



Planning Commission

Agenda

May 3, 2016

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

- 1. Lots 25 & 26 Werts 3rd Addition** **Lot Split**
Southeast 22nd Street
- 2. Lots 10 & 11 of Dowell Addition** **Lot Split**
North Walton Boulevard & Northwest 'J' Street
- 3. Lots 20, 21 & 22 of Block 5, Dunn & Davis Addition** **Lot Split**
Southwest 7th Street & Southwest 'B' Street
- 4. Dean Eisma Development** **Large Scale Development**
2402 Southeast Cottonwood Street

IV. Old Business

- 1. Meteor Radio Tower** **Conditional Use***
128 West Central Avenue
- 2. CHP, LLC** **Rezoning***
(R-1, Single Family Residential to R-C2, Central Residential – Moderate Density)
304 Southwest Glover Street
- 3. Parsley** **Rezoning***
(A-1, Agriculture to R-1, Single Family Residential)
9004 Windmill Road

V. New Business

- 1. Marrs Developing, LLC** **Rezoning***
(R-1, Single Family Residential to R-C2 Central Residential – Moderate Density)
305 Southwest 'D' Street
- 2. SP Investments, LLC** **Rezoning***
(R-1, Single Family Residential to R-C3 Central Residential – High Density)
401 North Main Street, 310, 402 & 404 Northwest 'A' Street
- 402 Callis (Bentonville Best Storage)** **Rezoning***
(A-1, Agricultural to PUD, Planned Unit Development)
Southwest 2nd Street

- VI. Other Business**
- VII. Planner's Report**
- VIII. Adjournment**

Planning Commission
Minutes
April 19, 2016

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

Present: Joe Haynie, Scott Eccleston, Greg Matter, Debi Havner, Rod Sanders and Richard Binns

Absent: Jim Grider

City Staff: Jon Stanley, Beau Thompson and Brian Bahr

Motion by Haynie, seconded by Matteri to approve the minutes of April 5, 2016 as written

Approved 6-0

Note-not a complete recording

Consent Agenda

- | | |
|---|--------------------------|
| 1. Lot 1 Mattingly Addition
Northwest 3 rd Street | Lot Split |
| 2. Lot 1 Mount Carmel Community
Southwest Regional Airport Blvd & Southwest Cornerstone Road | Lot Split |
| 3. Lots 17 & 18, Block 8 Clark's Second Addition
Southwest 'A' Street & Southwest 4 th Street | Property Line Adjustment |
| 4. Mount Carmel Community
Southwest Regional Airport Blvd & Southwest Cornerstone Road | Large Scale Development |
| 5. Clarks Second Commercial Development
326 & 350 Southwest 'A' Street | Large Scale Development |
| 6. Infiniti Cheer
246 Southeast 22 nd Street | Large Scale Development |

Approved 6-0

Old Business:

Item #1

Shirley Ferguson: Conditional Use, Meteor Radio Tower, 128 West Central Ave, D-C, Downtown Core.
The applicants have requested that this item be tabled.

Tabled 7-0

New Business:

Item #1

Maggie Jenkins: (16-02000004) Walmart Stores Inc., Conditional Use, 805 Southeast Moberly Lane,
Zoned C-2, General Commercial.

The applicant has submitted a Conditional Use application for a temporary Cars, Bikes & BBQ
Show/Event located at 805 Southeast Moberly Lane. The event will take place on Saturday May 7th from
7:00am – 4:00pm. All activities will take place outdoors. Port-a-potty's will be in use. All activities will

be contained to the Wal-Mart ISD parking lot. No temporary outdoor lighting will be in use.
Approximately 1500 guest and 100 staff members will be in attendance.

Opened public hearing

Maggie Jenkins representative –this will benefit Children’s Miracle Network, traffic and signage has been approved.

Closed public hearing

Approved 6-0

Item #2

Troy Link Enterprises LLC: (16-09000006) Rezoning, Mount Carmel Community in Bentonville, LLC, Southwest Regional Airport Road and Southwest Cornerstone Road. Property is currently zoned R-1.

The applicants have requested a rezoning from R-1, Single Family Residential to C-2, General Commercial. The property in question is currently vacant. The rezoning request is consistent with the City of Bentonville’s Future Land Use Map, which depicts this property as commercial.

Opened public hearing

No public comment

Approved 6-0

Item #3

LUAU Properties LLC: (16-09000007) Rezoning, LUAU Properties, LLC, 202 Southwest C Street, Zoned

R-1.

The applicant has requested a rezoning from R-1, Single Family Residential to RC-2, Central Residential-Moderate Density.

Brian Dophin-Multi Family is my concern

Barry Jones-204 NW 2nd, height is inappropriate

Steve Freeman 501 W. Central, believe this property should remain single family residential.

Michael Jones-3 story is a major concern

Kevin Gray-211 SW D Street, people are parking on street, 18 ‘utility poles on ‘D’ Street.

Jim Hyland-Central Ave-D Street, can’t get through street, house is too large, density is ok when done right, we are not getting it right, and buildings are too big.

Closed public hearing

Heath Myers-representative withdrawn by applicant.

This item has been withdrawn.

Item#4

SW A Building LLC: (16-09000008) Rezoning, Southwest 4th Street and Southwest A Street, Zoned R-1. The applicants have requested a rezoning from R-1, Single Family Residential to D-C, Downtown Core. The property is currently vacant. A Large Scale Development has been submitted for this property, it has been determined that all city services are adequate.

Opened public hearing

No public comment

Approved 6-0

Item #5

CHP, LLC: (16-09000010)Rezoning, 304 Southwest Glover Street, Zoned R-1, Single Family Residential.

The applicants have requested a rezoning from R-1, Single Family Residential to R-C2, Central Residential Moderate Density. The property is currently the location of the single family residence in a redeveloping downtown residential neighborhood.

Opened public hearing

Several residence came forward, radical improvements, reconsider new plan, make their neighborhood safe, bad place for apartments, drainage a concern, 3 stories should be maximum, single family is best for this neighborhood.

Closed public hearing, Motion by Sanders, seconded by Matteri to table

Tabled 6-0

Item #6

Barry and Kim Parsley: (16-09000009)Rezoning, 9004 Windmill Road, Zoned A-1, Agricultural.

This property is currently the site of a single family dwelling and a large agricultural buildings.

Opened public hearing

No public comment

Tabled 6-0

Item #7

Kerry Laman: (16-09000012)Rezoning, 903 Southeast 5th Street, Zoned R-1, Single Family Residential.

This property is currently vacant, a single family residence was recently removed from the site. City services are adequate at this location. Water is available along Southeast 5th Street and sewer is available on site.

Opened Public Hearing

Kerry Laman request that this item be withdrawn.

Item # 8

Bentonville Child Care and Development Center Inc. (16-09000013)Rezoning, Northeast J Street, Zoned R-1, Single Family Residential, R-E, Residential Estate and A-1, Agricultural to R-O, Residential Office.

This property is currently vacant in a mixed use area.

Water and electric services are currently adequate at this location. Sanitary sewer will need to be extended to the site before development can occur.

Opened Public Hearing

No Public Comment

Approved 6-0

Other Business

Reminder of May 3rd meeting

Meeting adjourned

Diane Shastid

Planning Commission Staff Report

Lot Split: Lots 25 & 26 Werts 3rd Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: May 3, 2016

GENERAL INFORMATION:

Project Number: 16-016000010

Applicant: JTK Development, LLC

Representative: Gray Rock, LLC (Dirk Thibodaux)

Requested Action: Lot Split Approval

Location: Southeast 22nd Street & Southeast 'C' Street

Existing Zoning: C-3, Central Commercial

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a lot split for property located at the intersection of Southeast 22nd Street and Southeast 'C' Street. The plat as provided indicates the creation of two new lots from 5 existing lots. The new lots will be known as Lot 25 (1.32 acres) & Lot 26 (2.61 acres) of Werts 3rd Addition. The plat reflects the dedication of a public cross access easement along the proposed common property line of the two lots and a 20' wide drainage easement along the northern property line of new Lot 25. Water and sewer services are available to both lots.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-3, Central Commercial	Mixed Use
South	C-3, Central Commercial	Mixed Use
East	C-2, General Commercial	Office
West	C-2, General Commercial	Mixed Use

STREETS

Direction	Name	Classification
North	-	-
South	Southeast 2 nd Street	Collector
East	-	-
West	Southeast 'C' Street	Collector

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of vacant commercial property in a developing commercial and office area in the southeast section of the city.

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

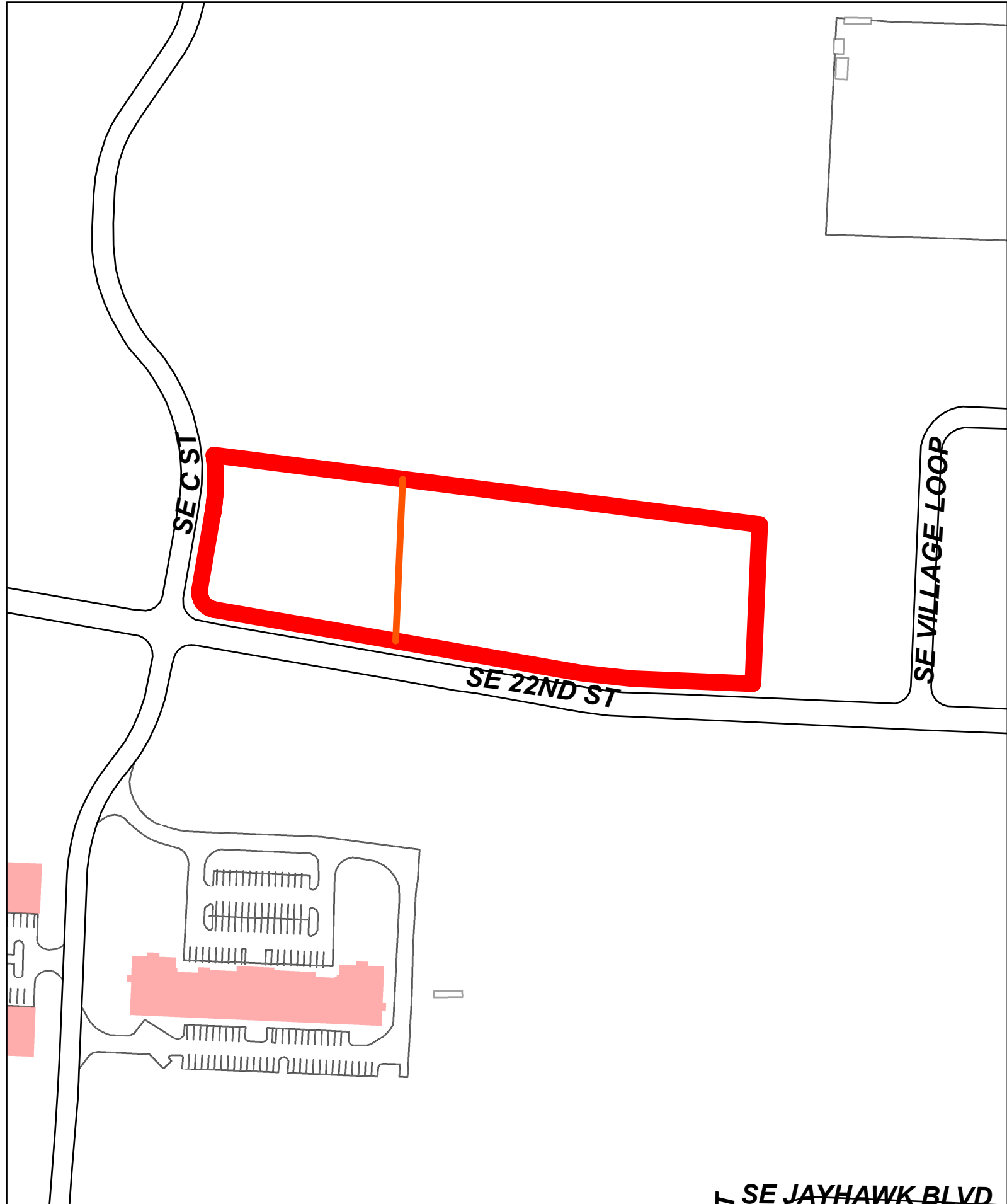
Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

