OF HOME CONSTRUCTION PER CITY ORDINANCE.
3. MINIMUM FINISH FLOOR ELEVATION FOR LOTS SHALL BE AT LEAST ONE FOOT (1') ABOVE THE CURB ELEVATION IN FRONT OF THE HOUSE OR THE PROSCRIBED ELEVATION LISTED ON THIS DRAWING FOR SELECT LOTS, WHICHEVER IS HIGHER.
4. ALL NEW EASEMENTS SHOWN ON THIS PLAT ARE TO BE DEDICATED BY THIS PLAT.

SETBACK

FRONT SETBACK	30 FEET
FRONT SETBACK w/o GARAGE	20 FEET
SIDE SETBACK	7 FEET
REAR SETBACK	25 FEET

ZONING

THIS PROPERTY IS ZONED: R-1

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0255 K, DATED JUNE 5, 2012.

ENGINEER & SURVEYOR
W/R CONSULTING, INC.
P.O. BOX 223
BENTONVILLE, AR 72712
(479) 273-7989

DEVELOPER & OWNER
RLP DEVELOPMENT LLC
P.O. BOX 3207
BENTONVILLE, AR 72712
(479) 530-2337

EDGAR ESTATES SUBDIVISION
BLOCK 1, 2, & 3
A REPLAT OF LOT 1 & 2 OF FLAGSTONE ADDITION

FINAL REPLAT

REVISIONS		
No.:	BY:	DATE:

OWNER:
RLP DEVELOPMENT LLC
P.O. BOX 3207
BENTONVILLE, AR 72712

273-7989 OR 366-7989
CONSULTING INC.
P.O. BOX 223 BENTONVILLE, AR 72712

DRAWN BY:	DATE: 1/11/16
CHECKED BY: DBP	JOB No.: 2014200
SCALE: 1"=100'	SHEET: 1

Planning Commission Staff Report
Property Line Adjustment: Lot 2 Food Hub, NWA Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: March 15, 2016

GENERAL INFORMATION:

Project Number: 16-05000003

Applicant: Food Hub NWA, LLC

Representative: Kevin Hall (CEI Engineering)

Requested Action: Property Line Adjustment Approval

Location: Southeast 8th Street

Existing Zoning: C-2, General Commercial

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a property line adjustment for property located along Southeast 8th Street that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant indicates one new lot from one existing lot to be known as Lot 2 of Food Hub, NWA Addition and will consist of 9.07 acres. The plats show the dedication of a 20' utility easement for the relocation of a public sewer main and also references the the newly acquired right-of-way for the 8th Street widening project. Both water and sewer services are available to this location.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	I-2, Heavy Industrial & C-1, Neighborhood Commercial	City Trail
South	I-2, Heavy Industrial, R-3 Medium Density Residential & R-1, Single Family Residential	Single Family and Multi-Family Housing
East	I-2, Heavy Industrial	Vacant Industrial Plant
West	I-2, Heavy Industrial	Vacant Parcel

STREETS

Direction	Name	Classification
North	Southeast 8th Street	Arterial
South	-	-
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 site is the location of the abandoned Tyson Plant.
Drainage Report: A drainage report is not required for this property line adjustment.

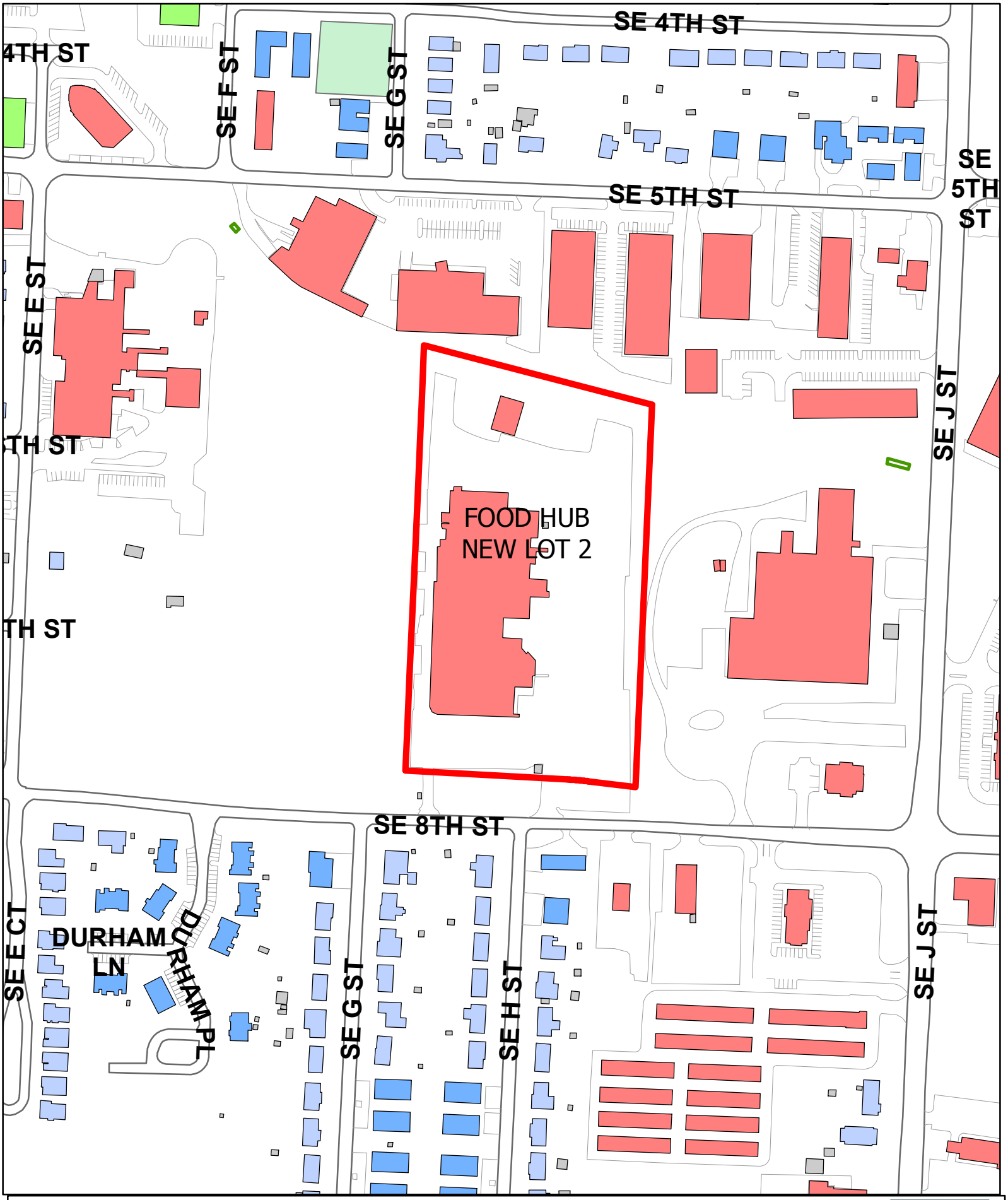
Water / Sewer: Per the G.I.S. site, water and sewer currently in use on site.

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.



LOT SPLIT
FOOD HUB NWA ADDITION
801 SE 8TH ST
16-05000003

THE CITY OF BENTONVILLE

Property Line Table		
Line #	Bearing	Distance
L1	N02°29'08"E	73.17'
L2	N02°27'21"E	141.60'
L3	N02°33'41"E	268.30'
L4	N02°25'42"E	112.95'
L5	N02°35'44"E	142.13'
L6	N02°14'57"E	12.93'
L7	N02°28'13"E	127.54'
L8	N82°59'01"W	97.67'
L9	N86°53'48"W	334.51'

Easement Line Table		
LINE	BEARING	DISTANCE
EL10	S02°28'13"W	126.05'
EL11	S74°20'31"E	282.11'
EL12	S72°35'34"E	118.07'
EL13	S01°07'30"W	143.79'
EL14	S87°37'08"E	82.90'
EL15	S02°28'18"W	20.00'
EL16	N87°37'08"W	102.46'
EL17	N01°07'30"E	148.36'
EL18	N72°35'34"W	102.77'
EL19	N74°20'31"W	277.08'
EL20	N02°22'07"E	20.55'
EL21	S02°28'31"W	262.47'

Easement Line Table		
LINE	BEARING	DISTANCE
EL22	N02°28'24"E	20.06'
EL23	S83°08'08"E	96.23'
EL24	S87°02'44"E	334.55'
EL25	S02°29'08"W	18.77'

County Recording Information

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	642.00'	43.81'	3°54'35"	N84°56'35"W	43.80'

Easement Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC2	662.00'	45.17'	3°54'34"	N85°05'27"W	45.16'

Detail 'B'

Detail 'A'

Detail 'B'
Scale: 1"=10'

Detail 'A'
Scale: 1"=10'

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

Convergence -1°16'46.14923"
Combined Scale Factor: 0.999971142
Computed for the Found 5/8" Rebar at the SE Corner of Subject Tract.

