



**Planning Commission
Agenda
May 17, 2016**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lot 205 of Bentonville Original Subdivision** **Lot Split**
West Central Avenue
 - 2. Lots 1 & 2 Market Addition** **Lot Split**
Southeast 8th Street
 - 3. Lots 12 & 13, Block 1, of Young's Addition** **Lot Split**
Southeast 3rd Street & Southeast 'G' Street
- IV. Old Business**
 - 1. CHP, LLC** **Rezoning***
(R-1, Single Family Residential to R-C2, Central Residential – Moderate Density)
304 Southwest Glover Street
 - 2. Marrs Developing, LLC** **Rezoning***
(R-1, Single Family Residential to R-C2 Central Residential – Moderate Density)
305 Southwest 'D' Street
 - 3. SP Investments, LLC** **Rezoning***
(R-1, Single Family Residential to R-C2 Central Residential – Moderate Density)
401 North Main Street, 310, 402 & 404 Northwest 'A' Street
 - 4. Bentonville Best Storage** **Rezoning***
(A-1, Agricultural to PUD, Planned Unit Development)
Southwest 2nd Street
- V. New Business**
 - 1. TW Hangar** **Large Scale Development**
2250 Southwest Aviation Street
- VI. Other Business**
- VII. Planner's Report**
- VIII. Adjournment**

Planning Commission
Minutes
May 3, 2016

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

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

City Staff:

Motion by Haynie, seconded by Grider to approve the minutes of April 19, 2016 as written.

Approved 7-0

Consent Agenda

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

Approved 7-0

Beau-

Planning Commission and Staff have been tasked to modify the R-C2 Zoning District, to better facilitate single family residential rather than allowing SFD & Multi-Family together. Housel Lavigne will be in town tomorrow morning where we will go over the changes. We will take back to the planning commissioners and if approved we will go thru the advertisement for June 7th Planning Commission meeting and will go to City Council on June 14, 2016.

Old Business:

Item #1

Shirley Ferguson: (16-02000002) Conditional Use Permit Approval, Meteor Radio Tower, 128 West Central, D-C, Downtown Core.

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.

Opened public hearing

Jim Highland-407 W. Central, this will be an eyesore, let's not detract from our downtown.

Garrett Brewer-Director of Bentonville Radio, low cost pole, they have raised over \$10,000.00, FCC has approved them for the downtown area, and they have a small radius.

Steve Abb-They have worked hard, should let them proceed

Closed public hearing

If approved the standard conditions of approval shall apply:

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.

Approved 4-3

Item #2

CHP, LLC: (16-09000010) Rezoning Request from R-1, Single Family Residential to R-C2, Central Residential Moderate Density, 304 Southwest Glover Street.

The property is currently the location of a single family residence in a redeveloping residential neighborhood.

The proposed zoning will not create an increase to traffic in the area.

Water and sewer are available, emergency services are adequate at this location.

The applicant has requested that this item be tabled.

Opened public hearing-

Jason McNelly- 220 Glover Street strongly feels that this item be tabled, would also like to address drainage issues.

Closed public hearing

Motion by Sanders, seconded by Grider to table per applicant's request.

Tabled 7-0

Item#3

Barry and Kim Parsley: (15-09000009) Rezoning, 9004 Windmill Road, Zoned A-1, Agricultural.

The property is the site of single family dwelling and a large agricultural building. Current traffic conditions should not be altered by the proposed zoning. Public services are adequate in this area.

Opened public hearing

No public comment

Closed public hearing

Approved 7-0

New Business

Item #1

Marrs Developing, LLC: (16-090000140) Rezoning Request from R-1, Single family Residential to R-C2, Central Residential-Moderate Density, 305 SW D Street.

The property is currently the location of a single family residence in a redeveloping downtown residential neighborhood. The proposed rezoning will not create an increase to traffic in the area. Water and sewer are available at this location. Emergency services are adequate at this location.

Opened public hearing-

Bob Schmidt-303 SW D Street, are utilities adequate? Beau-the utilities are adequate for that area of development.

Kevin Gray-211 SW D Street, Fire Department has concerns, stormwater is inadequate, question regarding parking. Beau at this time we are addressing the rezoning.

Kevin Gray-has questions regarding extra living areas, detached garages and parking issues.

Jake Newell Developer-trying to create 4 single family homes. There are items he would like to address-This project conforms to the 2005 Master Plan. I have to make decisions based on current requirements of Master Plan. The property to the north as already been approved. Willing to deed restrict the height, we are trying to fill the demand.

Jim Highland-Default to no, do not approve variances say 'no'.

-All they have to do is go before the board and they get to do whatever they want.

-Drop the lines along 'D' Street, the lines should be dropped, 35 telephone poles

-The street is congested-parking is everywhere, you can park anywhere

Mickey Barber-302 SW D Street

-Parking is an issue on 'D' Street

-Neighbor can't get to their house

-Builders need to do what is right.

Closed public hearing

Staff recommends that this item be Tabled

Motion by Sanders, seconded by Grider to Table

Tabled 7-0

Item #2

SP Investments, LLC: (16-09000015)Rezoning Request, R-1, Single Family Residential to RC-2, Central Residential-Moderate Density, 401 North Main Street & 310, 402 & 404 Northwest 'A' Street.

The property is currently vacant. The rezoning will not create an increase to traffic in the area. City services are adequate at this location.

Opened public hearing:

Karen Stuckey-407 N. Main

-Need long term comprehensive plan

-The height would affect neighborhood, impacts, light & privacy

Randy Lawson-Investment owners

-Improve neighborhood

-Multifamily is existing adjacent to development

-Traditional Design, Brownstone Townhomes

Jeff Fackler and Julie Fackler-401 NW A,-would like to see plans, Julie this is our retirement, long term home owner.

Travis Knuckles-will this change character of neighborhood.

Nancy Thatcher-405 N. Main, has lived there 27 years, would like to get together with Mr. Lawson to see the design and how many units and parking is a concern.

Kim Vaentine-605 Main, planning commission should hold developer to a plan

Note-end of tape

Polly Harris-concerned with number of people

Diane Anderson-trees being cut down

Andy Stuckey-traffic concerns
Jim Highland-Chairman is being hostile
Staff recommends that this item be tabled
Motion by Sanders, seconded by Matteri to table
Tabled 6-0

Item #3

John Callis: (16-13000001) Rezoning Request from A-1, Agricultural to PUD, Planned unit Development, Southwest 2nd Street.

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 nonclimate 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 nonclimate

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 from a single curb cut onto Southwest 2nd Street.

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

Opened public hearing

Hudson Vanderhoff- I reside immediately east of this project, I am not entirely against this development but have some concerns-PUD does require 10 acres. Beau, this item will have to be tabled until BOA can make a decision on property. Would like to see buffer and restrict access fences on detention pond and view a lighting plan.

Steve Simpson-lives across the road from project. Would commercial property be continued in the future?

Will they continue to extend sewer in this area. Beau-that will be a question for our Utility Director.

Buddy Verneti-have no problem, nor do I have any financial interest in this property.

Drew Mayer-owner, to address Mr. Vanderhoff, sound ordinance will be in effect, landscaping and lighting will also be resolved.