Waiver(s): N/A

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

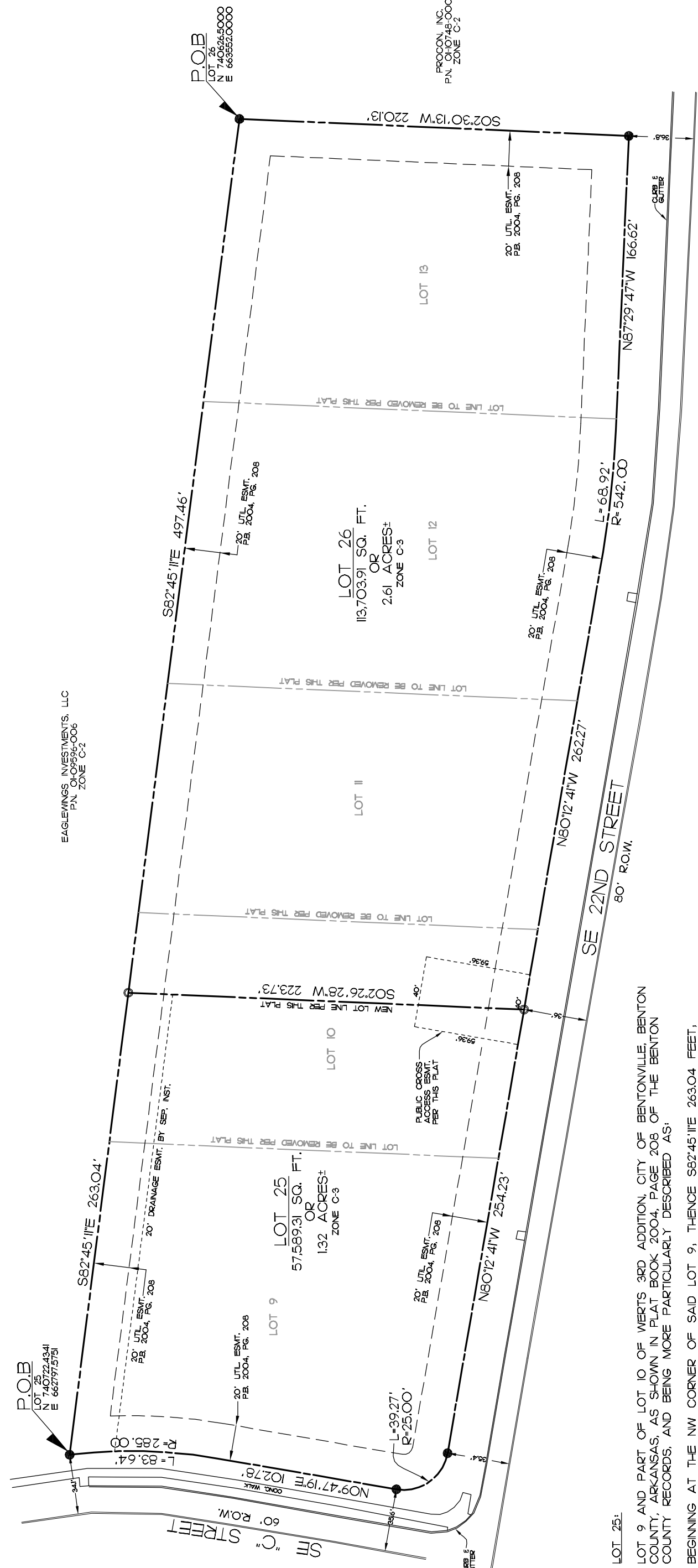
RECOMMENDATION:

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



LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/OAP, LS 1970
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE



PARENT TRACT:
LOTS 9, 10, 11, 12, AND 13 OF WERTS 3RD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2004, PAGE 208 OF THE BENTON COUNTY RECORDS.

NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT BOOK 2004, PAGE 208.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- THE PROPERTY SHOWN HEREON IS ZONED C-3 (CENTRAL COMMERCIAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:
FRONT YARD: 0 FEET
SIDE YARD: 0 FEET
REAR YARD: 0 FEET
(ADJ. TO NON-RESIDENTIAL) 10 FEET (ADJ. TO RESIDENTIAL)

THIS IS PER THE REQUIREMENTS OF THE CITY OF BENTONVILLE, ARKANSAS.

7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS, AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

9. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

10. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

12. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.

ATLAS PAGE: NO. 445

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

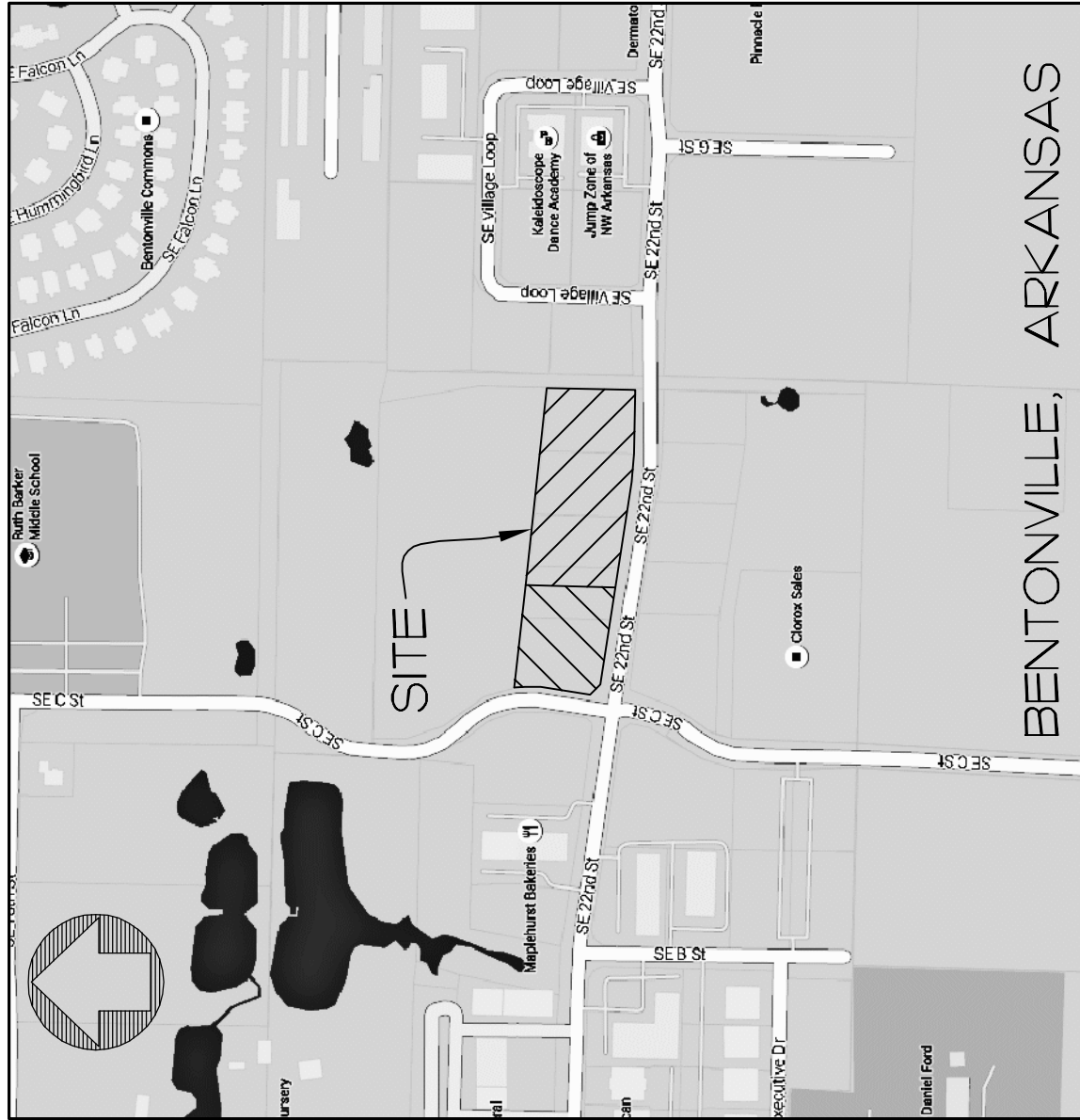
I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 0500702356 (BENTONVILLE, ARKANSAS) AND HAVE FOUND NO FLOOD HAZARD PROPERTY HEREON LIES IN ZONE 'X', AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

ROBERT J. CASTER, P.L.S. NO.1970, ARKANSAS

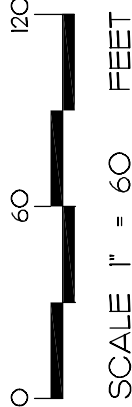
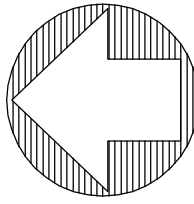
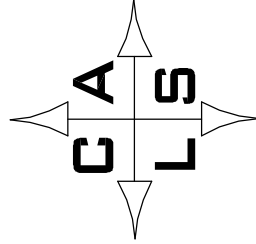
CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

BENTONVILLE, ARKANSAS

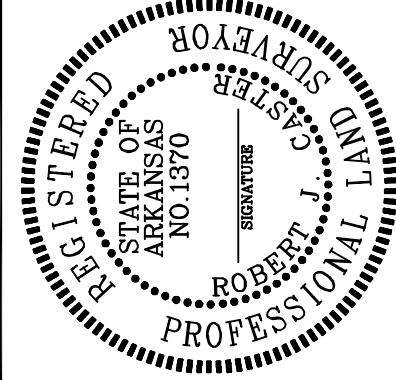
VICINITY MAP
(N.T.S.)



CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE 1st Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE 1" = 60 FEET



SCALE: 1" = 60' DATE: 4-14-16

IN-HOUSE LOT SPLIT:
LOTS 9, 10, 11, 12 & 13
CREATING LOTS 25 AND 26
WERTS 3RD ADDITION

BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB # 16-0071 DRAWN BY: ASD C-K'D BY: RJC PAGE 1 OF 1

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE THE UNDERSIGNED, OWNERS 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: _____
PRINT NAME: _____
SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

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 _____ BENTONVILLE PLANNING COMMISSION CHAIRMAN

DATE OF EXECUTION: _____

SIGNED _____ MAYOR, CITY OF BENTONVILLE

SIGNED _____ CITY CLERK, CITY OF BENTONVILLE

Planning Commission Staff Report

Lot Split: Lots 10 & 11 Dowell Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: May 3, 2016

GENERAL INFORMATION:

Project Number: 15-05000047

Applicant: Grizzly Properties, LLC

Representative: Blew & Associates (Wes Luker)

Requested Action: Lot Split Approval

Location: North Walton Boulevard & Northwest 'J' Street

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a lot split for property that fronts onto North Walton Boulevard and backs up to Northwest 'J' Street. The plat as provided indicates the creation of two new lots from all of exiting Lot 5. The new lots will be known as Lot 10 (1.60 acres) & Lot 11 (2.40 acres) of Dowell Addition. The plat reflects the dedication of right-of-way along Northwest 'J' Street per the master street plan and the dedication of a variable width drainage easement for an existing 48" storm pipe that crosses portion of both lots. Water and sewer services are available to both lots.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential & R-2, Duplex & Patio Home Residential	Medium Density Residential
South	C-2, General Commercial	Commercial
East	C-2, General Commercial	Commercial
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	North Walton Boulevard	Arterial
West	Northwest 'J' Street	Local

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of vacant commercial property along an established commercial corridor.

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 available 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**.