Northing: 746414.45' US Ft.
Easting: 664936.95' US Ft.
Elevation=1290.73' US Ft.

LEGEND

- Property Line
- Adjacent Lot/Property Line
- Lot/Deed Line
- Right-of-Way Line
- Existing Easement Line
- Proposed Easement Line
- Existing Building
- Canopy - Overhang
- Flood Zone "A"
- Brass Cap
- Chiseled "X"
- Iron Pipe Found (As Noted)
- Rebar Found (As Noted)
- Rebar Set (LS #1789)
- Backflow Preventer
- Clean Out
- Drainage Manhole
- Electric Meter
- Electric Riser
- Fire Hydrant
- Gas Meter
- Sanitary Sewer Manhole
- Telephone Riser
- Utility Pole
- Water Meter
- Water Valve
- Vault Water
- Bearing & Distance Change for Easement
- Bearing & Distance Change for Property
- Flood Zone "AE"
- Floodway

Sheet 2 Lot Split Plat

State Plat Code: 500-20N-30W-0-32-420-04-1337

Atlas Page 404

NO.	DATE	DESCRIPTION
3	02/22/16	Revised per City Comments
2	01/21/16	Added Additional Owner, Revised Sewer Easement & Add ROW
1	07/20/15	Revised per City Comments

REVISIONS

Scale: 1" = 60'	2/28/16	KMH	TLP	KCD	KMH
	DATE	PLS	DRW	FLD	CHK'R

Lot 1 & 2 of Food Hub, NWA Addition

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
PH: (479)273-9472
FAX: (479)273-0844

Lot Split
801 SE 8th Street
Bentonville, Arkansas

DATE 2/28/16 6:00 AM Rev-3

SHEET NO. 2 OF 2

STATE OF ARKANSAS No. 1720 REGISTERED PROFESSIONAL SURVEYOR MICHAEL HALL

CERTIFICATE OF AUTHORITY CEI Engineering Associates, Inc. No. 118 ARKANSAS SURVEYOR NO.

PRELIMINARY

© 2016 CEI ENGINEERING ASSOCIATES, INC.

209 # 38259 DRAWING: 38259b.dwg Split Plat-R3.dwg LAST SAVED BY: TPRYETT

Planning Commission Staff Report
Property Line Adjustment: Lots 15, 16 & 17 of Curtis Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: March 15, 2016

GENERAL INFORMATION:

Project Number: 16-07000003

Applicant: Westwood Holdings, LLC / Moro Development / Buster Properties, LLC

Representative: Kevin Hall (CEI Engineering)

Requested Action: Property Line Adjustment Approval

Location: Northeast 'B' Street

Existing Zoning: D-C, Downtown Core

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a property line adjustment for property located along Northeast 'B' Street that resides in the D-C, Downtown Core zoning district. The plat as provided by the applicant indicates the creation of three new lots to be known as Lots 15 (0.14 acres), Lot 16 (0.29 acres) & Lot 17(0.62 acres) of Curtis Addition. The plats show the dedication of a 10' public utility easement for electrical services and the dedication of right-of-way along Northeast 'B; Street per the Master Street Plan. Two alleys are shown on the plat to be vacated per a separate document. Both water and sewer services are available to this location.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Compton Gardens
South	D-C, Downtown Core	Vacant parcel
East	R-1, Single Family Residential	Single Family Homes
West	D-E, Downtown Edge	Compton Gardens

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Northeast 'B' Street	Local
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; two of the parcels are vacant and one parcel has an existing single family home.

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

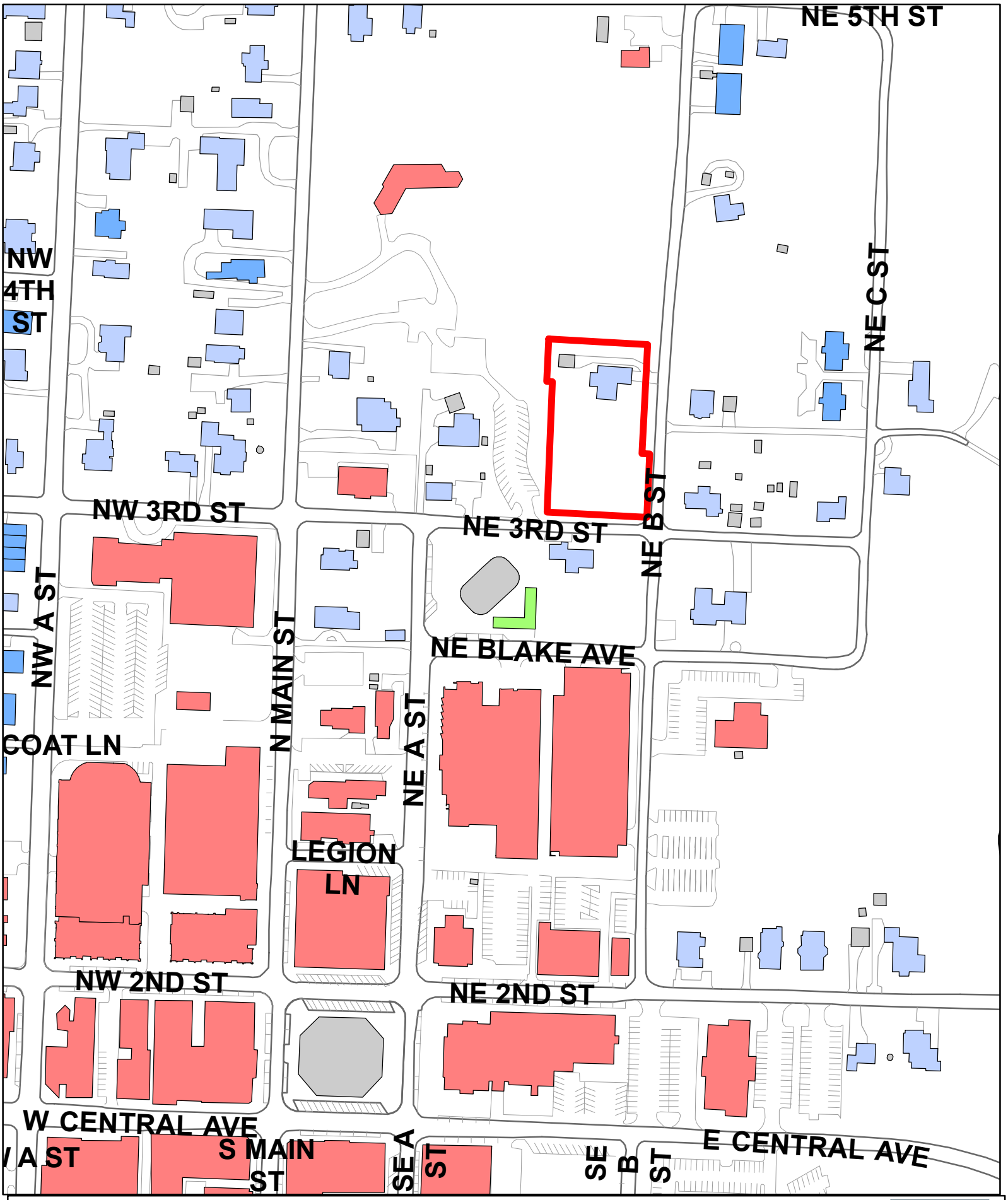
Water / Sewer: Per the G.I.S. site, water and sewer currently in use on site.

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.