Beau we will try to hold special meeting for May 16th, pending notification to newspaper.

Motion by Havner, seconded by Haynie to table

Tabled 6-0

Other Business

*Meeting with Housel Laveign and utility departments

Motion to adjourn

Diane Shastid

Planning Commission Staff Report

Lot Split: Lot 205 Bentonville Original Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: May 17, 2016

GENERAL INFORMATION:

Project Number: 16-05000016

Applicant: Homes By Roth (Jeff Roth)

Representative: Bates & Associates (Derrick Thomas)

Requested Action: Lot Split Approval

Location: West Central Avenue

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a lot split for property located in the 400 block of East Central Avenue. The plat as provided indicates the creation of one new lot from a portion of existing lot 166. The new lot will be known as Lot 205 (0.26 acres) of the Bentonville Original Subdivision. The plat reflects the dedication of a public right-of-way along East Central Avenue per the Master Street Plan specifications. Water and sewer services are available to the new lot.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	West Central Avenue	Collector
South	-	-
East	-	-
West	-	-

TRAFFIC FINDINGS

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

(b) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of vacant residential lot and an established single family neighborhood.

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

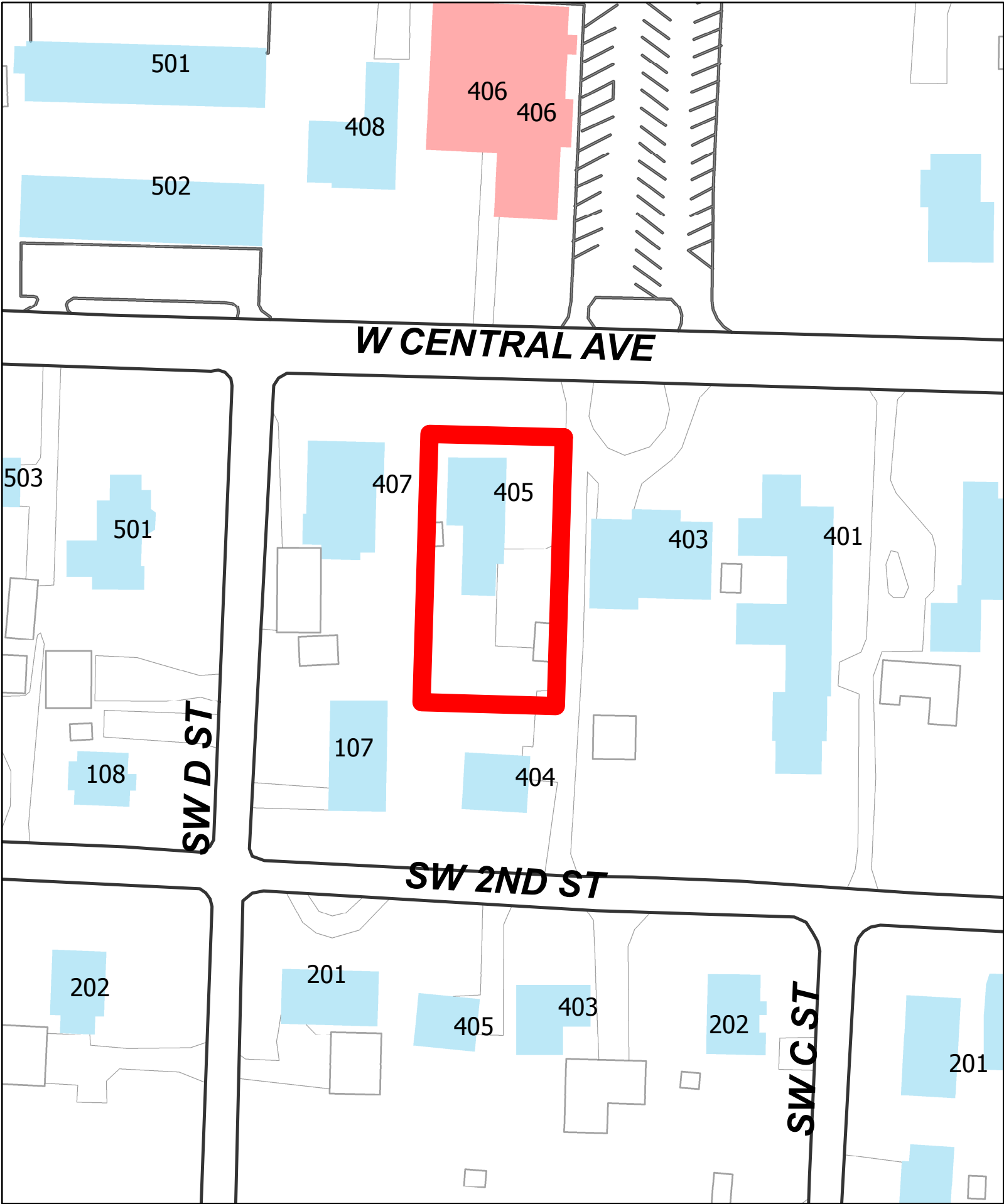
Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

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**.



PROPERTY LINE ADJUSTMENT OF A PORTION OF LOT 166, CREATING LOT 205 OF BENTONVILLE ORIGINAL SUBDIVISION

ADJACENT LAND OWNERS:

1) CHRIST THE KING LUTHERAN CHURCH OF BENTONVILLE, INC.
406 W CENTRAL AVE
BENTONVILLE, AR 72712-5245
PARCEL #01-01101-000
ZONED: R-1

2) CHRIST THE KING LUTHERAN CHURCH OF BENTONVILLE, INC.
406 W CENTRAL AVE
BENTONVILLE, AR 72712-5245
PARCEL #01-01098-000
ZONED: R-1

3) MATTERI, GREGORY J & DEBORAH K
CORELOGIC COMMERCIAL TAZ SERVICES
PO BOX 961009
FORT WORTH, TX 76161-9982
PARCEL #01-01099-000
ZONED: R-1

4) MATTERI, GREGORY J & DEBORAH K
602 N MAIN ST
BENTONVILLE, AR 72712-4817
PARCEL #01-01099-001
ZONED: R-1

5) COCKRELL PROPERTIES LLC
15511 PUTMAN RD
ROGERS, AR 72756
PARCEL #01-01114-000
ZONED: R-1

6) JONES, MICHAEL WADE & CAROLYN KELLY
501 W CENTRAL AVE
BENTONVILLE, AR 72712-5246
PARCEL #01-01113-000
ZONED: R-1

7) HILAND, JAMES W & SUSANNE M
407 W CENTRAL AVE
BENTONVILLE, AR 72712-5244
PARCEL #01-01112-000
ZONED: R-1

PROPERTY OWNER:

ROTH FAMILY PARTNERSHIP LLLP
6077 SW REGIONAL AIRPORT BLVD
SUITE 1
BENTONVILLE AR 72712-9450
479-250-0524

ATLAS PAGE:
361

PROPOSED USE:

RESIDENTIAL

FIELD WORK:

JANUARY 6, 2016

BASIS OF BEARING:

ARKANSAS STATE PLANE ROTATION

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED FOR RECORD IN BOOK 2006 AT PAGE 1420, RECORDS BENTON COUNTY, ARKANSAS.
- 2) WARRANTY DEED FILED FOR RECORD IN BOOK 2015 AT PAGE 29340, RECORDS BENTON COUNTY, ARKANSAS.

