



**Planning Commission
Agenda
October 4, 2016**

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

- | | |
|---|--|
| 1. Lots 18, 19 & 20 Curtis Addition
Northeast 3 rd Street & Northeast 'B' Street | Property Line Adjustment |
| 2. Lots 19 & 20 Limestone Ranch Subdivision
Southwest Regional Airport Boulevard & Southwest 'F' Street | Lot Split |
| 3. Lots 28 & 29 Dickson's Addition
709 West Central Avenue | Lot Split |
| 4. Haxton District East
224 Southeast 2 nd Street | Large Scale Development |
| 5. Powell / Townsley Hangar
2505 & 2507 Southwest 'I' Street | Large Scale Development |
| 6. South Blake Street Parking Lot
306 Northeast Blake Street | Large Scale Development Extension |
| 7. North Blake Street House
301 Northeast Blake Street | Large Scale Development Extension |

IV. Old Business

- | | |
|--|------------------|
| 1. Chambers Bank
(PUD, Planned Unit Development to R-1, Single Family Residential)
Southwest Adams & Southwest Anglin Road | Rezoning* |
|--|------------------|

V. New Business

- | | |
|---|------------------|
| 1. Parnell & Reach Church, Inc.
(A-1, Agricultural to R-4, High Density Residential)
1307 Southwest Parnell Drive | Rezoning* |
| 2. Reach Church, Inc.
(A-1, Agricultural to C-2, General Commercial)
2900 Southwest 'I' Street | Rezoning* |
| 3. Cadence Group, LLC
(DE, Downtown Edge to DC, Downtown Core)
Southwest 'B' Street (north of alley) | Rezoning* |
| 4. Soos & Cadence Group, LLC
(DE, Downtown Edge to DC, Downtown Core)
505 Southwest 'B' Street | Rezoning* |

- | | | |
|------------------------------|--|------------------------|
| 5. | Trudo | Sidewalk Waiver |
| | 3103 Cardinal Creek Circle | |
| VI. Other Business | | |
| 1. | Future Land Use Map Amendment | Resolution* |
| | <ul style="list-style-type: none"> • Adopting 4 new Downtown Neighborhood Land Uses | |
| 2. | Adoption of Downtown Neighborhood Zoning Districts | Ordinance* |
| VII. Planner’s Report | | |
| | a. National Community Planning Month Poster Contest | |
| | b. 4 th Annual Tree Planting Blitz October 14 th . | |
| VIII. Adjournment | | |

Planning Commission
Minutes
September 20, 2016

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

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

Motion by Havner, seconded by Sanders to approve the minutes of September 6, 2016 as written
Approved 6-0

Consent Agenda

1. Lot 3 & 4 of Tennie Russell Addition Phase 1
1603 Dogwood Drive Lot Split
2. Lots 9 & 10 of Dean Maxwell First Addition
501 Bella Vista Road Lot Split
3. Lots 13 of Deming's Second Addition
704 Northwest 'C' Street Lot Split
4. Lot 9 of Gocio Subdivision
712 Jefferson Street Property line Adjustment
5. Creekstone Subdivision Phase 3
Northwest Riverbend Road Final Plat

Approved 6-0

New Business:

Item #1

James and Neomoie Ryan Revocable Trust: Rezoning, 2500 Southeast J Street, A-1, Agricultural to C-2, General Commercial.

The C-2, General Commercial zoning designation is designed to serve the entire planning area and highway travelers. It allows for the construction of businesses that offer a variety of goods and services as well as offices and some light industrial and warehouse uses. The C-2 zoning designation will allow for in-fill development along an otherwise established commercial and light industrial corridor and is compatible with surrounding uses and zonings. The proposed zoning designation will help support the established commercial uses in the area and will not adversely impact the transportation network and the existing utility infrastructure.

Opened public hearing

No public comment

Approved 6-0

Item #2

Chambers Bank: Rezoning, Southwest Adams Road & Southwest Anglin Road, PUD, Planned Unit Development, to R-1, Single Family Residential.

Mail outs were incomplete, will be tabled until October 4, 2016 Meeting

Opened public hearing
No public comment
Tabled 6-0

Item #3

Brandiewine, LLC: Conditional Use, Flintco Laydown Yard, 405 SW 'A' Street, Temporary Use

The applicant has submitted a conditional use permit application to allow for a mobile construction trailer/office and laydown area for the construction of the Clarks 2nd Commercial Development located approximately 300 feet to the northwest of the subject property. The public alley that borders the property along the eastern property line will be utilized for ingress/egress. Areas not being utilized for the mobile trailer/office and storage of materials and equipment will be utilized for employee parking. Temporary security lighting is anticipated to be used on-site. Approximately six employees will report to the site each day.

Opened public hearing

Closed public hearing

Havner and Commissioners concerned over foot traffic, children crossing from Library across path to SW A Street.

Troy Munson available for questions-

- No heavy equipment on site
- Not a lay down yard
- No direct access to public alley
- Solid fence screened and pallets

Motion by Grider, seconded by Havner to approve 6-0

Other Business:

Tech Review to start at 4:30 next week, prior to City Council

Meeting Adjourned

Diane Shastid



Lots 18, 19 & 20 Curtis Addition

Northeast 3rd Street & Northeast 'B' Street

PC Date: 10/4/2016

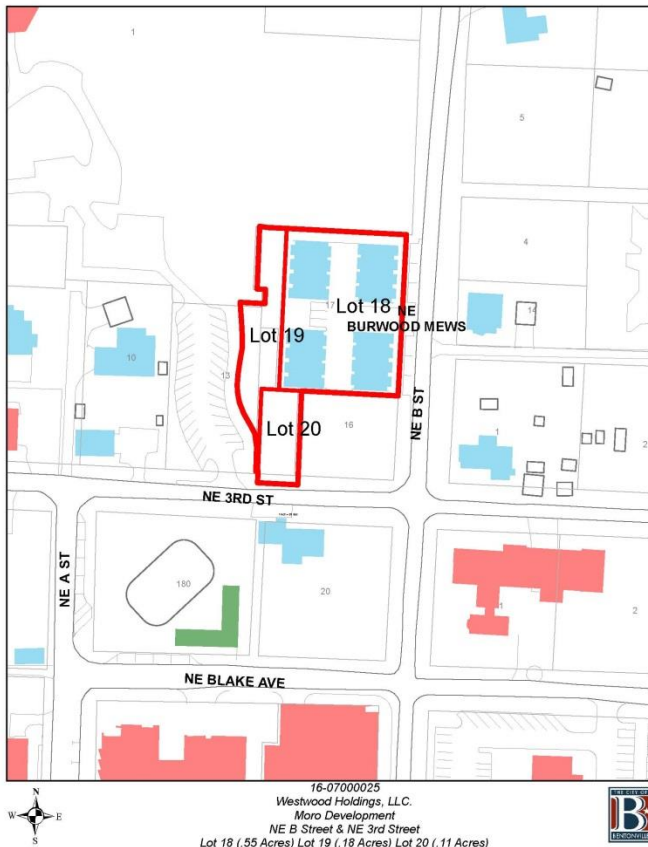
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-07000025
Applicant / Current Owner	Westwood Holdings, LLC 305 Northeast 'B' Street Bentonville, AR 72712 Moro Development Company, LLC 207 Northeast 3 rd Street Bentonville, AR 72712 Peel House Foundation 400 South Walton Boulevard Bentonville, AR 72712
Site Area	0.83 Acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

These properties are the locations of the entrance into Compton Gardens and two vacant mixed use lots, one of which has recently been approved for a Large Scale Development of 16 attached residential units.

Project Details

The applicant has submitted a property line adjustment that will create 3 new lots from portions of 3 existing lots. The new lots will be known as Lot 18 (0.55 acres), Lot 19 (0.18 acres) and Lot 20 (0.10 acres) of Curtis Addition. Additional right-of-way will be dedicated along Northeast 3rd Street per the current Master Street Plan. Sufficient right-of-way exist along Northeast 'B' Street. All new lots will have access to public water and sewer services and a public street.

Projected Traffic Impact

This property line adjustment will not adversely impact traffic in the area. The downtown street grid will provide multiple options for ingress and egress.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Standard Conditions of Approval

- Provide a digital copy of the plat.
- Address all technical review comments before requesting a building permit.

Drainage Report

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

Waivers

Not applicable

Conclusion

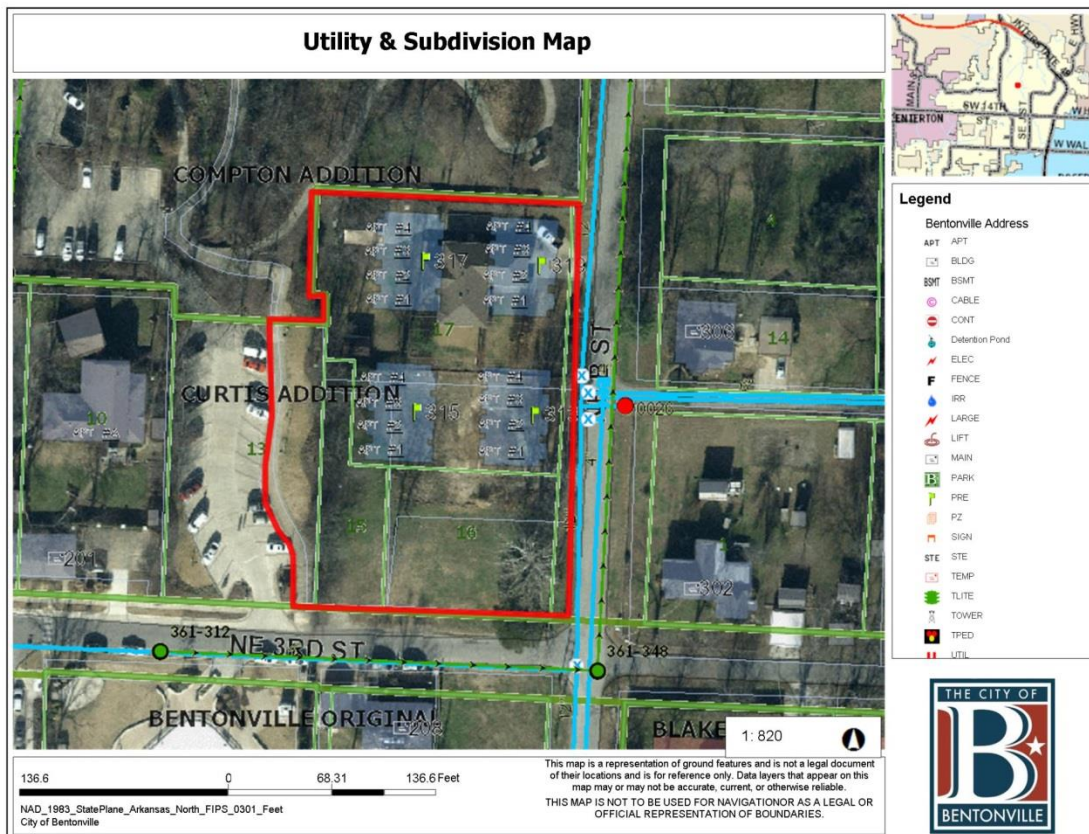
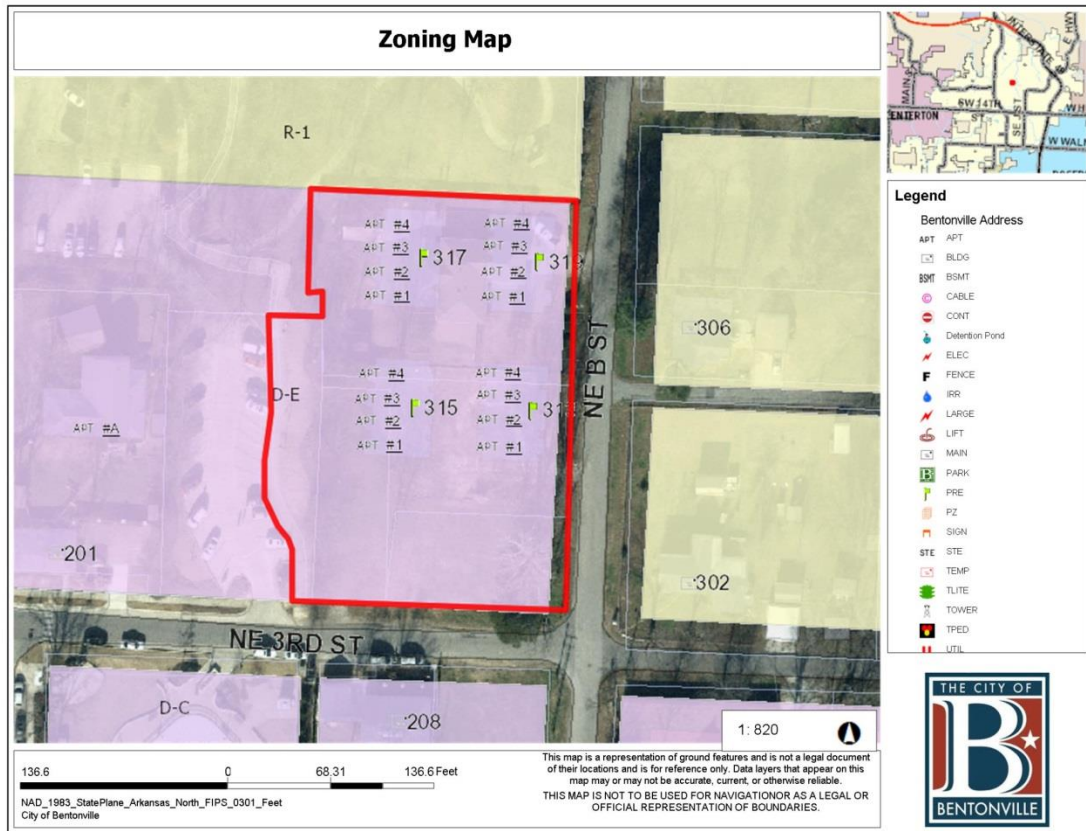
This property line adjustment does meet the minimum requirements of the subdivision regulations.

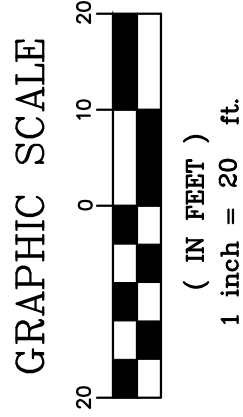
Recommendation

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval.

NOTES

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





Convergence $-1^{\circ}17'04''$
Combined Scale Factor: 0.99997
Being a found $1\frac{1}{2}''$ Rebar, Plat L
P4, Page 390 & Plat Book 2002,
377 at the Northwest Corner of L
of Curtis Addition

Northing: 750765.19' US Ft.
 Easting: 662510.36' US Ft.
 Elevation = 1286.23'

Property Line Table			
Line #	Direction	Length	
L1	N87°02'40"W	19.71'	
L2	N87°03'35"W	2.45'	
L3	N02°20'12"E	2.40'	
L4	N01°50'59"E	24.84'	
L5	N07°32'00"W	15.18'	
L6	N28°22'51"W	11.72'	
L7	N30°04'56"W	13.76'	
L8	N21°07'59"W	13.64'	
L9	N09°50'05"W	11.15'	
L10	N02°12'17"W	8.37'	
L11	N04°30'49"E	12.21'	
L12	N07°54'42"E	11.50'	
L13	N09°33'03"E	18.04'	
L14	N01°28'28"E	10.41'	
L15	N03°22'33"W	16.74'	
L16	S03°37'40"E	23.52'	
L17	S86°59'05"E	27.53'	
L18	N02°20'48"E	15.76'	
L19	N87°24'32"W	9.32'	
L20	S82°00'06"E	9.30'	
L21	S87°02'36"E	21.03'	
L22	N87°02'40"W	19.71'	
L23	S87°02'40"E	25.20'	

- | | |
|---|---|
|  | <i>Boundary Line</i> |
|  | <i>Adjoining Boundary Line</i> |
|  | <i>Easement Line</i> |
|  | <i>Centerline</i> |
|  | <i>Right-of-Way Line</i> |
|  | <i>Fence (Chainlink)</i> |
|  | <i>Fence (Wood)</i> |
|  | <i>Found Rebar (LS#1789)
Unless otherwise Noted</i> |
|  | <i>Set 5/8" Rebar (LS#1789)</i> |
|  | <i>Fire Hydrant</i> |
|  | <i>Water Meter</i> |
|  | <i>Water Valve</i> |
|  | <i>Gas Meter</i> |
|  | <i>Electric Meter</i> |
|  | <i>Utility Pole</i> |
|  | <i>Telephone Riser</i> |
|  | <i>Centerline</i> |
-
- Donated Portion According to Separate Document*



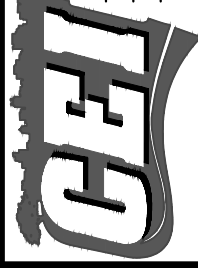
*Donated Portion According
to Separate Document*

A portion of Lots 15 & 17 according to Deed Book 2016, Page 296 and a portion of Lot 13 according to Plat Book 2005, Page 529, all in Curtis Addition, creating Lots 18, 19 & 20 of Curtis Addition.