NW 15

EY PL

NW J ST

BLUE QUAIL DR

**LOTS
10 & 11**

N WALTON BLVD

NW 13TH ST



1 inch = 100 feet

**LOT SPLIT
DOWELL ADD
OLD LOT 5 NEW LOTS 10 & 11
15-05000047 ZONE C-2**



LOT SPLIT TRACT 5, CREATING NEW LOTS 10 & 11 OF DOWELL ADDITION

(DOWELL ADDITION, BENTONVILLE, ARKANSAS)

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20K-31W-02-24-220-04-1532
COMPLETED FIELD WORKS:
NOVEMBER 16, 2015
BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83
REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2007 AT PAGE 8797.
2. SURVEY PLAT FILED IN PLAT BOOK 4 AT PAGE 151.
SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY
DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
NO PORTION OF THIS PROPERTY IS IN ZONE "A," "X" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007, SUPERSEDED BY REVALUATED LETTERS OF MAP CHANGE FOR THE CITY OF BENTONVILLE, WHICH BEARS AN EFFECTIVE DATE OF 9/29/2007, REFERRING CASE NO. 07-06-0537P, WHICH BEARS AN EFFECTIVE DATE OF 5/17/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
BEFORE DIGGING IN THIS AREA CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

Zoning & Setback Information

ZONING:
C-2

BUILDING SETBACKS:
FRONT: 20'
SIDE INTERIOR: 5'
SIDE EXTERIOR: 10'
REAR: 15'

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 _____
MAYOR

SIGNED _____
CITY CLERK

SIGNED _____
PLANNING COMMISSION CHAIRMAN

LINE	BEARING	DISTANCE
L1	N 02°19'27" E	20.00'
L2	S 87°39'28" E	42.55'
L3	S 81°46'22" W	83.30'
L4	N 87°39'28" W	49.94'



01-05080-001
CASA AMERICANA INC
PO BOX 1595
FAYETTEVILLE AR 72702-1595

Parcel # 01-02400-000
Total Acreage
4.03 Acres ±
(PREVIOUS TRACT 5)

01-00841-000
THOMPSON, JAMES M III
1300 NW J ST
BENTONVILLE AR
72712-4167

OWNER/DEVELOPER:
GRIZZLY PROPERTIES, LLC
6959 LEBANON ROAD SUITE
212 FRI SC0, TX 75034

NEW LOT 11
TOTAL ACREAGE
2.40 Acres ±
104544.00 Sq. Feet

NEW LOT 10
TOTAL ACREAGE
1.60 Acres ±
69724.06 Sq. Feet

PARENT TRACT
ALL OF TRACT 5, DOWELL ADDITION TO THE CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT BOOK 4 AT PAGE 151.

NEW LOT 10

A PART OF TRACT 5, DOWELL ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT BOOK 4 AT PAGE 151, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N12°18'34"E 228.82' FROM THE SOUTHEAST CORNER OF SAID TRACT 5, SAID POINT BEING A SET IRON PIN THENCE S87°39'28"E 42.55' TO A SET IRON PIN, THENCE S81°46'22"W 83.30' TO A SET IRON PIN, THENCE S87°39'28"E 49.94' TO A SET IRON PIN, THENCE S19°42'27"E 30.58' TO A FOUND IRON PIN, THENCE S87°31'59"E 127.43' TO A FOUND IRON PIN, THENCE S02°18'34"W 286.37' TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

NEW LOT 11

A PART OF TRACT 5, DOWELL ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°25'27"W 476.36' FROM THE SOUTHEAST CORNER OF SAID TRACT 5, SAID POINT BEING A SET IRON PIN ON THE EAST PROPOSED RIGHT-OF-WAY OF NW "J" STREET AND RUNNING THENCE N87°25'27"W 5.86' TO A POINT ON THE EXISTING RIGHT-OF-WAY OF NW "J" STREET, THENCE ALONG SAID EXISTING RIGHT-OF-WAY N02°21'10"E 194.15' TO A FOUND IRON PIN, THENCE LEAVING SAID EXISTING RIGHT-OF-WAY S87°39'28"E 5.77' TO A SET IRON PIN ON THE EAST PROPOSED RIGHT-OF-WAY OF NW "J" STREET, THENCE ALONG SAID PROPOSED RIGHT-OF-WAY S02°19'27"W 194.18' TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD, IF ANY.

R/W DEDICATION DESCRIPTION

A PART OF TRACT 5, DOWELL ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°25'27"W 476.36' FROM THE SOUTHEAST CORNER OF SAID TRACT 5, SAID POINT BEING A SET IRON PIN ON THE EAST PROPOSED RIGHT-OF-WAY OF NW "J" STREET AND RUNNING THENCE N87°25'27"W 5.86' TO A POINT ON THE EXISTING RIGHT-OF-WAY OF NW "J" STREET, THENCE ALONG SAID EXISTING RIGHT-OF-WAY N02°21'10"E 194.15' TO A FOUND IRON PIN, THENCE LEAVING SAID EXISTING RIGHT-OF-WAY S87°39'28"E 5.77' TO A SET IRON PIN ON THE EAST PROPOSED RIGHT-OF-WAY OF NW "J" STREET, THENCE ALONG SAID PROPOSED RIGHT-OF-WAY S02°19'27"W 194.18' TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD, IF ANY.

PROPOSED DRAINAGE EASEMENT:

A PART OF TRACT 5, DOWELL ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT BOOK 4 AT PAGE 151, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°18'34"E 32.81' FROM THE SOUTHEAST CORNER OF SAID TRACT 5 AND RUNNING THENCE N32°37'59"W 33.72', THENCE N16°33'03"W 380.21', THENCE N00°40'02"E 11.69', THENCE N15°41'05"E 62.05', THENCE S31°38'50"E 66.95', THENCE S14°25'27"E 315.39', THENCE S02°18'34"W 101.91' THE POINT OF BEGINNING.

WE, THE UNDERSIGNED, OWNERS 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: _____

PRINT NAME: _____

SIGNED: _____

PRINT NAME: _____

SIGNED: _____

I, BUCKLEY D BLEW, 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: _____

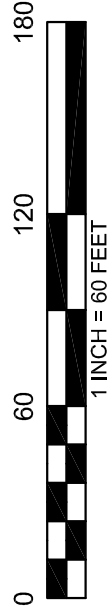
REGISTERED LAND SURVEYOR NO. 1532
STATE OF ARKANSAS

DATE	REVISION
12-21-15	AS PER CITY COMMENTS
1-4-16	AS PER CITY COMMENTS
1-11-16	AS PER CITY COMMENTS
1-22-16	ADDITION OF EASEMENT DOCUMENT FILED IN BK. 467, PG. 177
2-8-16	REMOVE FLOODWAY PER FEMA CASE NO. 07-06-05347P
4-25-16	FIELD VERIFY & CORRECT STORM PIPE SIZE PER CITY COMMENTS

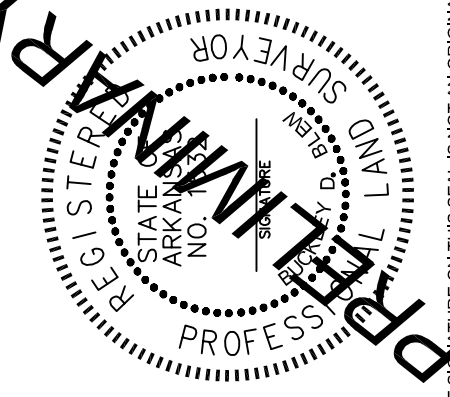


Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD
- UTILITY EASEMENT
- FENCE
- SET 1/2' REBAR & CAP
- FOUND MONUMENT (AS NOTED)
- POWER POLE
- SANITARY SEWER
- GAS METER
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- WATER METER
- STORM WATER MANHOLE
- PAVED DRIVE
- F.F.E. FINISHED FLOOR ELEVATION



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 16TH DAY OF NOVEMBER 2015.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NO OTHER SIGNATURE BEING THE SAME, THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703

OFFICE: 479.443.4506

FAX: 479.582.1883

www.BLEWINC.com

Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
W.L.	8-20-15	B.D.B.
COUNTY & STATE:	JOB NUMBER:	D.A.
BENTON COUNTY, ARKANSAS		
LOCATION:		15-822

TRACT 5, DOWELL ADDITION

FOR THE USE AND BENEFIT OF:

GRIZZLY PROPERTIES, LLC.

Planning Commission Staff Report

Lot Split: Lots 20, 21 & 22, Block 5 of Dunn & Davis Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: May 3, 2016

GENERAL INFORMATION:

Project Number: 16-05000006

Applicant: NFD, LLC

Representative: Newell Development (Jake Newell)

Requested Action: Lot Split Approval

Location: Southwest 7th Street & Southwest 'B' Street

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a lot split for property situated on the northwest corner of the intersection of Southwest 7th Street and Southwest 'B' Street. The plat as provided indicates the creation of three new lots from all of exiting Lots 9 & 12. The new lots will be known as Lot 20 (0.10 acres) & Lot 21 (0.08 acres) and Lot 22 (0.14 acres), Block 5 of Dunn & Davis Addition. The plat shows the dedication of right-of-way along Southwest 'B' Street per the master street plan. Water and sewer services are available to both lots.

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	D-C, Downtown Core	Mixed Use
West	D-E, Downtown Edge	Downtown Mixed Use Residential

STREETS

Direction	Name	Classification
North	-	-
South	Southwest 7 th Street	Local
East	Southwest 'B' Street	Local
West	-	-

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of an existing duplex in a rapidly redeveloping residential neighborhood in the southwest part of downtown.

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 available 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**.



Legend

- Commercial
- Misc
- Multi Family
- Public
- Single Family Residential
- Pending Planning Commission Items



1 inch = 200 feet

16-05000006
LOT SPLIT
DUNN & DAVIS ADD 9&12 BLK 5



Planning Commission Staff Report

Large Scale Development: Dean Eisma Development

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: May 3, 2016

GENERAL INFORMATION:

Project Number: 16-06000017

Applicant: Dean Eisma

Representative: Morrison Shipley Engineers, Inc (Larry Grelle)

Requested Action: Large Scale Development Approval

Location: 2402 Southeast Cottonwood Street

Existing Zoning: C-1, Neighborhood Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development for 10,025 square feet commercial office building located at 2402 Southeast Cottonwood Street to be known as Dean Esima Development. The applicant is proposing 63 parking spaces to serve the facility. A 5' sidewalk is being installed along Southeast Cottonwood Street. Storm water ruff off is being addressed by utilizing the exiting detention pond for the subdivision. Cross access is being provided with the properties to the north and south therefore no new curb cuts are being constructed. The exterior will be constructed of brick, split face CMU block, Hardi-panel and architectural metal panels.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: with Parking	50'	60' East
Front: without Parking	20'	-
Side: Adjacent to non-residential district	7'	55' North & 20' South
Side: Adjacent to residential district	15'	-
Rear: Adjacent to non-residential district	20'	25'
Rear: Adjacent to residential district	25'	-
Height	40'	13'
Landscape Coverage	8%	8%
Parking		
Standard Stalls	61	61
Handicap Stalls	2	2
Total:	63	63

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Southeast Cottonwood Street	Local
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.
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; this site is currently vacant in a platted commercial subdivision.