PROPERTY ZONED:

R-1

BUILDING SETBACKS:

FRONT	20R
FRONT (GARAGE FACING)	30R
SIDE (INTERIOR)	07R
SIDE (EXTERIOR)	20R
REAR	25R

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS _____ DAY OF _____, 2016.

PLANNING COMMISSION CHAIRMAN

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS _____ DAY OF _____, 2016.

MAYOR

CITY CLERK

PARCEL #01-01111-000 SURVEY DESCRIPTION:

PART OF LOT 166 IN THE ORIGINAL SURVEY OF THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 166 AND RUNNING THENCE ALONG THE EAST LINE THEREOF S 01°41'46"W 156.94' TO AN EXISTING REBAR, THENCE LEAVING SAID EAST LINE N 88°20'59"W 75.91' TO AN EXISTING REBAR, THENCE N 01°41'46"E 156.94' TO THE SOUTH RIGHT-OF-WAY OF WEST CENTRAL AVENUE, THENCE ALONG SAID RIGHT-OF-WAY S 88°20'59"E 75.91', TO THE POINT OF BEGINNING, CONTAINING 0.27 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD

LOT 205 SURVEY DESCRIPTION:

PART OF LOT 166 IN THE ORIGINAL SURVEY OF THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S 01°41'46"W 4.91' FROM THE NORTHEAST CORNER OF SAID LOT 166 AND RUNNING THENCE ALONG THE EAST LINE THEREOF S 01°41'46"W 152.03' TO AN EXISTING REBAR, THENCE LEAVING SAID EAST LINE N 88°20'59"W 75.91' TO AN EXISTING REBAR, THENCE N 01°41'46"E 151.83' TO THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF WEST CENTRAL AVENUE, THENCE ALONG SAID RIGHT-OF-WAY S 88°20'22"E 75.91', TO THE POINT OF BEGINNING, CONTAINING 0.26 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K - DATED 06/05/2012)

NOTE:

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

PLAT NOTES:

- 1) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- 2) 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.
- 3) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 4) ANY IMPROVEMENTS IN THE RIGHT-OF-WAY REQUIRES CITY ENGINEER APPROVAL, IE ALLEY OR CENTRAL AVENUE.
- 5) OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
- 6) BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
- 7) IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ (479) 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
- 8) IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.
- 9) ANY IMPROVEMENTS IN THE RIGHT-OF-WAY (CENTRAL AVE. OR ALLEY) REQUIRES CITY ENGINEER APPROVAL.

OWNER'S CERTIFICATION:

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: _____

PRINTED

NAME: _____
NAME & ADDRESS

SIGNATURE: _____

SOURCE OF TITLE: D.R. DEED BOOK 2016 AT PAGE 8531

CERTIFICATE OF SURVEYING ACCURACY:

I DERRICK THOMAS, 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. 1642
STATE OF ARKANSAS

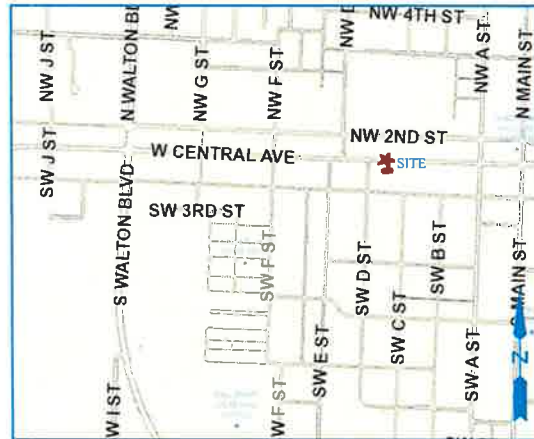


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 06TH DAY OF JANUARY, 2016.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSURED 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.

VICINITY MAP



VICINITY MAP NOT TO SCALE

FOR USE AND BENEFIT OF: ROTH FAMILY INC.	
ADDRESS: 406 W. CENTRAL AVENUE BENTONVILLE, ARKANSAS 72712	
DATE: 04/21/16	SCALE: 1"=20'
LOCATION: PART OF LOT 166 ORIGINAL CITY OF BENTONVILLE SUBDIVISION	
SURVEYED: _____	DRAFTED: _____
REVIEWED: _____	DT

	Bates & Associates, Inc. Engineers - Surveyors - Landscape Architects
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479-642-8300 - Fax 479-621-8300	
BATES & ASSOCIATES, INC. Copyright 2016 This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is prepared by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for purposes of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which is complete and accurate title. Any third person(s) provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the herein cited maps, but does not warrant the same. Bates & Associates, Inc. does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.	

LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.	
● FOUND 5/8" REBAR/CAP	— BOUNDARY LINE (MEASURED)
○ SET 3/4" REBAR/CAP	— FORTY LINE/FE LINE
○ FOUND PIPE	— CENTERLINE OF ROAD
○ WATER METER	— RIGHT-OF-WAY
○ LIGHT	— FENCE
○ COMPUTED POINT	— ADJACENT PROPERTY OWNERS
○ ADJACENT LAND OWNER #	

PROPERTY LINE
ADJUSTMENT OF
A PORTION OF
LOT 166,
CREATING LOT
205 OF
BENTONVILLE
ORIGINAL
SUBDIVISION



RECORDING NUMBER/DATE

Planning Commission Staff Report

Lot Split: Lot s 1 & 2 Market Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: May 17, 2016

GENERAL INFORMATION:

Project Number: 16-05000017

Applicant: North Arkansas Wholesale Co. Inc.

Representative: CEI Engineering Associates (Kevin Hall)

Requested Action: Lot Split Approval

Location: Southeast 8th Street

Existing Zoning: I-2, Heavy Industrial

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 I-2, Heavy Industrial zoning district. The plat as provided by the applicant indicates 2 new lots being created from 2 tracts of parcel land that have never been platted. The new lot will be known as Lot 1 of the Market Addition consisting of 4.45 acres & Lot 2 of the Market Addition consisting of 3.89 acres. Right-of-way is being dedicated along Southeast 8th Street per the master street plan and a utility easement is being dedicated to serve the new lots. Water and sewer services are available to this location.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	I-2, Heavy Industrial	Commercial
South	R-3, Medium Density Residential R-1, Single Family Residential	Mixed Use
East	C-2, General Commercial	Mixed Use
West	R-3, Medium Density Residential	Mixed Use

STREETS

Direction	Name	Classification
North	-	-
South	Southeast 8 th Street	Arterial
East	-	-
West	-	-

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is vacant industrial land adjacent to the new NWA Culinary School on Southeast 8th Street.