①	09/13/16	Revised per 1st Submittal City Comments
NO.	DATE	DESCRIPTION
REVISIONS		

REVISIONS					
29092		9/15/16	KMH	TLP	KMH
CEI PROJECT NO.		DATE	PLS	DRW	FLD
					CHK'R

Creating New Lots 18, 19 & 20 of Curtis Addition



Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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

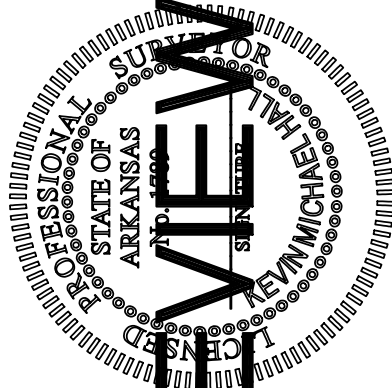
Property Line Adjustment	DATE 9/15/16	SHEET NO.
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Bentonville,

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Atlas Page 361

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



Property Line Adjustment Sheet

Sheet 2

NE 3rd Street

*Variable Width R.O.W.
per Plat Book 2005, Page 529
Plat Book 2010, Page 50*



Lots 19 & 20 Limestone Ranch Subdivision

Southwest Regional Airport Boulevard & Southwest 'F' Street

PC Date: 10/4/2016

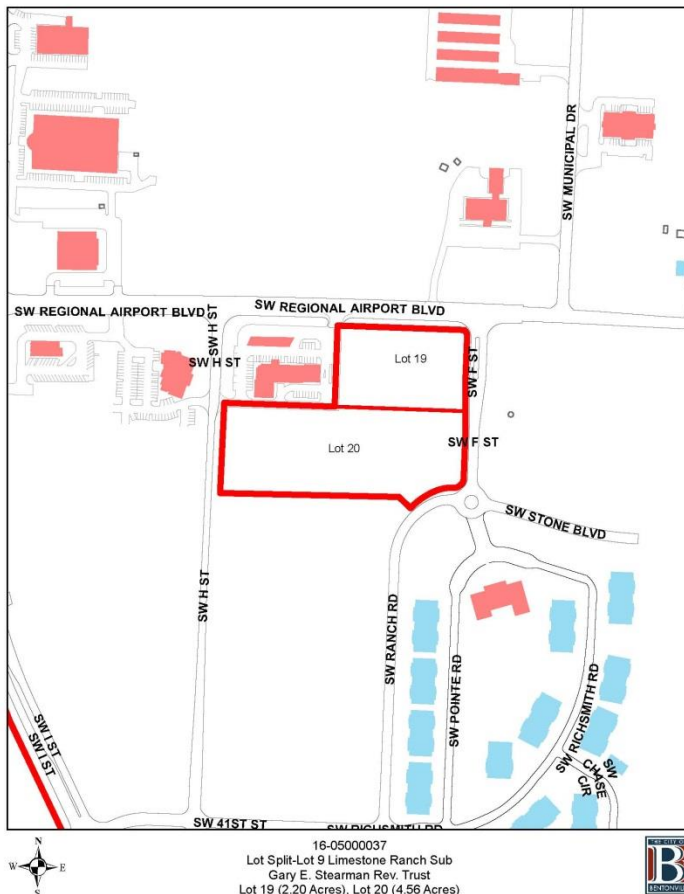
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-05000037
Applicant / Current Owner	Gary E. Stearman Revocable Trust 12382 West Highway 62 Farmington, AR 72730
Site Area	6.81 Acres
Current Zoning	Expired PUD, Planned Unit Development
Future Land Use Map Designation	Mixed Use (MU)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a vacant commercial lot along a rapidly developing commercial and mixed use corridor in the southwest part of the city near an activity node.

Project Details

The applicant has submitted a lot split that will create 2 new lots from one existing lot. The new lots will be known as Lot 19 (2.20 acres) and Lot 20 (4.56 acres) of Limestone Ranch Subdivision. Sufficient right-of-way exists along all streets. A public access easement will be dedicated along all common lot lines. All new lots have direct access to public water and sewer services and a public street.

Projected Traffic Impact

This property line adjustment will not adversely impact traffic in the area. The arterial street to the north and the local streets to the east and west will provide multiple options for ingress and egress.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Standard Conditions of Approval

- Provide a digital copy of the plat.
- Address all technical review comments before requesting a building permit.

Drainage Report

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

Waivers

Not applicable

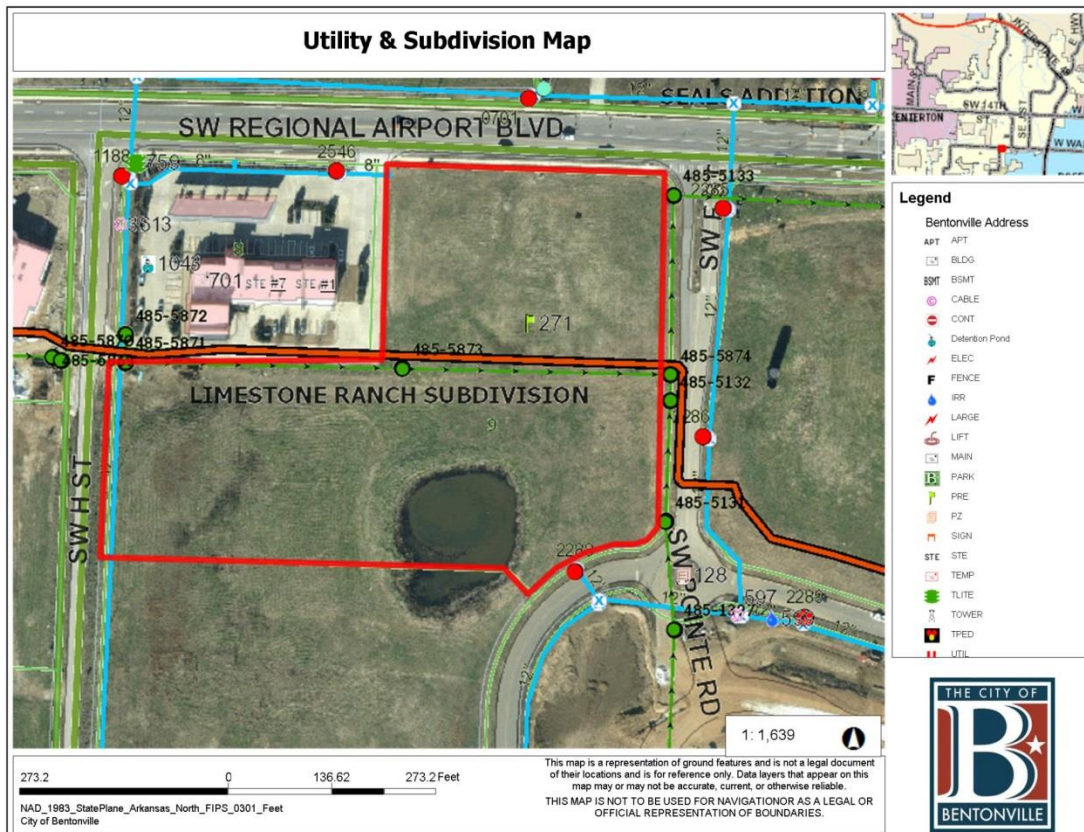
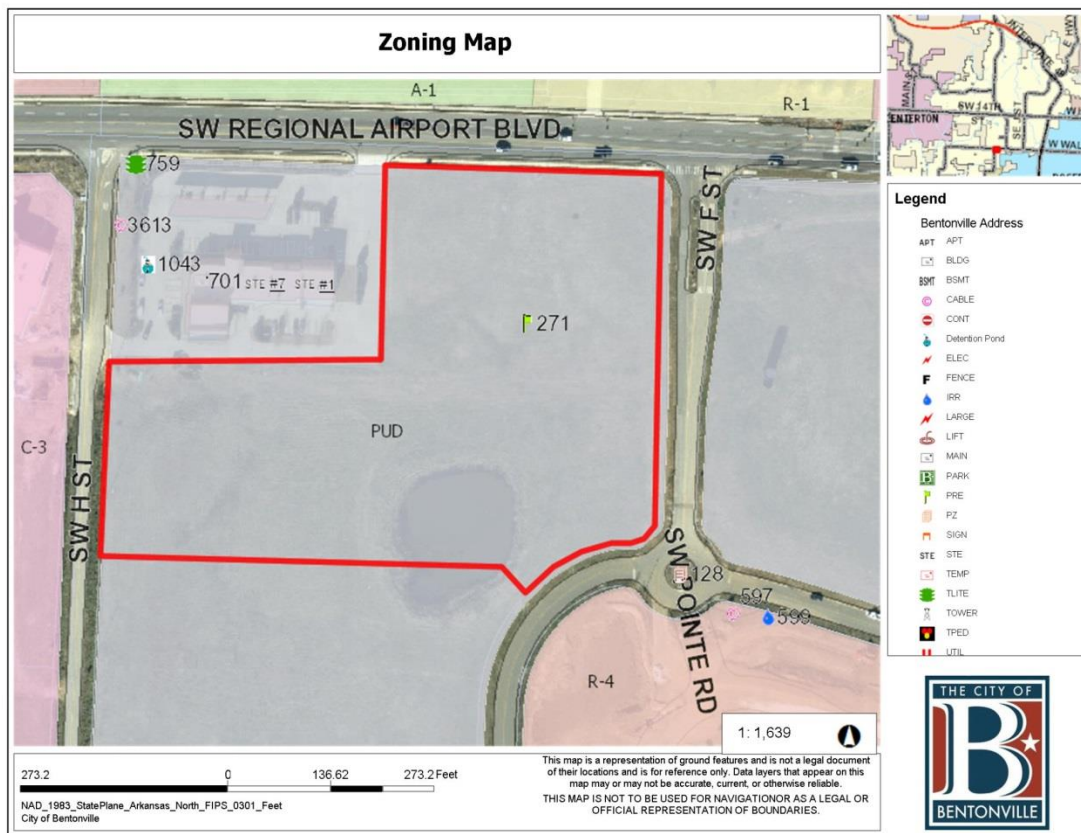
Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Recommendation

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval.

LOT SPLIT STAFF REPORT



Ark. Hwy. 12 (SW Regional Airport Boulevard)

(Asphalt, Good Condition)

Variable Width ROW
SW "H" Street
35.96'
250.00'
35.96'
S88°00'00"E
696.47'
40' Utility and Drainage Easement
Plat Book 2007, Page 149
15' Electric Easement (Bk. 2003, Pg. 9532)
20' Utility & Drainage Easement
Plat Book 2007, Page 149
16" Telephone Easement (Doc. # 91-45896)
Grading, Drainage, & Utility Deed Book 2009, Page 378/2

Lot 8
Limestone Ranch Subdivision
Plat Book 2007, Page 149
Not a Part

25' Utility Easement and Drainage Easement
Plat Book 2007, Page 149

15' Access Easement
Per this Plat

333.04'
N87°59'48"W

15' Access Easement
Per this Plat

Utility Easement According to Deed Book 2014, Page 35856

Permanent 15' Electric Easement (Doc. # 03-9532)

Permanent 20' Water Line Easement (Doc. # 01-067360)

198,703 Sq. Ft., 4.56 Ac.±

Lot 20

N88°00'00"W 528.42'

Access Easement per this Plat
1,214 Sq. Ft.± or 0.03 Acres±

Corner falls on manhole. Set offset 3.00 feet North.

N44°01'30"E 25.00'

N45°58'30"W 48.09'

N=735632.55
E=658985.07

49.47'

S45°58'30"E

158.88'

502°11'54"W

502°10'39"E

98.40'

126.61'

Variable Width ROW According to Plat Book 2007, Page 149

SW "F" Street

25.99'

382.49'

51.6'

500°10'39"E

500°10'39"E

500°10'39"E

500°10'39"E

500°10'39"E

Right-of-Way according to Deed Book 2009, Page 37877

15' Access Easement
Per this Plat

30' Utility Easement
Plat Book 2006, Page 992

Lot Line to be Created per this Plat

40' Utility & Drainage Easement According to Plat Book 2007, Page 149

93,672 Sq. Ft., 2.20 Ac.±

Lot 19

500°10'39"E

500°10'39"E

500°10'39"E

500°10'39"E

500°10'39"E

500°10'39"E

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500°10'39"E

Parent Tract Description

Lot 9 of Limestone Ranch Subdivision to the City of Bentonville, Arkansas as recorded in Plat Book 2007, Page 1489 in the public records of Benton County, Arkansas.

Lot 19 Survey Description

A portion of Lot 9 of Limestone Ranch Subdivision to the City of Bentonville according to Plat Book 2007, Page 149 in the public records of Benton County, Arkansas being described by metes and bounds as follows:

COMMENCING at a found 5/8" rebar with cap (LS 1304) at the Southwest corner of said Lot 9; THENCE along the West line of said Lot 9, being the East Right-of-Way of Southwest H Street, North 02°41'46" East a distance of 275.70 feet to a set Mag Nail with washer (LS 1789) at the Southwest corner of Lot 8 of said Limestone Ranch Subdivision; THENCE along the common line of said Lot 8 and Lot 9, South 87°59'48" East a distance of 333.04 feet to a set Mag Nail with washer (LS 1789) at the Southeast corner of said Lot 8 and the POINT OF BEGINNING;

THENCE along the East line of said Lot 8, North 02°00'00" East, a distance of 244.23 feet to a set Mag Nail with washer (LS 1789) on the South Right-of-Way of Arkansas Highway 12 (AKA North West Regional Airport Blvd.) according to Deed Book 2009, Page 37877; THENCE along said Right-of-Way, South 87°59'40" East a distance of 382.49 feet to a set Mag Nail with washer (LS 1789) at the intersection of said Right-of-Way and the West Right-of-Way of Southwest F Street;

THENCE along said Right-of-Way the following three courses:
1. Along a curve to the right, with a length of 21.97 feet, having a radius of 25.00 feet, through a central angle of 50°20'46", and having a chord which bears South 22°59'16" East, a distance of 21.27 feet to a set Mag Nail with washer (LS 1789) in the base of a sewer manhole;
2. South 02°11'07" West a distance of 126.61 feet to a set 5/8" rebar with cap (LS 1789);
3. South 00°10'39" West a distance of 98.40 feet to a set 5/8" rebar with cap (LS 1789);

THENCE along the South line of herein described tract, North 87°59'48" West a distance of 394.80 feet to the POINT OF BEGINNING containing 95,672 Square Feet or 2.20 Acres, more or less.