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

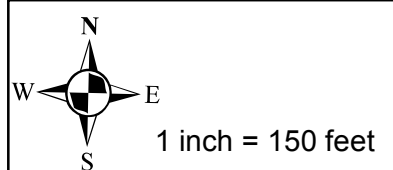
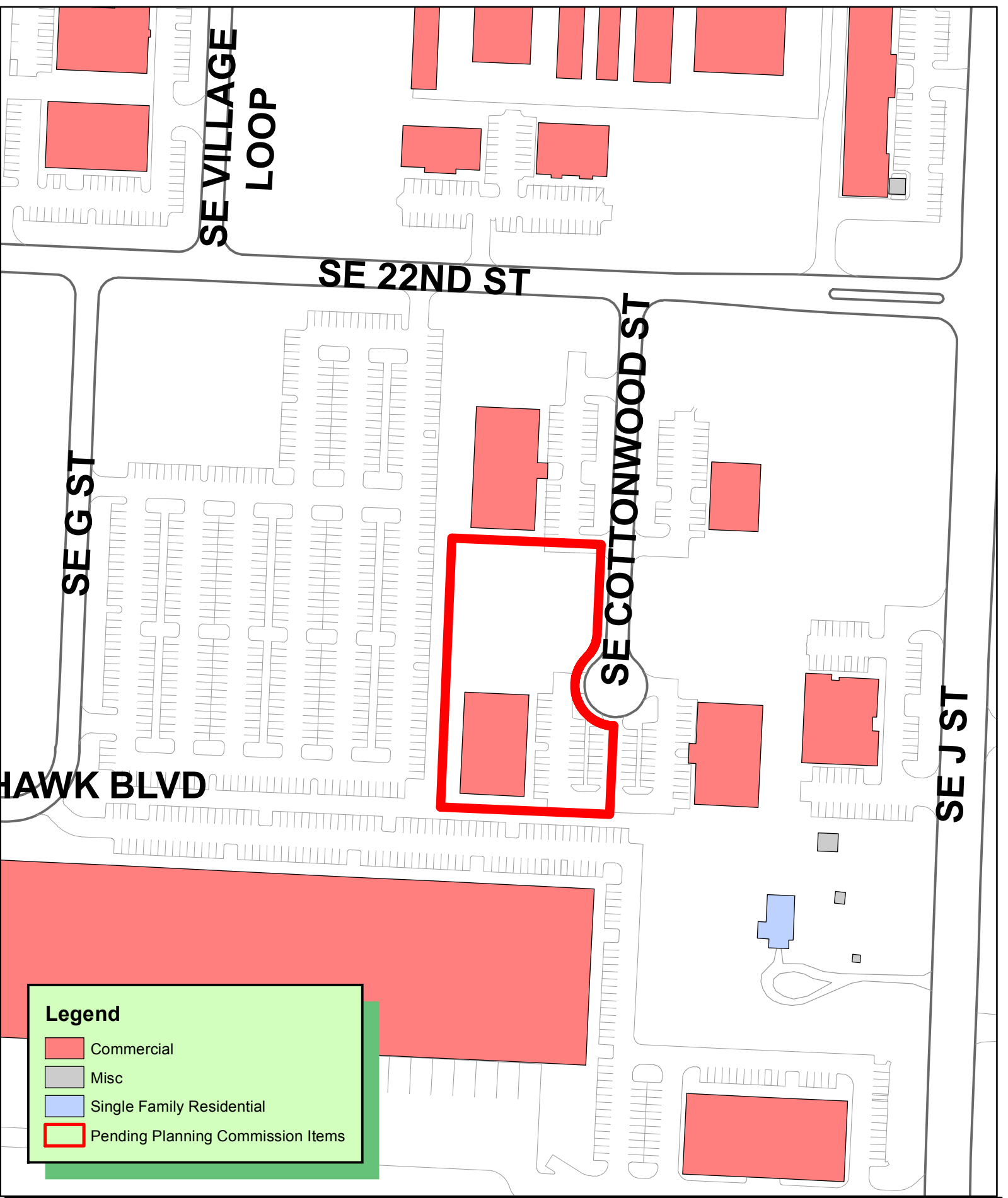
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

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**.



16-06000017
LARGE SCALE DEVELOPMENT
COTTONWOOD VILLAGE PH-2
2406 SE COTTONWOOD ST



1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
11. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
15. IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
16. THE PROPOSED IRRIGATION METHOD FOR THIS SITE IS FROST PROOF WATER HYDRANTS.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
18. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI
19. A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
20. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA

TREES		GROUND COVERS				SHRUBS					
CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SPACING	QTY	CODE	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	SPACING	QTY
AA	Acer freemanii 'Armstrong' / Freeman Maple	B & B	2.5" Cal		11	BG	Buxus x 'Green Gem' / Green Gem Boxwood	5 gal		36" o.c.	40
PE	Pinus echinata / Short Leaf Pine	B & B	2.5" Cal	6" min.	7	CD	Cynodon dactylon / Bermuda Grass				4,139 sf
QA	Quercus acutissima / Sawtooth Oak	B & B	2.5" Cal	As Shown	7	BS	Cynodon dactylon / Bermuda Grass	sod			3,426 sf
						LB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal		12" o.c.	116

Total Site Area: 31,379 S.F.
Total Impervious Area: 23,157 S.F. (73.8%)
Total Green Space Area: 8,222 S.F. (26.2%)
Total Building Area: 8,730 S.F. (27.8%)
Interior Green Space Calculations:
Total Parking Lot Area: 11,230 S.F.
Total Interior Green Space Required: 898 S.F.
Total Interior Green Space Provided: 1,330 S.F.

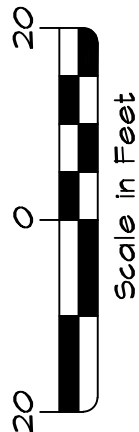
STREET FRONTAGE	ONE CANOPY TREE PER 175' / 20"= 8.75 (9 TREES)	REQUIRED	PROVIDED
175' STREET FRONTAGE COTTONWOOD ST.	175' / 20"= 8.75 (9 TREES)	9	9
PERIMETER LANDSCAPE 519 LF PERIMETER 358 / 60"= 7.18 (7 TREES)	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER	10	10
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING LOT LANDSCAPES AREA (688 / 125= 7.1= 7 TREES)	7	7

Diagram illustrating the planting hole dimensions and components:

- 4 INCHES MULCH**: Indicated by a vertical line on the left side of the hole.
- FOR TYPE OF MULCH**: Text below the mulch layer.
- IF SHRUB IS B & B, THEN REMOVE BURLAP & ROPE**: Text above the hole.
- BACKFILL MIX**: Labeled on the right side of the hole.
- UNDISTURBED SUBSOIL**: Labeled on the right side of the hole.
- 9"**: Dimension for the depth of the hole.
- 12"**: Dimension for the diameter of the hole.

SHRUB PLANTING

NOTE: THERE SHALL NOTHING BETWEEN 30" AND 60" WITHIN THE SITE TRIANGLE. ALL TREES WITHIN SITE TRIANGLE SHALL BE LIMBED UP TO 60".



Drawn By:	JDS	Vertical Scale:	—
Approved By:	JRW	Horizontal Scale:	1" = 20'
Date:	03.04.16	Plotting Scale:	1
Project No.:	BBC-03	Drawing Name:	

DEAN EISMA DEVELOPMENT
2403 S.E. Cottonwood Street
Bentonville, Benton County, Arkansas

Sheet No.: 6 of

04/15/2016

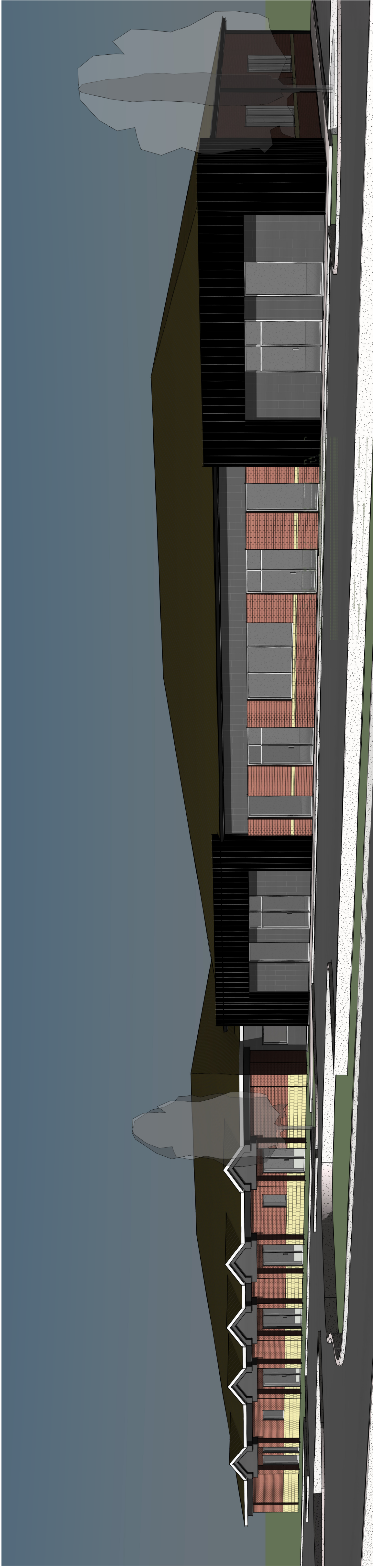
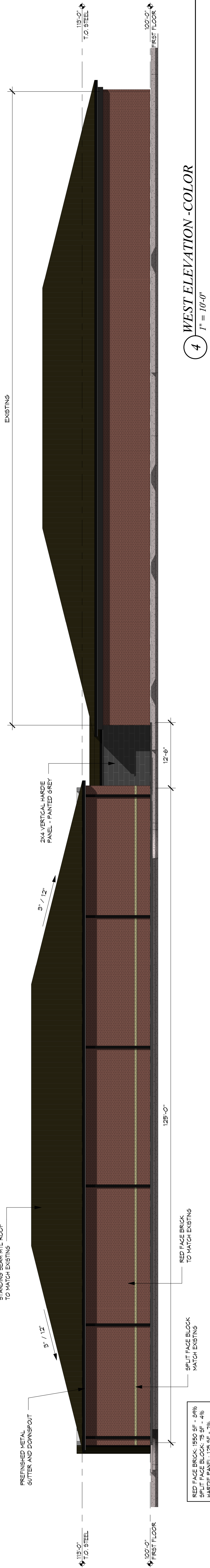
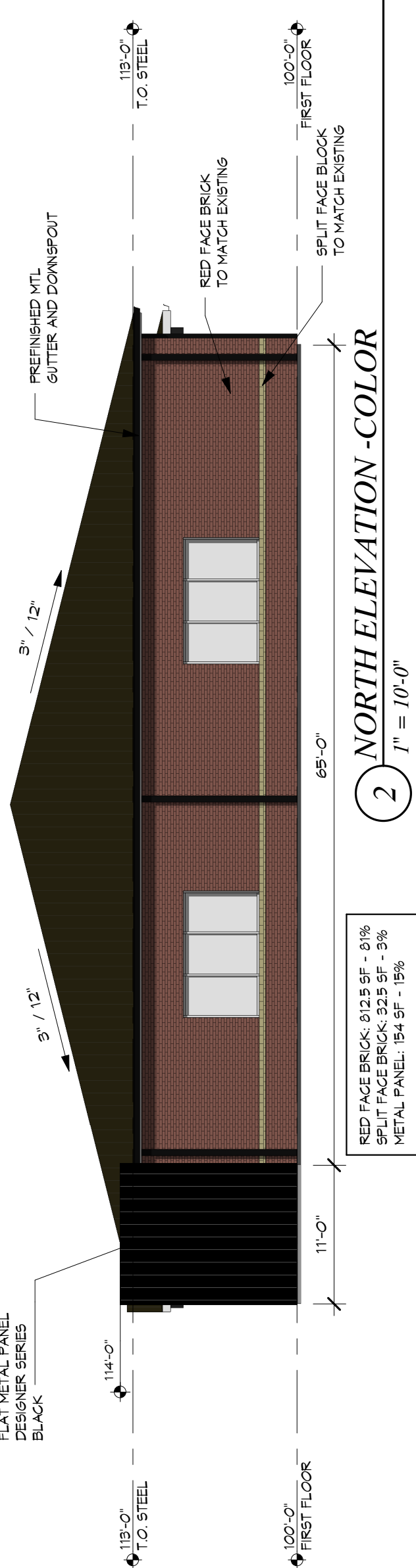
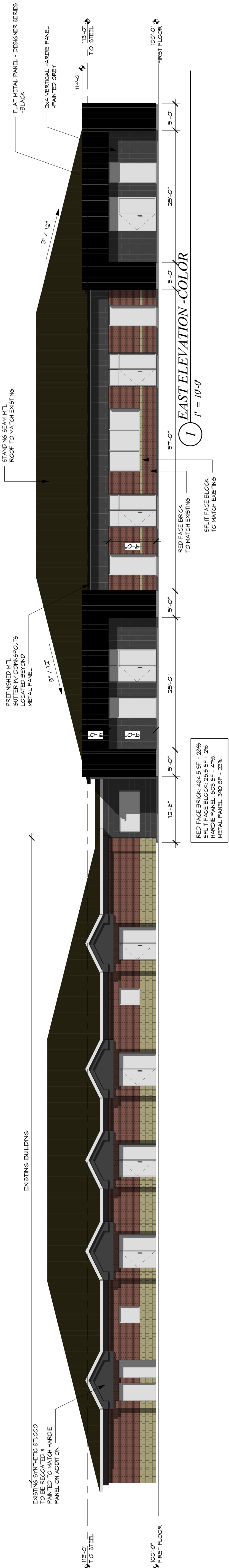
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
DAYTON, OH 45424

LANDSCAPE ARCHITECT
JAMES E. GIBSON
5034
STATE OF OHIO

MORRISON  **SHIPLEY**
ENGINEERS ■ SURVEYORS

2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479-273-2009 ■ morrisonshipley.com

[illegible]



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: May 3, 2016, April 19, 2016 and April 5, 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 located in the northwest corner 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. 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 within the historic downtown.