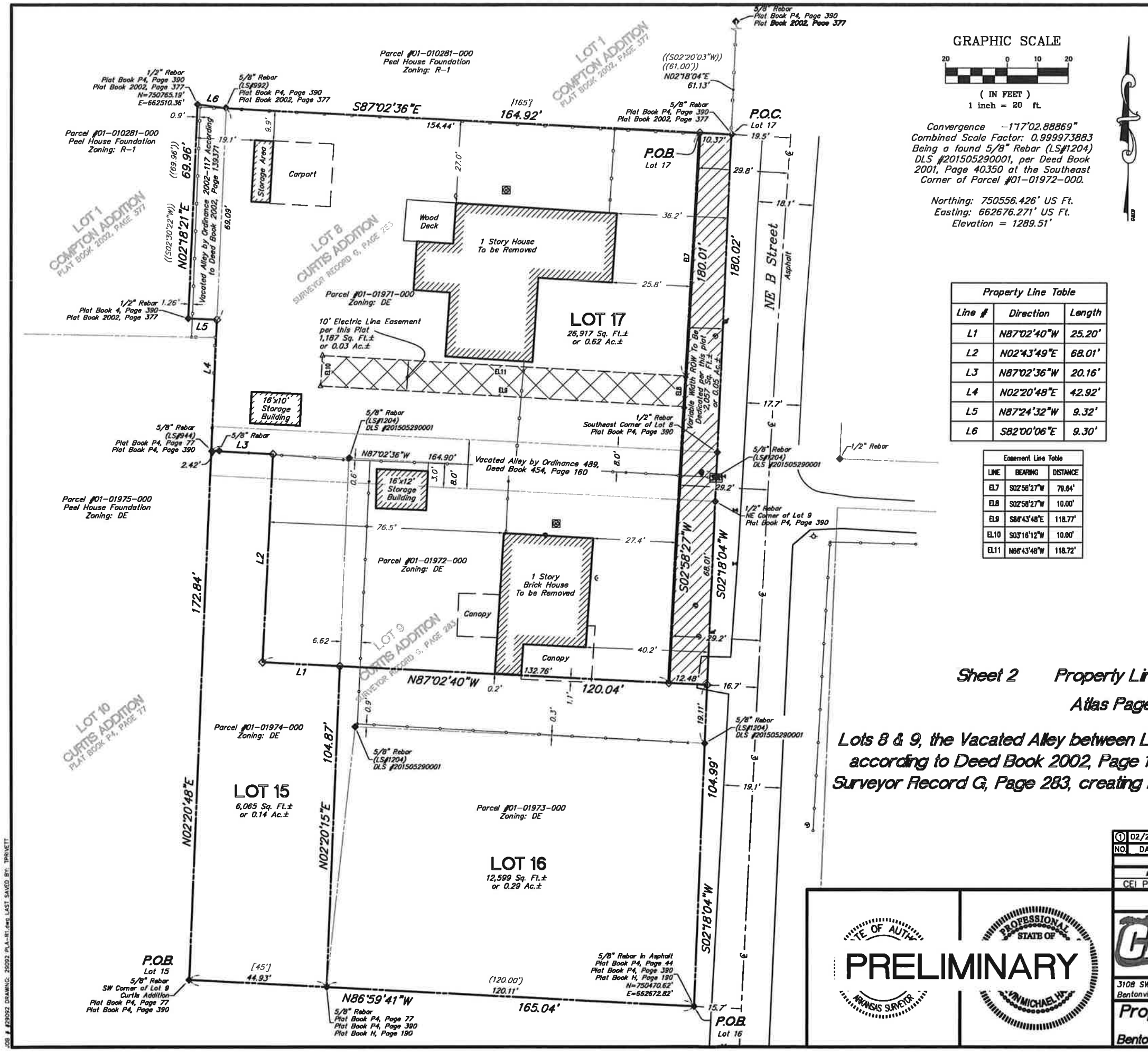


N
W E
S

1 inch = 200 feet

PROPERTY LINE ADJUSTMENT
BROWNSTONES ON B ST NEW LOTS 15-17
16-07000003 CURTIS ADDITION

THE CITY OF BENTONVILLE



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

Convergence −1°17'02.88869"
Combined Scale Factor: 0.999973883
Being a found 5/8" Rebar (LS#1204)
DLS #201505290001, per Deed Book
2001, Page 40350 at the Southeast
Corner of Parcel #01-01972-000.

Northing: 750556.426' US Ft.
Easting: 662676.271' US Ft.
Elevation = 1289.51'

County Recording Information

LEGEND

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Centerline
- Fence (Chainlink)
- Found Rebar (As Noted)
- Set Rebar (LS#1789)
- Site Benchmark
- Found Brass Cap
- Clean Out
- Fire Hydrant
- Water Meter
- Water Valve
- Gas Meter
- Electric Meter
- Pad Mount AC Unit
- Electrical Riser
- Utility Pole
- Telephone Riser
- (XXXX) Record Bearing & Distances per Deed Book 2008, Page 6085
- [XXXX] Record Bearing & Distances per Deed Book 2006, Page 53372
- {XXXX} Record Distance per Curtis Addition-Surveyor Record "G" at Page 283
- ((XXXX)) Record Bearing & Distance per Plat Book 2002 at Page 377

Property Line Table		
Line #	Direction	Length
L1	N87°02'40"W	25.20'
L2	N02°43'49"E	68.01'
L3	N87°02'36"W	20.16'
L4	N02°20'48"E	42.92'
L5	N87°24'32"W	9.32'
L6	S82°00'06"E	9.30'

Easement Line Table		
LINE	BEARING	DISTANCE
EL7	S02°56'27"W	79.64'
EL8	S02°58'27"W	10.00'
EL9	S86°43'48"E	118.77'
EL10	S03°16'12"W	10.00'
EL11	N86°43'48"W	118.72'

Sheet 2 Property Line Adjustment Sheet

Atlas Page 361

Lots 8 & 9, the Vacated Alley between Lots 8 & 9 and the Vacated Alley according to Deed Book 2002, Page 139371, all in Curtis Addition per Surveyor Record G, Page 283, creating Lots 15, 16 & 17 of Curtis Addition

State Plat Code: 500-20N-30W-0-30-210-04-1789

NO.	DATE	DESCRIPTION
1	02/22/16	Revised per City Comments

REVISIONS

#29092	2/27/16	KMH	TLP	KMH	KMH
CEI PROJECT NO.	DATE	PLS	DRW	FLD	CHK'R

PRELIMINARY

STATE OF ARKANSAS SURVEYOR

PROFESSIONAL STATE OF ARKANSAS MICHAEL HAN

New Lots 15, 16 & 17 of Curtis Addition

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
PH: (479)273-9472
FAX: (479)273-0844

Property Line Adjustment
303 & 305 NE B Street
Bentonville, Arkansas

DATE 2/27/16 7:00 AM Rev-1

SHEET NO. 2 OF 3

© 2016 CEI ENGINEERING ASSOCIATES, INC.

JOB # 29092 DRAWING: 29092 PLA-R1.dwg LAST SAVED BY: TPRYETT

Planning Commission Staff Report
Large Scale Development: Brownstones on 'B' Street

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley
PC DATE: March 15, 2016

GENERAL INFORMATION:

Project Number: 15-06000035

Applicant: Westwood Holdings, LLC / Moro Development / Buster Properties, LLC

Representative: CEI Engineering Associates (Jacob Shy)

Requested Action: Large Scale Development Approval

Location: Northeast 'B' Street

Existing Zoning: D-C, Downtown Core

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a Large Scale Development for 16 three story town home units located on Northeast 'B' Street. The project will be comprised of 4 separate buildings with 4 units per building and the average size of each unit will be approximately 2,074 square feet. Twenty five total parking spaces are being provided to serve the development, six on-street parking spaces and 19 off-street parking spaces including the garages. An 8' wide sidewalk with street trees will be constructed along Northeast 'B' Street. On-site underground stromwater detention is being installed to control stromwater run-off. Access to the site will be from a single curb cut onto Northeast 'B' Street. The exterior of the buildings will be constructed of fiber cement "Shake" Siding, stone veneer, fiber cement trim and aluminum railing.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks:		
Front Non-Residential:	0' max.	-
Front Residential:	20' max.	5' East
Side:	0' min.	9' North & South
Rear: Adjacent to non-residential zones.	0' min.	-
Rear: Adjacent to residential zones and building height < 20'.	0' min.	-
Rear: Adjacent to residential zones and building height > 20'.	0' min.	8' West.
Height	20' min./80' max.	37'
Landscape Coverage	0%	10%
Parking		
Standard Stalls	16	25 including garages
Handicap Stalls	0	0
Total:	16	25

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	D-E, Downtown Edge	Downtown Mixed Use Residential
South	D-C, Downtown Core	Downtown Mixed Use Residential
East	R-1, Single Family Residential	Downtown Mixed Use Residential
West	D-E, Downtown Core	Downtown Mixed Use Residential

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Northeast 'B' Street	Local
West	-	-

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows:

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.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; two parcels are vacant on one parcel is the location of single family home near the downtown square.