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

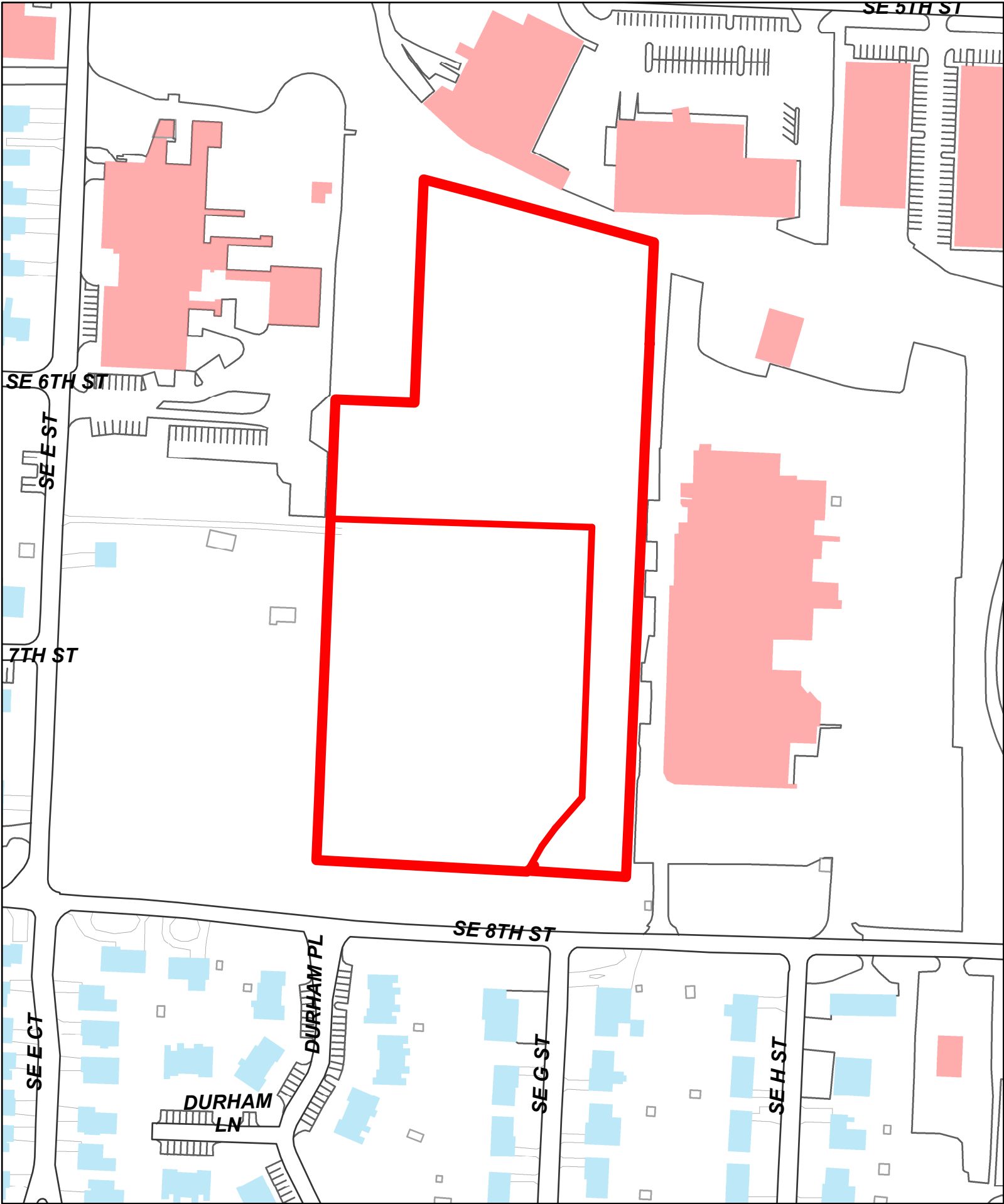
Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

Waiver(s): N/A

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

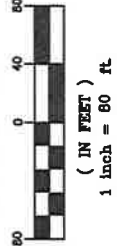
RECOMMENDATION:

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





GRAPHIC SCALE



Convergence -116'52.53821"
Combined Scale Factor: 1.000028676
Computed for the Found 1/2" Rebar
at the NEC of Block "M".

Northing: 746762.296' US Ft.
Easting: 664046.456' US Ft.
Elevation=1301.57' US Ft.

Orchard Addition
Block O

Parcel #01-03606-000
Food Hub NWA, LLC
Zoning: I-2

Parcel #01-03603-000
Food Hub NWA, LLC
Zoning: R-3

North Arkansas
Wholesale Company, Inc.
Deed Book 2008, Page 18418
Doc. 99-101507

15' Access Easement according to
Deed Book 2008, Page 18418

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

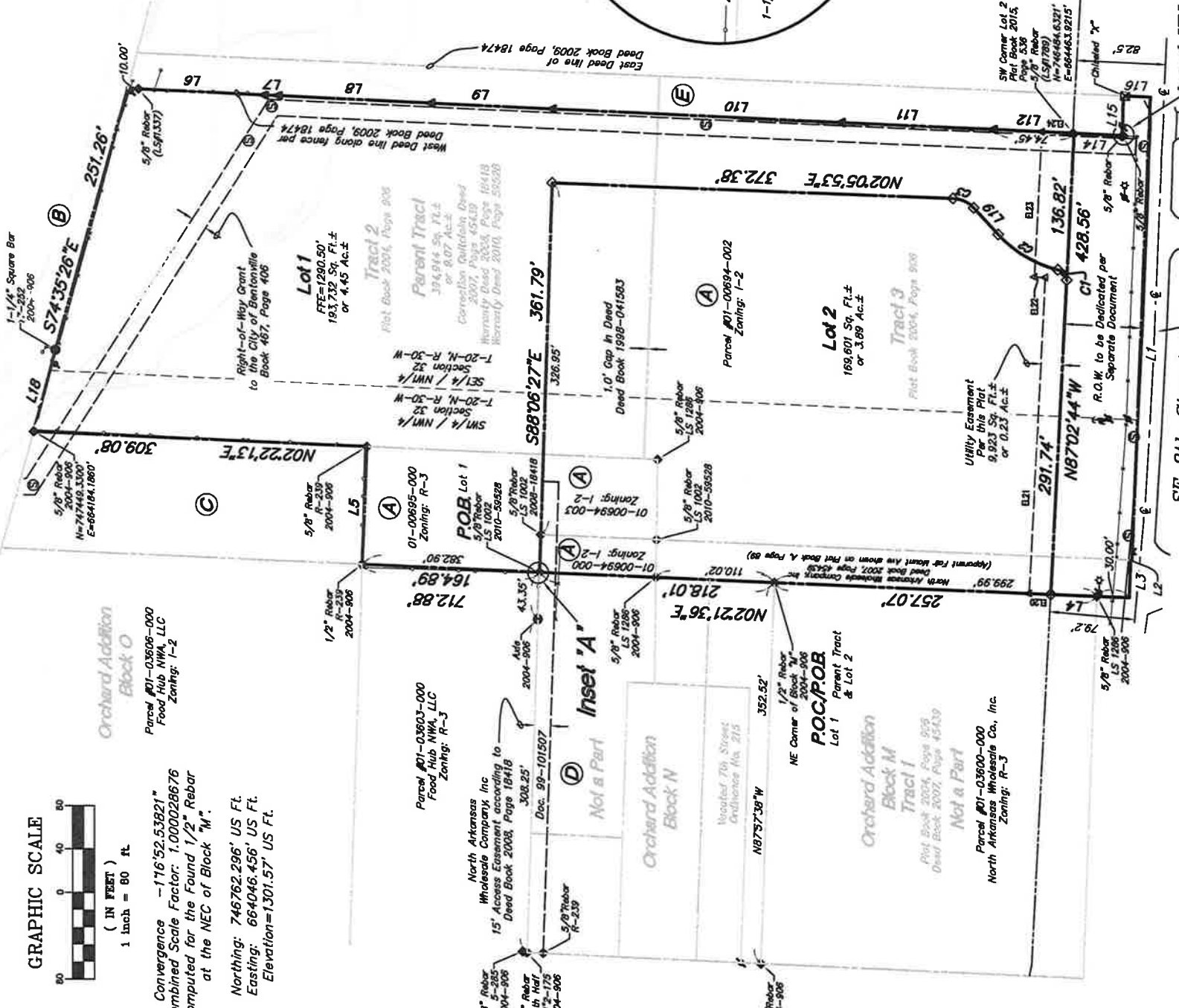
Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