Lot 20 Survey Description

A portion of Lot 9 of Limestone Ranch Subdivision to the City of Bentonville according to Plat Book 2007, Page 149 in the public records of Benton County, Arkansas being described by metes and bounds as follows:

BEGINNING at a found 5/8" rebar with cap (LS 1304) at the Southwest corner of said Lot 9; THENCE along the West line of said Lot 9, being the East Right-of-Way of Southwest H Street, North 02°41'46" East a distance of 275.70 feet to a set Mag Nail with washer (LS 1789) at the Southwest corner of Lot 8 of said Limestone Ranch Subdivision; THENCE along the common line of said Lot 8 and Lot 9, South 87°59'48" East a distance of 333.04 feet to a set Mag Nail with washer (LS 1789) at the Southeast corner of said Lot 8; THENCE along the North line of herein described tract, South 87°59'48" East a distance of 394.80 feet to a set 5/8" rebar with cap (LS 1789) on the West Right-of-Way Southwest F Street; THENCE along said Right-of-Way the following five courses:
1. South 00°10'39" East a distance of 45.25 feet to a set 5/8" rebar with cap (LS 1789);
2. South 02°11'54" West, crossing a set 5/8" rebar with cap (LS 1789) at a distance of 153.88 feet and continuing for a total distance of 158.88 feet;
3. along a tangent curve to the right, with a length of 22.61 feet, having a radius of 24.00 feet, through a central angle of 53°58'05", and having a chord which bears South 29°10'57" West, a distance of 21.78 feet to a set 5/8" rebar with cap (LS 1789);
4. along a non-tangent compound curve to the left, with a length of 14.89 feet, having a radius of 61.00 feet, through a central angle of 13°59'03", and having a chord which bears South 49°10'28" West, a distance of 14.85 feet to a found 5/8" rebar with cap (LS 1304);
5. along a non-tangent compound curve to the right, with a length of 21.26 feet, having a radius of 24.00 feet, through a central angle of 50°45'31", and having a chord which bears South 67°33'42" West a distance of 20.57 feet to a found 5/8" rebar with cap (LS 1304);

Intersection of said Right-of-Way and the North Right-of-Way of Southwest Ranch Road;

THENCE along said Right-of-Way the following two courses:
1. along a non-tangent compound curve to the left, with a length of 55.73 feet, having a radius of 126.00 feet, through a central angle of 25°20'26", and having a chord which bears South 80°16'14" West, a distance of 55.27 feet to a found 5/8" rebar with cap (LS 1304);
2. along a non-tangent compound curve to the left, with a length of 92.99 feet, having a radius of 226.00 feet, through a central angle of 23°34'32", and having a chord which bears South 55°48'46" West, a distance of 92.34 feet to a found 5/8" rebar with cap (LS 1304) to the South line of said Lot 9;

THENCE along the South line of said Lot 9 the following two courses:
1. North 88°00'30" West a distance of 83.89 feet to a found 5/8" rebar with cap (LS 1304);
2. North 88°00'30" West a distance of 528.42 feet to the POINT OF BEGINNING containing 198,703 Square Feet or 4.56 Acres, more or less.

Certificate of Surveying Accuracy

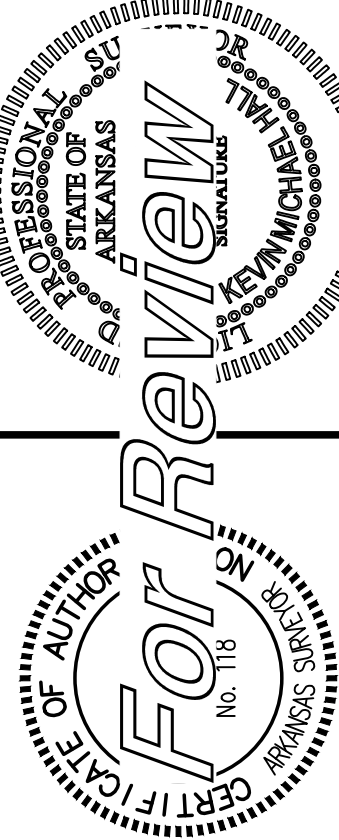
I, Kevin M. Hall, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Signed: _____
Registered Land Surveyor No. 1789
State of Arkansas

Date of Execution: _____

Atlas Page: 485

State Plat Filing Code: 500-19N-30W-0-07-300-04-1789



Limestone Ranch Subdivision

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

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712
(479)273-9472
FAX (479)273-0844

Lot Split of Lot 9 Creating Lots 19 and 20
Hwy 12 & SW F ST
AR REV-1
DATE 9/15/16
SHEET NO. 1 OF 1

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	24.00'	22.61'	53°58'05"	N29°10'57"E	21.78'
C2	61.00'	14.89'	13°59'03"	S49°10'28"W	14.85'
C3	24.00'	21.26'	50°45'31"	S67°33'42"W	20.57'
C4	126.00'	55.73'	25°20'26"	S80°16'14"W	55.27'
C5	226.00'	92.99'	23°34'32"	S55°48'46"W	92.34'
C6	25.00'	21.97'	50°20'46"	S22°59'16"E	21.27'

NOTES:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a Lot Split of Lot 9 of Limestone Ranch Subdivision recorded in Plat Book 2007, Page 149 in the Public Record of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: Arkansas State Plane Coordinate System, North Zone, NAD83 by GNSS observations based on NGS PID GG0936 (BENTPORT).
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats," Development (LS2) approval.
- By scaled map location and graphically plotting only. This property is not located within any presently established 100-year floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0155H
Map Revised: December 20, 2000
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- By virtue of the final plat and covenants, all access shall be shared among all lot owners, tenants, leases, and their respective heirs and assigns.
- 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 with in the right-of-way.
- Owner/developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
- Sidewalk shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements per Bentonville planning and zoning.
- Work in the right-of-way to be reviewed and approved by the city engineer.
- Lot 19 shall have no additional access to SW Regional Airport Blvd. (AR State Hwy. 12).



Lots 28 & 29 Dickson's Addition

709 West Central Avenue

PC Date: 10/4/2016

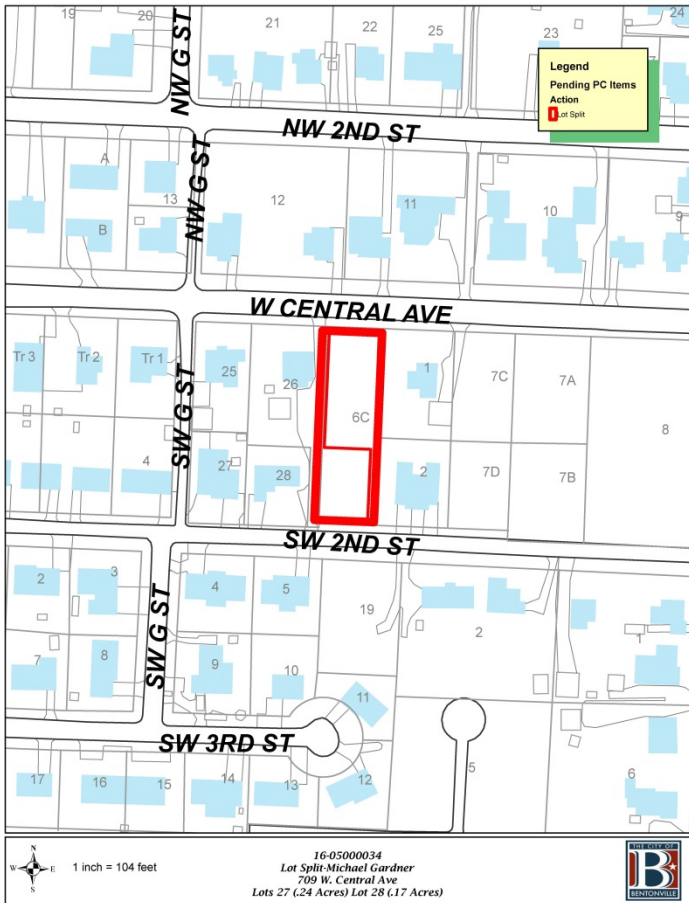
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-05000034
Applicant / Current Owner	Michael Gardner 203 Miramar Boulevard Little Rock, AR 72223
Site Area	0.41 Acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a single family home under construction in an established neighborhood in the downtown area.

Project Details

The applicant has submitted a lot split that will create 2 new lots from one existing lot. The new lots will be known as Lot 28 (0.17 acres) and Lot 29 (0.24 acres) of Dickson's Addition. Sufficient right-of-way exists along West Central Avenue and right-of-way is being dedicated along Southwest 2nd Street per the current Master Street Plan. Access for both of the new lots will be through a shared private access easement onto Southwest 2nd Street. All new lots have direct access to public water and sewer services and a public street.

Projected Traffic Impact

This lot split will not adversely impact traffic in the area. A collector street borders the property to the north and a local street borders it to the south. The downtown street grid will provide multiple options for ingress and egress.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Standard Conditions of Approval

- Provide a digital copy of the plat.
- Address all technical review comments before requesting a building permit.

Drainage Report

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

Waivers

Not applicable

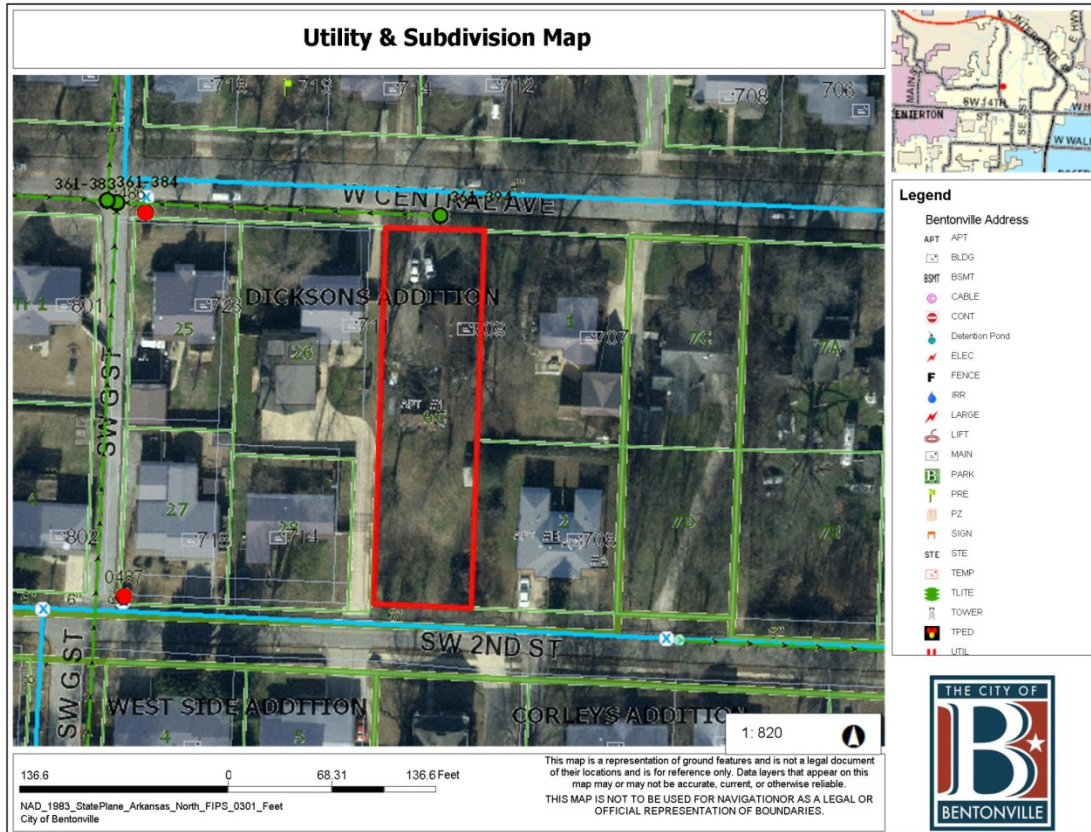
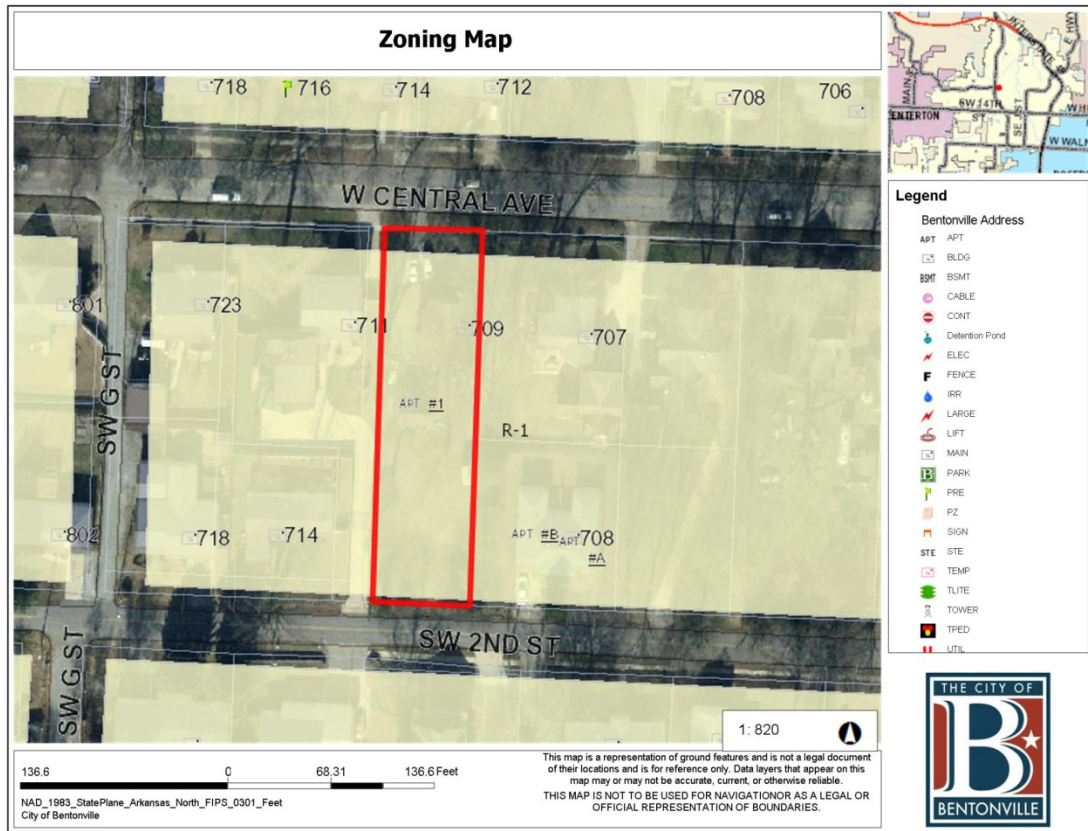
Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Recommendation

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval.

