



**Planning Commission
Agenda
November 3, 2015**

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

- 1. Lots 16 & 17, Block 1 Braithwaite Park Addition** **Lot Split**
1400 North Walton Boulevard
- 2. Lots 37 & 38 Cottonwood Village Phase III** **Lot Split**
Southeast corner of Southeast 'G' Street & Southeast 22nd Street
- 3. Amber Ridge South @ Woods Creek** **Preliminary Plat**
Northeast Marina Drive
- 4. Amber Ridge North @ Woods Creek** **Preliminary Plat**
Northeast Woods Creek Road
- 5. Haxton District – West** **Large Scale Development**
222 Southeast 2nd Street

IV. Old Business

- 1. Hope Church of NWA** **Rezoning***
(R-1 Single Family Residential to C-2, General Commercial)
1700 Southeast Moberly Lane

V. New Business

- 1. McFann's Holdings, LLC** **Rezoning***
(PRD, Planned Unit Development to C-1, Neighborhood Commercial)
2606 East Central Avenue
- 2. Cabe Ranch Leasing, LLC** **Rezoning***
(A-1, Agricultural to C-2, General Commercial)
Southwest Regional Airport Boulevard
- 3. Foy** **Rezoning***
(A-1, Agricultural to R-1, Single Family Residential)
610 Southwest 'O' Street
- 4. Castlestone Builders, LLC & Lamplighter Restorations, LLC** **Rezoning***
(R-1, Single Family Residential to R-C2, Central Residential – Moderate Density)
206 & 208 Southwest 'D' Street
- 5. Bentonville K-4 Elementary School** **Conditional Use***
3001 Southwest Featherston Road
- 6. Lot 5 Coughlin Addition** **Property Line Adjustment**
Southwest Featherston Road & Southwest 28th Street

7. Bentonville Public Schools – District #6
3001 Southwest Featherston Road

Large Scale Development

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

Planning Commission Staff Report

Lot Split: Lot 16 & 17 Block 1 Braithwaite Park Addition

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

GENERAL INFORMATION:

Project Number: 15-05000041

Applicant: Walmart Stores, Inc.

Representative: CEI Engineering Associates (Tom Oppenheim)

Requested Action: Lot Split Approval

Location: 1400 North Walton Boulevard

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial and Low Density Residential

BACKGROUND:

The applicant has submitted a lot split for property at 1400 North Walton Boulevard. The property is currently zoned C-2, General Commercial. The plat as provided by the applicant shows the creation of two new lots from existing Lot 12. The new lots will be known as Lot 16 (6.95 acres) and Lot 17 (0.22 acres), Block 1 of Braithwaite Park Addition. Utility and drainage easements are being dedicated with this plat. Water and sewer services are available to both lots.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	Northwest 15 th Street	Local
South	Northwest 14 th Street	Local
East	-	-
West	North Walton Boulevard	Arterial

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 commercial development.

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

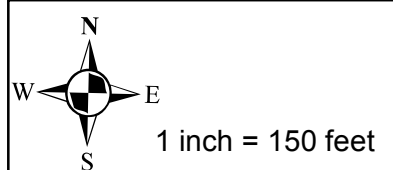
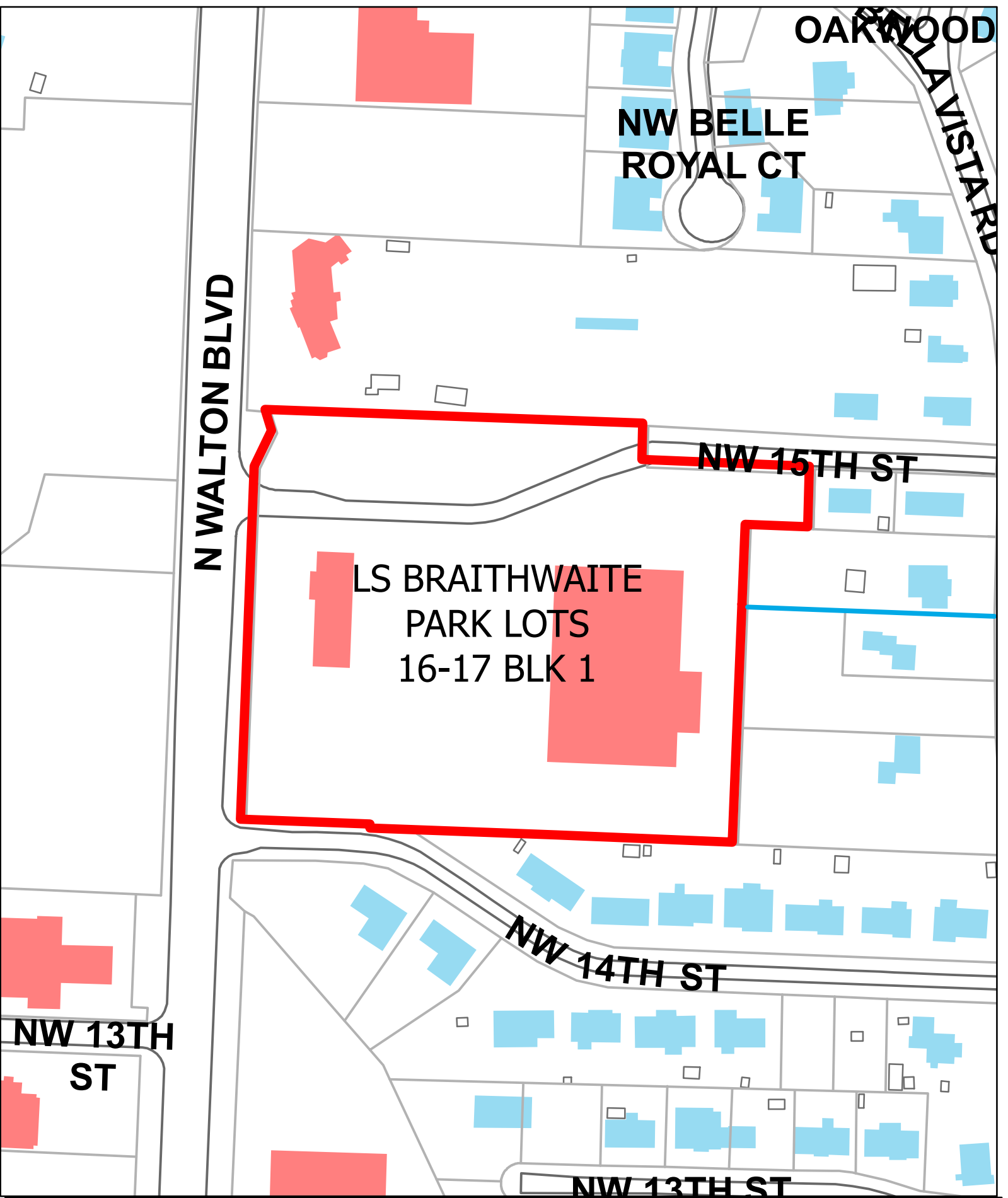
Water / Sewer: Per the G.I.S. site, water and sewer are currently in use on the site.

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**.



LOT SPLIT
BRAITHWAITE PARK 7.13 ACRES
OLD LOT 12 BLOCK 1 NEW LOTS 16-17
15-05000041 ZONE C2



Planning Commission Staff Report

Lot Split: Lots 37 & 38 Cottonwood Village Phase III

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

GENERAL INFORMATION:

Project Number: 15-05000042

Applicant: J Street Company, LLC

Representative: Morrison Shipley Engineers (Larry Grelle)

Requested Action: Lot Split Approval

Location: Southeast Corner of Southeast 'G' Street & Southeast 22nd Street

Existing Zoning: C-2, General Commercial

Land Use Plan: Office

BACKGROUND:

The applicant has submitted a lot split for property at southeast corner of the intersection of Southeast 22nd and Southeast 22nd Streets. The property is currently zoned C-2, General Commercial. The plat provided by the applicant shows the creation of two new lots from existing Lot 24. The new lots will be known as Lot 37 (0.95 acres) and Lot 38 (5.21 acres), of Cottonwood Village Phase III subdivision. A 15' utility easement is being dedicated along Southeast 'G' Street. Water and sewer services are available to both lots.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Commercial & Office
South	I-1, Light Industrial	Industrial
East	C-1, Neighborhood Commercial	Commercial
West	PUD, Planned Unit Development	Office

STREETS

Direction	Name	Classification
North	Southeast 22 nd Street	Collector
South	-	-
East	-	-
West	Southeast 'G' 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 property is vacant in a developing commercial and office area.