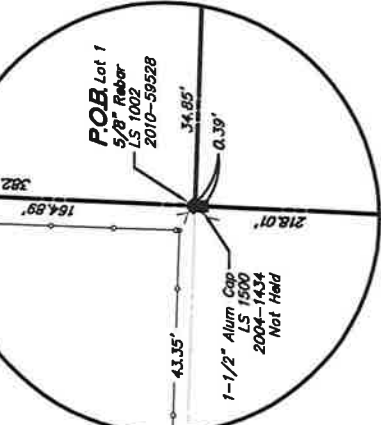
Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3

Parcel #01-03605-001
Food Hub NWA, LLC
Zoning: R-3



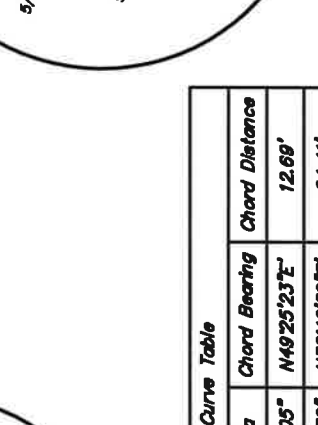
Inset 'A'

Scale 1" = 5'



Inset 'B'

Scale 1" = 5'



Property Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	10.00'	13.75'	78°46'05"	N49°25'23"E	12.69'
C2	111.50'	65.34'	33°34'39"	N30°40'59"E	64.41'
C3	27.50'	21.78'	45°22'39"	N24°46'59"E	21.21'

Sheet 2 Lot Split Plat

State Plat Code: 500-20N-30W-0-32-420-04-1789

Revised per City's 1st Submittal Comments

NO.	DATE	DESCRIPTION
1	05/02/18	Revised per City's 1st Submittal Comments

REVISIONS	DATE	BY	CHK'D
1	05/02/18	KMH	KMH

CEI PROJECT NO.	DATE	PLS	DRW	FLO	CHK'R
28507	5/1/16	KMH	TLP	KCD	KMH

Market Addition

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
SE 8th Street
Bentonville, Arkansas
Rev-1
SHEET NO. 2 of 3

Easement Line Table

LINE	BEARING	DISTANCE
EL20	N02°11'36"E	20.00'
EL21	S78°02'44"E	20.00'
EL22	N02°11'36"E	10.00'
EL23	S78°02'44"E	15.12'
EL24	S02°28'08"W	30.00'

Property Line Table

Line #	Direction	Length
L18	S75°08'38"E	78.59'
L19	N47°28'18"E	33.61'

Property Line Table

Line #	Direction	Length
L11	S02°27'21"W	141.60'
L12	S02°29'08"W	74.45'
L14	S02°29'08"W	44.30'
L15	S87°01'45"E	36.80'
L16	S02°20'23"W	24.73'

Property Line Table

Line #	Direction	Length
L6	S02°28'13"W	127.54'
L7	S02°14'57"W	12.93'
L8	S02°35'44"W	142.13'
L9	S02°25'42"W	112.95'
L10	S02°33'41"W	268.30'

Property Line Table

Line #	Direction	Length
L1	N87°59'37"W	430.34'
L2	N02°21'14"E	1.10'
L3	N87°59'24"W	34.91'
L4	N02°21'36"E	72.91'
L5	S87°42'44"E	109.26'

Planning Commission Staff Report

Property Line Adjustment: Lots 12 & 13 Young's Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: May 17, 2016

GENERAL INFORMATION:

Project Number: 16-07000011

Applicant: Bentonville RD Dev., LLC

Representative: Morrison Shipley Engineers (Larry Grelle)

Requested Action: property Line Adjustment Approval

Location: Southeast 3rd Street & Southeast 'G' Street

Existing Zoning: RC-2, Central Residential – Moderate Density

Land Use Plan: Medium Density Residential

BACKGROUND:

The applicant has submitted a property line adjustment for property located at the intersection of Southeast 3rd Street and Southeast 'G' Street in the R-C2, Central Residential – Moderate Density zoning district. The plat as provided indicates the creation of two new lots by adjusting the common lot line along the southern border of the two existing lots. The new lots will be known as Lot 12 (0.22 acres) & Lot 13 (0.14 acres) of Block 1 Young's Addition. The plat reflects the dedication of a public right-of-way along Southeast 3rd Street per the Master Street Plan specifications. Water and sewer services are available to the new lots.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Downtown Mixed Use Residential
South	RC-2, Central Residential – Moderate Density	Medium Density Residential
East	R-1, Single Family Residential	Medium Density Residential
West	RC-2, Central Residential – Moderate Density & R-1, Single Family Residential	Medium Density Residential

STREETS

Direction	Name	Classification
North	Southeast 3 rd Street	Collector
South	-	-
East	Southeast 'G' 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 single family home in a redeveloping residential neighbor in the downtown area.