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.

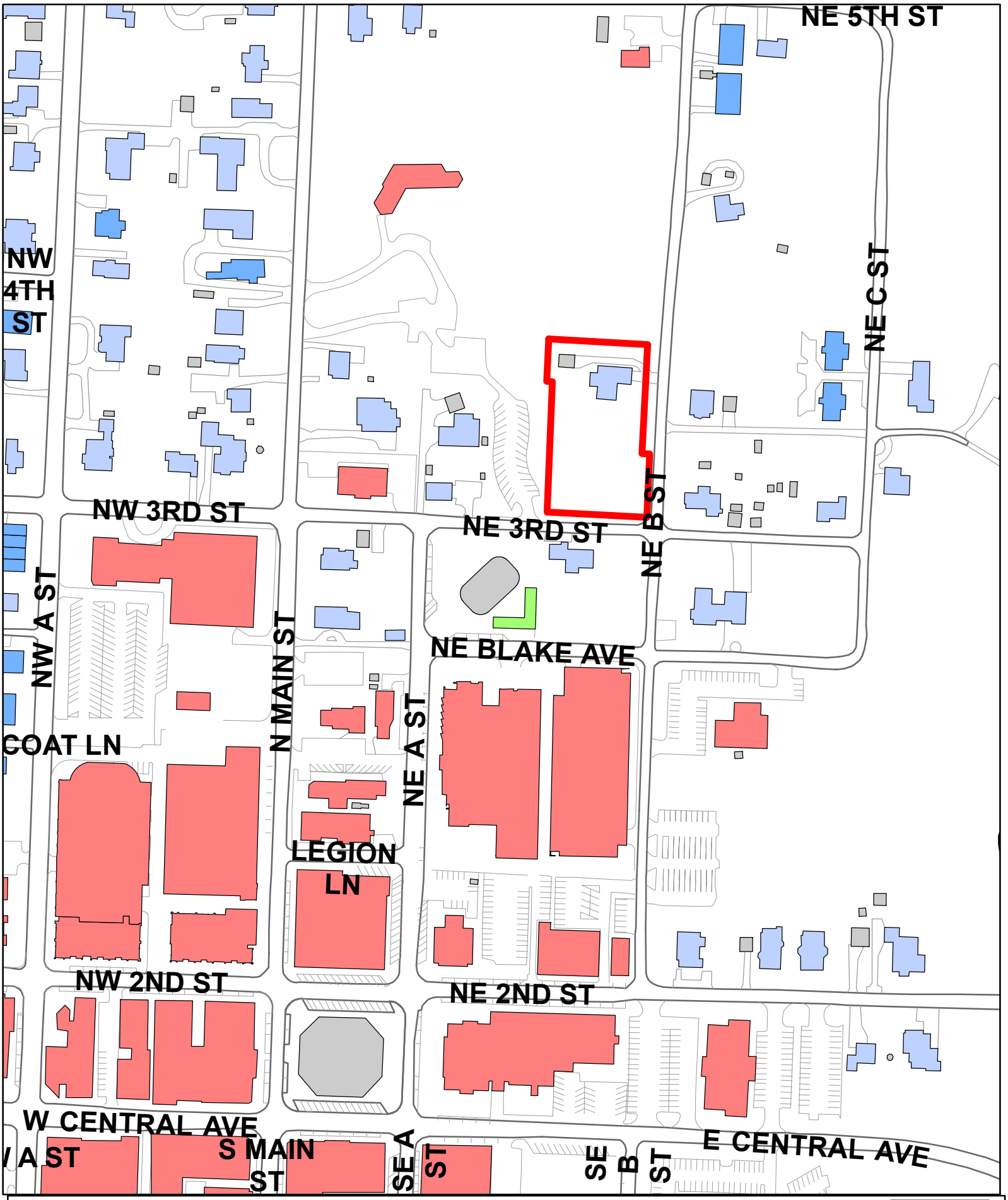
.

Waiver(s): N/A

Analysis / Conclusion: This large scale development DOES meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.

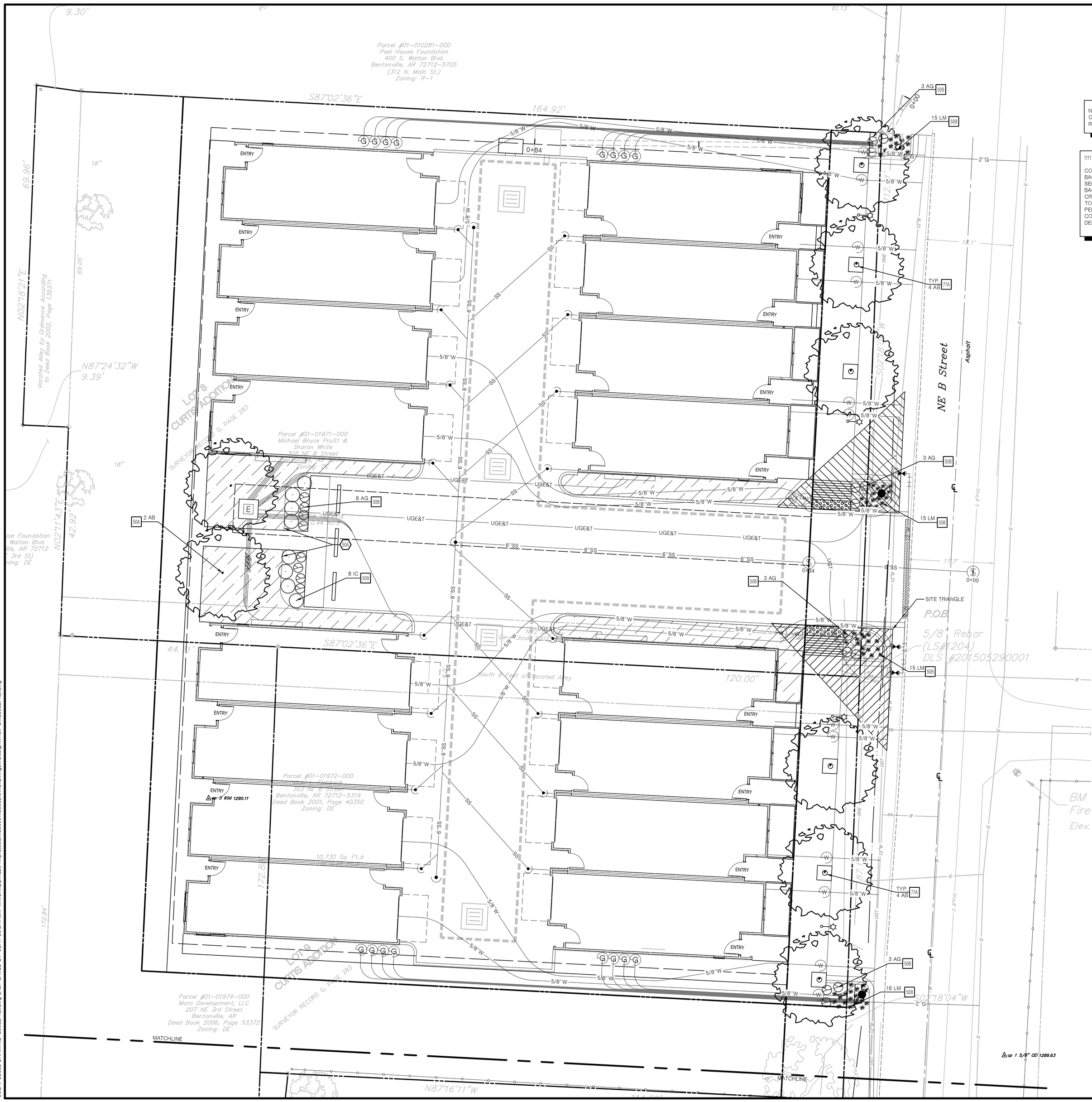


N
W E
S

1 inch = 200 feet

LARGE SCALE DEVELOPMENT
BROWNSTONES ON B ST
15-06000035 CURTIS ADDITION

THE CITY OF BENTONVILLE



A FULLY AUTOMATED UNDERGROUND IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY OWNER. IRRIGATION DESIGNER SHALL BE RESPONSIBLE FOR SIZING AND SPECIFYING BACKFLOW PREVENTER IN ACCORDANCE WITH LOCAL CODES. IRRIGATION LINES OR IRRIGATION EQUIPMENT SHALL NOT BE PLACED WITHIN THE RIGHT-OF-WAY. NO TRENCHING IRRIGATION LINES THROUGH TREE PRESERVATION AREA.