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

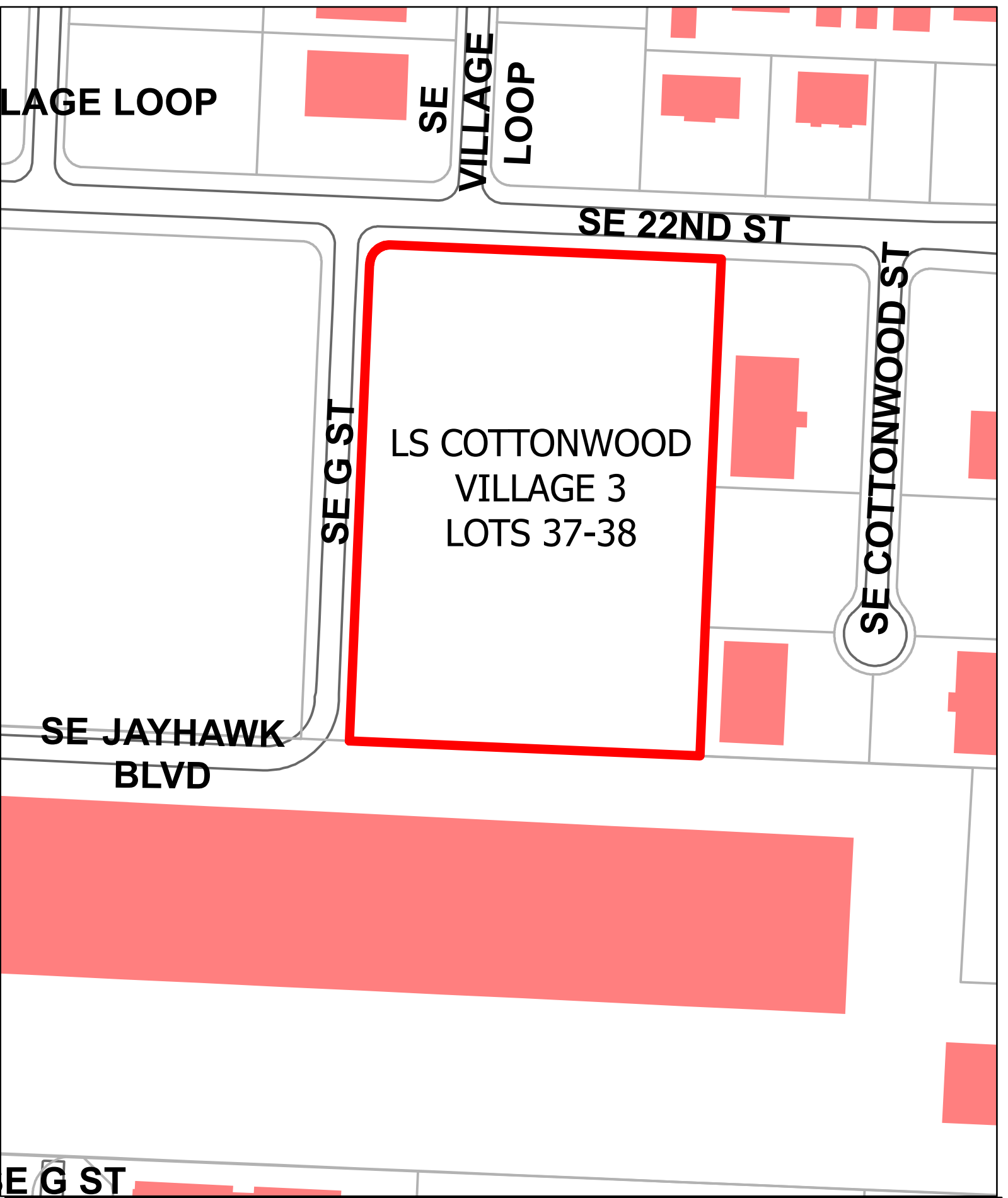
Water / Sewer: Per the G.I.S. site, water and sewer are currently in use on the site.

Waiver(s): N/A

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

RECOMMENDATION:

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



Planning Commission Staff Report

Preliminary Plat: Amber Ridge South at Woods Creek

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, AICP
PC DATE: October 20, 2015

GENERAL INFORMATION:

Project Number: 15-08000005

Applicant: Bart Bauer

Representative: Blew and Associates

Requested Action: Preliminary Plat Approval

Location: Lot 36 Amber Ridge at Woods Creek.

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Medium Density Residential

BACKGROUND:

The applicant has submitted a preliminary plat for Lot 36 of Amber Ridge South at Woods Creek. Existing Lot 36 consist of 19 acres and will be divided into a 29 lot Single Family Subdivision to be known as Amber Ridge South at Woods Creek. Water and sewer will be extended along the street frontage to serve each lot. Northeast Amber Ridge Drive will be constructed as a loop street with the development. No improvements to Marina Drive are required at this time.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	-	-
West	Northeast Marina Drive	Local

STANDARD CONDITIONS OF APPROVAL:

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is current vacant in a developing single family residential subdivision.

Street Names: All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.

Sidewalks: Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

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

Water and Sewer are both available along Marina Drive. The contractor will connect to existing stubs and extend utilities throughout the development.

Drainage: A drainage report was submitted and tentatively approved by the city engineer. Currently there are three option approved by the city engineer that will meet the requirement of Storm water Manual.

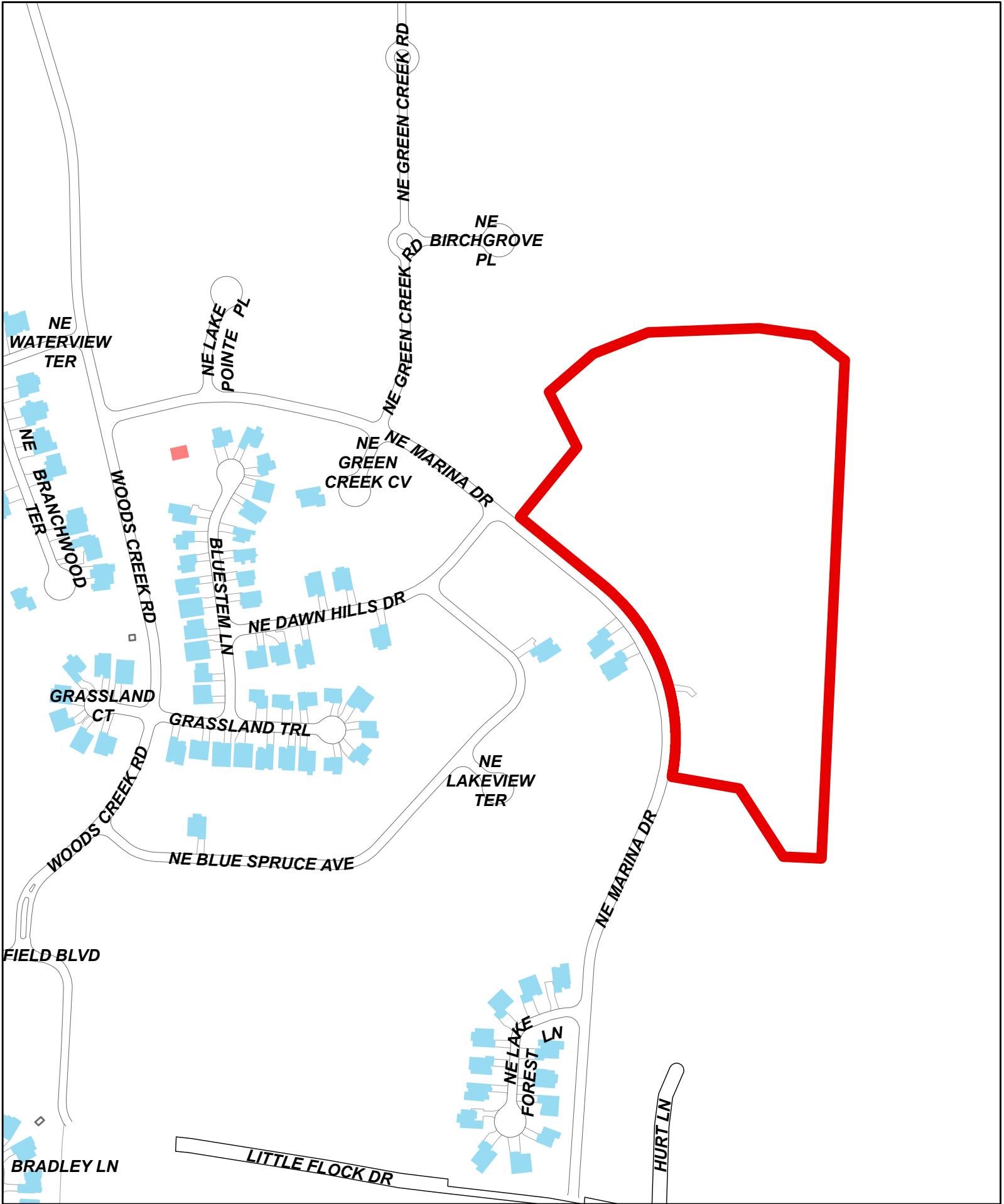
Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, and streets. The information submitted for the plat review process was reviewed for general concept only.

Waiver(s): N/A

Analysis / Conclusion: This preliminary plat **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

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



Planning Commission Staff Report

Preliminary Plat: Amber Ridge North at Woods Creek

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

GENERAL INFORMATION:

Project Number: 15-08000006

Applicant: The Meadows at Woods Creek, Inc.

Representative: Blew & Associates (Charlie Zardin)

Requested Action: Preliminary Plat Approval

Location: Northeast Woods Creek Road

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Medium Density Residential

BACKGROUND:

The applicant has submitted a preliminary plat for Lot 37 of Amber Ridge North at Woods Creek. Existing Lot 37 consist of 12.72 acres and will be divided into a 19 lot Single Family Subdivision to be known as Amber Ridge North at Woods Creek. All lots are buildable. Water and sewer will be extended along the street frontage to serve each lot. Northeast Saddle Ridge Road will be constructed as a cul-de-sac street with the development. No improvements to Woods Creek Road are required at this time. An existing regional storm water detention pond will be utilized for this development.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Medium Density Residential
South	R-1, Single Family Residential	Medium Density Residential
East	R-1, Single Family Residential and A-1, Agriculture District	Medium Density Residential
West	R-1, Single Family Residential	Medium Density Residential

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	-	-
West	Woods Creek Road	Collector

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL:

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is currently vacant in a developing single family residential subdivision.

Street Names: All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.

Sidewalks: Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

Water / Sewer: Per the G.I.S. site, water and sewer ARE / ARE NOT currently available to this site.