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

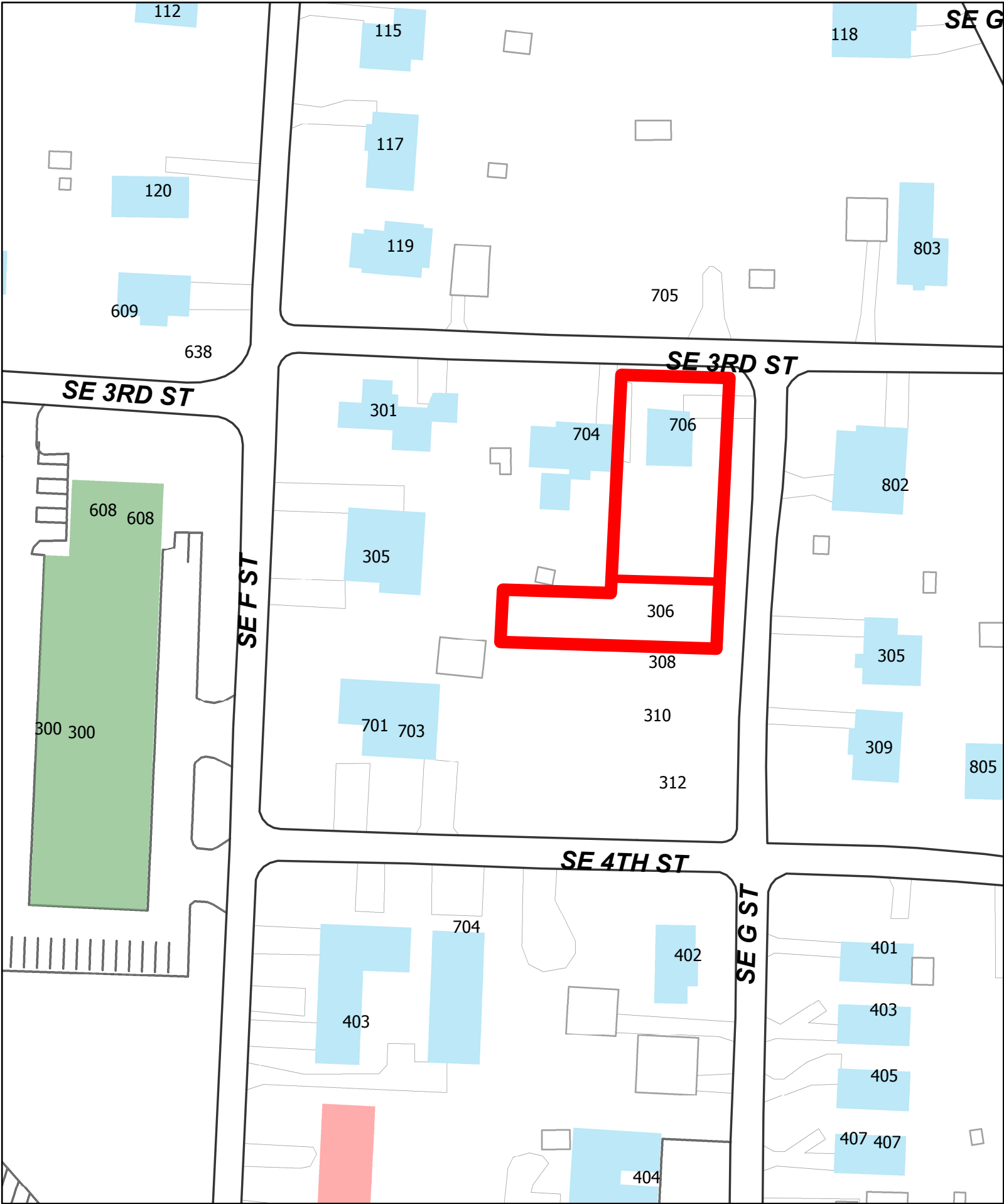
Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

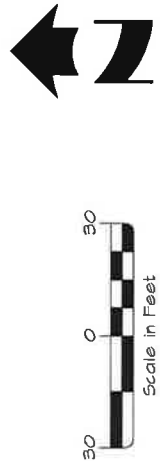
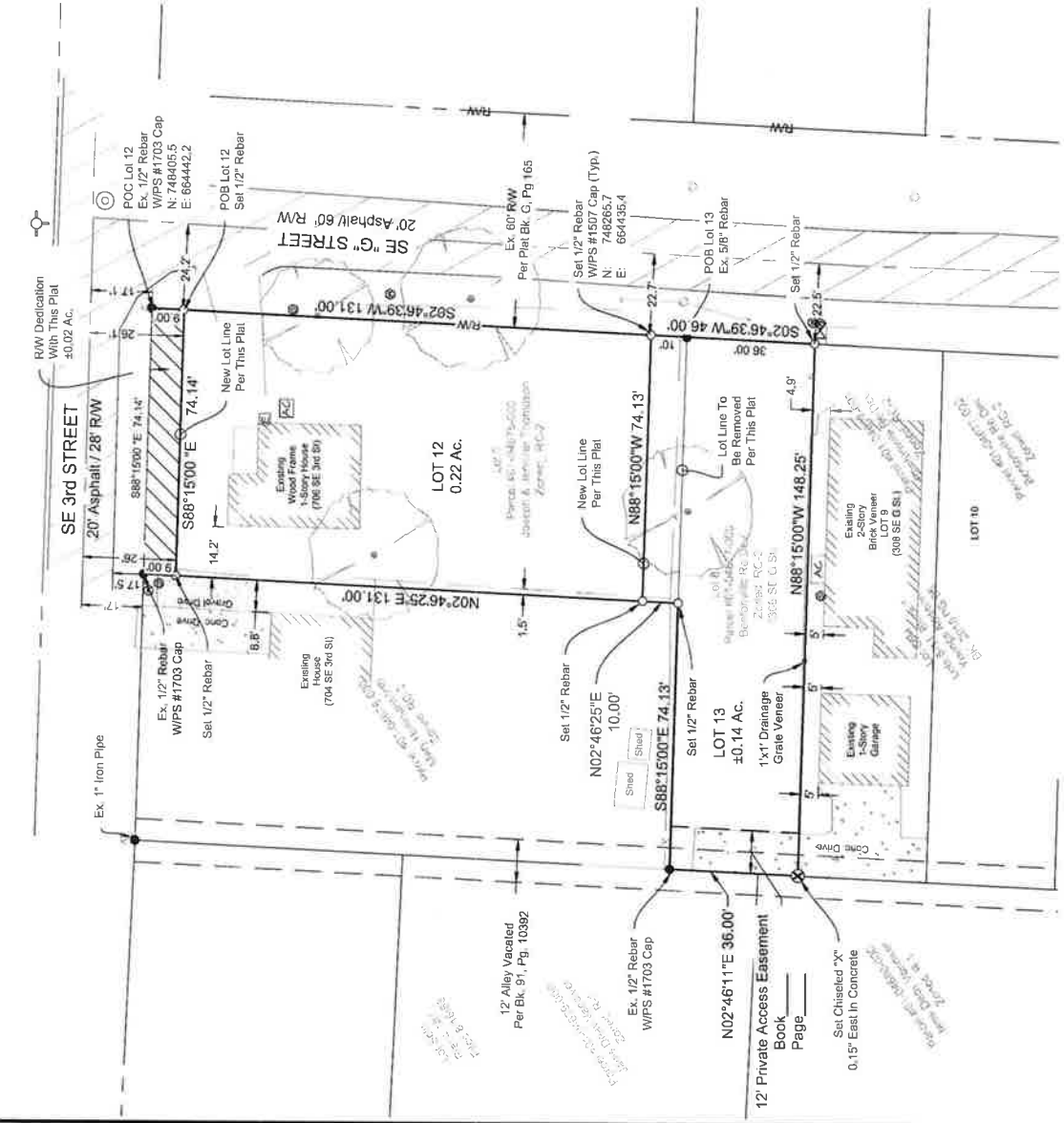
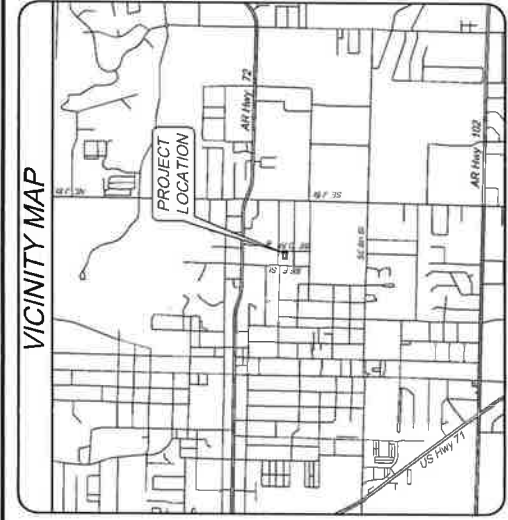
Waiver(s): N/A

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

RECOMMENDATION:

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





General Notes:

Basis Of Bearings: Grid North, Arkansas State Plane Coordinate System, North Zone (0301), Nad 83, Per City Of Bentonville Control Monument #7.