NOTE:
CONTRACTOR TO VERIFY FINAL LANDSCAPE PLAN WITH OWNER'S REPRESENTATIVE/ ARCHITECT BEFORE EXECUTING.

!!!!!!! IMPORTANT NOTICE !!!!!!!!

CONTRACTOR SHALL PROVIDE A REDUCED PRESSURE PRINCIPLE TYPE BACKFLOW PREVENTER ON ALL DOMESTIC AND IRRIGATION WATER SERVICES.
BACK FLOW PREVENTION ASSEMBLIES ON DOMESTIC WATER LINES WILL CREATE A CLOSED SYSTEM AND POSSIBLY DANGEROUS SITUATION DUE TO THERMAL EXPANSION. SPECIFIC STEPS MUST BE TAKEN TO AVOID PERSONAL INJURY OR PROPERTY DAMAGE. SEE ARKANSAS PLUMBING CODE FOR MORE INFO OR CALL CITY OF BENTONVILLE WATER DEPARTMENT.

SITE BENCHMARK
"TOP BOLT BETWEEN THE "E" AND "L" IN THE WORD "MUELLER" ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF NE B STREET. APPROXIMATELY 46.0' NORTHEAST OF A UTILITY POLE ON THE WEST SIDE OF NE B STREET, AND APPROXIMATELY 174.0' NORTHEAST OF A SANITARY SEWER MANHOLE IN NE B STREET. ELEVATION = 1291.17'

N

0 10' 15' 20'
SCALE IN FEET

811 Know what's below. Call before you dig.

EXISTING LEGEND

Boundary Line		Telephone Riser	
Adjoining Boundary Line		Deciduous Tree	
Gas Line	G	Existing Ground	eg
Overhead Cable TV Line	OHC	Grade Break	gb
Overhead Electric Line	OHE	Top Bank	tb
Sanitary Sewer Line	S	Flow Line (Ditch)	fl
Storm Drainage Pipe		Edge of Asphalt	ea
Underground Telephone Line	UGT	Edge of Concrete	ec
Water Line	W	Edge of Gravel	eog
Fence (Chainlink)		Sanitary Sewer Manhole	smh
Found Rebar (As Noted)		Overhead Electric	ohe
Site Benchmark		Deciduous Tree	dec
Found Brass Cap		Building Corner	bld
Clean Out		Finish Floor	ff
Sanitary Sewer Manhole		Building Canopy	cpy
Fire Hydrant		Pipe flowline	flp
Water Meter		Division of Land Surveys	DLS
Water Valve		Corrugated Metal Pipe	CMP
Gas Meter		Polyvinyl Chloride Pipe	PVC
Electric Meter		Record Bearing & Distances per Deed Book 2008, Page 6085	(XXXX)
Pad Mount AC Unit		Record Bearing & Distances per Deed Book 2006, Page 53372	[XXXX]
Electrical Riser			
Utility Pole			

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- STORM DRAIN
- BERMUDA GRASS SOD
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

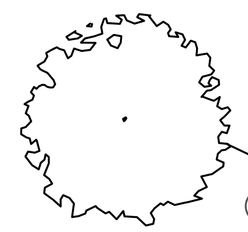
SEEDING MUST BE 80% ESTABLISHED AT TIME OF FINAL INSPECTION

LANDSCAPE NOTES

50A STEEL EDGING.

LANDSCAPE DETAILS

50A TREE PLANTING
50B SHRUB PLANTING
77A TREE WELL PLANTING



PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
AB	10	JAPANESE ZELKOVA Zelkova Serrata	B&B	2.5" CAL	6' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, FULL CANOPY
IC	8	JAPANESE HOLLY Ilex crenata 'Helleri'	CONT.	5 GAL	4'-0" O.C.
AG	20	GLOSSY ABELIA Abelia x grandiflora 'Kaleidoscope'	CONT.	3 GAL	3'-0" O.C.
LM	62	LILY TURF Liriope muscari	CONT.	1 GAL	2'-0" O.C.

29092	3/8/16	TCO	NMS	DHM	DHM
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

LICENSED LANDSCAPE ARCHITECT
JENNY C. SMITH
License Number 8531
STATE OF ARKANSAS

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 S.W. REGENCY PARKWAY, SUITE 2 (479)273-9472
Bentonville, AR 72712 FAX (479)273-0844

BROWNSTONES ON B ST

303 NE B STREET
BENTONVILLE, ARKANSAS

LANDSCAPE PLAN

REV DATE 3/8/16 REV-2

SHEET NO. 8 OF 19

© 2016 CEI ENGINEERING ASSOCIATES, INC.

D:\29092 DRAWINGS\ 29092Proj.dwg LAST SAVED BY: JSH Y LOCATION: W:\Architecture\#29000\29092\29092 DWG\Revit\Plans\Working Files\29092Proj.dwg

© 2015 CORE ARCHITECTS, INC. ALL RIGHTS RESERVED

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

3 WEST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES

65% STONE VENEER

35% FIBER CEMENT

BROWNSTONES ON B. ST.

CORE ARCHITECTS

© 2015 CORE ARCHITECTS, INC. ALL RIGHTS RESERVED

1 NORTH ELEVATION
1/4" = 1'-0"

2 SOUTH ELEVATION
1/4" = 1'-0"

BROWNSTONES ON B. ST.

11.30.2015 ARCHITECTURAL ELEVATIONS

CORE ARCHITECTS

PC Meeting of: March 15, 2016

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3122
Fax: (479) 271-5906

REZONING: Medlin (R-1, Single Family Residential to RC-2, Central Residential-Moderate Density)
Current Planning Division Correspondence: Planning Commission Staff Report

TO:	City of Bentonville, Arkansas Planning Commission
FROM:	Beau Thompson, AICP, Planner
THRU:	Troy Galloway, AICP, Community Development Director
DATE:	March 15, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000002

Applicant/Current Owner: Kenneth & Sarah Medlin

Representative: Todd Jacobs (Jacobs Group)

Requested Action: Rezoning

Location: 406 Southeast 'D' Street

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: RC-2, Central Residential-Moderate Density

Future Land Use Map Designation: Downtown Mixed Use Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is occupied by and existing single family home in a mixed use area of the downtown.

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

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Vacant Parcel	R-1, Single Family Residential	Downtown Mixed Use Residential
South	Single Family Residence	R-1, Single Family Residential	Downtown Mixed Use Residential
East	Warehouse/office	R-1, Single Family Residential	Mixed Use
West	Single Family Residence	R-1, Single Family Residential	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	Southeast 'D' Street	Local Street	20' of asphalt no curb or gutter
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On February 12, 2016, 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 February 12, 2016. In addition, staff posted a notice of public hearing sign on the property on February 26, 2016. 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 RC-2 zoning designation to the allow for the redevelopment within the downtown area. The RC-2 district allows for a variety of housing types for a variety of lifestyles while encouraging traditional design. The area is appropriate for a transitional zone between single family residential and higher density residential or commercial zones. The property is east of an existing warehouse/office building and is bordered on the west side by a low density single family neighborhood. The RC-2 designation is appropriate for this location and is consistent with all land use principles and policies.

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

Finding(s) of Staff: The proposed rezoning will not create an increase to traffic in the area. The property is located within the downtown area and the existing street grid network is adequate in this 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.