Water is available along Woods Creek Road. Sewer is also available in the area. The contractor will connect to existing stubs and extend utilities throughout the development.

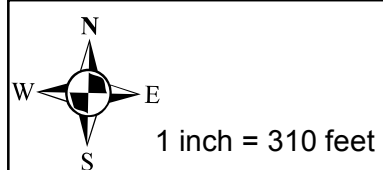
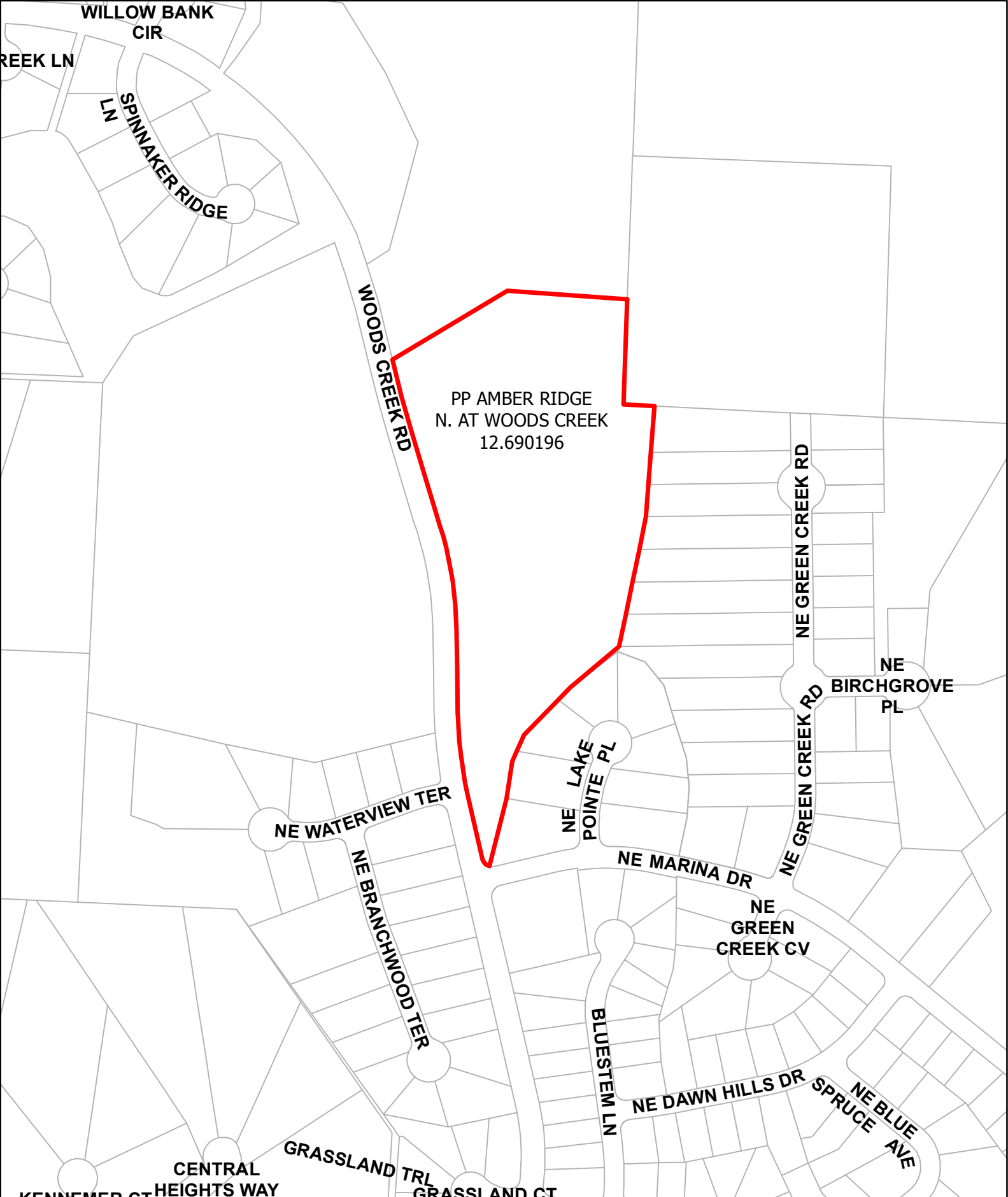
Drainage: A drainage report was submitted and tentatively approved by the city engineer.

Waiver(s): N/A

Analysis / Conclusion: This preliminary plat DOES meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.



PRELIMINARY PLAT
AMBER RIDGE NORTH AT WOODS CREEK
LOTS 1-19
15-08000006 ZONE R-1



Planning Commission Staff Report

Large Scale Development: Haxton District- West

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

GENERAL INFORMATION:

Project Number: 15-060000267

Applicant: TNG Properties, LLC.

Representative: Ken Booth with Sandcreek Engineering

Requested Action: Large Scale Development Approval

Location: 222 Southeast 2nd Street

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a 9,222 square foot commercial building known as The Haxton District West. The 3 story building will be located at 222 Southeast 2nd street just west of Southeast B Street. Access to the property will be achieved through a single 24' access drive along the southern property line onto Southeast B Street. Five parking spaces will be located off the drive. The applicant plans to construct curb and gutter to Southeast 2nd Street. An 8' sidewalk will be installed along Southeast 2nd street. The elevations depict an all brick building with an exterior staircase on the east side.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front BTL:	20' Maximum	0'
Side:	4' w/ Variance	5'
Rear:	12'	52'
Height	60'	52'
Parking		
Standard Stalls	5	5
Handicap Stalls	1	1

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	Southeast 2 nd Street	Collector
South	-	-
East	South Main Street	Collector
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.
5. An access easement must be provided across lot 13 and 14 to the east.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently

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):

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

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.





PC Meeting of: October 20, 2015

The City of Bentonville, Arkansas

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

**REZONING: Hope Church of NWA
R-1, Single Family Residential to C-2, General Commercial
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: October 20, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000035

Applicant/Current Owner: Hope Church of NWA

Representative: Engineering Services, Inc. (Craig Davis)

Requested Action: Rezoning

Location: 1700 Southeast Moberly Lane

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: C-2, General Commercial

Future Land Use Map Designation: Commercial

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this site is the location of an existing religious facility in an established commercial area.

Previous Rezoning Requests for this Property: There are no known previous rezoning's at this location.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Residences	R-1, Single Family Residential	Low Density Residential
South	Office Buildings	R-1, Single Family Residential	Commercial
East	Commercial and Apartments	C-2, General Commercial and R-4, High Density Residential	Commercial and High Density Residential
West	Church	R-1, Single Family Residential	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	Southeast Moberly Lane	Arterial	Improved two lane with center turn lane.
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On September 19, 2015, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on January 31, 2015. In addition, staff posted a notice of public hearing sign on the property on September 19, 2015. This DOES meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: The future land use plan depicts this property as commercial. The C-2, General Commercial zoning designation is a recommended zoning for this classification. This location will provide good and services along the commercial corridor.

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

Finding(s) of Staff: The property is located along a commercial corridor that will be sufficient for the uses allowed within the C-2 zoning district. Current traffic conditions should not be altered by the proposed zoning.

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

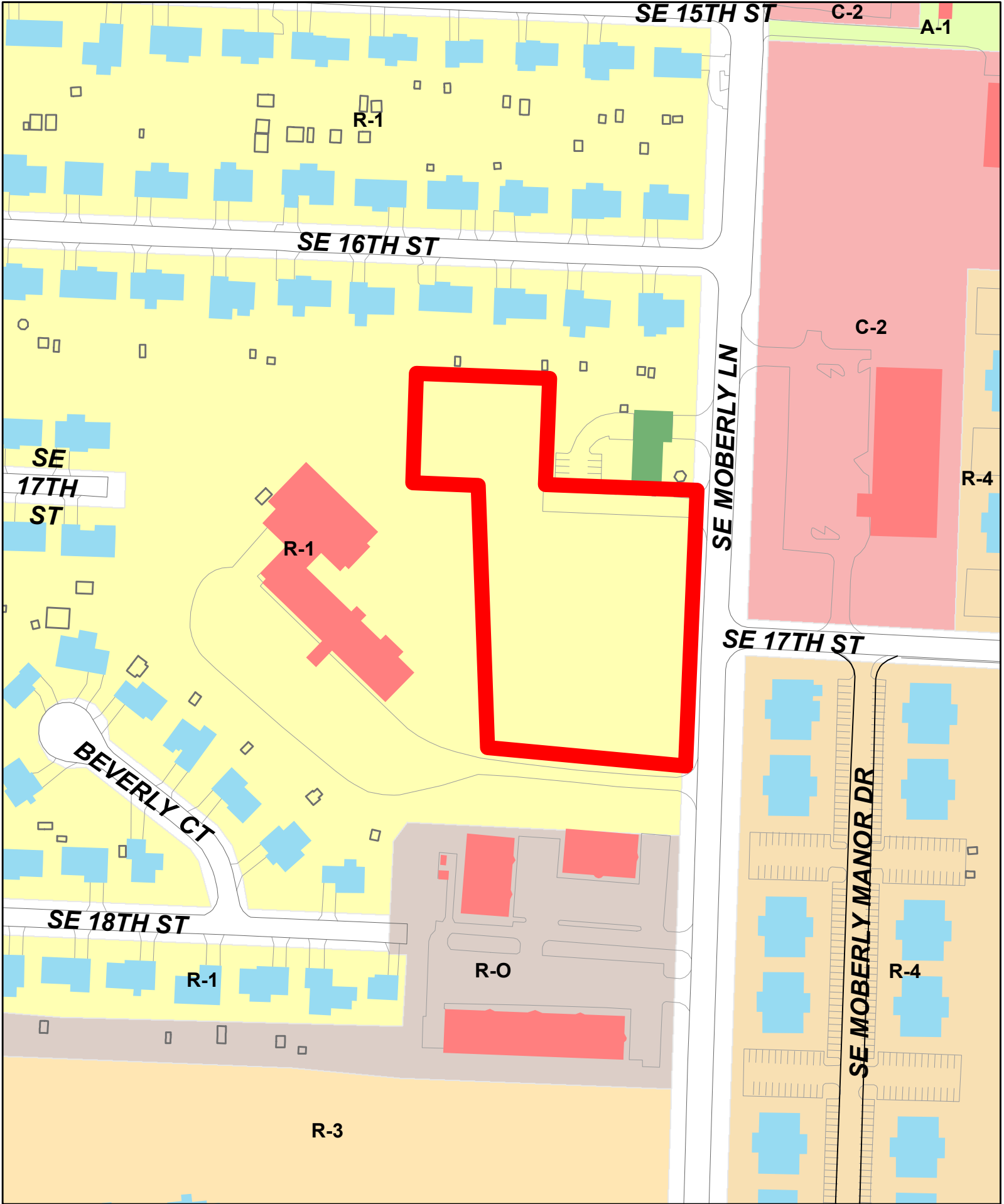
Finding(s) of Staff: City services are adequate at this location. There is no foreseen adverse impact to public services or emergency services at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request is consistent with the City of Bentonville's Future Land Use Map, which depicts this property as commercial. The property is located along a major arterial road and is in close proximity to similar existing uses.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report staff recommends this item be **TABLED** until November 17, 2015 Planning Commission meeting to allow for adequate public notification.