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.
3. An Obstruction Evaluation and an Airport Airspace Analysis must be completed prior to approval of this permit or a building permit.
4. The Tower must be painted a light gray.
5. The Conditional use permit shall expire November 3, 2016. The tower may be reviewed for additional time prior to the expiration date.
6. A variance must be approved by the Board of Adjustments for the proposed location.

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.

The following factors should be considered in granting a Special Use permit for a telecommunication facility. The Planning Commission may waive or reduce the burden upon the applicant for one or more of the following criteria if it is determined that the goals of this ordinance would still be served.

- 1) Height of the proposed tower
- 2) Proximity of the tower to residential structures and residential districts
- 3) Nature of uses on adjacent and nearby properties.
- 4) Surrounding topography
- 5) Surrounding tree coverage and foliage
- 6) Design of the tower, with particular attention paid to design characteristics that have the effect of reducing or eliminating visual obtrusiveness
- 7) Availability of suitable existing towers and other structures

Allowed under the Protective Covenants of the subdivision. Not applicable

To date staff **HAS** been contacted regarding this request.

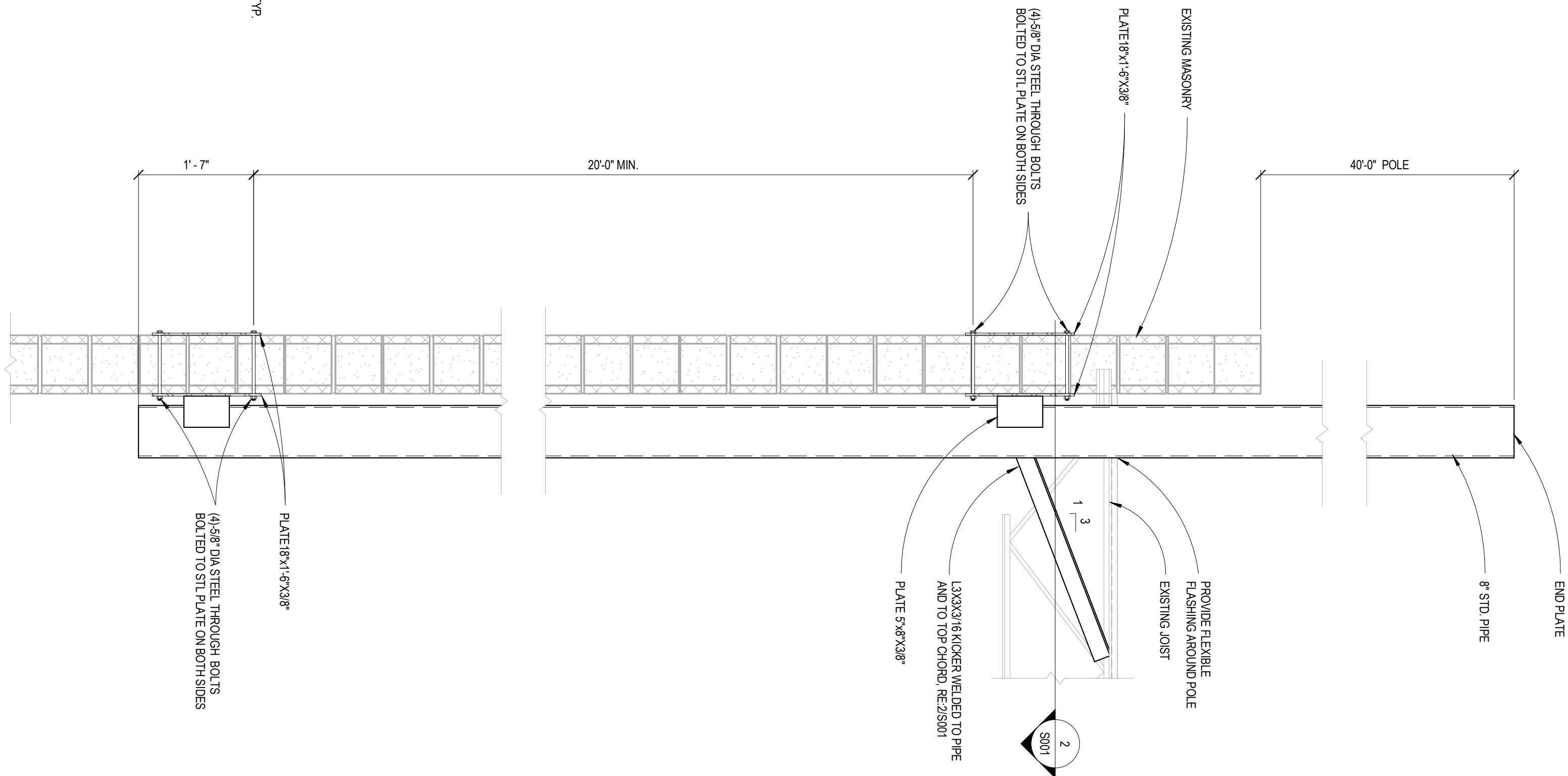
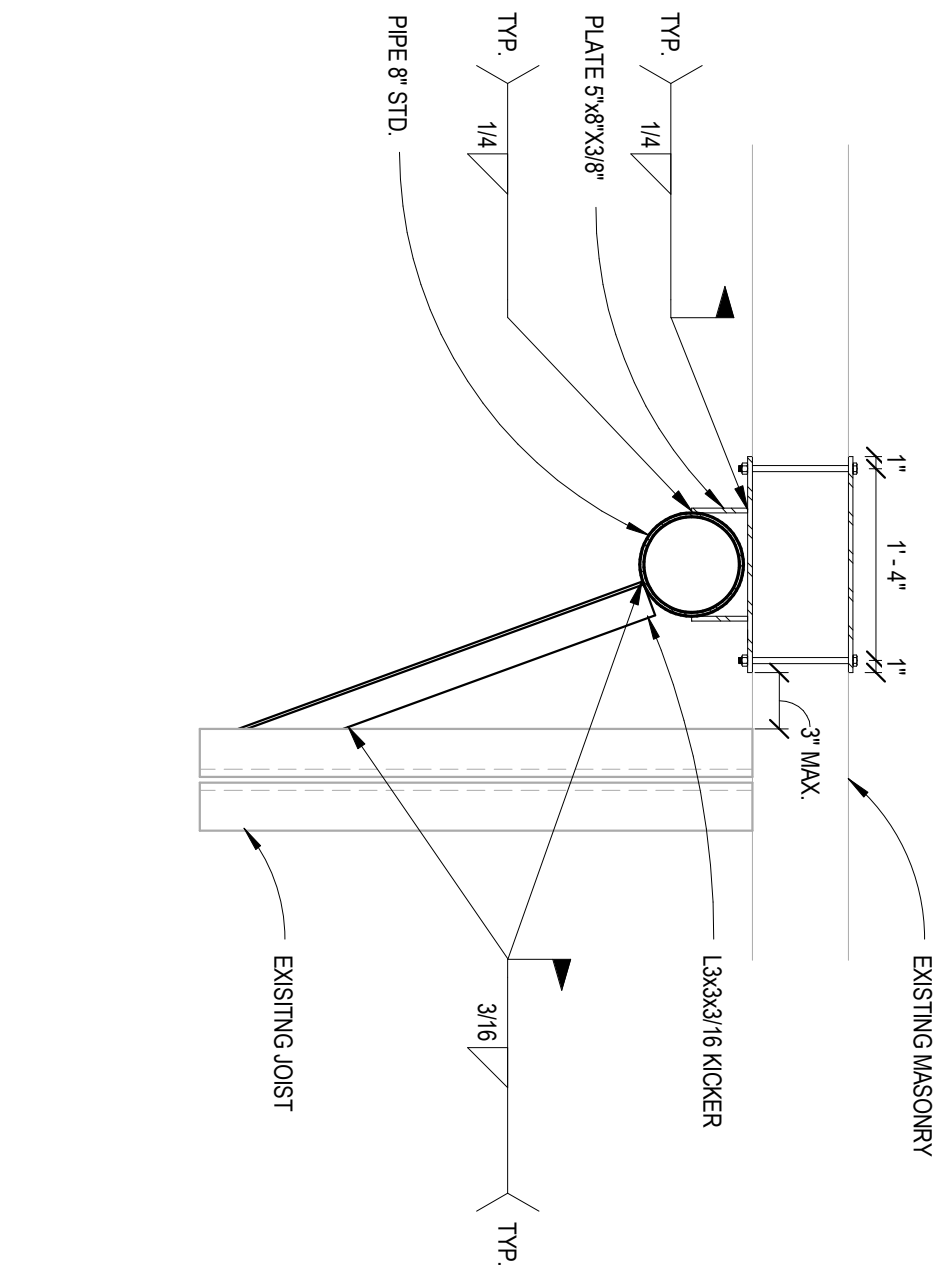
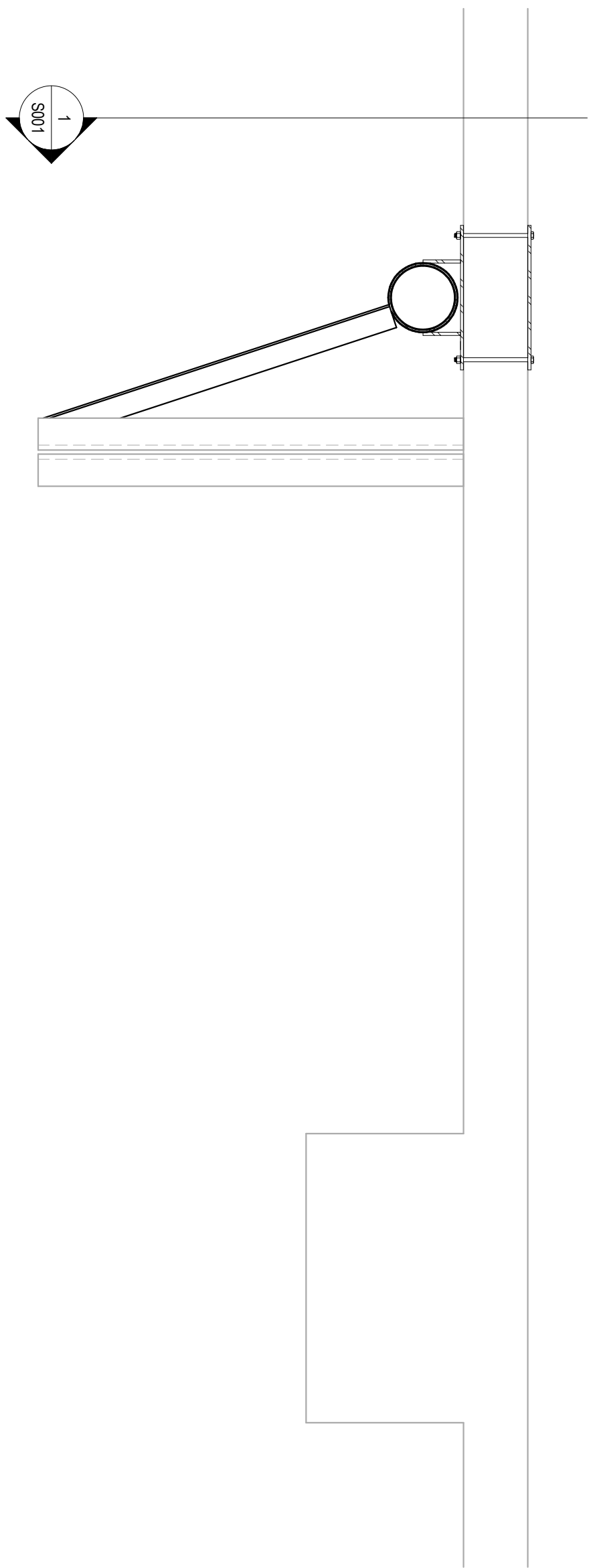
RECOMMENDATION:

Staff has reviewed this application and recommends approval of an 8” monopole tower painted in a light gray for a period of time not to exceed 6 months in duration. Prior to the date of expiration the tower’s visual obtrusiveness within the historic district shall be assessed and reviewed.