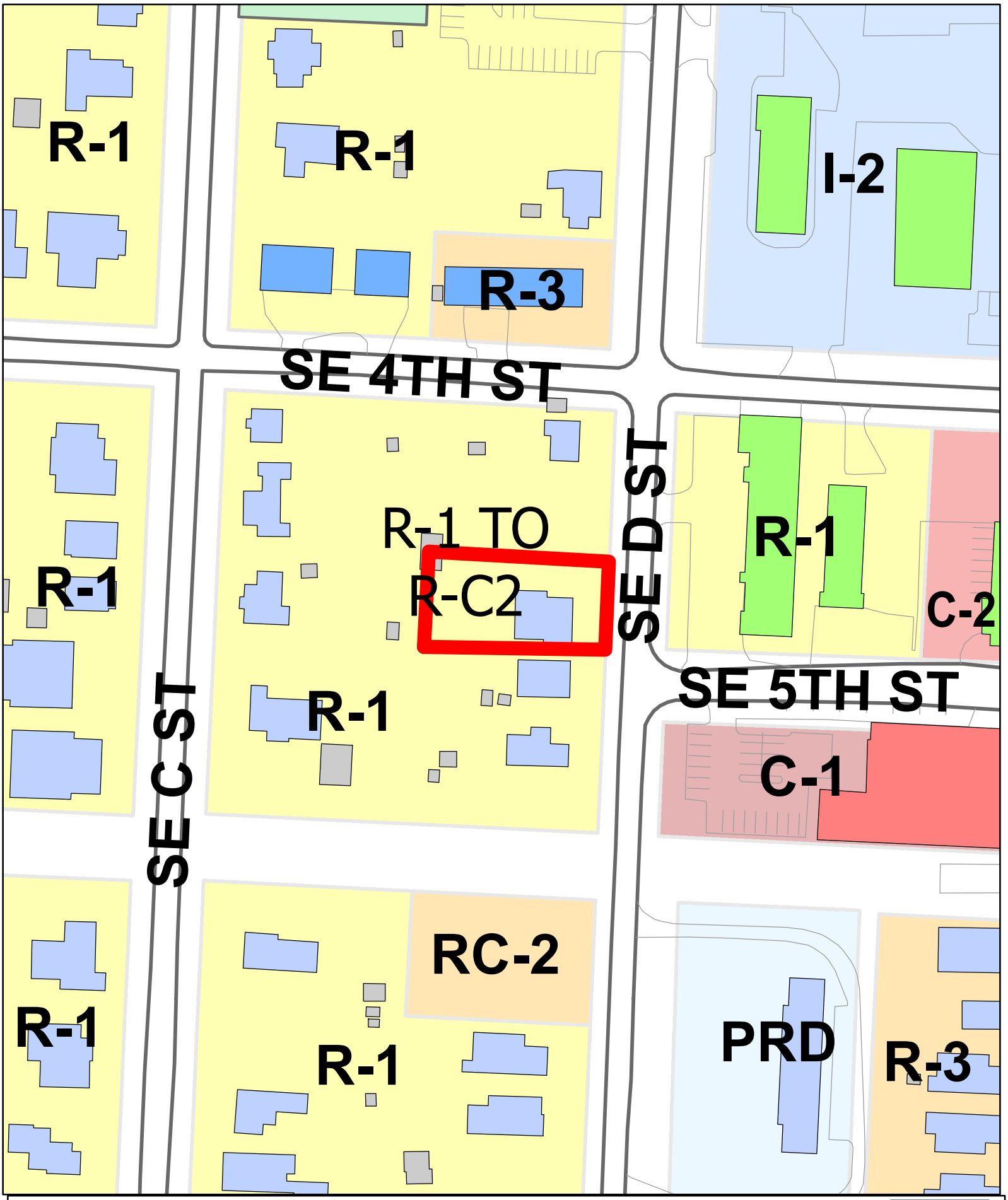
Finding(s) of Staff: City services are adequate at this location. Water and sewer are both available in Southeast 'D' Street.

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.

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 RC-2, Central Residential- Moderate Density.



N
W E
S

1 inch = 100 feet

REZONING
MEDLIN
LOT 16 BLOCK H, ORCHARD ADDITION
16-09000002 ZONE R-1 TO R-C2

THE CITY OF BENTONVILLE

February 8, 2016

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: Vacant lot located on SE D Street (Tax Parcel #01-03581-001) – Rezoning Request

Dear Mr. Stanley,

In keeping with the Bentonville Downtown Master Plan to increase residential housing opportunities and have a vibrant downtown, we are requesting that the property/vacant lot located on SE D Street, which is currently zoned R-1, to be rezoned to R-C2. This zoning change will allow for new housing to be built on this property later this year. This rezoning will further stabilize the neighborhood and improve the streetscape along SE D Street. In addition, this rezoning will allow us to build housing for individuals who are looking for housing in the downtown area and do not want to be 100% car dependent.

The property will only be used for residential purposes, and will be rear loaded to limit the impact vehicles can have along the streetscape. Minimal traffic increase is expected and no signage is proposed for the infill housing. The new housing will be served by existing water and sewer lines which are run along the length of SE D Street.

Sincerely,

Todd Jacobs

I/we have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.

☑ I / we object to the rezoning because:

This is part of the down town zoning area that is primarily single family residential with little traffic or noise. Rezoning would destroy that, and become a Nuisance

Rita M Soth 403 SE C Street

Signature and Physical Address

Signature and Physical Address

I/we have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.

☑ I / we object to the rezoning because:

This is a quiet older neighborhood Increasing the density would bring increased traffic and Noise, as well as decrease property values.

Rita M Soth 407 SE C St

Signature and Physical Address

Signature and Physical Address

PC Meeting of: March 15, 2016

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3122
Fax: (479) 271-5906

REZONING: Neuebox, LLC (D-E, Downtown Edge to D-C, Downtown Core)
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:	March 15, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000003

Applicant/Current Owner: Neuebox, LLC

Representative: Josh Siebert

Requested Action: Rezoning

Location: South Main Street

Existing Zoning: D-E, Downtown Edge

Proposed Zoning: D-C, Downtown Core

Future Land Use Map Designation: Mixed Use

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this location is the site of vacant parcel near the downtown square.

Previous Rezoning Requests for this Property: There are no known rezoning's for these properties.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Vacant Parcel	D-E, Downtown Edge	Mixed Use
South	Single Family Home	D-E, Downtown Edge	Mixed Use
East	Single Family Home	R-1, Single Family Residential	Mixed Use
West	Apartments	D-E, Downtown Edge	Mixed Use

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	-	-	-
West	South Main Street	-	Collector

LEGAL NOTIFICATIONS

Public Notice: On February 9, 2016, 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 February 12, 2016. In addition, staff posted a notice of public hearing sign on the property on February 26, 2016. 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 Downtown Core zoning district is to expand the pedestrian oriented character of the town square while providing retail and entertainment venues. Small and large office and commercial uses should also be provided to support the medium and high density residential uses. The Downtown Core zoning district promotes a mix of commercial and residential uses that are separated both horizontally and vertically. This rezoning request is consistent with the policies and objective of the land use plan and zoning plans.

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 located within close proximity to the downtown square. The residents of the proposed units should have multiple options for transportation in the downtown area. The downtown area is comprised of a completed street grid system that will provide multiple options to motorist further reducing congestion on major arteries.

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.