PC Meeting of: November 3, 2015

The City of Bentonville, Arkansas

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

REZONING: McFann's Holdings, LLC., PRD, Planned Residential Development to C-1, Neighborhood Commercial

Current Planning Division Correspondence: Planning Commission Staff Report

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

GENERAL INFORMATION

H.T.E. Project Number: 15-09000036

Applicant/Current Owner: McFann's Holdings, LLC

Representative: Jennifer Hansen

Requested Action: Rezoning

Location: 2606 East Central Avenue

Existing Zoning: PRD, Planned Residential Development

Proposed Zoning: C-1, Neighborhood Commercial

Future Land Use Map Designation: Medium Density Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is the site of a retail shop along a commercial corridor.

Previous Rezoning Requests for this Property: The property was previously rezoned from A-1, Agricultural and R-O, Residential Office to PRD, Planned Residential Development on November 20, 2012.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Vacant Lot	PRD, Planned Residential Development	Medium Density Residential
South	Vacant Lot	R-O, Residential Office	Office
East	Vacant Lot	PRD, Planned Residential Development	Medium Density Residential
West	Vacant Lot	C-2, General Commercial	Commercial

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	-	-	-
West	East Central Avenue	Arterial	

LEGAL NOTIFICATIONS

Public Notice: On October 5, 2015, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on October 5, 2015. In addition, staff posted a notice of public hearing sign on the property on October 19, 2015. 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: The C-1, Neighborhood commercial zoning designation will provide goods and services for residential units located within close proximity. The Use of the property as commercial is in keeping with the objectives of our the land use plan and is consistent with the current and previous uses of the property.

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 along a major arterial street and commercial corridor into the City of Bentonville. The existing street infrastructure is sufficient for the uses permitted in the C-1, Neighborhood Commercial classification.

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 property is currently used for retail and does not adversely affect the services available in this area.

ANALYSIS, CONCLUSION, & SUMMARY

The Neighborhood Commercial Zoning District will provide goods and services to a general location within the City of Bentonville that is currently underserved. It is important that we continue to increase the citizen's availability to those services while reducing the commute time and distance. The C-1 district at this location will provide those good and services which may be readily accessible by multiple means of transportation.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends APPROVAL of this rezoning from PRD, Planned Residential Development to C-1, Neighborhood Commercial.

Rezoning Request Narrative for 2606 E. Central Avenue

McFann's Holdings, LLC respectfully requests a rezoning of the property we own at 2606 E. Central Avenue (Parcel # 01-00284-000). The current zoning designation of this parcel is PRD, Planned Residential Development. We are requesting this be changed to C-1, Neighborhood Commercial.

For more than two decades, this property has been the home of the Sunshine Glass business, which sold stained glass, old doors, antiques and vintage items. We purchased this property two years ago and are requesting this zoning change to allow our business, The Cannery Market, to continue operating a similar business as Sunshine Glass.

Our business will continue to relate to surrounding properties as Sunshine Glass did. Our business does not impact neighboring properties as our entrance and exit are directly on Central Avenue. No business activities impact neighbors.

We will be using the property as the home of The Cannery Market, an antiques and vintage furniture, decor and design shop.

We expect an average of approximately five cars a day, plus employees and delivery.

Our signage request has been approved by Bentonville Code Enforcement. An image of the approved sign is attached.

We plan no changes to the appearance of the building, and would like to note that it has improved since our purchase. In addition to cleaning and repairing the building, we have removed a significant amount of debris, dead trees and large fallen limbs from the property. We have trimmed trees and shrubs and have the property mowed regularly.

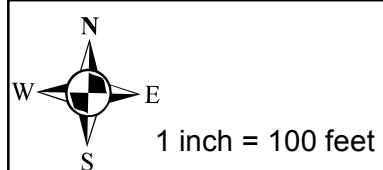
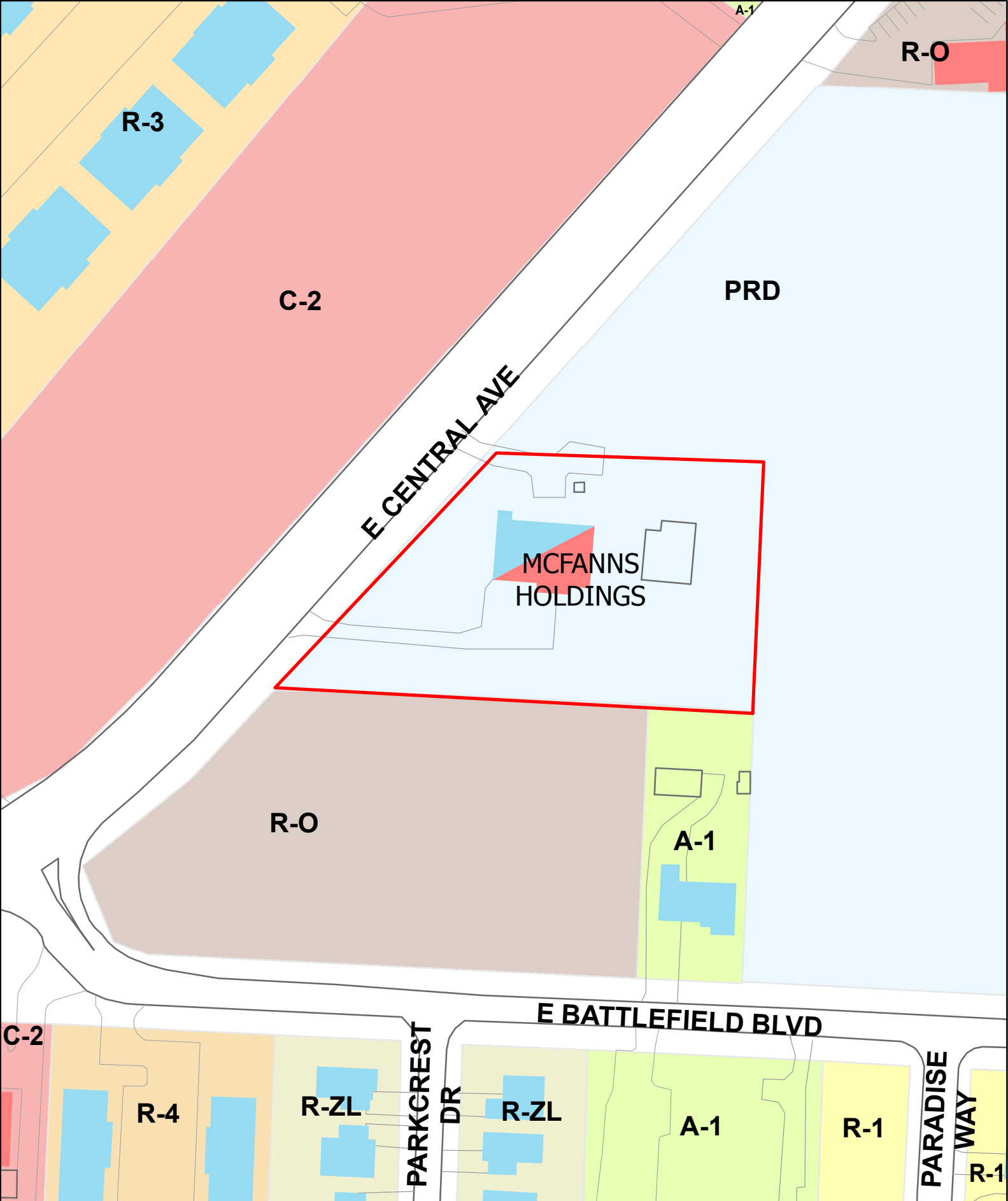
This property has water and sewer in place.