GENERAL NOTES

DESIGN PARAMETERS

1. BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE	
2. DEAD LOAD	SELF-WEIGHT OF MATERIAL
A. DEAD LOAD	
3. WIND LOADS	
A. ULTIMATE WIND SPEED	115 MPH
B. RISK CATEGORY	II
C. EXPOSURE CLASSIFICATION	C
D. INTERNAL PRESSURE COEFFICIENT	0.18



3 PLAN

3/4" = 1'-0"

2 POLE CONNECTION DETAIL

3/4" = 1'-0"

1 MASONRY WALL CONNECTION DETAIL

3/4" = 1'-0"

Low Power FM Antennas and Supports

What is low power radio?

Low power FM (LPFM) stations are noncommercial radio stations licensed by the FCC. They are run by nonprofit organizations, schools, community groups, local governments, and churches. They are not available to individuals or for commercial operations. Low power FM stations operate at 100 watts or less, the same power used by one incandescent light bulb.



Tower with two co-located low power antennas connected to transmitters in building closet via 140ft underground conduit

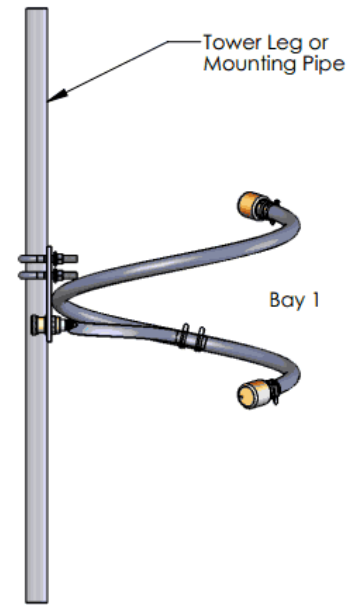
Can this go here?

Low power antennas can go where full power antennas cannot because of their small size and minimal energy output. They have been mounted on residential houses, churches, schools, and in unlikely places like atop flagpoles and trees. Zoning and building codes vary by municipality and should be consulted before installing the antenna. When mounting an antenna on existing structures, a local structural engineer should be consulted.

Images courtesy of Tom Voorhees

How is the antenna mounted?

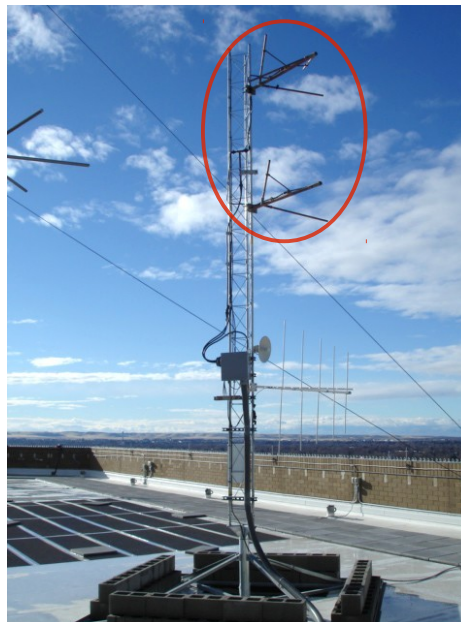
The antenna needs to be higher than any obstacles around it like buildings or trees. Antennas can be mounted on the top of buildings, towers, or other tall structures. If a structure is not available, a freestanding tower can be installed.



Jampro JLCP low power antenna

Unlike regular FM antennas, LPFM antennas are compact and light. The antenna pictured (top right), a common low power antenna, weighs 11 lbs and takes up about 1 square foot of space. An antenna will need to be mounted on a pipe, tower, or other support which will take up more space and add weight.

Pictured left are two different types of low power antennas mounted on the side of a small freestanding tower. Pictured below is a tower mounted on a rooftop secured using the weight of concrete blocks. The two-bay antenna (circled) is connected to a transmitter and other equipment sheltered from the elements in a nearby cabinet (pictured bottom right).



Two-bay low power antenna attached to a rooftop tower



Equipment cabinet containing transmission equipment for antenna pictured left



PC Meeting of: May 3, 2016

The City of Bentonville, Arkansas

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

REZONING: CHP, LLC (R-1, Single Family Residential to R-C2, Central Residential – Moderate Density)

Current Planning Division Correspondence: Planning Commission Staff Report

TO: City of Bentonville, Arkansas Planning Commission Beau
FROM: Thompson, AICP, Senior Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: May 3, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000010

Applicant/Current Owner: CHP, LLC

Representative: Terry Ging Services

Requested Action: Rezoning

Location: 304 Southwest Glover Street

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: R-C2, Central Residential – Moderate Density

Future Land Use Map Designation: Downtown Mixed Use Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; the property is currently the location of the single family residence in a redeveloping downtown residential neighborhood.

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

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Dwelling	R-1, Single Family Residential	Downtown Mixed Use Residential
South	Single Family Dwelling	R-C2, Central Residential – Moderate Density and R-1, Single Family Residential	Downtown Mixed Use Residential
East	Single Family Dwelling	R-1, Single Family Residential	Downtown Mixed Use Residential
West	Single Family Dwelling	R-1, Single Family Residential and RC-2, Central Residential Moderate Density	Downtown Mixed Use Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North			
South			
East	Southwest Glover Street	Local street	2 lane asphalt, no curb or gutter
West			

LEGAL NOTIFICATIONS

Public Notice: On **March 17, 2016**, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site, However three property owners were not notified at that time. Staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Edition on **March 21, 2016**. In addition, staff posted a notice of public hearing sign on the property on **April 1, 2016**. This **DOES** meet legal noticing requirements and is 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: According to Policy LU-16 Infill Development of the General Plan “The City shall encourage the development of mixed-use and residential projects with in the downtown area to increase the community’s housing stock and to enhance the vitality of downtown businesses. Policy LU-23 Housing Types states “the City should encourage the development of a mix of housing types to the meet the needs of residents...”. The proposed rezoning will meet the intent of both policies therefore the request is consistent with good land use planning and the general plan.

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.

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. Water and sewer are available at this location. Emergency services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The RC-2 zoning district will allow for the construction of a variety of housing types while creating density to the downtown. The RC-2 zoning district will facilitate consistent housing with adjoining properties. The additional density will further increase the validity of downtown businesses without adversely impacting city infrastructure.

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 this item be TABLED based on the applicant request.

LOT 22 NARRATIVE

LOT 22 CLARKS ADDITION IS NOW ZONED R-1 AND PROPOSED TO BE ZONED RC-2 TO MATCH THE GROWING ZONING IN THE AREA. THE LOT IS OWNED BY CHP LLC A PROMINENT BUILDER AND DEVELOPER IN THE AREA WHO WANTS TO BUILD LIKE THE NEW BUILDINGS IN THE AREA..

THE LOT HAS AN EXISTING HOUSE ON IT , HOOKED UP TO ALL CITY UTILITIES, SO NO REAL CHANGE IN TRAFFIC IS ANTICIPATED AND ALL UTILITIES ARE ON THE LOT, WITH A 8" WATERLINE AT THE STREET (SW GLOVER STREET).

SW F ST

SW GLOVER ST

SW 4TH ST

R-1

R-1

RC-2

R-1

R-1

301

218

216

303

220

218

311

302

302

313

315

304

304

317

306

612

610

608

606

308

611

607

605

609

400



1 inch = 67 feet

*Rezone R-1 to R-C2
CHP, LLC.
Lot 22 Clark's Addition
304 SW Glover St.
.22 Acres Total*



LOT 22 NARRATIVE

LOT 22 CLARKS ADDITION IS NOW ZONED R-1 AND PROPOSED TO BE ZONED RC-2 TO MATCH THE GROWING ZONING IN THE AREA. THE LOT IS OWNED BY CHP LLC A PROMINENT BUILDER AND DEVELOPER IN THE AREA WHO WANTS TO BUILD LIKE THE NEW BUILDINGS IN THE AREA..

THE LOT HAS AN EXISTING HOUSE ON IT , HOOKED UP TO ALL CITY UTILITIES, SO NO REAL CHANGE IN TRAFFIC IS ANTICIPATED AND ALL UTILITIES ARE ON THE LOT, WITH A 8" WATERLINE AT THE STREET (SW GLOVER STREET).

NOTICE OF INTENT TO REZONE

CHP LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1 to RC-2

The legal description of the property is as follows:

SEE SEPARATE PAGE

The common description of the property is: 304 SW Glover STREET

Proposed land use: RESIDENTIAL

The public hearing will be held Tues April 19, 2016 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or and deliver it to the City of Bentonville Planning Department, 305 S.W. A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

For more information, you may call the Planning Department at (479) 271-3122 or (479) 271-3126.

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:

I like single family residences in our community, and I do not want any more rental properties in our neighborhood.

Chad Williams

Signature and Physical Address

218 SW GLOVER ST.

Timber Williams

Signature and Physical Address

218 SW Glover St



PC Meeting of: May 3, 2016

The City of Bentonville, Arkansas

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

REZONING: PARSLEY, A-1, Agricultural to R-1, Single Family Residential
Current Planning Division Correspondence: Planning Commission Staff Report

TO: City of Bentonville, Arkansas Planning Commission Beau
FROM: Thompson, AICP, Senior Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: May 3, 2016

GENERAL INFORMATION

H.T.E. Project Number: 15-09000009

Applicant/Current Owner: Barry and Kim Parsley

Representative: Terri Parsley

Requested Action: Rezoning

Location: 9004 Windmill Road

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; this property is the site of single family dwelling and a large agricultural buildings.

Previous Rezoning Requests for this Property: The property was recently annexed into the City of Bentonville corporate limits as A-1, Agricultural.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family subdivision	R-1, Single Family Residential	Agricultural
South	Agricultural	Benton County	Agricultural
East	Agricultural	Cave Springs	Cave Springs
West	Single Family Subdivision	R-1, Single Family Residential	Agricultural

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North			
South	Southwest Windmill Road	Arterial	2 lane open ditch
East			
West			

LEGAL NOTIFICATIONS

Public Notice: On April 8, 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 March 27, 2016. In addition, staff posted a notice of public hearing sign on the property on April 1, 2016. This DOES meet legal noticing requirements and is 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: As stated in the general plan: “Areas that are more suitable for development are most likely to develop first. Suitability for development is based on criteria such as proximity to major roads and utilities; absence of impediments such as wetlands, floodplain, and steep slopes; and compatibility with surrounding land uses.” As vacant property is developed the adjacent property will become more suitable for development. The extension of city services will facilitate the expansion of the “suitable” land for development. The proposed land use map amendment will meet the intent of the General Plan. The proposed amendment would meet the criteria listed above. The property is located at the intersection of two arterial roads, the topography is conducive to the development and utilities are within close proximity; therefore the request is consistent with good land use planning and the general plan.

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.