LOT SPLIT STAFF REPORT



LARGE SCALE DEVELOPMENT STAFF REPORT



Haxton District East

224 Southeast 2nd Street

PC Date: 10/4/2016

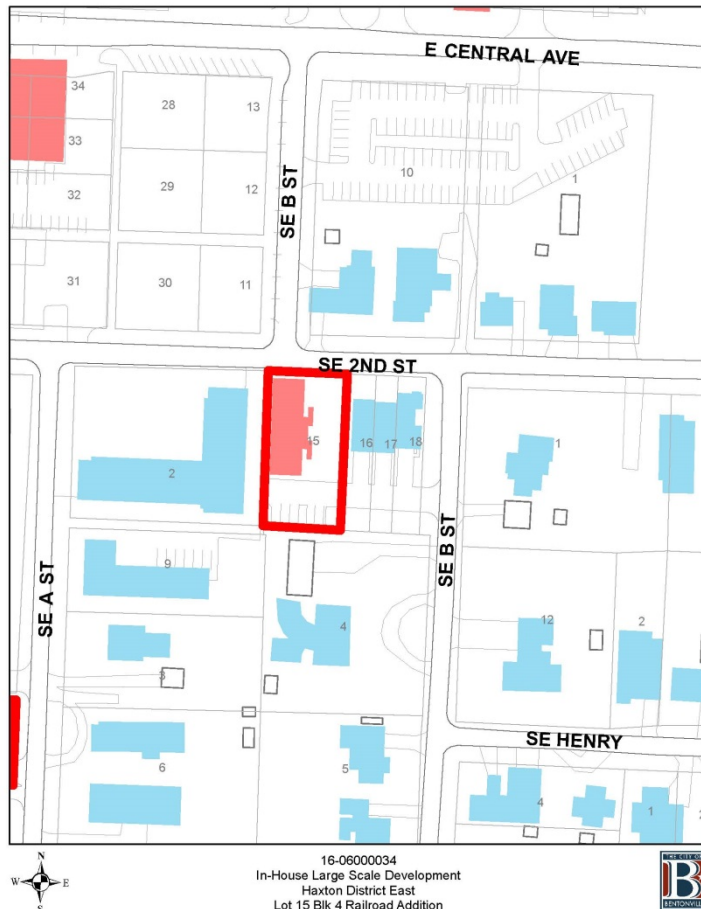
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-06000034
Applicant / Current Owner	TNG Properties, LLC Neil Greenhaw PO Box 692 Bentonville AR, 72712
Site Area	0.26 Acres
Current Zoning	R-O, Residential Office
Future Land Use Map Designation	Mixed Use (MU)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is a vacant mixed use lot located two blocks southeast of the downtown square and is adjacent to the Haxton District West building that is currently under construction and townhomes on the east.

Project Details

The applicant has submitted a large scale development consisting of a 4 story, 8,100 square feet mixed use building than will be known as Haxton District East. The building will be located at 224 Southeast 2nd Street. Access to the project will be achieved through an existing curb cut along the southern property line onto Southeast 'B' Street. The project will share 5 existing parking spaces with the Haxton District West building and will also utilize public parking in the downtown area. An 8' wide sidewalk will be constructed along Southeast 2nd Street. The exterior of the building will be constructed of all brick with an exterior staircase on the west side.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area.

Utility Infrastructure

Per the city's GIS website, water and sewer are available at this location.

Drainage Report

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

Waivers

Not applicable

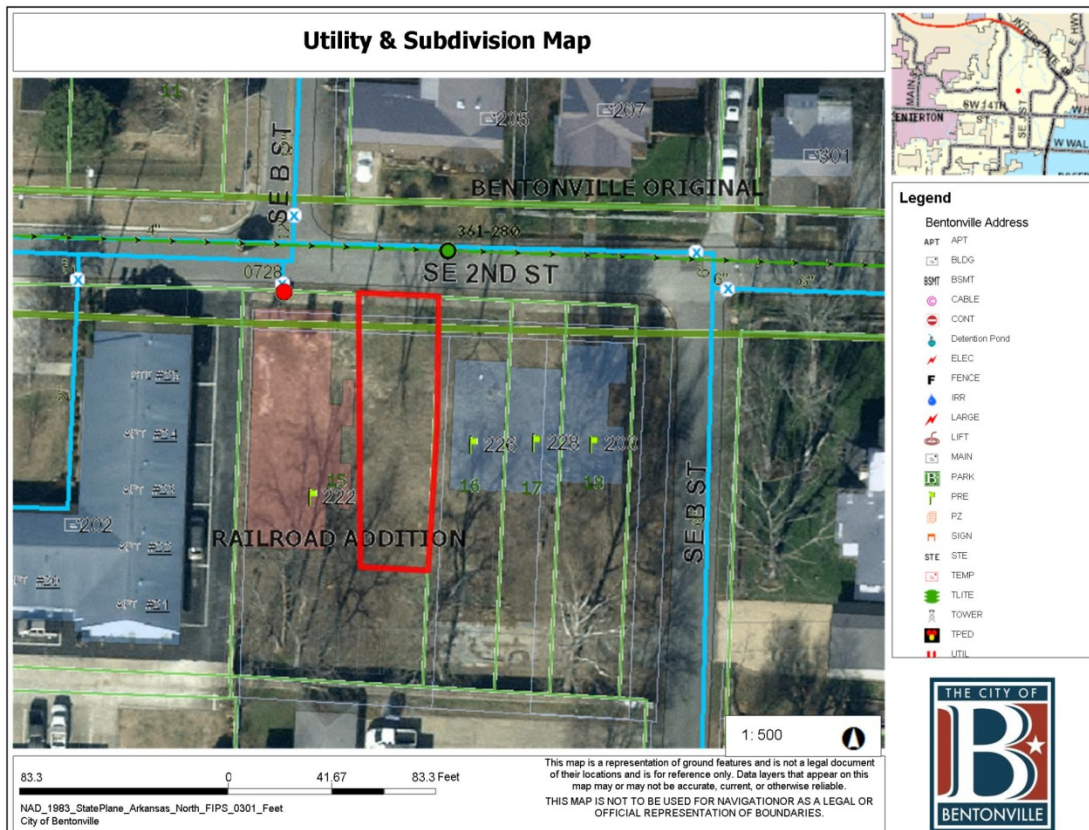
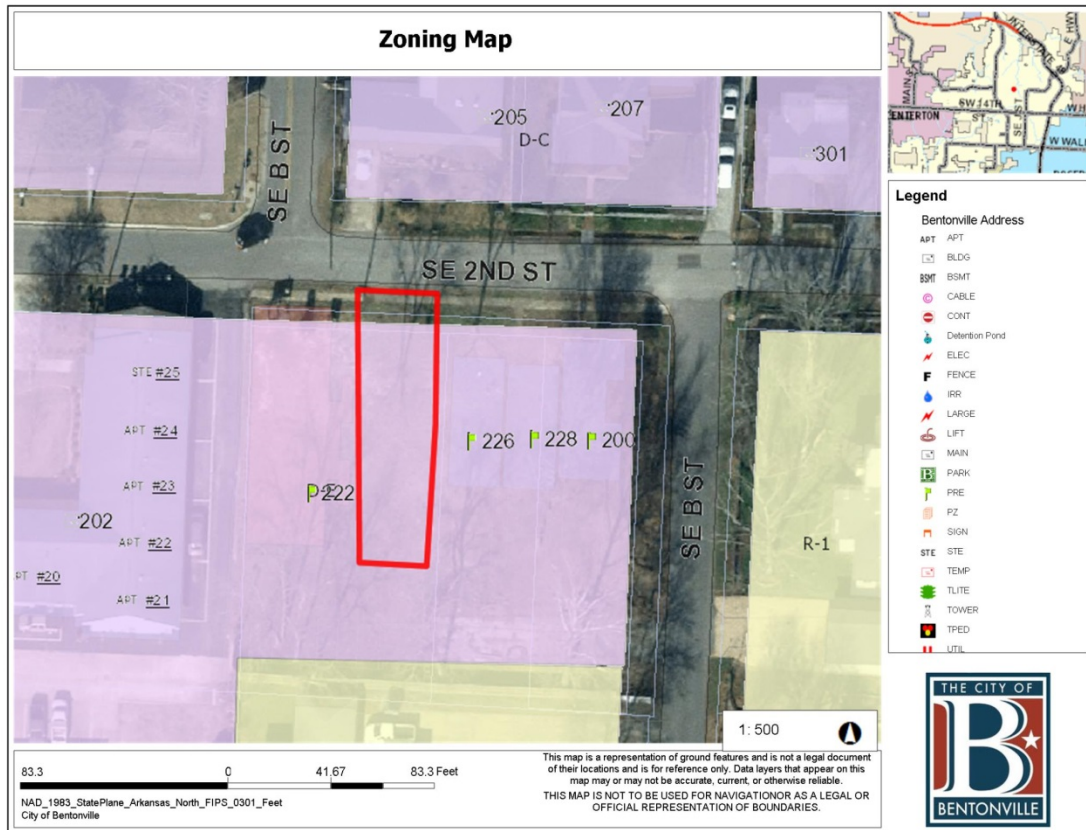
Conclusion

This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval.

LARGE SCALE DEVELOPMENT STAFF REPORT



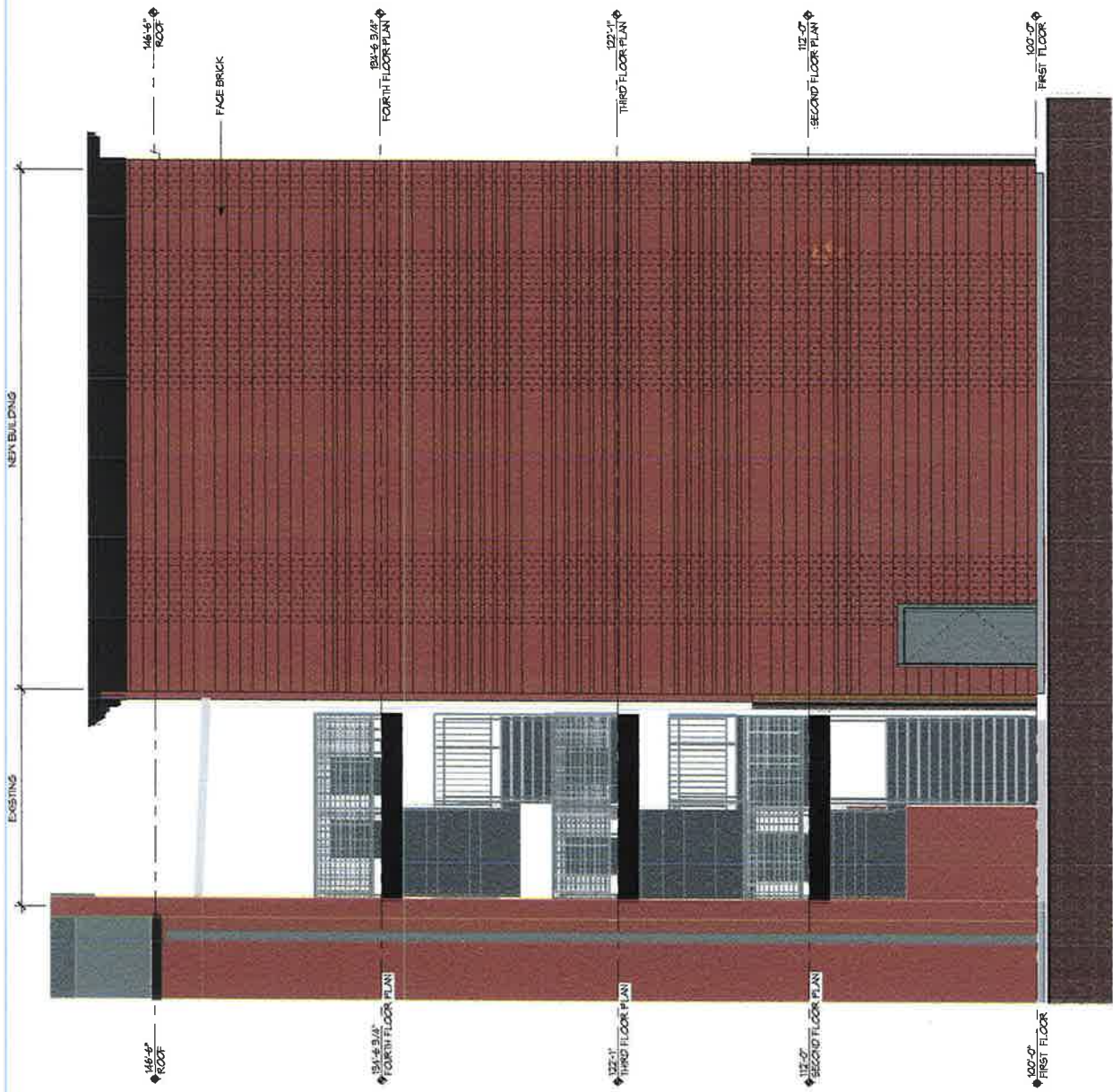
PRELIMINARY
NOT FOR CONSTRUCTION

HAXTON DISTRICT, PHASE 2
SE 2ND ST
BENTONVILLE, AR

Burr's
Architecture
300 N 2nd Street
Bentonville, AR 72716
479-636-3531

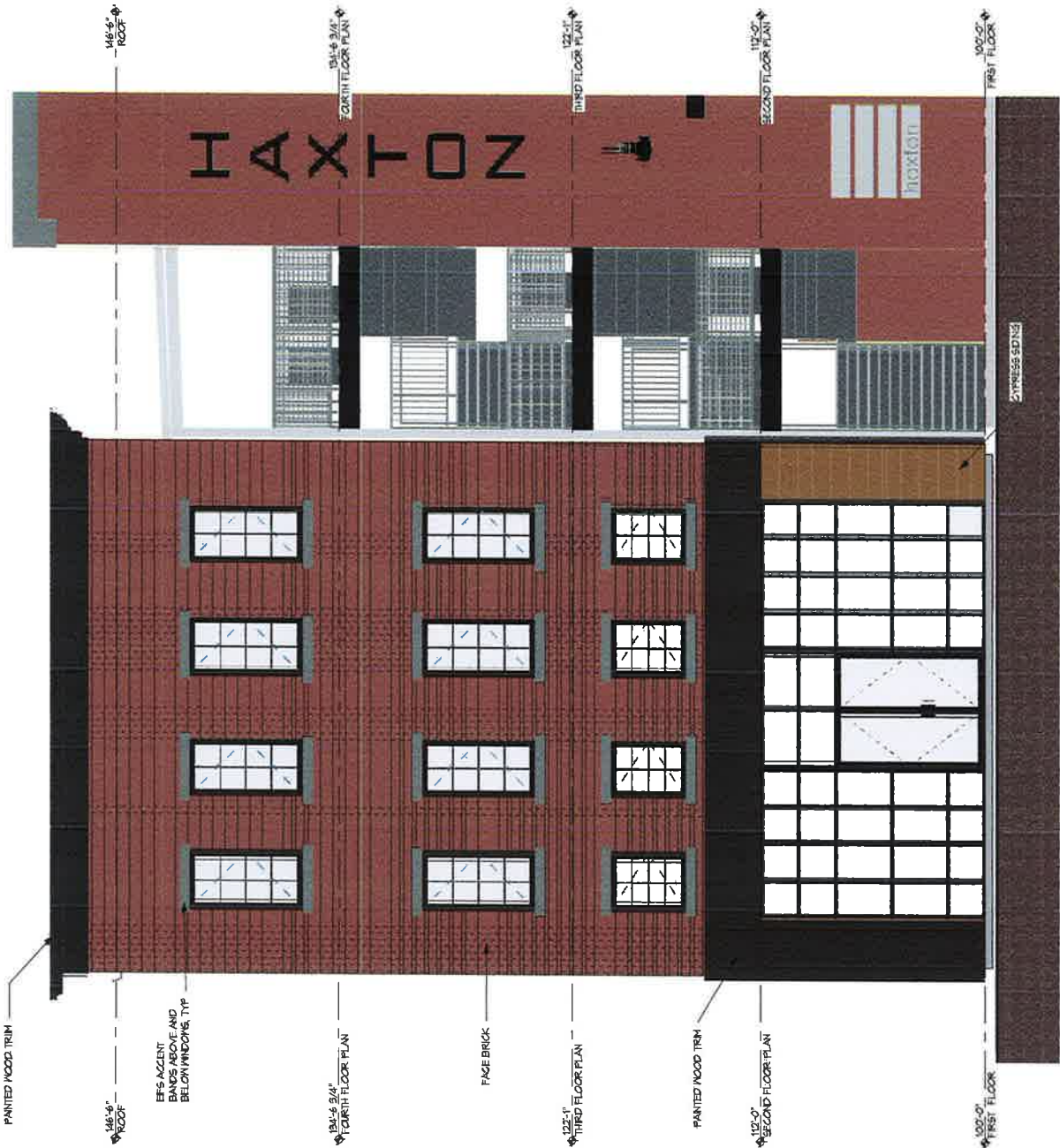
DATE	9-21-13
DRAWN BY	JB
REVISIONS	

A2.0
EXTERIOR ELEVATIONS



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

SOUTH SIDE "TRIM" = 5%



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

NORTH SIDE "TRIM" = 5%

PRELIMINARY
NOT FOR CONSTRUCTION

HAXTON DISTRICT, PHASE 2

SE 2ND ST
BENTONVILLE, AR

Burris
Architecture
300 N 2ND ST SUITE 200
BENTONVILLE, AR 72716
479-636-3531

DATE 9.21.15
JOB NO. 15030
REVISIONS

A2.1

EXTERIOR ELEVATIONS



WEST SIDE TRIM"