Thank you for your consideration and time,

Respectfully,

Jennifer Hansen, Owner

McFann's Holdings, LLC



REZONING
MCFANNS HOLDINGS
2606 E CENTRAL AVE
15-09000036 ZONE PRD TO C-1





PC Meeting of: November 3, 2015

The City of Bentonville, Arkansas

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

**REZONING: Cabe Ranch Leasing LLC, A-1, Agriculture to C-2, General Commercial
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: November 3, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000037

Applicant/Current Owner: Cabe Ranch Leasing, LLC

Representative: Bates & Associates, Inc.

Requested Action: Rezoning

Location: Southwest Regional Airport Boulevard

Existing Zoning: A-1, Agricultural

Proposed Zoning: C-2, General Commercial

Future Land Use Map Designation: Commercial

BACKGROUND / HISTORY

Property Description/Site Inspection: This site is vacant in a developing commercial area and located along an arterial road in the southwest part 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	Vacant Lot	C-2, General Commercial	Mixed Use
South	Religious Facility	R-1, Single Family Residential	Mixed Use
East	Vacant Lot	A-1, Agriculture District	Mixed Use
West	Vacant Lot	C-1, Neighborhood Commercial	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	Southwest Regional Airport Boulevard	Arterial	Under construction – future 5 curb & gutter
South	-	-	-
East	-	-	-
West	Southwest Eden Brooke Street	Local	2 lane curb & gutter

LEGAL NOTIFICATIONS

Public Notice: On October 5, 2015, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on October 5, 2015. In addition, staff posted a notice of public hearing sign on the property on October 16, 2015. This DOES meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: The future land use plan depicts this property as commercial. The C-2, General Commercial zoning designation is a recommended zoning for this classification. This location will provide goods and services to the surrounding single and multifamily developments and also act as a buffer between the low density residential located to the south and the major arterial road to the north.

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

Finding(s) of Staff: The property is located along an arterial street that is currently being widened to 5 lanes including a center turn lane and will help to better facilitate the traffic in this area. Current traffic conditions should not be altered by the proposed zoning.

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

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

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request is consistent with the City of Bentonville's Future Land Use Map, which depicts this property as commercial. The property is located along a major arterial road and within close proximity to an activity node based on the future land use map. The general plan encourages a mix of uses in these centers and specifically encourages commercial within these areas.

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 C-2, General Commercial.



PC Meeting of: November 3, 2015

The City of Bentonville, Arkansas

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

REZONING: Foy, 610 Southwest 'O' Street, A-1, Agriculture District to R-1, Single Family Residential

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: November 3, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000038

Applicant/Current Owner: Elizabeth Foy

Representative: Patrick Foy

Requested Action: Rezoning

Location: 610 Southwest 'O' Street

Existing Zoning: A-1, Agriculture District

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 an existing single family home in a low density residential area.

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 Residential	R-1, Single Family Residential	Low Density Residential
South	Single Family Residential	R-1, Single Family Residential	Low Density Residential
East	Single Family Residential	R-E, Residential Estate	Low Density Residential
West	Vacant Lot	Benton County	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	Southwest 'O' Street	Collector	Unimproved 2 lane asphalt
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On October 5, 2015, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on October 5, 2015. In addition, staff posted a notice of public hearing sign on the property on October 16, 2015. This DOES meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: Policy LU-23 Housing Types within the General Plan states “the City should encourage the development of a mix of housing types to the meet the needs of residents...”. The rezoning request is consistent with good land use planning, the general plan and the future land use map and will meet the intent of the policy while allowing the property owner the ability to constructed a new single family home.

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

Finding(s) of Staff: The R-1 zoning classification will not adversely impact traffic in the adjacent vicinity.

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

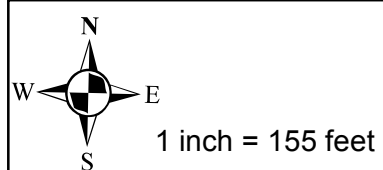
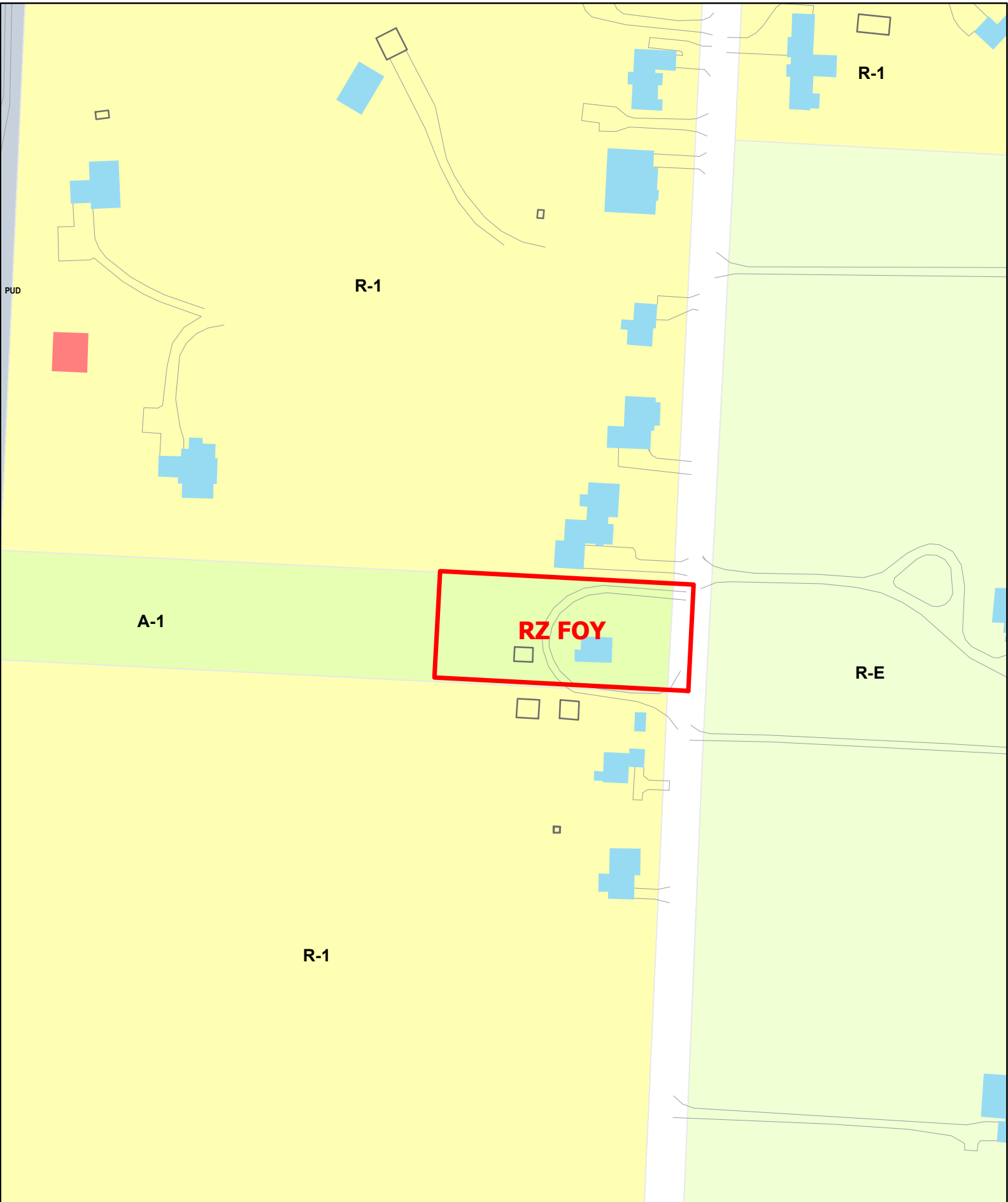
Finding(s) of Staff: Water service is available at this location. Sewer service is not available; Arkansas Department Heath septic permit has been approved and a copy was provided by the applicant.

ANALYSIS, CONCLUSION, & SUMMARY

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

STAFF RECOMMENDATION

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



**REZONING
FOY
610 SW O ST
15-09000038 ZONE A1 TO R1**



Mr. Jon Stanley
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

September 28, 2015

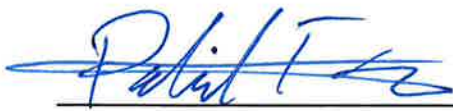
**Re: 610 SW "O" Street, Bentonville, AR
Howard and Elizabeth's Rezoning Request**

Dear Mr. Stanley:

Howard and Elizabeth Foy are requesting to rezone the property for a single family home at 610 SW "O" Street. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

- The property is currently zoned A-1, Agricultural; the proposed zoning would be R-1, Single Family Residential. The property is currently owned by Elizabeth Foy. There is an existing single family home that the current resident lives in and will be demoed when a new proposed single family home is built.
- Howard and Elizabeth would like to rezone so they can build their new house while they live in their old house.
- This property is one of the few remaining A-1 zoned lots in the area. Rezoning to R-1 would be conforming to the surrounding neighbors and neighborhoods.
- The proposed use of the property is for single family living. After the new house is build and the old one is demoed there will only be one house on site for the current resident to reside in.
- SW "O" Street is a low traveled road. Only current residents use the road.
- No signage is proposed.
- The general appearance will not change, other than the demo of the old house and construction of the new house.
- City water is already on site and a septic system is utilized by the current residents.

Sincerely,



Patrick Foy, E.I.



PC Meeting of: November 3, 2015

The City of Bentonville, Arkansas

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

**REZONING: Castlestone Builders, 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: November 3, 2015

GENERAL INFORMATION H.T.E. Project

Number: 15-09000039

Applicant/Current Owner: Castlestone Builders, LLC & Lamplighter Restorations, LLC

Representative: Terry Ging Services

Requested Action: Rezoning

Location: 206 and 208 Southwest 'D' Street

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: RC-2, Central Residential – Moderate Density **Future Land Use Map**

Designation: Downtown Mixed Use Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; these properties are the site of two single family homes in a redeveloping area near downtown.