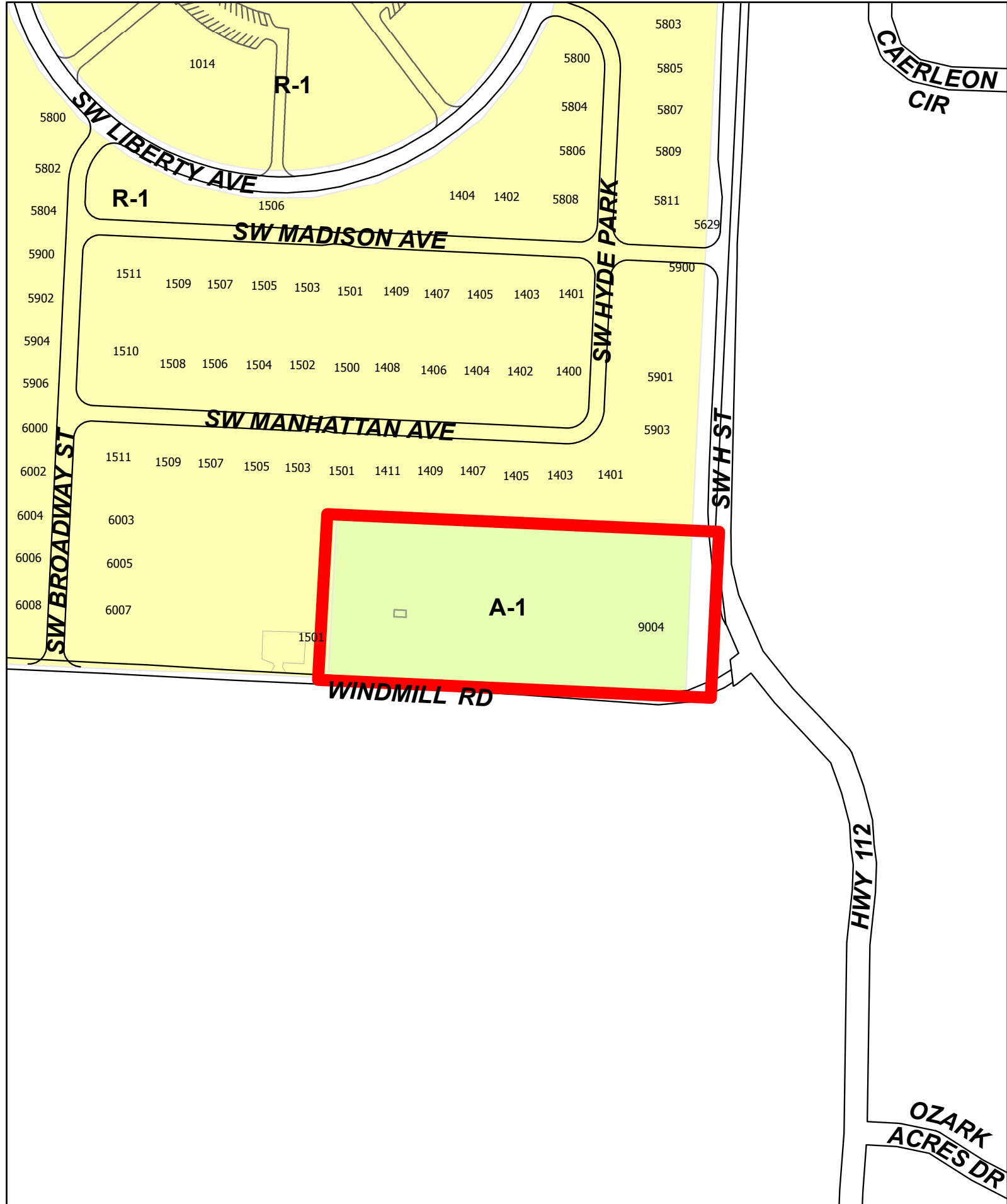
Finding(s) of Staff: Public services area adequate in this area. Water is available approximately 500 feet from the subject property. Sewer is available along the north property line. Water and sewer main extension will be required at the time of Large Scale Development approval. Emergency services are located within close proximity.

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. The proposed land use amendment is located at the intersection of two arterial roads. While the intersection allows for a mix of uses, the correct and appropriately designed low density residential development could be viable at this location. Additional dwelling units in this area will prompt future growth furthering the demand for local good and services. All public utilities have been extended to the property to better facilitate development outside of the current agricultural uses. The low density residential designation will be consistent with the two existing single family subdivisions to the north.

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.



DATE: February 24, 2016

TO: City of Bentonville

RE: Rezoning Request

This is in reference to the rezoning request of property located at 9004 Windmill, Bentonville, AR.

The current zoning is Agricultural and we are requesting it to be rezoned to R-1.

As the current owner we feel the property would be better served as a small residential development.

There are several developments such as St. Vallery Downs and Central Park next to our property.

Sewer easement and service line are available on the North side of property, with water easement and 8 inch service line available approximately 500 feet on south side of property on corner of Windmill and SW Broadway.

If you need further information or have questions please contact Terri Parsley at 479-409-6559.

Thank you for time concerning this rezoning request.


Barry W Parsley & Kim Parsley



PC Meeting of: May 3, 2016

The City of Bentonville, Arkansas

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

REZONING: Marrs Developing, LLC (R-1, Single Family Residential to R-C2, Central Residential – Moderate Density)

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: May 3, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000014

Applicant/Current Owner: Marrs Developing, LLC

Representative: Newell Development (Jake Newell)

Requested Action: Rezoning

Location: 305 Southwest 'D' Street

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: R-C2, Central Residential – Moderate Density

Future Land Use Map Designation: Downtown Mixed Use Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; the property is currently the location of the single family residence in a redeveloping downtown residential neighborhood.

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

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Dwelling	R-C2, Central Residential – Moderate Density	Downtown Mixed Use Residential
South	Single Family Dwelling	R-1, Single Family Residential	Downtown Mixed Use Residential
East	Single Family Dwelling	R-1, Single Family Residential	Downtown Mixed Use Residential
West	Single Family Dwelling	R-1, Single Family Residential	Downtown Mixed Use Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	Southwest 'D' Street	Local street	2 lane asphalt, no curb or gutter
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On **March 30, 2016**, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site, However three property owners were not notified at that time. Staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Edition on **April 4, 2016**. In addition, staff posted a notice of public hearing sign on the property on **April 19, 2016**. This **DOES** meet legal noticing requirements and is 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: According to Policy LU-16 Infill Development of the General Plan “The City shall encourage the development of mixed-use and residential projects with in the downtown area to increase the community’s housing stock and to enhance the vitality of downtown businesses. Policy LU-23 Housing Types states “the City should encourage the development of a mix of housing types to the meet the needs of residents...”. The proposed rezoning will meet the intent of both policies therefore the request is consistent with good land use planning and the general plan.

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.

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. Water and sewer are available at this location. Emergency services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The RC-2 zoning district will allow for the construction of a variety of housing types while creating density to the downtown. The RC-2 zoning district will facilitate consistent housing with adjoining properties. The additional density will further increase the validity of downtown businesses without adversely impacting city infrastructure.

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 this item be **TABLED** based on the applicant request.



PC Meeting of: May 3, 2016

The City of Bentonville, Arkansas

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

REZONING: SP Investments, LLC (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: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: May 3, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-090000015

Applicant/Current Owner: SP Investments, LLC

Representative: Sand Creek Engineering (Tim Sorey)

Requested Action: Rezoning

Location: 401 North Main Street & 310, 402 & 404 Northwest 'A' 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 currently vacant. A single family residence was recently removed from the site.

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	Single Family Residence	R-1, Single Family Residential	Downtown Mixed Use Residential
South	Single Family Residences	R-1, Single Family Residential	Downtown Mixed Use Residential
East	Single Family Residence & Compton Gardens	R-1, Single Family Residential	Downtown Mixed Use Residential
West	Single & Multi Family Residences	R-1, Single Family Residential & R-3 Medium Density Residential	Low Density Residential

Surrounding Streets & Classifications:

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

LEGAL NOTIFICATIONS

Public Notice: On March 31, 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 April 4, 2016. In addition, staff posted a notice of public hearing sign on the property on April 19, 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 RC-2 district allows for a variety of housing types for a variety of lifestyles while encouraging traditional design. According to Policy LU-16 Infill Development of the General Plan "The City shall encourage the development of mixed-use and residential projects within the downtown area to increase the community's housing stock and to enhance the vitality of downtown businesses. Policy LU-23 Housing Types states "the City should encourage the development of a mix of housing types to the meet the needs of residents...". The proposed rezoning will meet the intent of both policies therefore the request is consistent with good land use planning and the general plan.

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.

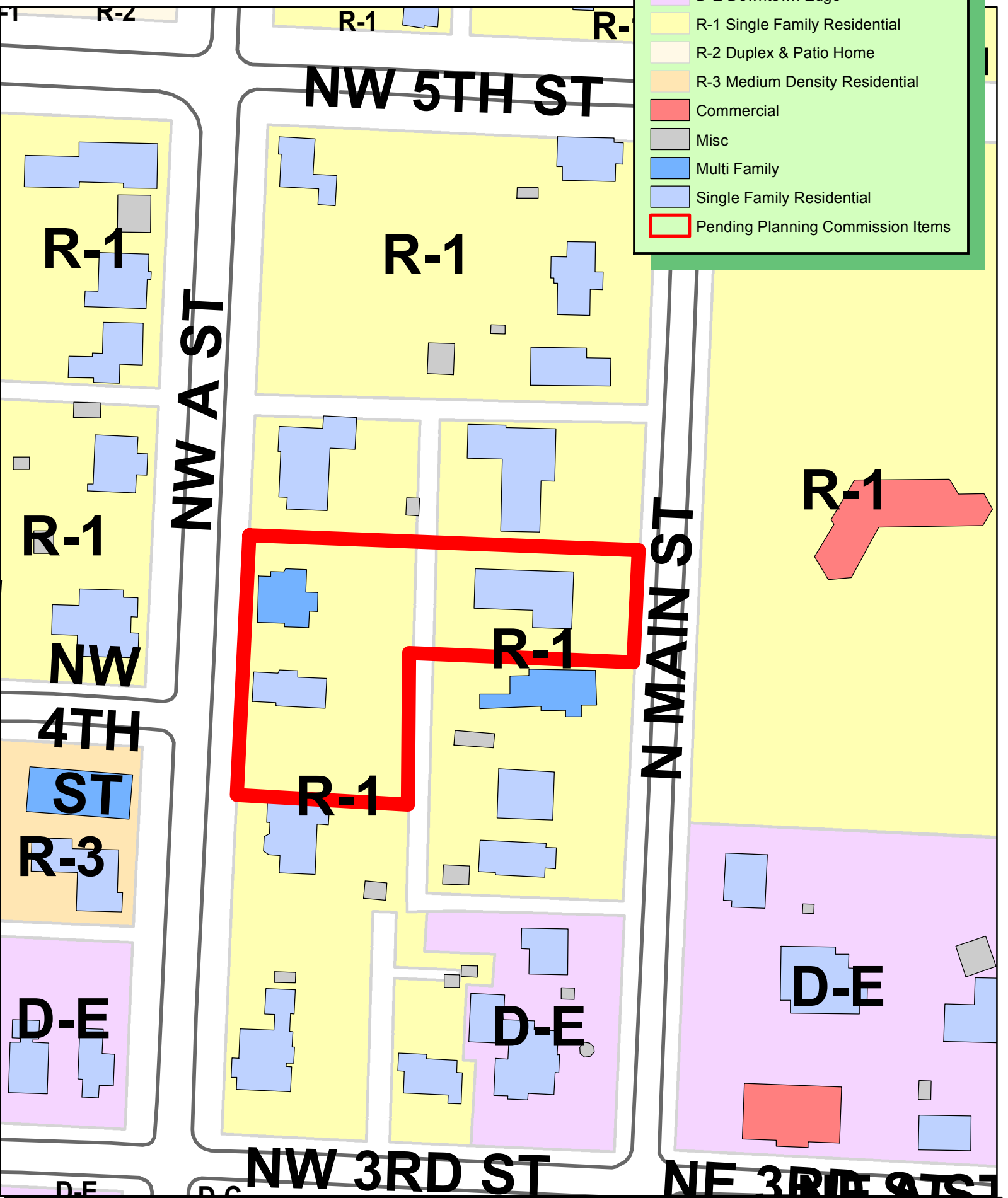
Finding(s) of Staff: City services are adequate at this location.

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 the item be TABLED based on the applicant request.



- D-E Downtown Edge
- R-1 Single Family Residential
- R-2 Duplex & Patio Home
- R-3 Medium Density Residential
- Commercial
- Misc
- Multi Family
- Single Family Residential
- Pending Planning Commission Items

Rezone Narrative

Parcel #'s 01-02100-000, 01-02097-000, 01-02096-000, 01-02095-000

Owner: SP Investments, LLC

Address: 310, 402, 404, NW A Street and 401 N Main

Bentonville, AR 72712

Zoning R-1

Parts or all of Lots 3, 4, 5, 6, 7, and 10

Demings Addition

1.09 Acres +/-

47,480 Sq. Feet +/-

Current Zoning: R-1

Proposed Zoning: RC-3

Current owner & Sales info: The current owner, SP Investments, LLC, are wishing to develop the property. The proposed use will be residential with a higher density.

Reason for rezone: The current zoning does not allow for the desired density. A rezone would change the site from R-1 to RC-3 to allow attached town home development.