Every Recorded Document Reviewed And Considered As A Part Of This Survey Is Noted Hereon. Surveyor Has Made No Investigation Or Independent Search For Easements Or Other Encumbrances Or Facts That An Accurate And Current Title Search Would Disclose. There May Exist Other Documents Of Record Or Facts Affecting This Parcel.

Existing Utilities Shown Hereon Were Located By Observed Surface Improvements. Actual Locations Of Utilities Shown, Or Existence Of Additional Subsurface Improvements Not Shown Hereon Should Be Verified Before Any Excavations, Locations Or Existence Of Surface Or Subsurface Improvements May Differ From Those Shown Hereon.

Flood Information:

Based Upon Review Of FEMA Firm, Benton County, Arkansas And Incorporated Areas, Map Number 05007C0255K, Effective Date June 5, 2012, And By Graphic Plotting Only, This Property Lies Within Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain, Surveyor Assumes No Liability For The Correctness Of Cited Map.

Access To Public Right-Of-Way: The Property Shown Hereon Abuts SE 3rd Street And SE G Street. Sidewalks Shall Be The Responsibility Of The Builder/Owner At The Time Of Building Permit Issuance.

Drainage Easement: There May Not Be Fences Or Any Other Structures Built In Any Drainage Easement.

Right-Of-Way: 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 Of The Intent And Type Of Work That Will Take Place With The Right-Of-Way.

Street Cuts: Coordinate Utility Street Cuts If Any With The Street Department And Determination Of Repair Method.

Utilities: Owner/Developer Shall Coordinate With All Local Utilities To Insure That Each Lot Has Water, Sewer And Electric Service.

Certificate Of Ownership:

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: _____

Signed: _____

Name & Address _____

Source Of Title: D.R. 2014

Page 29560

Source Of Title: D.R. 2015

Page 9537

State of Arkansas

County of _____, 20____ Sworn And Subscribed Before Me This _____ Day Of _____

Notary Public: _____

My Commission Expires: _____

Property Line Adjustment

PART OF LOT 2, AND LOT 8
BLOCK 1, YOUNG'S ADDITION
CREATING LOTS 12 & 13
BLOCK 1, YOUNG'S ADDITION

Bentonville, Benton County, Arkansas

Project No. JFT-03

Drawn By KLH

Checked By KAS

May 2, 2016

Sheet 1 of 1



MORRISON SHIPLEY
ENGINEERS • SURVEYORS



2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2206 • morrisonshipley.com

Owner/Developer

Bentonville RE Development, LLC
Contact: Joe Thompson
1706 Carolyn Street
Bentonville, AR 72712

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

Signed _____

Mayor, City Of Bentonville

Signed _____

City Clerk, City Of Bentonville

LEGEND

●	Found Rebar, As Noted	(175.00')	Exist. Lot Configuration
○	Set 1/2" Rebar, WPS 1507 Cap	175.00"	New Lot Configuration
—	Lot Line	□	Curb Inlet/Junction Box
—	Right-of-Way Line	⊙	Fire Hydrant
—	Centerline	⊙	Sewer Manhole
—	Easement Line	○	Utility Pole
— X —	4" Chainlink Fence	⊙	Gas Meter
(M)	Measured Distance	⊙	Water Meter
(P)	Plot Distance	⊙	Water Valve
⊙	Tree	⊙	Power Pole

RC-2 - MINIMUM SETBACK REQUIREMENTS (FT.)

	Side			Rear
	Front	Interior	Exterior	
Single Family	20'	5'	10'	15'
Duplex	20'	5'	10'	15'
Townhome	10'	0'	10'	10'
Multi-Family	10'	0'	10'	10'



PC Meeting of: May 17, 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 & May 17, 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, recommends this item be TABLED.

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).



PC Meeting of: May 17, 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 & May 17, 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**.



PC Meeting of: May 17, 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
DATE: Director May 3, 2016 & May 17, 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.

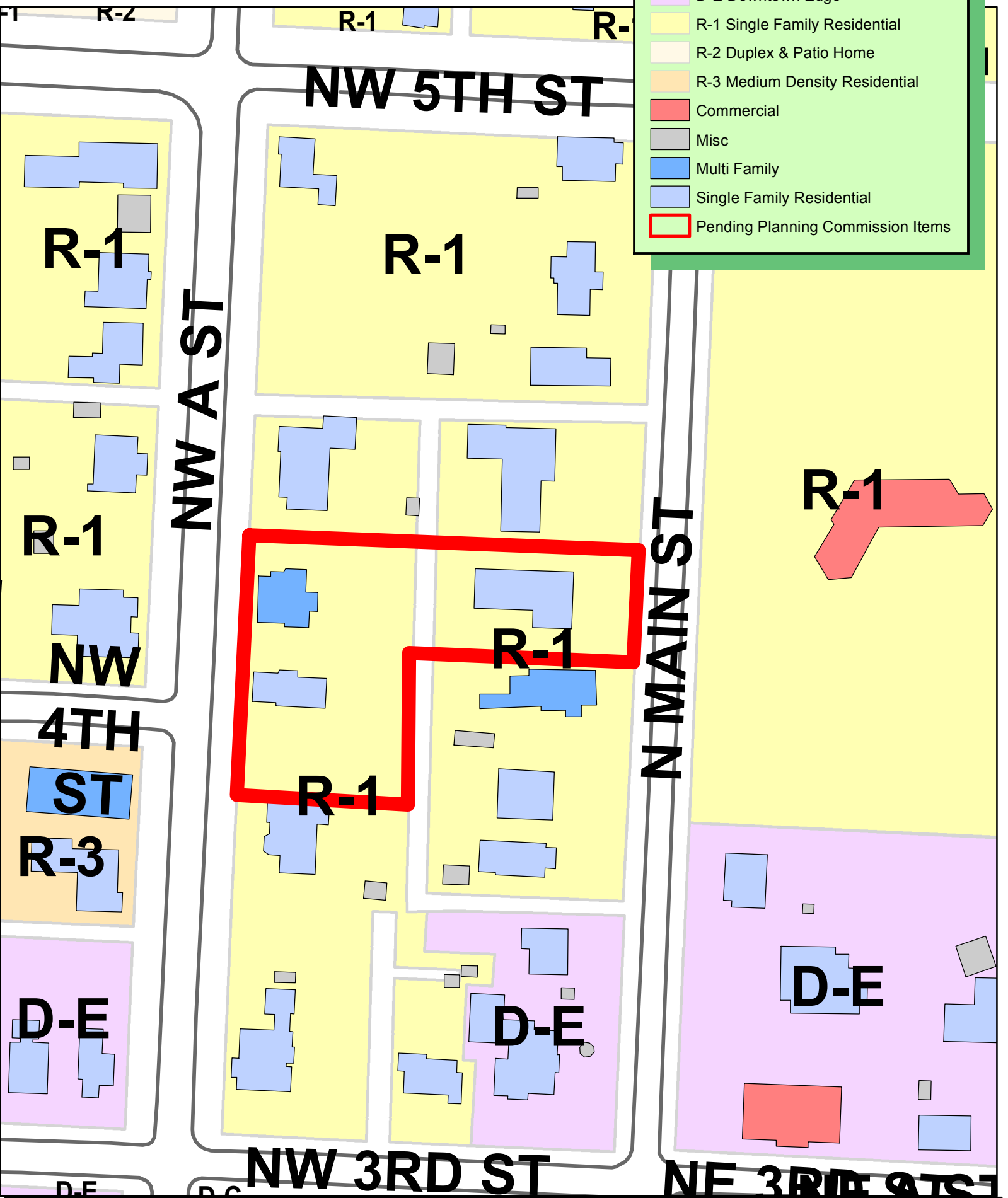
Finding(s) of Staff: City services are adequate at this location.