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

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Residential	R-1, Single Family Residential	Downtown Mixed Use Residential
South	Single Family Residential	R-1, Single Family Residential	Downtown Mixed Use Residential
East	Single Family Residential	R-1, Single Family Residential	Downtown Mixed Use Residential
West	Single Family Residential	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	2 lane unimproved asphalt
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On October 6, 2015, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on October 5, 2015. In addition, staff posted a notice of public hearing sign on the property on October 16, 2015. This DOES meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: 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 RC-2 zoning classification will not adversely impact traffic in the adjacent vicinity.

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

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

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request is consistent with the City of Bentonville’s Future Land Use Map, which depicts this property as Downtown Mixed-Use Residential. The RC-2, Central Residential Moderate Density zoning classification is a recommend zoning designation for this land use.

STAFF RECOMMENDATION

The RC-2 zoning district will increase density to the downtown while providing consistent housing types with adjoining property. The additional density will further increase the validity of downtown businesses without adversely impacting city infrastructure. Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of this rezoning from R-1 Single Family Residential to RC-2, Central Residential – Moderate Density.

206 AND 208 SW D STREET ARE OWNED BY LAMPLIGHTER RESTORATIONS LLC AND CORNERSTONE BUILDERS LLC. THEY ARE CURRENTLY ZONED R-1 AND PROPOSED ZONEING OF RC-2 TO ALLOW A SIMILAR SINGLE FAMILY RESIDENTIAL HOUSING AS BEING BUILT ON SW D STREET AT THIS TIME.

A SLIGHT INCREASE IN TRAFFIC WILL OCCUR BUT SHOULD NOT BE NOTICEABLE.

ALL UTILITIES ARE AVAILABLE AT THIS TIME ON EXISTING STRUCTURES, BUT WILL NEED TAPPING OF WATER AND SEWER FOR ADDITIONAL HOUSES.

Planning Commission Staff Report
Conditional Use: Bentonville K-4 Elementary School
Project Number: 15-02000016

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

GENERAL INFORMATION:

Applicant: Bentonville School District #6

Representative: Larry Grelle with Morrison Shipley Engineers, Inc

Requested Action: Conditional Use Permit Approval

Location: 3001 Southwest Featherston Road

Existing Zoning: A-1, Agricultural

Land Use Plan: Mixed Use

Proposed Use: Educational Facility

BACKGROUND:

The applicant has submitted a conditional use permit for a educational facility to be located at the intersection of Southwest 28th Street and Southwest Featherston Road. The 96,138 square feet school will house Kindergarten through 4th grade elementary. The applicant is also requesting the approval of a 5th and 6th grade addition to be added at a later time. Hours of operation will be 7:00am to 4:00pm with an occasional after hour activity. The facility will employ approximately 50 staff members and provide parking for 143 vehicles. Five hundred feet of double stacking is being provided from Featherston Road to the school.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential and County Land	Low Density Residential and Medium Density Residential
South	A-1, Agriculture District	High Density Residential
East	A-1, Agriculture District	Mixed Use
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	Southwest 28 th Street	Arterial
South	-	-
East	-	-
West	Southwest Featherston Road	Collector

Site Inspection: A site inspection was completed; this property is currently **vacant** agricultural land.

Public Notice: On **October 5, 2015** a notice was published in the *Arkansas Democrat-Gazette*, *Northwest Arkansas Addition* and a public hearing notice sign was posted on the property on **October 19, 2015**. This meets legal noticing requirements and is adequate for the scope of this project.

STANDARD CONDITIONS OF APPROVAL:

1. All technical review comments must be addressed before building permits are issued.
2. A Large Scale Development must be approved for this 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 **(A-1, Agricultural)** district.

Allowed under the Protective Covenants of the subdivision. Not applicable

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

RECOMMENDATION:

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

Planning Commission Staff Report

Property Line Adjustment: Lot 5, Coughlin Addition

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

GENERAL INFORMATION:

Project Number: 15-07000020

Applicant: Bentonville Public Schools – District 6

Representative: Larry Grelle with Morrison Shipley Engineers, Inc

Requested Action: Property Line Adjustment Approval

Location: Southwest Featherston Road and Southwest 28th Street

Existing Zoning: A-1, Agricultural

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a property line adjustment for 45.65 acres located at the southeast corner of Southwest Featherston Road and Southwest 28th Street. Lot 1 Coughlin Addition and an un-platted tract will be combined to create the new lot known as Lot 5 Coughlin Addition. Forty-five feet of Right of way is being dedicated for the proposed Southwest 28th Street while 35' is being dedicated for Southwest Featherston road. Easements are being dedicated for proposed public infrastructure improvements on the property. A 20' utility easement is being dedicated along southwest Featherston Road and Southwest 28th Street.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential and County Land	Low Density Residential and Medium Density Residential
South	A-1, Agricultural	High Density Residential
East	A-1, Agricultural	Mixed Use
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	Southwest 28 th Street	Arterial
South	-	-
East	-	-
West	Southwest Featherston Road	Collector

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows: N/A.
- (b) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is the location of vacant agricultural land.

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

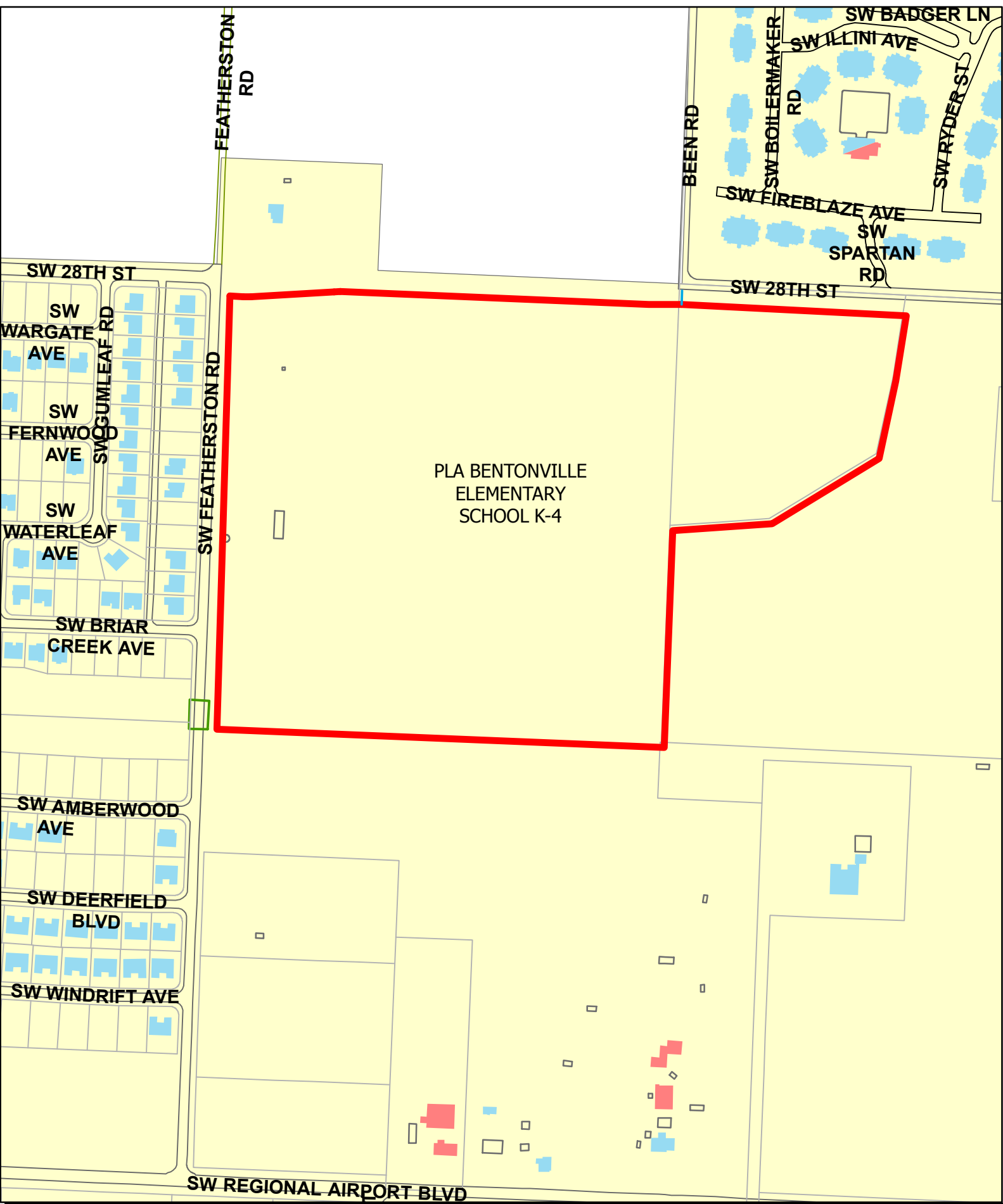
Water / Sewer: Per the G.I.S. site, water and sewer currently are currently available along Featherston Road.

Waiver(s): The applicant is requesting a waiver for right of way required for Been Road per the City of Bentonville's Master Street Plan. The proposed collector is located approximately 1200 feet to the east of Southwest Featherston Road. Southwest Featherston Road is designated as a collector street on the Master Street Plan and should accommodate any future north to south connectivity needs.