How will property relate to surrounding properties: If the property changes to RC-3 it would align with neighboring properties and the long term city plan for growth in the area. The current surrounding properties are detached single family residences.

Proposed Use: The use would be higher density residential.

Traffic: The current city infrastructure would be adequate to accommodate the use if rezoned.

Signage: All signage to comply with city ordinances and regulations.

Appearance: Proposed project will be an improvement to current properties and similar in nature to the existing and proposed developments at the intersection of NW 3rd and A.

Water and Sewer Availability: Water and sewer mains are both available to the site. There are 8" waterlines on N. Main and NW "A" and a sewerline in the alley behind the lots.



PC Meeting of: May 3, 2016

The City of Bentonville, Arkansas

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

Planning Commission Staff Report

REZONING: Callis (Bentonville Best Storage), A-1, Agricultural to PUD, Planned Unit Development

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: May 3, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-13000001

Applicant/Current Owner: Jon Callis

Representative: Bates & Associates (Geoff Bates)

Requested Action: Rezoning

Location: Southwest 2nd Street

Existing Zoning: A-1, Agricultural

Proposed Zoning: PUD, Planned Unit Development

Future Land Use Map Designation: Agriculture

BACKGROUND / HISTORY

The applicant has proposed a Planned Unit Development at this location to be known as Bentonville Best Storage. The PUD would entail 5 acres and would consist of general office, climate controlled and non-climate controlled storage units.

The purpose and intent of the PUD is to provide a mix of office space and storage units that will provide facilities for the public and small businesses.

The applicant has proposed all the development to occur in one single phase and it would contain 1 general office building at 1,200 square feet, 1 climate controlled storage building at 6, 080 square feet and 10 non-climate controlled storage buildings totaling 59,180 square feet.

All buildings along street frontages or property lines will share a common architectural theme and will comply with the City's Commercial Design Standards. Brick shall form the majority of the exterior wall area along the perimeter facing buildings and pre-cast materials such as weather-resistant metal panels and steel doors will be used in the areas not visible from the exterior of the development. A 6' tall split face CMU wall will be installed between the perimeter buildings. Maximum height for the building facing Southwest 2nd Street will be 23' and for the remaining storage buildings will be 12'-6".

Access to the facility will be form a single curb cut onto Southwest 2nd Street.

All parking will meet the requirements set forth in Article 501 of the zoning code.

On-site Stormwater Detention is being provided.

The 20% open space requirement is being met and all landscape requirements set forth in Article 1400 of the subdivision code will be adhered to.

Property Description/Site Inspection: A site inspection was completed; this property is currently vacant along a state highway in the southwest section of the city.

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	Single Family Residence	Benton County	Benton County
South	Single Family Residence	Benton County & R-3, Medium Density Residential	Residential Estate
East	Single Family Residence	Benton County	Agriculture
West	Office	Benton County	Benton County

SURROUNDING STREETS AND CLASSIFICATIONS:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	Southwest 2 nd Street	Arterial	2 lane asphalt with shoulders and open ditches
East	-	-	-
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On **April 18, 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 **April 4th, 2016**. In addition, staff posted a notice of public hearing sign on the property on **April 19, 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 proposed zoning promotes a mix of uses. Per the general plan the city should encourage a mix of uses that will help decrease traffic congestion by providing goods and services within the same development. The proposed zoning also complements The Centers scenario of the general plan by “offering the opportunity to use a variety of implementation techniques.

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

Finding(s) of Staff: The property is currently located along a state highway with only one curb cut being proposed. 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: A public water main extension will be required for the proposed use. And a septic system will be installed to provide sewer service to the proposed development.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of the rezoning from **A-1, Agricultural** to **PUD, Planned Unit Development** as submitted by the applicant.

Legend

BENTONVILLE

ROYAL
AVE

W HWY 72

NW WHITE
NW HIGHL

NW DEER
RUN
AVENUE

SW HIGHLAND
RD

W HWY 72

SW 2ND ST

SW TATER BLACK RD

SW 4TH
ST

SW
COUNTRYWOOD
RD

SW TOWN
VU RD



1 inch = 333 feet

16-13000001
Planned Unit Development-Jon Callis
10620 W. Highway 72
Bentonville Best Storage
5.00 Acres Total





7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 / FAX: 479-521-9350

April 28, 2016

Planning Commission
City of Bentonville
117 W. Central Ave.
Bentonville, AR 72712

RE: Narrative for PUD

Dear Commissioners,

John Callis with CALCON, Inc. is proposing a Planned Unit Development in Bentonville. The subject property is approximately located at 10620 W Hwy 72 (Parcel #18-10087-005), and contains approximately 5 acres. Mr. Callis would like to develop 11 Self-Storage buildings, with included office space, on the subject property, as well as associated parking and drainage improvements. This project would be compatible with the existing Storage Facility on the property directly to the West. If you have any questions please feel free to contact us.

If you have any questions or require additional information, please feel free to call.

Sincerely

Bates & Associates, Inc.

Geoffrey H. Bates, P.E
President of Engineering

Planned Unit Development (PUD)

Per Art.401.10 within the city of Bentonville

A. General Description

1. **Purpose.** The purpose of the proposed PUD District is to establish a mixed use development which does not strictly comply with the provisions of the zone in which the property is located and cannot be achieved through traditional zoning.
2. **Intent.** The intent of the proposed PUD District is to develop a mixed use office and storage unit facility.
 1. Perimeter security shall be provided with key pad access at the entrance as shown on the master site plan
 2. The site will be accessed from Highway 12 as shown on the master site plan
3. **Development Area.** Total area of the development is approximately 5.0 acres
 - a. Vegetated Area = 1.70 acres
 - b. Building Area = 1.52 acres
 - c. Pavement Area = 1.78 acres
4. **Zoning and Master Site Plan.** Attached master site plan identifies and locates individual buildings within the proposed PUD Mixed-Use zoning district.

B. Permitted Uses

Facilities total 1.52 acres or 66,211 s.f.

- General Office: 1,200 s.f.
- Climate Controlled Space: 6,080 s.f.
- Non climate controlled storage: 59,180 s.f.

Office space, and warehouse storage units will be available in a range of different sizes as indicated on the master site plan.

C. Modification of Development Standard

1. The following standards are proposed for adoption

1. Density
2. Height of buildings; per Art. 401
3. Lot size; per Art. 401
4. Lot width; per Art. 401
5. Lot depth; per Art. 401
6. Landscaping; per Art. 1400
7. Required off-street parking; per Art. 501
8. Design Standards; Art. 1100
9. Outdoor lighting

2. The following standards shall not be modified and will meet current code

- a. Building setbacks per Art. 401.8
- b. sign requirements; per Art 801
- c. grading and drainage; storm water drainage manual, 2008
- d. access management
- e. street light standards: Art 1100
- f. flood damage protection; per Art. 1500

D. PUD Development Criteria

1. Common open space

- Standards
 - A minimum of 15% of the site shall be green space (0.75 acre min)
 - The detention pond cannot be included in the green space calculations
- Landscaping
 - Street frontage will meet Art. 1400. 6
 - Perimeter Landscaping strip
 - a. Width will meet Art. 1400.7 A
 - Perimeter Landscaping and screening
 - a. Screening vary from Art 1400.7 type D
 - i. A 20' tall broken evergreen screen to be installed along the entire eastern and southern property lines and along the western property line to the first storage building.
 - ii. 6' tall split face block CMU walls between perimeter buildings
 - iii. Existing trees can be counted
 - Interior Parking Landscaping
 - a. Not required due to less than 15 spaces required
 - b. Shrubs to be placed along the west side along parking area.

2. Parking and Off-Street Loading

- Standards
 - Parking requirements shall meet Article 501 requirements
 - a. Professional office 1 space per 300 sf
 - b. General business 1 space per 250 sf
 - c. Warehouse and storage 5 spaces plus 1 space per 2000 sf of net floor area up to 50,000 sf, then 1 space per 10,000 sf about the 50,000 sf of floor area.
 - d. No off-street loading spaces required.

3. Perimeter Requirements

Minimum building setbacks for all facilities within the proposed PUD zoning district shall be in compliance with the setback established in Article 401.8 within the city of Bentonville zoning code, and modified as follows.

- Front Setbacks / with Parking in front = 50'
- Front Setbacks / without Parking in front = 25'
- Side Setbacks / adjacent to all districts = 10'
- Rear Setbacks / adjacent to all districts = 25'

4. Height Requirements

Maximum height for the main building will be 23' and the maximum height of all the storage buildings will be 12'-6".

5. Structural Design Standards.

The proposed PUD shall meet the following standards and as shown on the elevations.

- All structures will have a common architectural theme
- The main building that will front Highway 72 will be a combination of brick and Hardy lap siding
- The main entry to the building will face Highway 72
- The rear of the main building will be metal siding with a metal roof.
- East and west sides of the main building will be brick
- The maximum height will be 23'
- The two storage buildings on the east side will have a brick veneer on the east side and double the amount of trees along the east side.
- The remaining storage buildings will be metal siding with a metal roof with a maximum height of 12'-6"

6. Outdoor lighting

- No pole lights allowed
- Exterior lights to be wall packs (cut off lighting)



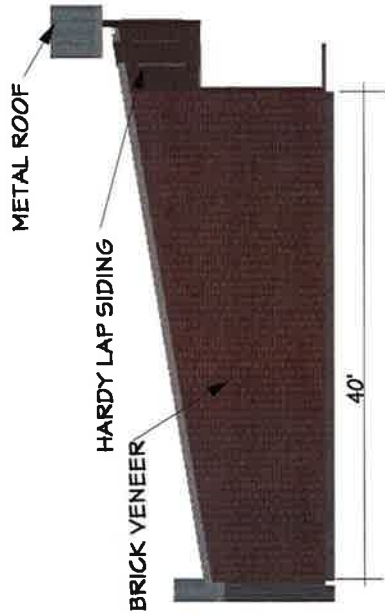
South Elevation



North Elevation



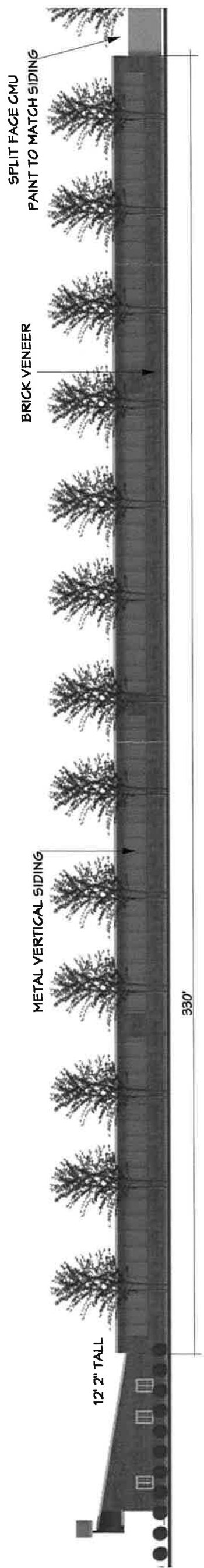
East Elevation



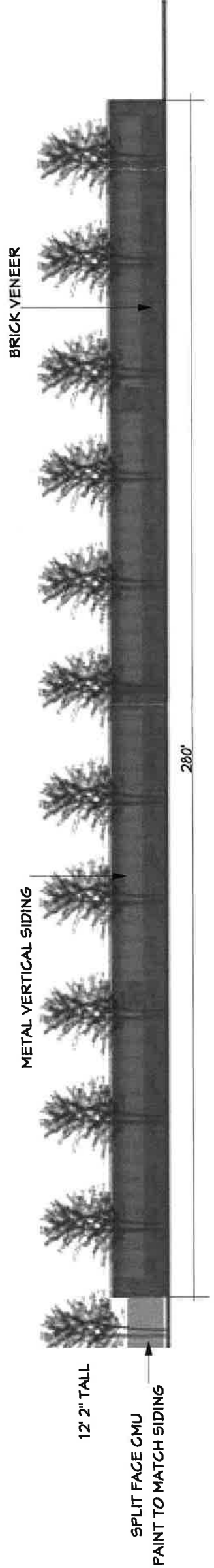
West Elevation



East Elevation



East Elevation Building A



East Elevation Building B