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.



- 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 17, 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 & May 17, 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)



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Civil Engineering & Surveying
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BENTONVILLE BEST STORAGE
LARGE SCALE DEVELOPMENT
MASTER SITE PLAN
BENTONVILLE, ARKANSAS

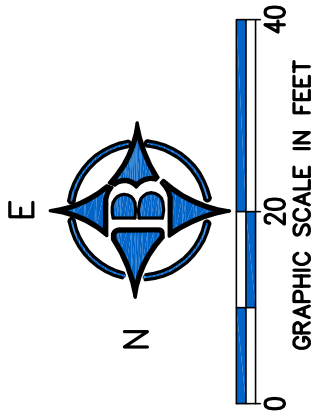
REVISIONS	DATE

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DRAWN BY: B. Watts & E. Nicholas
ENGINEER: G. Bates

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9610
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#133

TOTAL SITE DATA (USE: WAREHOUSE STORAGE)	
SITE SIZE	217,997 SQ FT (5.00 ACRES)
BUILDING AREA	66,211 SQ FT (1.52 ACRES)
DRIVE AREA	77,537 SQ FT (1.78 ACRES)
GRASS AND WOODS	74,052 SQ FT (1.70 ACRES)



REVISION TABLE					
NUMBER	DATE	REVISED BY	DESCRIPTION		

BENTONVILLE BEST
STORAGE

DRAWINGS PROVIDED BY:

DATE:

4/14/2016

SCALE:

SHEET:

171



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

BENTONVILLE BEST STORAGE

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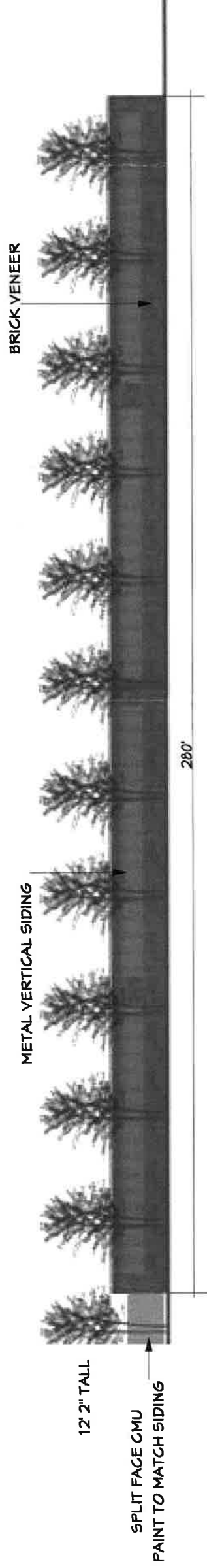
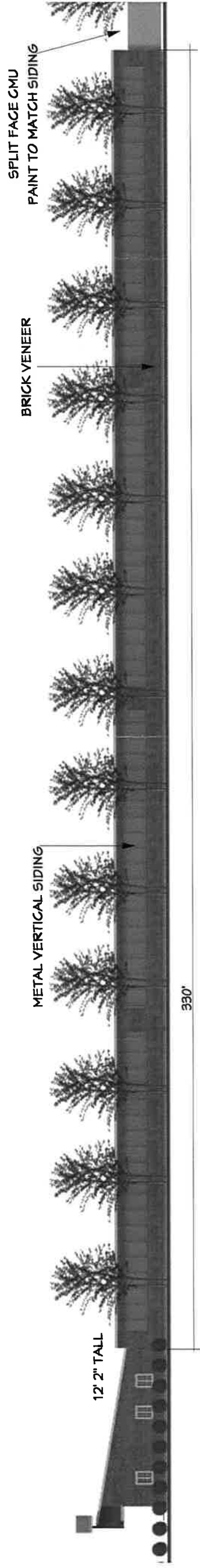
DATE:

4/14/2016

SCALE:

SHEET:

27



Planning Commission Staff Report

Large Scale Development: TW Hangar

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: 16-06000019

Applicant: WTS Aviation, LLC

Representative: Hufft Projects (Larry Grelle)

Requested Action: Large Scale Development Approval

Location: 2250 Southwest Ruby Drive (Private Road)

Existing Zoning: A-1, Agricultural

Land Use Plan: Public

BACKGROUND:

The applicant is seeking Large Scale Development approval plans for a 12,000 square feet airplane hangar located at 2250 Southwest Ruby Drive, a private road, that fronts the city's municipal airport along the east side. The plans as provided by the applicant indicate that access to the site will be from an existing curb cut along Southwest Aviation Street to the south. The plans also included the construction of a portion of taxiway and asphalt apron on the west side of the proposed hangar. The Airport Advisory Board (AAB) has approved the exterior of the building to be constructed of metal R-Panel and to be consistent with the adjacent hangar to the south. The AAB also required that the proposed retaining wall along the east side be equal to or greater than 20% of the east façade of the building in lieu of a masonry wainscot. The project will include an outdoor patio/seating area. Grass pavers are being proposed for the parking areas. Columnar Oaks and hollies will be planted along the eastern façade of the building on top of the retaining wall to help soften the metal R-Panel façade. Stormwater run-off will be addressed by the installation of a drawing swale and utilizing the existing road side ditch.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks Front: Side: Rear:	30' 30' 30'	30' East 30'+ North & South 30'+ West
Height	40'	33.5'
Landscape Coverage	1 tree per 15' of building	10 trees
Parking Standard Stalls Handicap Stalls Total:	0 0 0	4 0 4

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural	Public
South	A-1, Agricultural	Public
East	R-3, Medium Density Residential	Commercial
West	A-1, Agricultural	Public

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Southwest Ruby Drive	Private
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 within the city's municipal airport.

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

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

Waiver(s): 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**.