LARGE SCALE DEVELOPMENT STAFF REPORT



Powell/Townsley Hangar

2507 & 2507 Southwest 'I' Street

PC Date: 10/4/2016

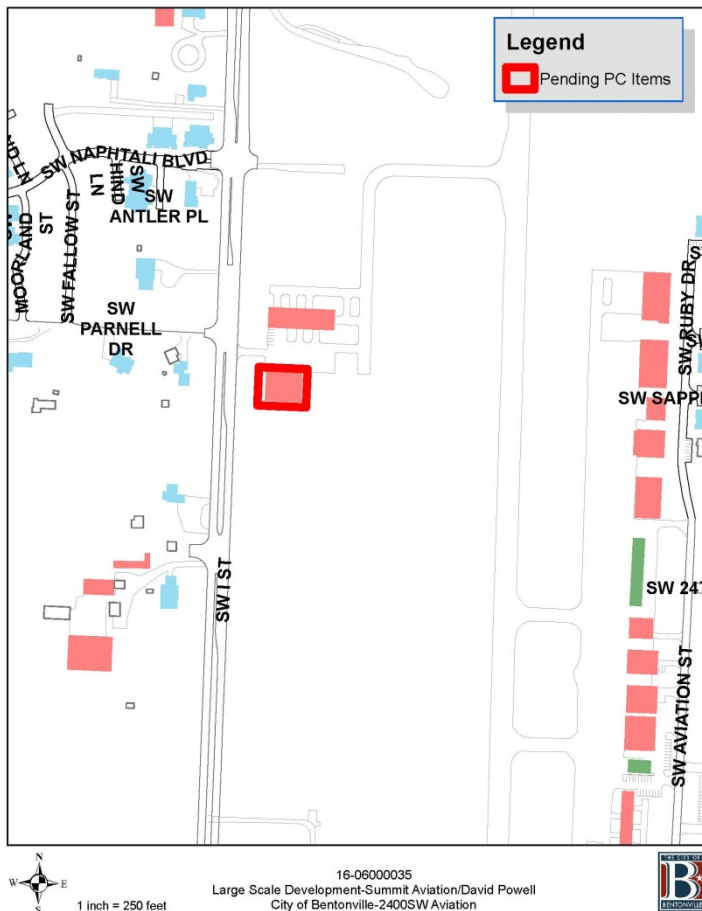
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-06000035
Applicant / Current Owner	City of Bentonville 1117 West Central Avenue Bentonville AR, 72712
Site Area	136.04 Acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Public/Semi-Public

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is vacant and located within the boundaries of the Bentonville Municipal Airport.

Project Details

The applicant has submitted a large scale development consisting of two 7,200 square foot airplane hangars located at the Bentonville Municipal Airport. Parking spaces are not required for this development. Ingress/egress to the site will be from an existing curb cut onto Southwest 'I' Street. Stormwater is being detained on-site. All minimum design standards for the municipal airport are being adhered to. The exterior elevations for both proposed hangars depict a Charcole, 26 gauge metal R-panel on the exterior.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area.

Utility Infrastructure

Per the city's GIS website, water and sewer are available at this location.

Drainage Report

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

Waivers

Not applicable

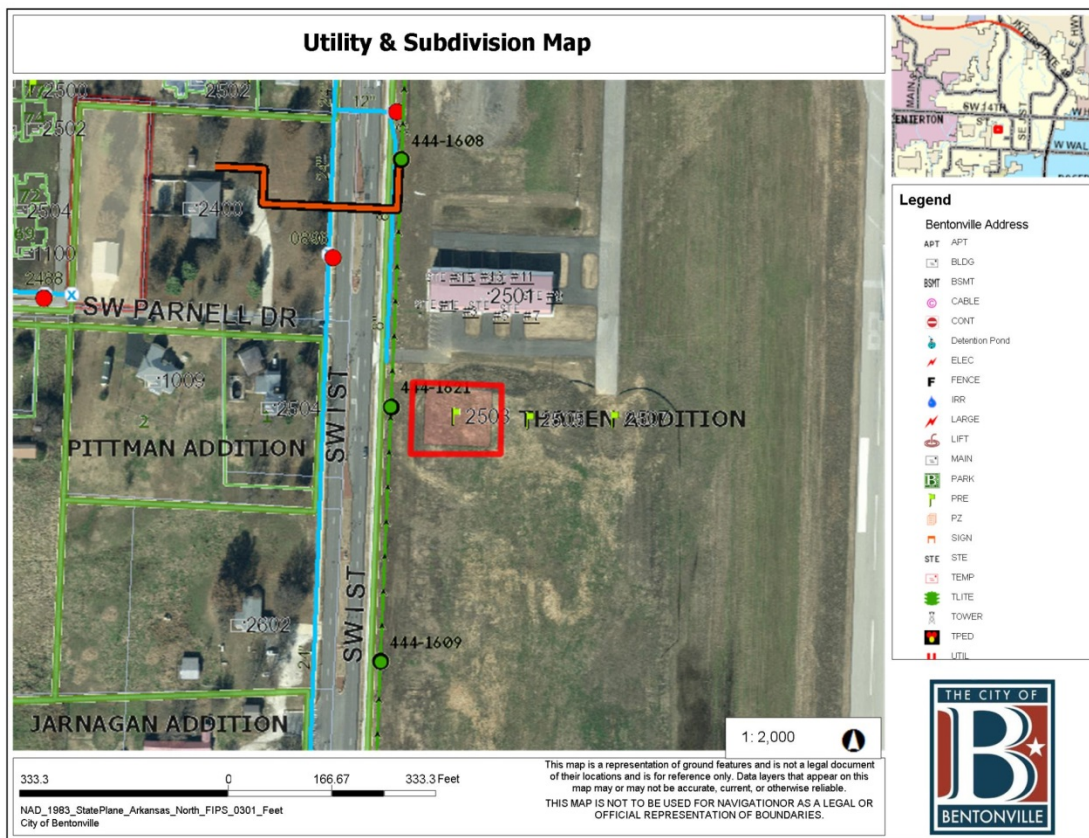
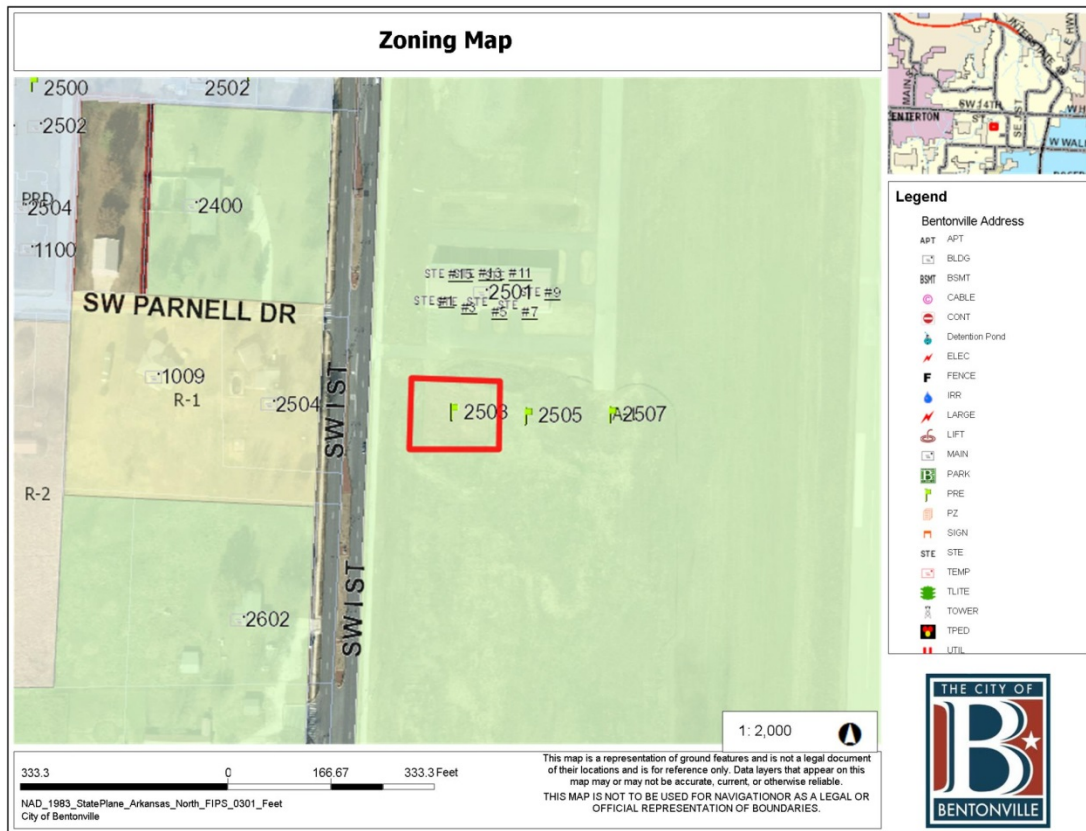
Conclusion

This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval.

LARGE SCALE DEVELOPMENT STAFF REPORT



PRELIMINARY
NOT FOR CONSTRUCTION

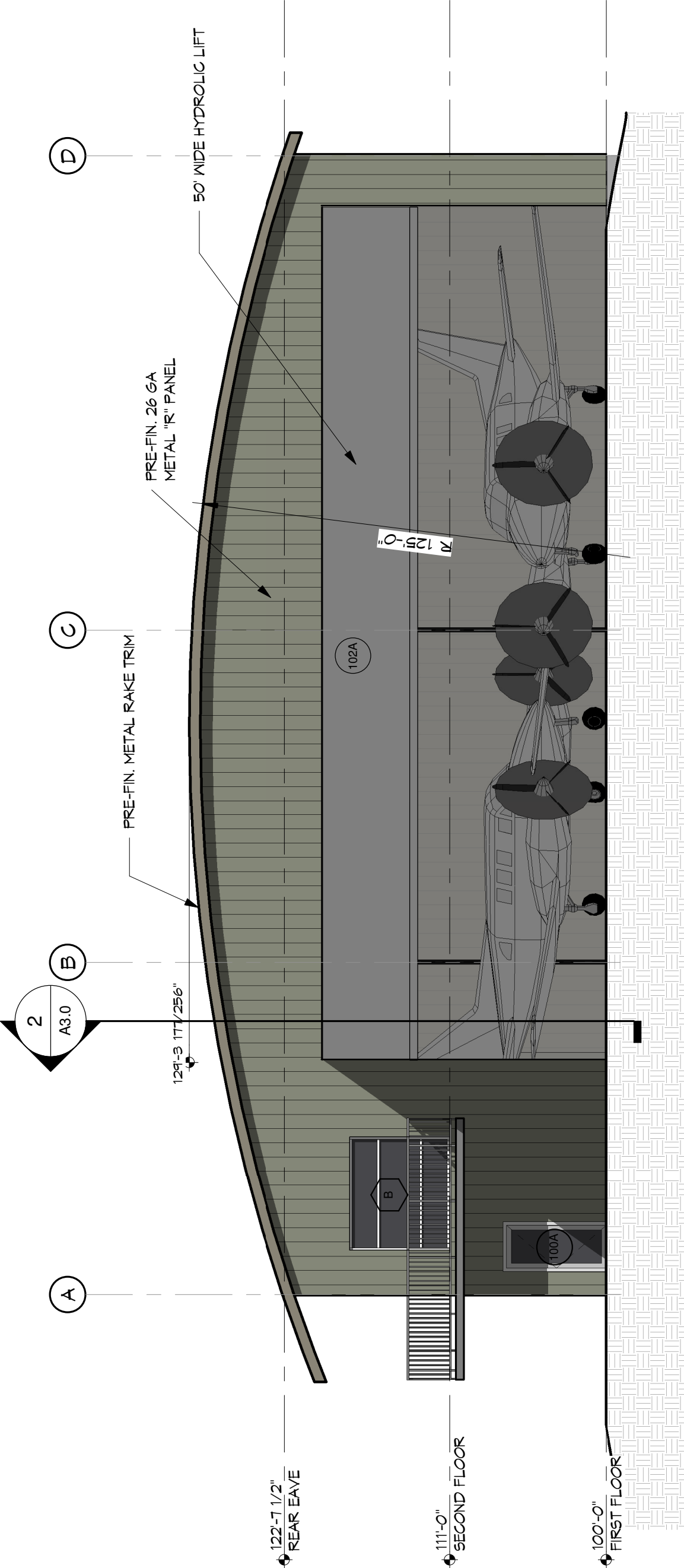
SUMMIT HANGAR
BENTONVILLE AIRPORT
BENTONVILLE, AR