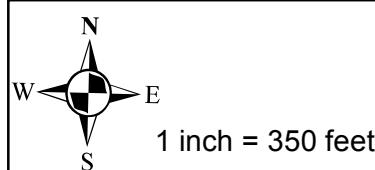
Analysis / Conclusion: Contingent upon the waiver approval, this property line adjustment does meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends Approval.

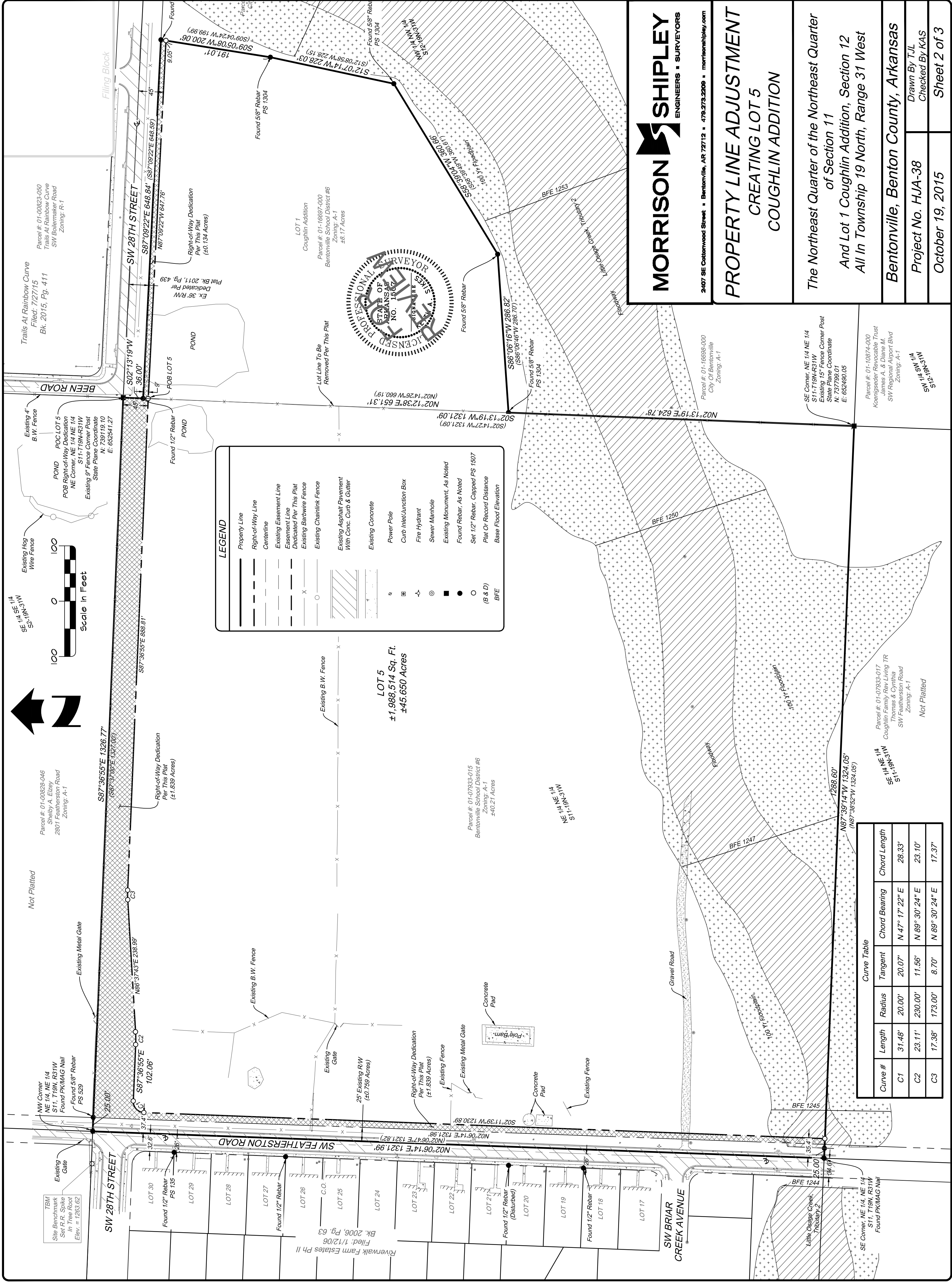


PLA BENTONVILLE
ELEMENTARY
SCHOOL K-4



**PROPERTY LINE ADJUSTMENT
BENTONVILLE ELEMENTARY K-4 SCHOOL
COUGHLIN ADDITION
15-07000020**





MORRISON SHIPLEY
ENGINEERS • SURVEYORS

2407 SE Cottonwood Street • Bentonville, AR 72712 • 479-273-2209 • morrisonshipley.com

PROPERTY LINE ADJUSTMENT CREATING LOT 5 COUGHLIN ADDITION

The Northeast Quarter of the Northeast Quarter
of Section 11
And Lot 1 Coughlin Addition, Section 12
All In Township 19 North, Range 31 West

Bentonville, Benton County, Arkansas

Project No. HJA-38

October 19, 2015

Drawn By TJL
Checked By KAS

Sheet 2 of 3

LEGEND

Property Line

Right-of-Way Line

Centerline

Existing Easement Line

Easement Line

Dedicated Per This Plat

Existing Barbwire Fence

Existing Chainlink Fence

Existing Asphalt Pavement
With Conc. Curb & Gutter

Existing Concrete

Power Pole

Curb Inlet/Junction Box

Fire Hydrant

Sewer Manhole

Existing Monument, As Noted

Found Rebar, As Noted

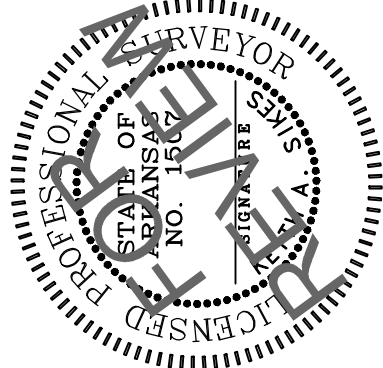
Set 1/2" Rebar, Capped PS 1507

Plat Or Record Distance

Base Flood Elevation

(B & D)

BFE



Curve Table				
Curve #	Length	Radius	Tangent	Chord Bearing
C1	31.48'	20.00'	20.07'	N 47° 17' 22" E
C2	23.11'	230.00'	11.56'	N 89° 30' 24" E
C3	17.38'	173.00'	8.70'	N 89° 30' 24" E

Planning Commission Staff Report

Large Scale Development: Bentonville Public Schools – District #6

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

GENERAL INFORMATION:

Project Number: 15-06000028

Applicant: Bentonville Public Schools – District #6

Representative: Larry Grelle with MSE

Requested Action: Large Scale Development Approval

Location: 3001 Southwest Featherston Road

Existing Zoning: A-1, Agricultural

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a Large Scale Development for a 68,227 square feet elementary school located at the intersection of Southwest 28th Street (proposed) and Southwest Featherston Road. The school will consist of 35 classrooms and 143 parking spaces are being provided. Entry to the site is being provided on Featherston Road at the intersection of Briar Creek Avenue. Parents and employees will exit the site north of the entrance onto Featherston Road. Bus traffic will be limited to a separate one way drive on the north side of the building that enter and exits onto Southwest 28th Street. Storm water detention is not required due to the proximity to the floodplain located on the south side of the school.

The architectural elevations depict a dark red and gray brick building with Morin metal panel accent in a darker shade of gray. The roof lines vary substantially and the exterior walls are constructed with several first and second story projections.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	30'	250'
Front: Without parking in front	30'	-
Side: Adjacent to non-residential district	30'	288'
Side: Adjacent to residential district	30'	-
Rear: Adjacent to non-residential district	30'	0
Rear: Adjacent to residential district	30'	550'
Height	40'	38'
Landscape Coverage	10%	12%
Parking		
Standard Stalls	35	143

Handicap Stalls	2	5
Total:		

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North		
South	Southwest Regional Airport Boulevard	Arterial
East	Southwest T' Street	Arterial
West	Southwest Eden Brooke Street	Local

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.