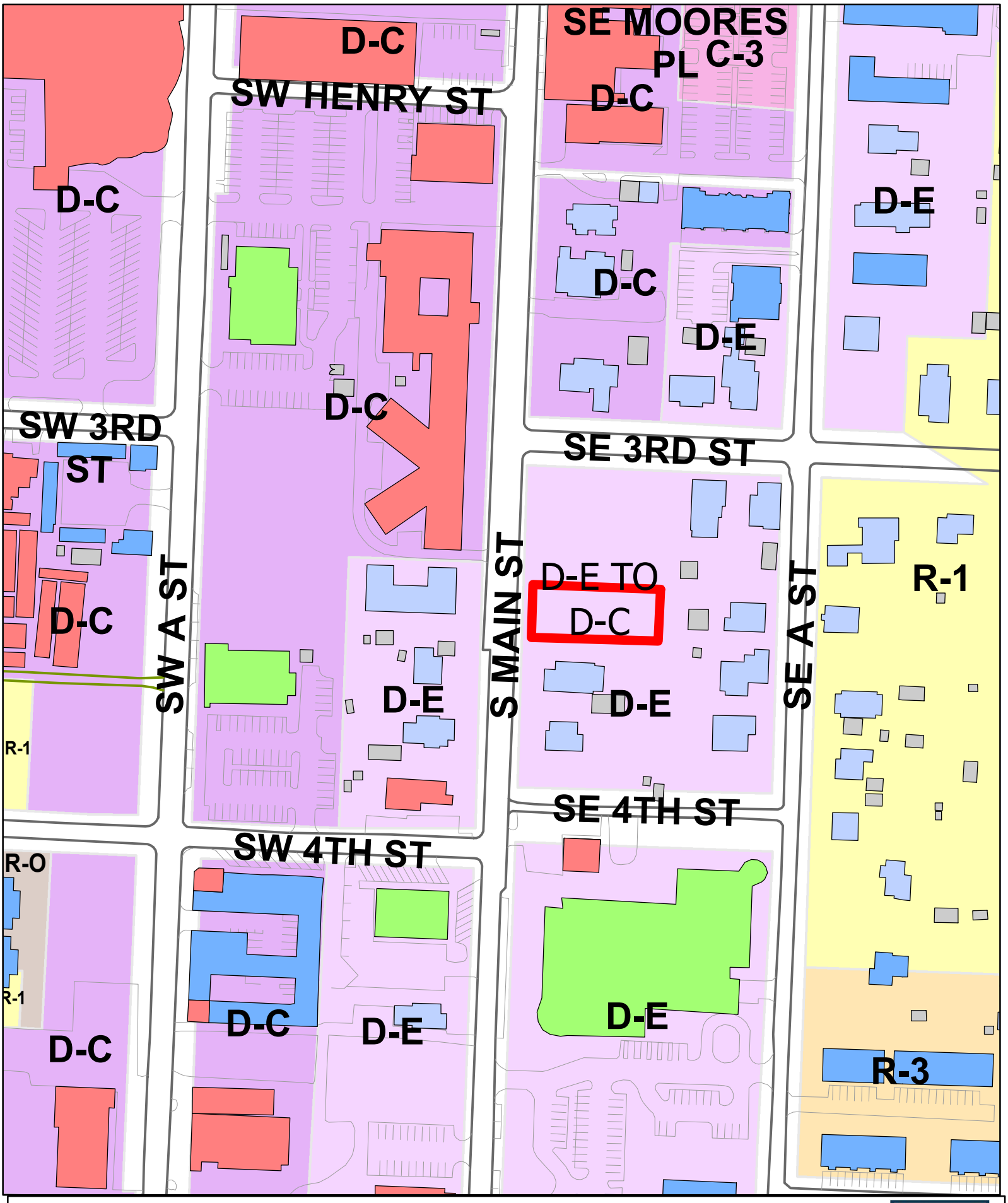
Finding(s) of Staff: City services are adequate at this location. Water and sewer are both available within the right of way adjacent to the development.

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. The general plan encourages a mix of uses in the downtown and specifically encourages a variety of office and commercial uses 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.



N
W E
S

1 inch = 150 feet

REZONING
NEUEBOX, LLC
16-09000003 ZONE D-E TO D-C

THE CITY OF BENTONVILLE

NEUEBOX

modus studio
architecture + prototyping

City of Bentonville Rezoning Application - Checklist Item #5

Rezoning Narrative

The property of subject, which is owned by Neuebox LLC, is currently zoned as Downtown Edge (DE). We are proposing that this property be rezoned to Downtown Core (DC), in order to adequate accommodate the desired building size and urban presence of their offices. The property owners plan to move their existing business, Adair Creative Group, into to a new building on this site. In order for them to make the building function properly from a developer standpoint they need the extra site flexibilities that the Downtown Core zoning allows. This DC zoning will also allow them to provide the adequate amount of parking spaces required by code, without commandeering a large percentage of their buildable space. The property faces the wide S Main Street which already accommodates two lanes of traffic from the Downtown area, and parallel parking to the west. The property is across the street from the Bentonville Manor nursing home, and is less than a 200 yards from other notable downtown commercial building such as: Benton County Appraisal Department, First Baptist Church Admin. Offices, and Oven & Tap Restaurant. Neuebox plans for their building to flow with overall Downtown Core aesthetic, while providing invigorating solutions to the City of Bentonville design guidelines. The new building plans to have minimal signage that will match the other businesses in the downtown area around Main Street. Also, adequate connections to water and sewer already exist. It is our understanding that they have recently been upsized to accommodate the neighboring development.

With all of this being said, it is the overall project goal to enhance the surrounding area and create quality office space for local businesses in Bentonville.

WAIVER REQUEST FOR SIDEWALK

To: Bentonville Planning Commission
From: Jeff & Tammy Mores

I'm writing to request a waiver for a sidewalk along the east side (NE F Street) of the property where our family is in the process of constructing a home at 615 NE 2nd St.

My reasons for the request are as follows:

1. Currently, there is a drainage ditch along the NE F Street side of our property. In order to construct a sidewalk there, the open ditch would require the installation of a storm pipe and/or additional right-of-way to be acquired.
2. Steep topography would hinder any future connection to the north. Plus, I believe the installation of a sidewalk would create a safety hazard/sudden drop off at the end of our property line.
3. The portion of NE F Street where our property is situated is a dead end street with no plans to extend the street in the foreseeable future.

Thank you for your consideration.

Planning Commission Staff Report
Conditional Use: Meteor Radio Tower
Project Number:

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, AICP, Senior Planner
PC DATE: March 15, 2015

GENERAL INFORMATION:

Applicant: Shirley Ferguson

Representative: Garrett Brewer

Requested Action: Conditional Use Permit Approval

Location: 128 West Central

Existing Zoning: D-C, Downtown Core

Land Use Plan: Mixed Use

Proposed Use: Wireless Communication Tower

BACKGROUND:

The applicant is requesting a Conditional Use to allow a wireless communication facility at 128 West Central. A 40' monopole with 4 guy wires is being proposed on top of the Meteor Theatre The Antenna is needed to broadcast a Bentonville Community Radio Station. The studio will be located in the Meteor. No other structure changes are being requested at this time. No additional parking is needed. One to two employees will run the studio. A setback variance was approved for the location of pole at the Board of Adjustment meeting on February 2, 2016. The planning department has received letter of support from the both property owners to west. Please see the attached exhibits for further details.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	D-C, Downtown Core	Mixed Use
South	D-C, Downtown Core	Mixed Use
East	D-C, Downtown Core	Mixed Use
West	D-C, Downtown Core	Mixed Use

STREETS

Direction	Name	Classification
North		
South	West Central Avenue	Collector
East		
West		

Site Inspection: A site inspection was completed; this property is currently the site of the Meteor Theater.

Public Notice: On **February 1, 2016** 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 2, 2016. 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. The applicant must get approval through the sign permit process for any signage.

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 (**D-C, Downtown Core)** district.