Burris
Architecture
300 N 2nd Suite A, Rogers, AR 72756
479-636-3531

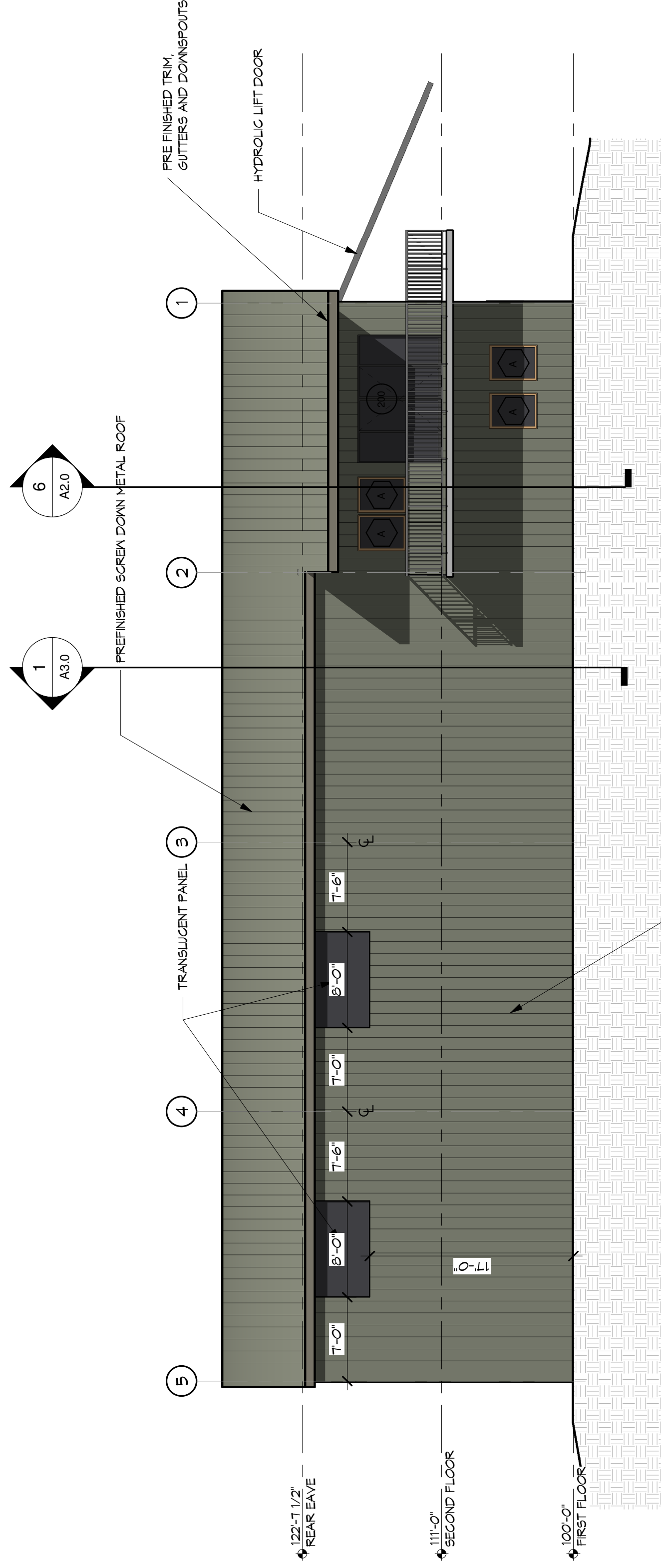


DATE 9.19.16
JOB NO. 13088
REVISIONS

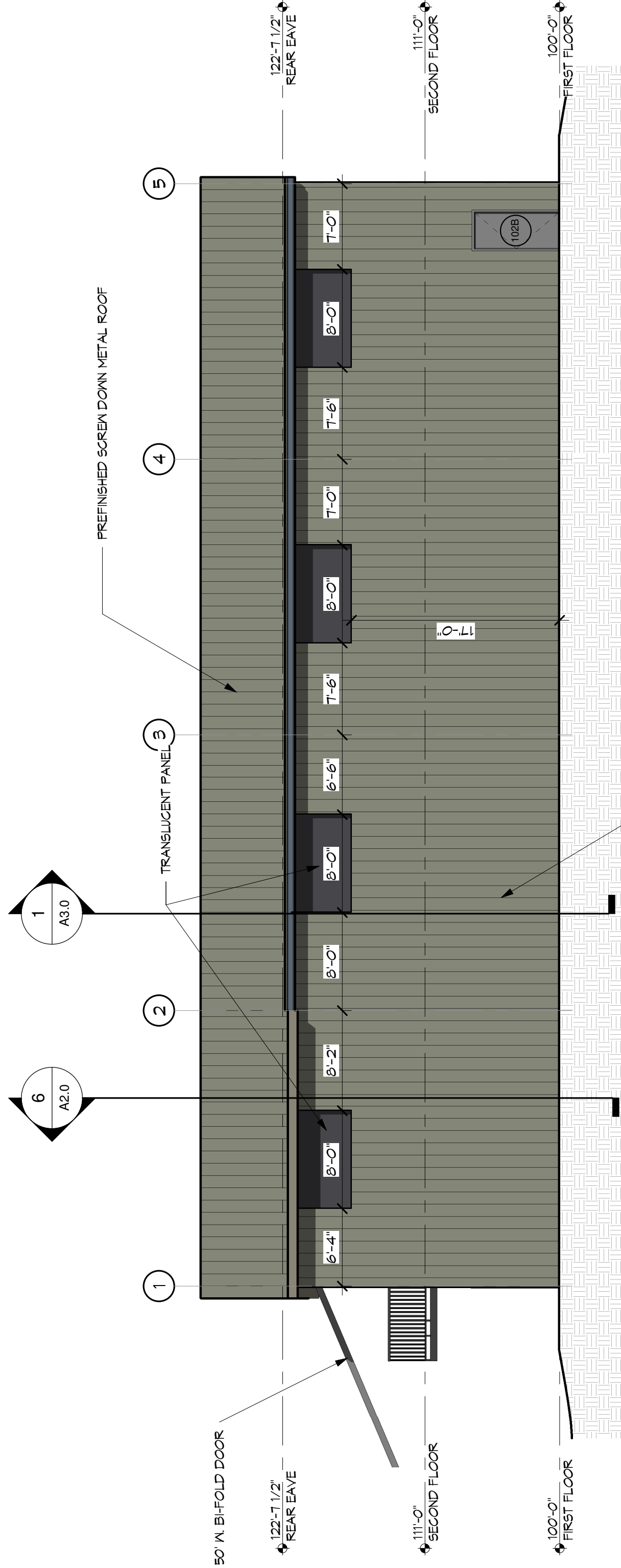
A2.0
EXTERIOR ELEVATIONS



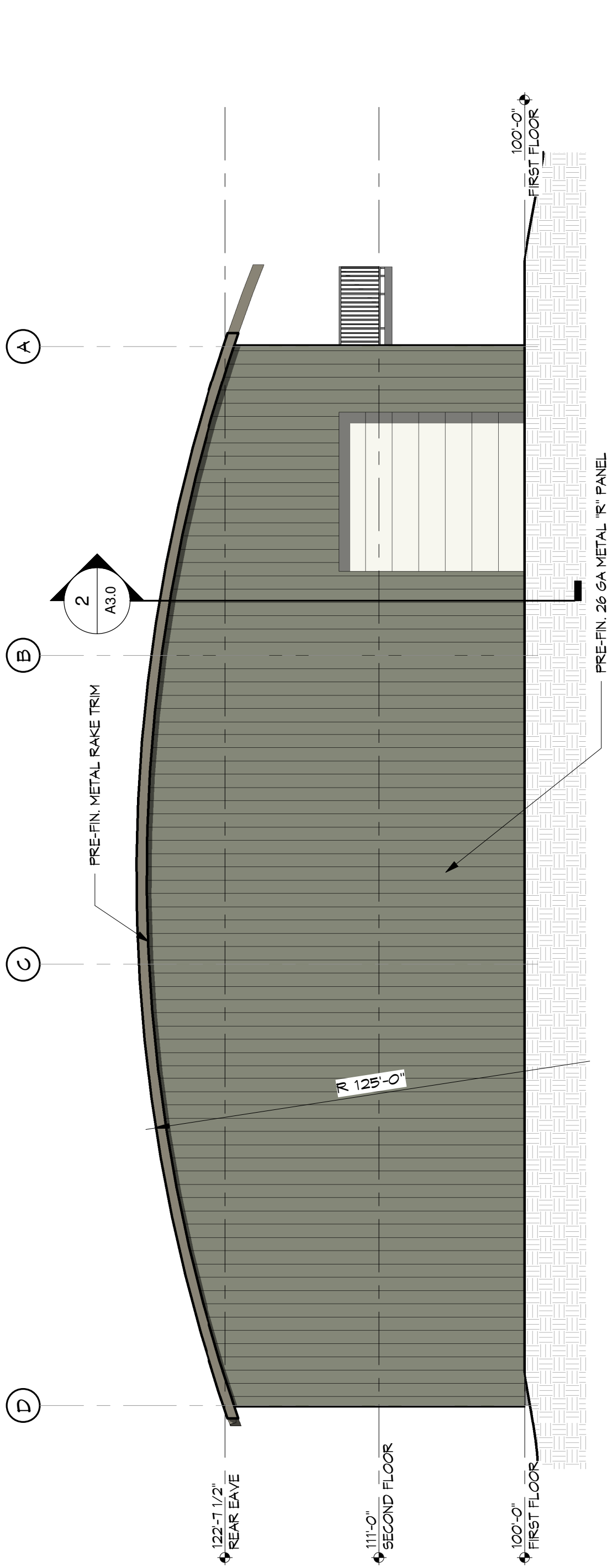
1 NORTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

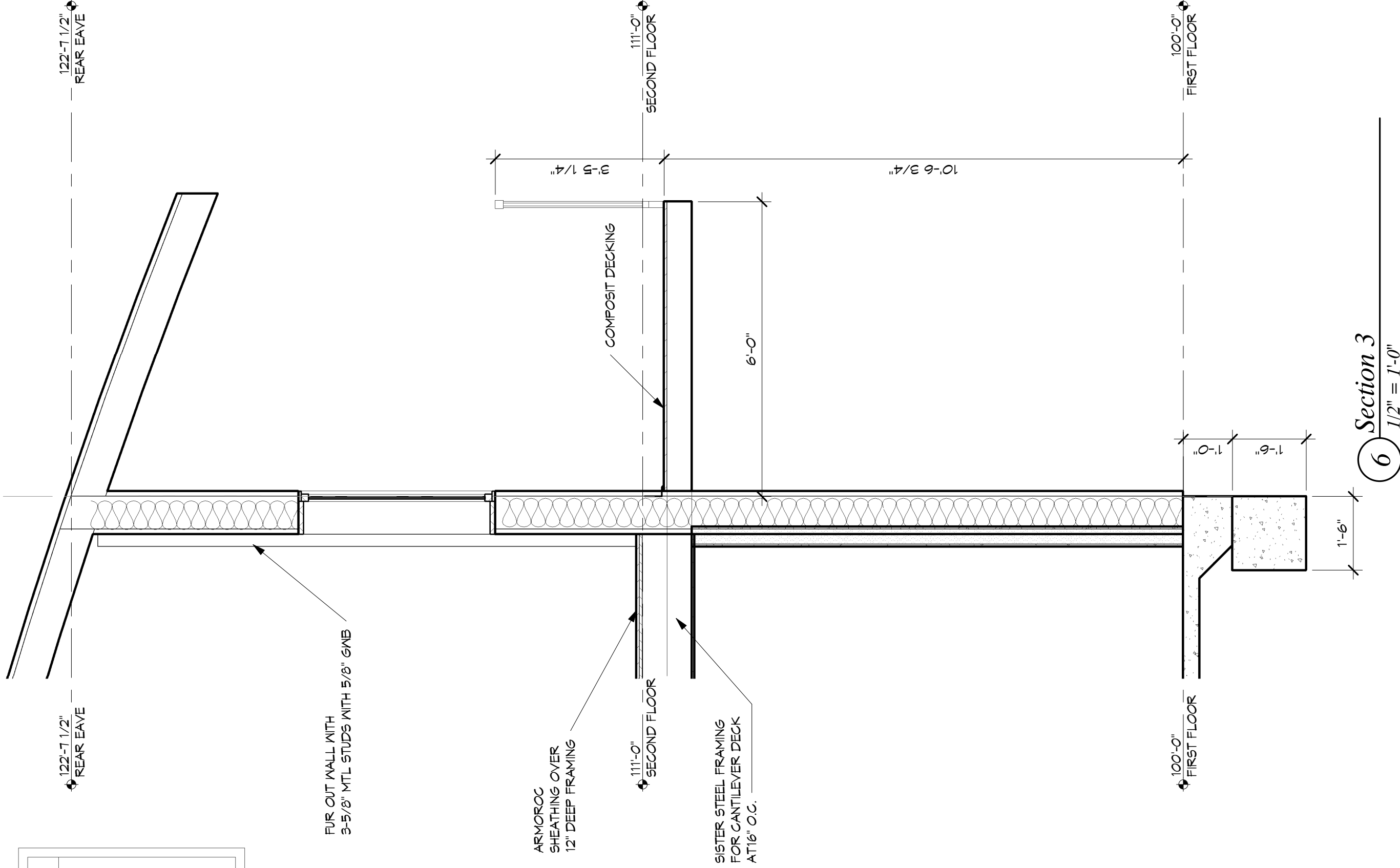


2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
	26 GA METAL R' PANEL - FLUOROPON CHARCOLE
	TRIM, GUTTERS AND DOWNSPOUTS - FLUOROPON CHARCOLE
	SCREEN DOWN METAL ROOF - FLUOROPON CHARCOLE