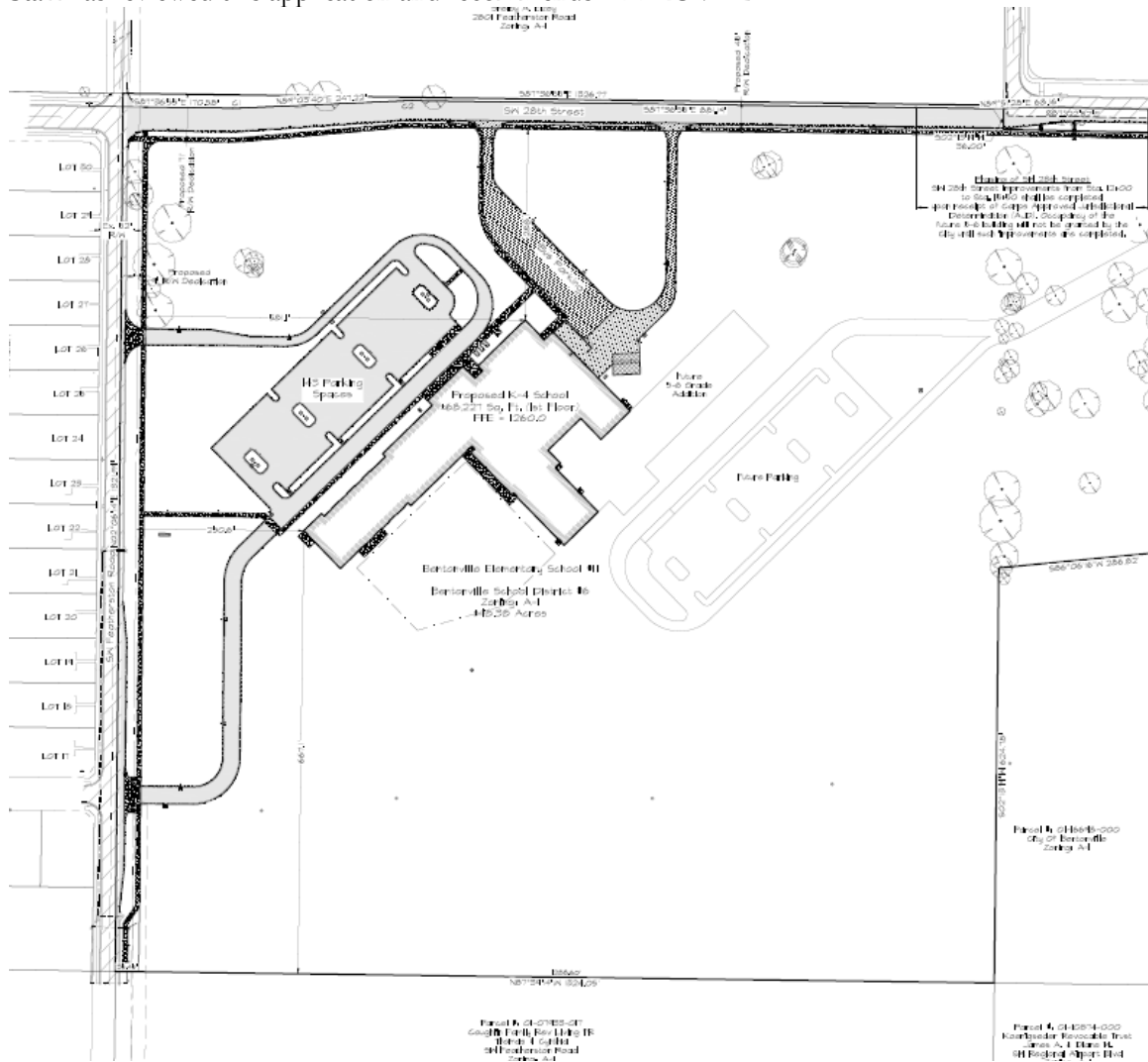
ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently vacant agricultural land.

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): The applicant has requested a waiver to the Commercial Design Standards in the A-1, Agricultural zone. Currently 62% masonry product is being provided along the Northwest Elevation. Once the 4th and 5th grade school is constructed on the east side the façade will be extended and the northwest elevation should meet the 75% primary material as required by ordinance. In addition, providing 62% brick on the Northwest allowed the applicant to provide additional brick on all other façades.





BIRDSEYE PERSPECTIVE FROM NORTH

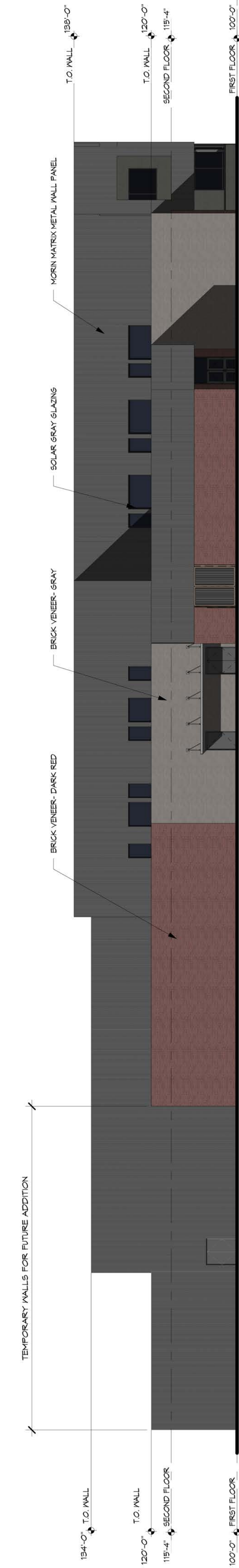


BIRDSEYE PERSPECTIVE FROM SOUTH

TOTAL SURFACE AREA: 9,608 SF (INCLUDING TEMPORARY AREA)
1,559 SF (EXCLUDING TEMPORARY AREA)
MASONRY: 3,329 SF (INCLUDING TEMPORARY PANELS 35%)
EXCLUDING TEMPORARY PANELS 44%)
THE BUILDING WILL SATISFY THE 75% REQUIREMENT
UPON COMPLETION OF MIDDLE SCHOOL PHASE

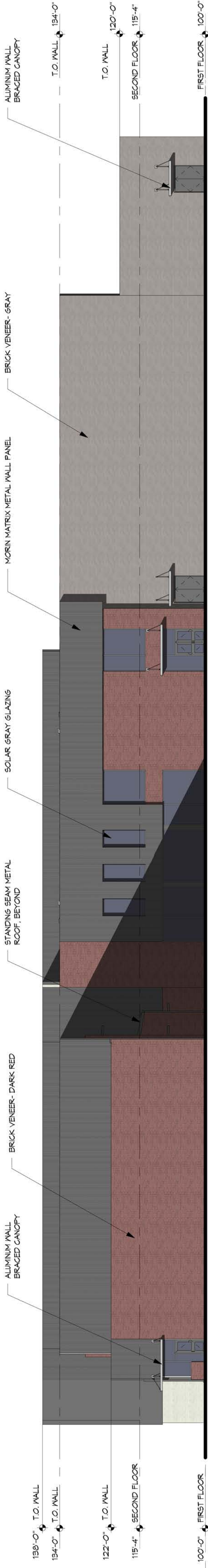
MORN MATRIX
METAL WALL PANEL: 6,280 SF (INCLUDING TEMPORARY PANELS 65%)
2,020 SF (TEMPORARY SURFACE FOR FUTURE
MIDDLE SCHOOL ADDITION)
4,260 SF (PERMANENT 55%)

NOTE--TEMPORARY PANELS ARE IN PLACE FOR FUTURE
MIDDLE SCHOOL ADDITION TO THE ELEMENTARY SCHOOL.
**SEE HAYTER REQUEST FOR MORE INFORMATION.



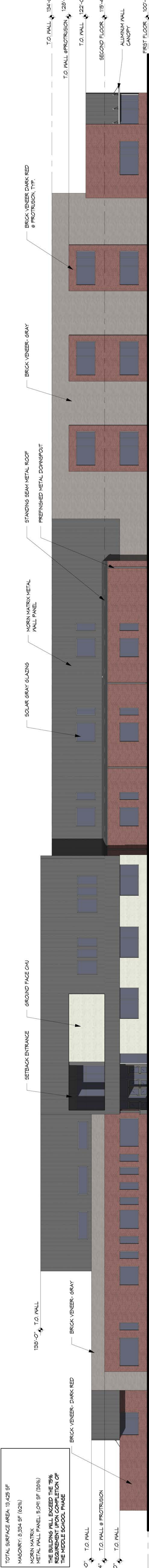
1 Northeast Elevation
1/16" = 1'-0"

TOTAL SURFACE AREA: 9,361 SF
MASONRY: 6,350 SF (68%)
MORN MATRIX
METAL WALL PANEL: 3,011 SF (32%)
THE BUILDING WILL SATISFY THE 75% REQUIREMENT
UPON COMPLETION OF MIDDLE SCHOOL PHASE



2 Southwest Elevation
1/16" = 1'-0"

TOTAL SURFACE AREA: 19,425 SF
MASONRY: 8,334 SF (43%)
MORN MATRIX
METAL WALL PANEL: 5,041 SF (26%)
THE BUILDING WILL EXCEED THE 75%
REQUIREMENT UPON COMPLETION OF
THE MIDDLE SCHOOL PHASE

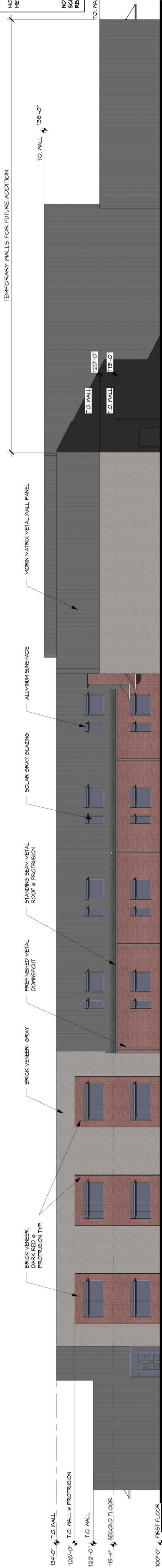


3 Northwest Elevation
1/16" = 1'-0"

TOTAL SURFACE AREA: 19,400 SF (INCLUDING TEMPORARY AREA)
8,141 SF (EXCLUDING TEMPORARY AREA)
MASONRY: 5,950 SF (INCLUDING TEMPORARY PANELS 45%)
EXCLUDING TEMPORARY PANELS 19%)
THE BUILDING WILL EXCEED THE 75% REQUIREMENT UPON
COMPLETION OF THE MIDDLE SCHOOL PHASE

MORN MATRIX
METAL WALL PANEL: 12,250 SF (INCLUDING TEMPORARY PANELS 67%)
5,129 SF (TEMPORARY SURFACE FOR FUTURE MIDDLE
SCHOOL ADDITION)
2,241 SF (PERMANENT 27%)

NOTE--TEMPORARY PANELS ARE IN PLACE FOR FUTURE MIDDLE
SCHOOL ADDITION TO THE ELEMENTARY SCHOOL--SEE HAYTER
REQUEST FOR MORE INFORMATION.



4 Southeast Elevation
1/16" = 1'-0"