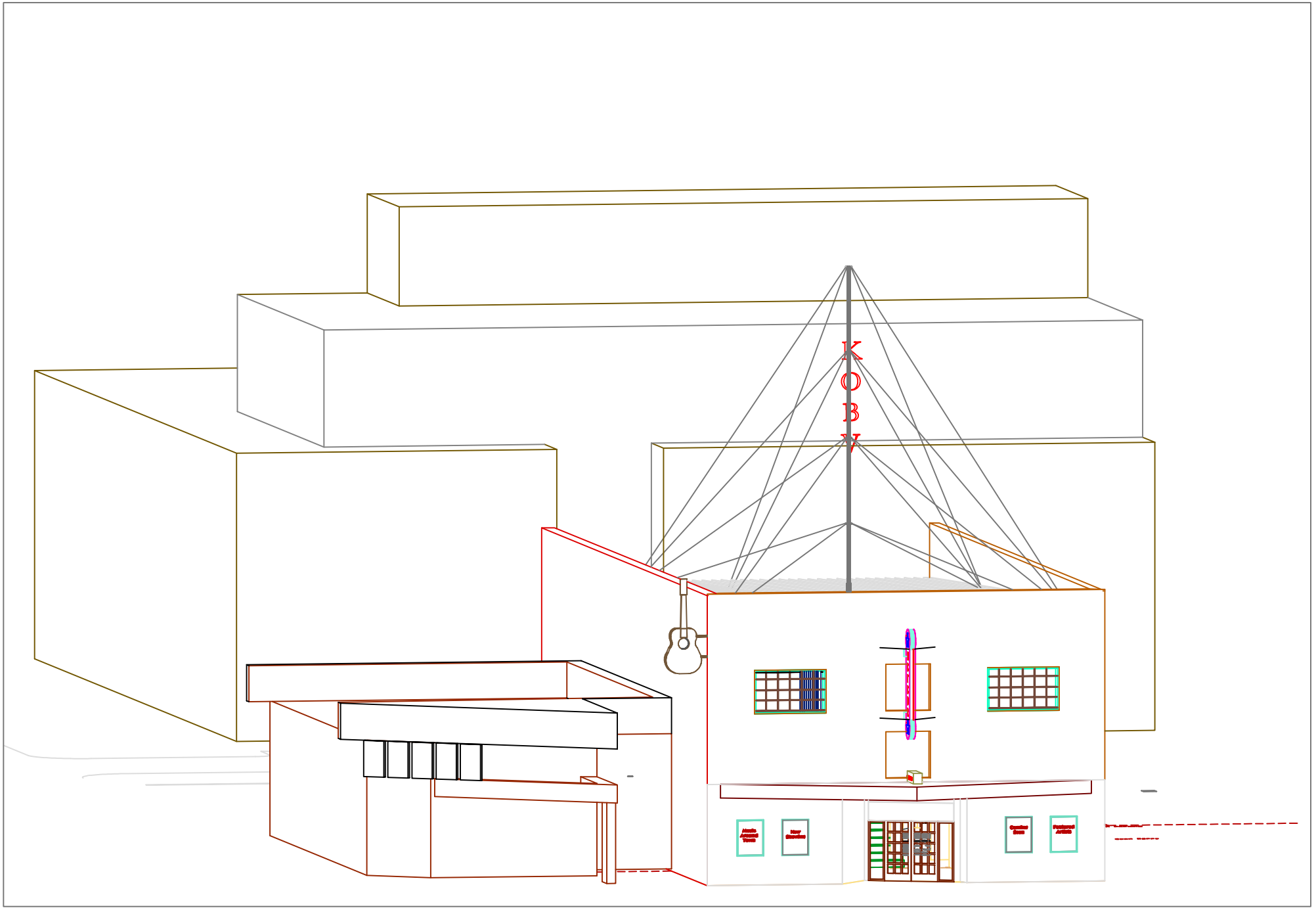
A Conditional Use is defined as a use permitted in one or more districts as defined by this ordinance upon approval by the Planning Commission, but which use, because of characteristics peculiar to it, or because of size, technological processes or type of equipment, or because of the exact location with reference to surroundings, streets and existing improvements or demands upon public facilities, requires a special degree of control to make such uses consistent with and compatible with other existing or permissible uses in the same district or districts, and to assure that such uses shall not be inimical to the public interest.

Allowed under the Protective Covenants of the subdivision. Not applicable

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

RECOMMENDATION:

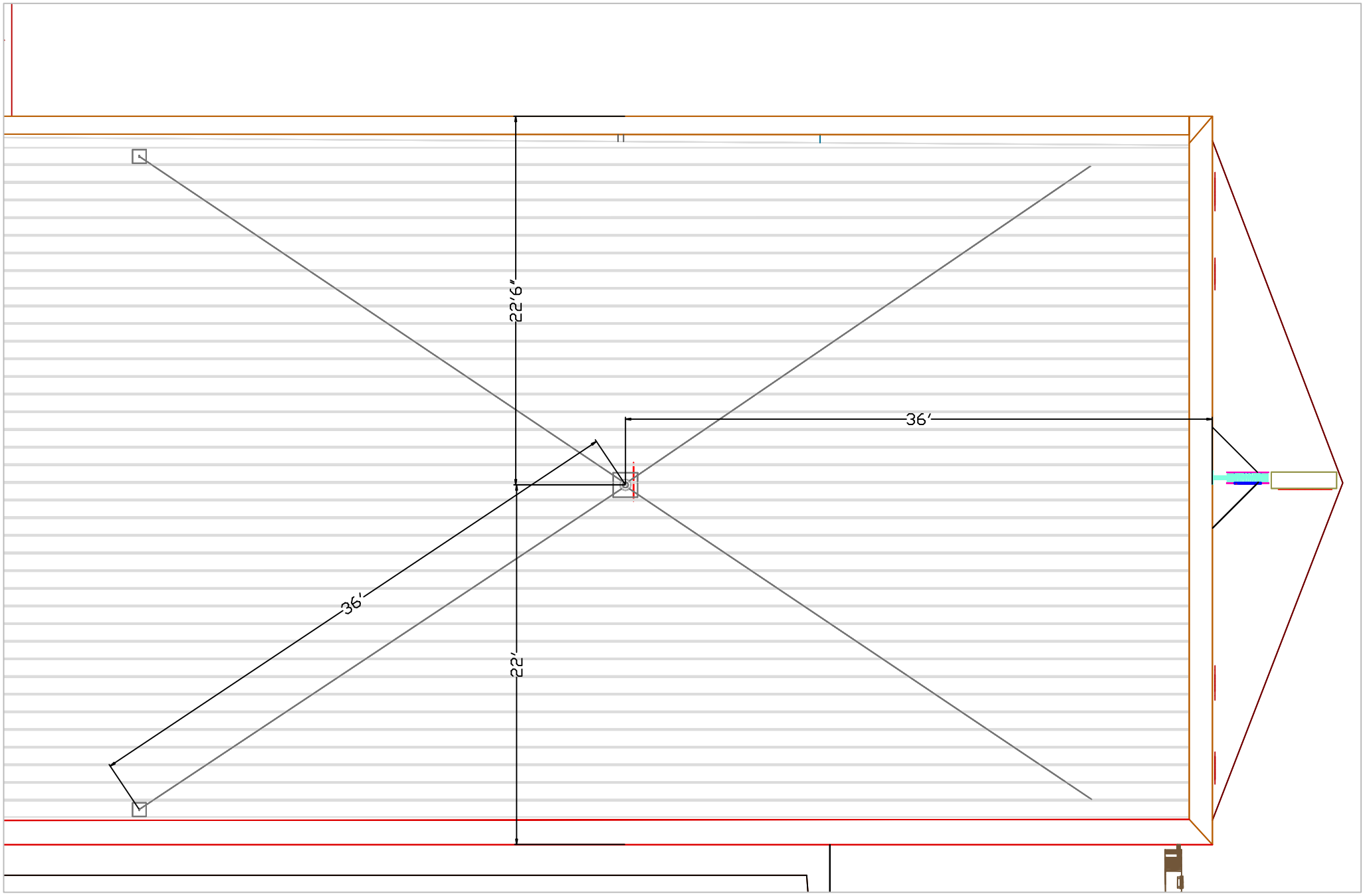
Staff has reviewed this application and recommends this item be tabled to allow the applicant additional time to look at other installation methods.



Meteor Guitar Gallery
128 W. Central Ave.
Bentonville, Ar 72712

Radio Station Antenna
and Signage Plans

Front Iso View



Meteor Guitar Gallery
128 W. Central Ave.
Bentonville, Ar 72712

Radio Station Antenna
and Signage Plans

Antenna Top View

Planning Commission Staff Report
Waiver Request: Design Standards - Sidewalks

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: March 15, 2016

GENERAL INFORMATION:

Building Permit Number:

Applicant: Jeff & Tammy Mores

Representative: Jeff & Tammy Mores

Requested Action: Design Standards, Sidewalk Waiver Request

Location: 615 Northeast 2nd Street (NW corner of NE 'F' St. & NE 2nd St.)

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a waiver to the sidewalk section of the Design Standards within the City of Bentonville subdivision regulations. Section 11.6 states all new residential construction must construct a sidewalk when abutting a public street and shall construct the sidewalk per the street standards. The waiver request is for the portion of sidewalk along Northeast 'F' Street. There is an open ditch along this section of Northeast 'F' Street that would have to be piped and utility poles that would potential require relocation as well as topography constraints to the north of the property that would hinder the construction of a sidewalk in this area. In addition Northeast 'F' Street terminates with a cul-de-sac with no plans to extend this street in the foreseeable future. The pedestrian traffic in this area is extremely low or nonexistent.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL** of the sidewalk waiver.

NE 2nd St
NE F St
NE F St
NE 2nd St
NO
OUTLET

NE F St
NE F St

NE F St
NE F St