6 Section 3
1/2" = 1'-0"

EA HANGAR

**Burr's
Architecture**

DATE 9-19-16
JOB NO. 16074
REVISIONS

A2.0

EXTERIOR FINISH LEGEND

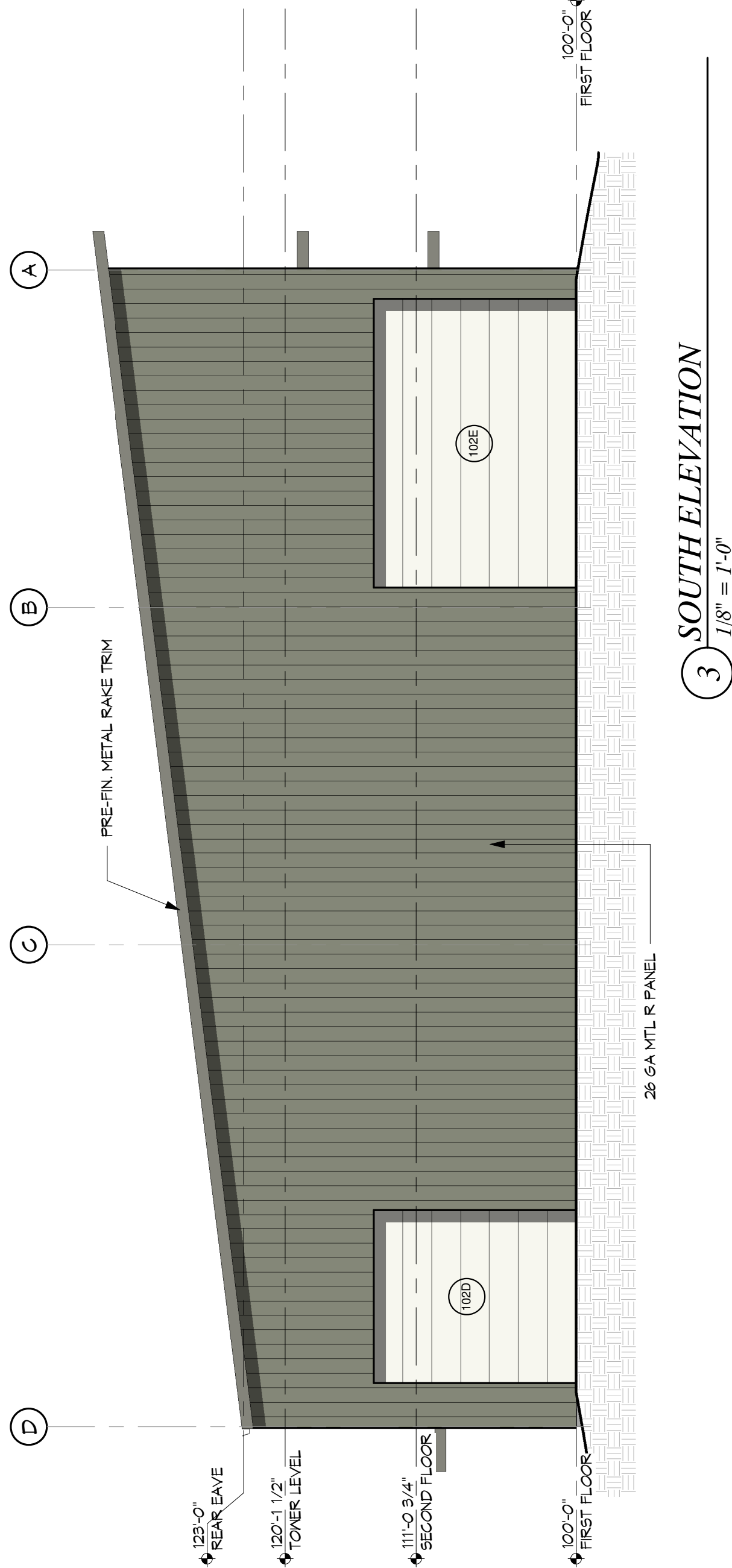
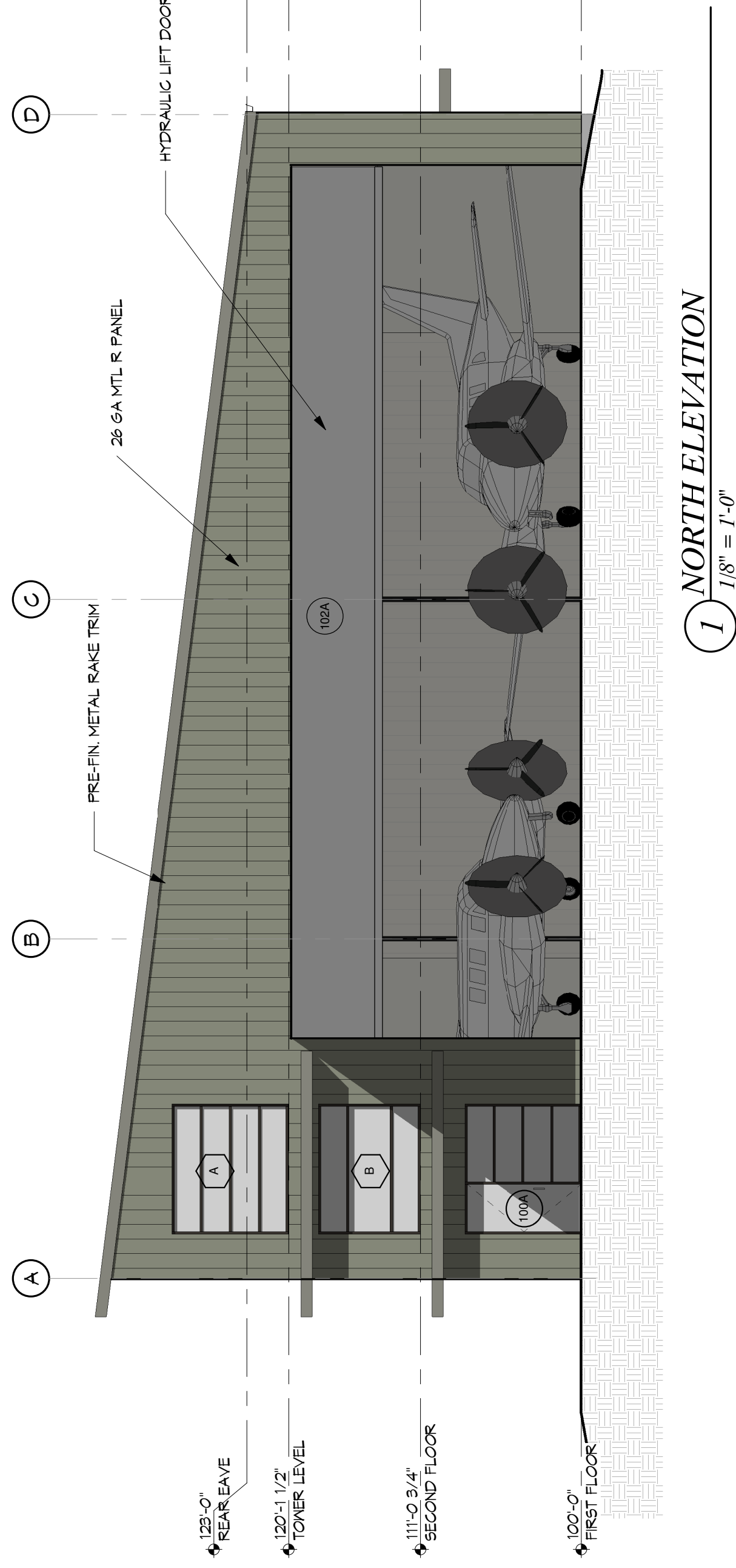
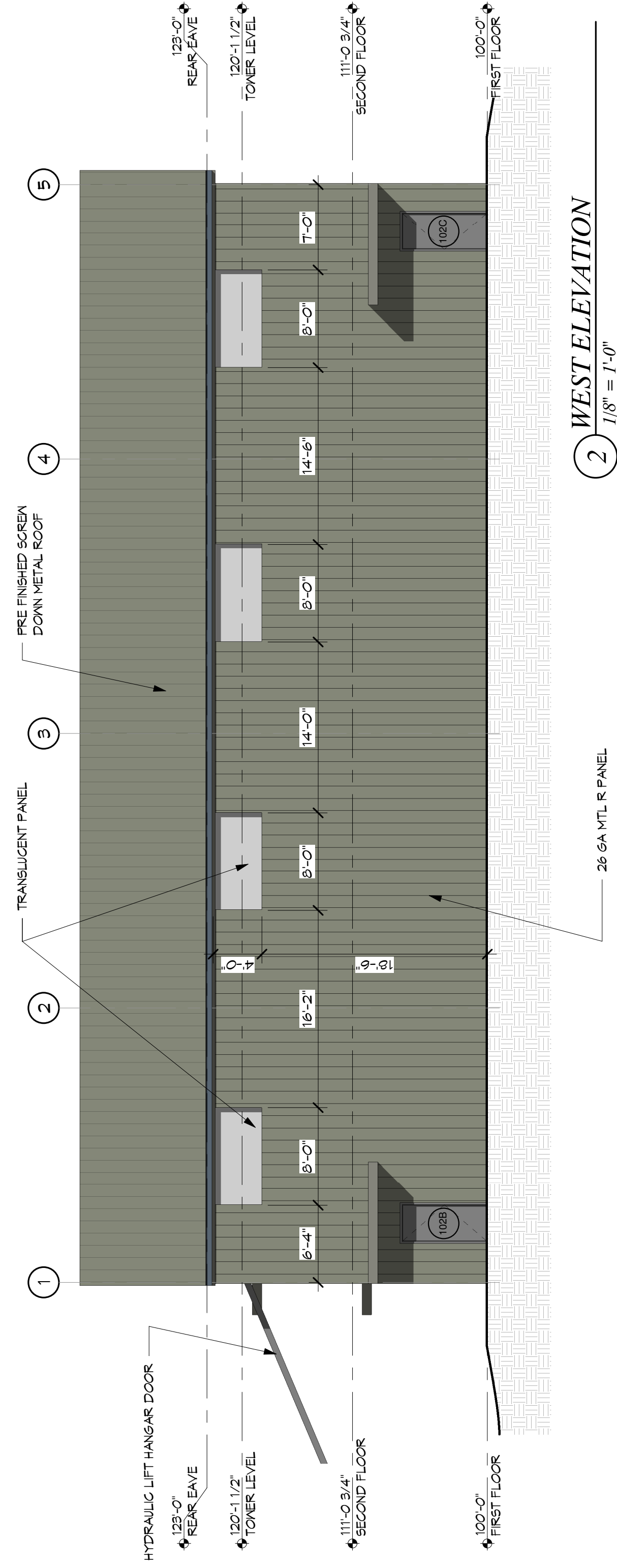
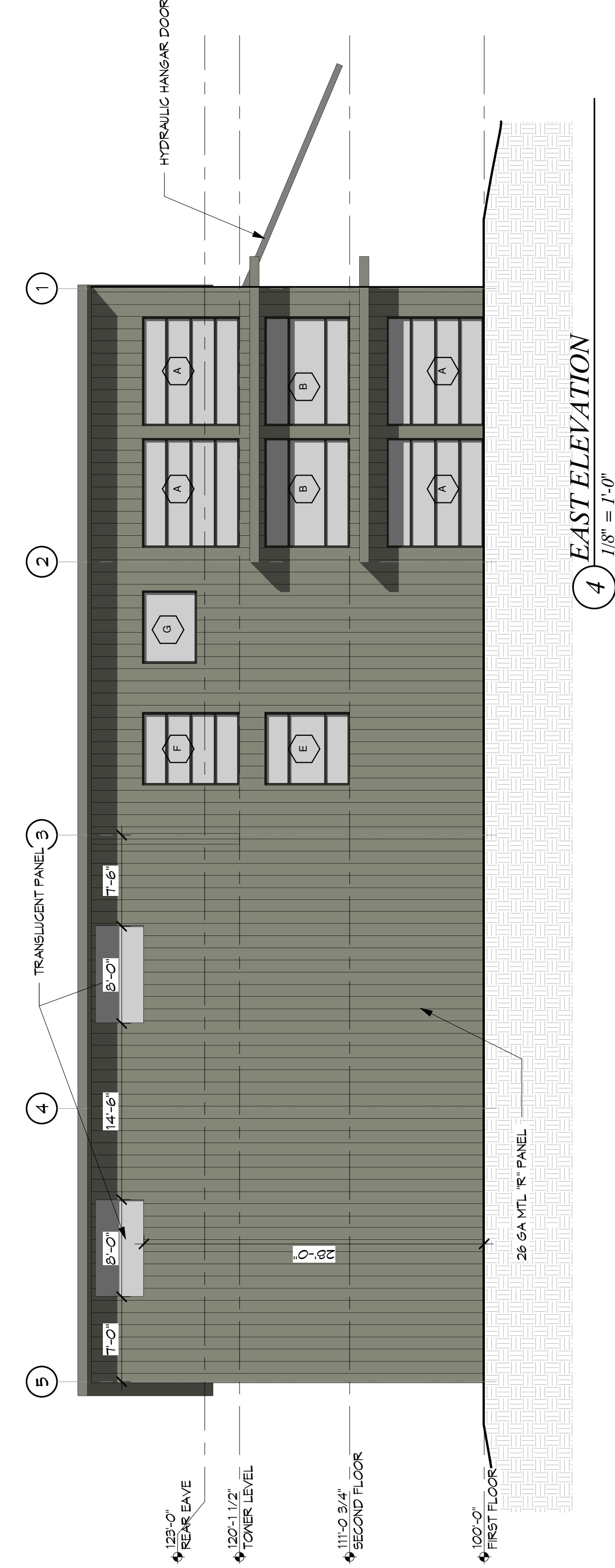
26 GA. METAL "R" PANEL -
FLUROPON CHARCOLE

TRIM, GUTTERS AND DOWNSPOUTS - FLUOROPON CHARCOLE

SCREEN DOWN METAL ROOF - FLUOROPON CHARCOLE

WATER INTRUSION NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PREFABRICATED FLASHING FOR ALL CONNECTION CONDITIONS IN THE WEATHER RESISTANT BARRIER FOR REVIEW BY THE ARCHITECT. FAILURE TO OBTAIN AN APPROVED SET OF DETAIL SHOP DRAWINGS SHALL RELIEVE THE ARCHITECT OF ANY AND ALL LIABILITY REGARDING WEATHER RESISTANT BARRIER FLASHING AND CONDITIONS.
2. IT IS THE INTENT OF THESE DRAWINGS TO ILLUSTRATE THE MINIMUM REQUIREMENTS. MORE STRINGENT INSTRUCTIONS REQUIRED BY MANUFACTURERS, SUPPLIERS, OR INSTALLERS TO MAINTAIN WARRANTIES OR WARRANTIES SHALL BE COMPLETELY FOLLOWED.
3. WEATHER RESISTANT BARRIER SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL APPLICABLE CODES.
4. ALL WINDOWS AND DOORS SHALL BE PREFABRICATED ALUM FRAMES WITH GLAZING. ALL INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS OF THE MANUFACTURER SHALL BE COMPLETELY FOLLOWED.
5. SEALANTS USED SHALL BE COMPATIBLE WITH AND APPROVED BY THE MANUFACTURERS OF ALL MATERIALS AND PRODUCTS TO WHICH THESE SEALANTS ARE APPLIED. CONTRACTOR IS RESPONSIBLE FOR THE APPROPRIATE SELECTION OF THE PROPER TYPE OF SEALANT FOR THE INTENDED USE.



Planning Commission Staff Report

Large Scale Development Extension: South Blake Street Parking Lot

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: November 4, 2016 and June 7, 2016 (original)

GENERAL INFORMATION:

Project Number: 16-06000020

Applicant: Moro Development, LLC

Representative: Rope Swing (Jordan Garner) & Ecological Design Group (Brahm Driver)

Requested Action: Large Scale Development Extension

Location: 306 Northeast Blake Avenue

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a Large Scale Development extension for a 16,000 square feet parking lot located east of 306 Northeast Blake Avenue. The Large Scale Development was originally approved on June 7, 2016. The applicant is proposing 28 new parking spaces that will serve the proposed North Blake Street House project located to the north. The plans also show the adjustment of 14 existing 90 degree parking spaces that will become nine 45 degree spaces. All total there will be 67 parking spaces to serve the North Blake Street Project and the existing office building. An 8' wide sidewalk with tree grates is being installed along Northeast Blake Avenue. The 8% interior greenspace requirement is being exceeded. On-site stormwater detention is being provided.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks:		
Front Non-Residential:	0' max.	0' North
Front Residential:	20' max.	-
Side:	6' min.	7' East & West
Rear: Adjacent to non-residential zones.	6' min.	7' South
Rear: Adjacent to residential zones and building height < 20'.	8' min.	-
Rear: Adjacent to residential zones and building height > 20'.	12' min.	-
Height	No min./60' max.	37'
Landscape Coverage	8%	11%
Parking		
Standard Stalls	17	26
Handicap Stalls	2	2
Total:	19	28

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	Northeast Blake Street	Local
South	-	-
East	-	-
West	Northeast 'B' 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 property is the location of an existing office building near the downtown square.

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

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

Waiver(s): N/A

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

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL** of the extension for a period of 6 months. .

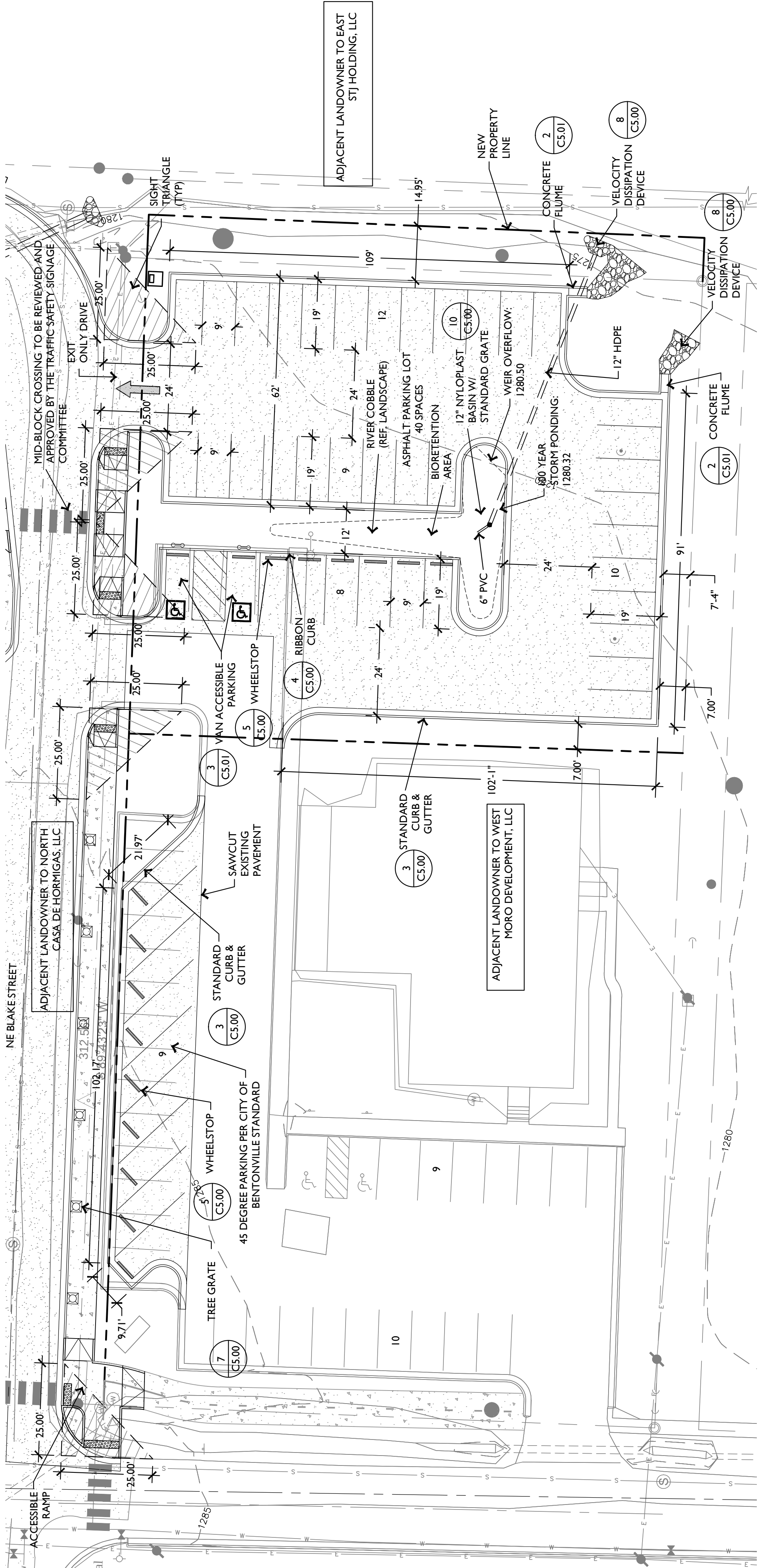
1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY GRANT NEVILL.
2. SURVEY DATA IS BASED UPON AN ASSUMED COORDINATE SYSTEM
3. ELEVATIONS ARE ASSUMED.

4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES.
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED BY THE OWNER. UNDEGROUND UTILITIES MAY BE LOCATED AT ANY DEPTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE UTILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS AND/OR LATENT FACILITIES REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FIFTY UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

<u>PARKING TABLE</u>	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
BLAKE STREET HOUSE	-9 220 SQFT (1) SPACE500 -9 1200 (1) SPACE1000 SQFT) = 28 SPACES	OFF-SITE SPACES: 39
OFFICE FACILITY	=5080 SQFT (1) SPACE300 SQFT) = 17 SPACES	ON-SITE SPACES: 28
TOTAL	BLAKE ST. HOUSE: 28 SPACES OFFICE: 17 SPACES TOTAL: 45 SPACES	BLAKE ST. HOUSE: 39 SPACES OFFICE: 28 SPACES TOTAL: 67 SPACES
ACCESSIBLE SPACES	OFFICE FACILITY 17 SPACES REQUIRED; 33 SPACES PROVIDED; THEREFORE ACCESSIBLE SPACES REQUIRED = 2	4 ACCESSIBLE SPACES (TWO (2) EXISTING TO WEST OF OFFICE FACILITY, TWO (2) PROPOSED AT EASTERN PROPOSED PARKING LOT)
	BLAKE ST. HOUSE 28 SPACES REQUIRED; 40 SPACES PROVIDED; THEREFORE ACCESSIBLE SPACES REQUIRED = 2	
	TOTAL ACCESSIBLE SPACES REQUIRED = 4	

- | | | |
|-----------------------------|--|-----------------------------|
| STORMWATER PIPE | | STORMWATER PIPE |
| STORMWATER STRUCTURES | | STORMWATER STRUCTURES |
| ELEVATION CONTOUR | | ELEVATION CONTOUR |
| PROPOSED ALLEY | | PROPOSED ALLEY |
| CONCRETE PAVEMENT JOINT | | CONCRETE PAVEMENT JOINT |
| SIGHT TRIANGLE | | SIGHT TRIANGLE |
| ACCESSIBLE PARKING STRIPING | | ACCESSIBLE PARKING STRIPING |
| ACCESSIBLE PARKING MARKING | | ACCESSIBLE PARKING MARKING |
| ACCESSIBLE PARKING SIGN | | ACCESSIBLE PARKING SIGN |
| CURB & GUTTER | | CURB & GUTTER |
| EASEMENT | | EASEMENT |
| TREE WELL PLANTER | | TREE WELL PLANTER |
| PROPOSED BUILDING | | PROPOSED BUILDING |
| BUILDING OVERHANG | | BUILDING OVERHANG |
| DETECTABLE WARNING DEVICE | | DETECTABLE WARNING DEVICE |
| WHEELSTOP | | WHEELSTOP |
| HEAVY DUTY ASPHALT PAVEMENT | | HEAVY DUTY ASPHALT PAVEMENT |

Figure 1 is a map of the study area. It shows a North arrow pointing upwards. A horizontal line represents the 40° latitude line. A vertical line represents the 80° longitude line. A black rectangle indicates the location of the study site, situated south of the 40° latitude line and east of the 80° longitude line.



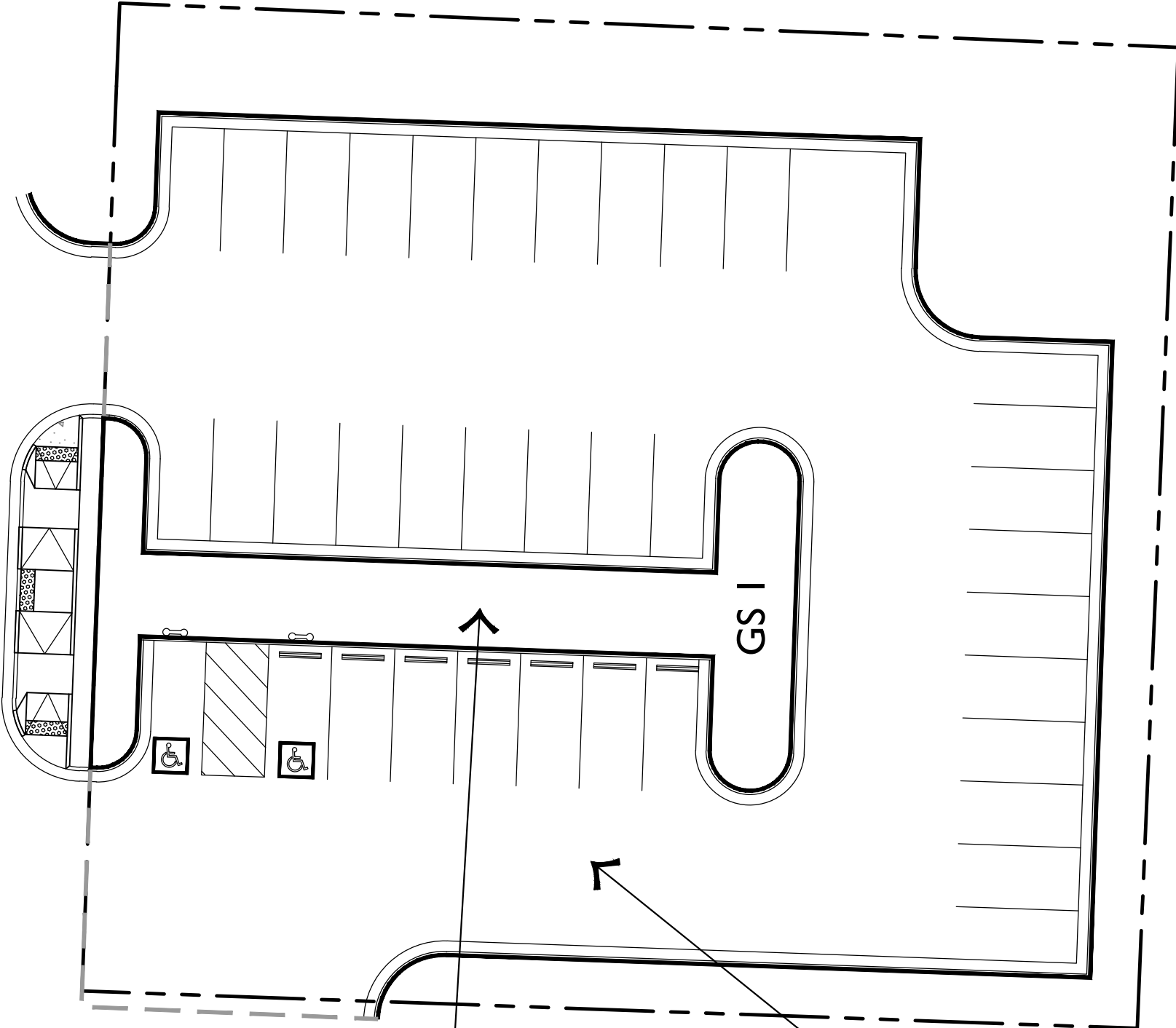
SUMMARY	
TOTAL PARKING AREA	= 16,645 SF
GS 1	= 1,837 SF
TOTAL GREENSPACE	= 1,837 SF
% GREENSPACE = 1,424 / 16,000	= 11.04%

GREENSPACE I
AREA

SEC. 1400.8.C.I STATES THAT THE MINIMUM PERCENT DEDICATED TO INTERIOR GREENSPACE FOR A LOT BETWEEN 3,000-49,999 SF = 8%

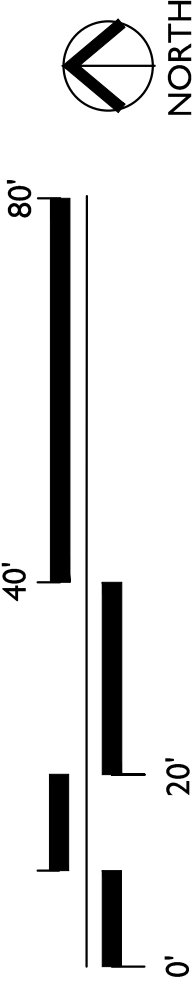
GREENSPACE I
AREA

PARKING
AREA



②

SCALE: 1" = 20'-0"



Architect: Matthew Hurre
License Number: MO#
Drawn By:
Project Number:

C1.00

NOT FOR
CONSTRUCTION
DO NOT COPY/
DISTRIBUTE

[illegible]

Planning Commission Staff Report

Large Scale Development Extension: North Blake Street House

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: November 4, 2016 and June 7, 2016(original)

GENERAL INFORMATION:

Project Number: 16-06000021

Applicant: Casa de Hormigas, LLC

Representative: Rope Swing (Jordan Garner) & Ecological Design Group (Brahm Driver)

Requested Action: Large Scale Development Extension

Location: 301 Northeast Blake Avenue

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a Large Scale Development extension for a 18,400 square feet social and wellness club located at 301 Northeast Blake Avenue that resides in the D-E, Downtown Edge zoning district. The original Large Scale Development was approved on Jun 7, 2016. A portion of the existing structure will remain and be incorporated into the new design. In addition to the proposed building the project will also include a tennis court, pool, dining and bar terrace, outdoor grill area, bike staging area and outdoor gardens. Forty five parking spaces are required and 67 spaces are being provided, 28 on-site spaces and 39 off-site spaces. An 8' wide sidewalk with tree grates and/or greenspace is being provided around the entire perimeter of the property. Six large existing trees are being preserved around the perimeter of the property. Street improvements are being proposed to Northeast 'B' Street, Northeast Blake Avenue and Northeast 'C' Street. On-site stormwater detention is being provided. The exterior of the proposed structure will be constructed of lap wood siding, fiber cement board, composite metal panels, zinc panels for accent trim and storefront glass.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks: Front Non-Residential: Front Residential: Side: Rear: Adjacent to non-residential zones. Rear: Adjacent to residential zones and building height < 20'. Rear: Adjacent to residential zones and building height > 20'.	0' max. 20' max. 6' min. 6' min. 8' min. 12' min.	32' South - 108' East & 20' West - - 13' North
Height	No min./60' max.	30.5'
Landscape Coverage	0%	8+%
Parking Standard Stalls Handicap Stalls Total:	26 2 28	37 2 39

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	Northeast 3 rd Street	Local
South	Northeast Blake Avenue	Local
East	Northeast 'C' Street	Local
West	Northeast 'B' 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 is the location of a single family home near the downtown square.

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

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

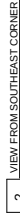
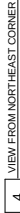
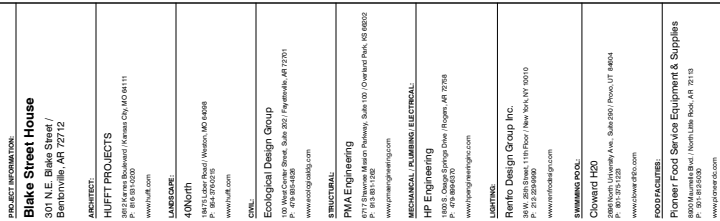
Waiver(s): 1 waiver request:

- The applicant is requesting a waiver to Article 1200, Off-site improvements, Section 1200.2, Determining Necessity for Off-Site Improvements, Subsection 'B', Direct Access to Substandard Streets. Ordinance states that "When a proposed subdivision has direct access to, or fronts on, an existing road or street which is below current standards, the sub-divider shall be responsible for contributing his proportionate share of the cost of improving said street of road to current city standards. The engineering department is accepting a fee-in-lieu in the amount of \$33,335.00 and has waived the 5 year timeline for the improvements along Northeast Blake Avenue.

Analysis / Conclusion: This large scale development **DOES NOT** meet the minimum requirements of the subdivision regulations due to the waiver request.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL** of the extension for a period of 6 months.

[illegible]

NOT FOR
CONSTRUCTION
DO NOT COPY/
DISTRIBUTE

Drawn By: Author
Project Number: 153 N8

3D VIEWS

LSD04

REZONING STAFF REPORT



Chambers Bank

Southwest Adams Road and Anglin Road

PC Date: 10/5/2016

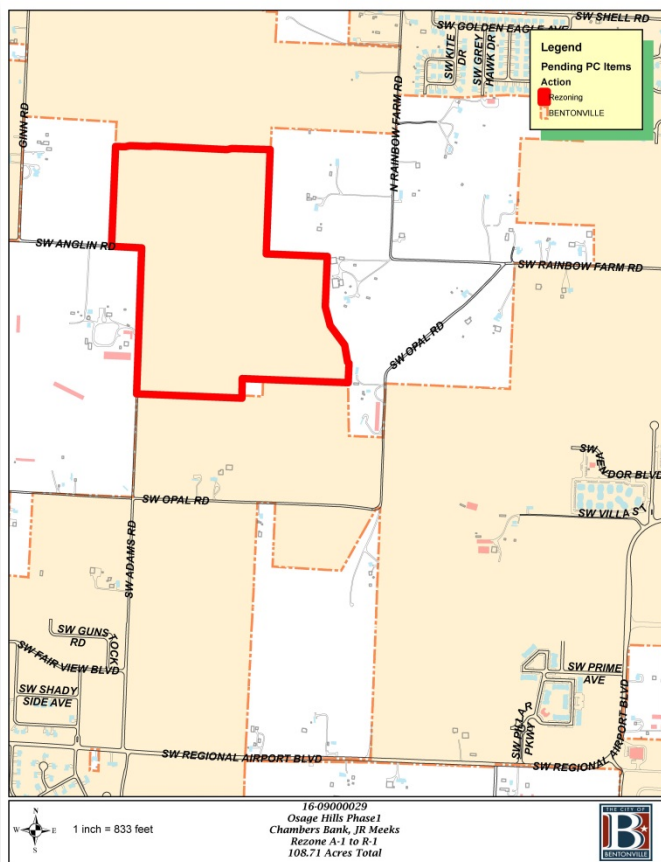
Recommendation: Approval

Reviewer: Beau Thompson, AICP, Senior Planner

Current Zoning	PUD, Planned Unit Development
Requested Zoning	R-1, Single Family Residential
Project Number	16-09000029
Applicant / Current Owner	Chambers Bank 901 Main Street Danville, Arkansas 72833
Site Area	109 Acres
Future Land Use Map Designation	Agricultural (A)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of an abandoned single family subdivision in a residential and agricultural area in the southwest section of the city.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The development of the property is scheduled to occur in phases and as these phases come on-line and density in the area is increased then additional and improved access to the area will be necessary.

Utility Infrastructure

Per the city GIS website, public water and sewer are available at this location.

Relationship to the General Plan

Policy LU-23 Housing Types within the General Plan suggest that the city should encourage the development of a mix of housing types to meet the needs of residents throughout their lives. As utilities are extended to new locations within the city, the city should reevaluate and adjust the land uses accordingly. The proposed rezoning will help to reduce the impact on city infrastructure by the extension and utilization of existing public utilities that will be required with the development of this land, all helping to meet the intent of the policy.

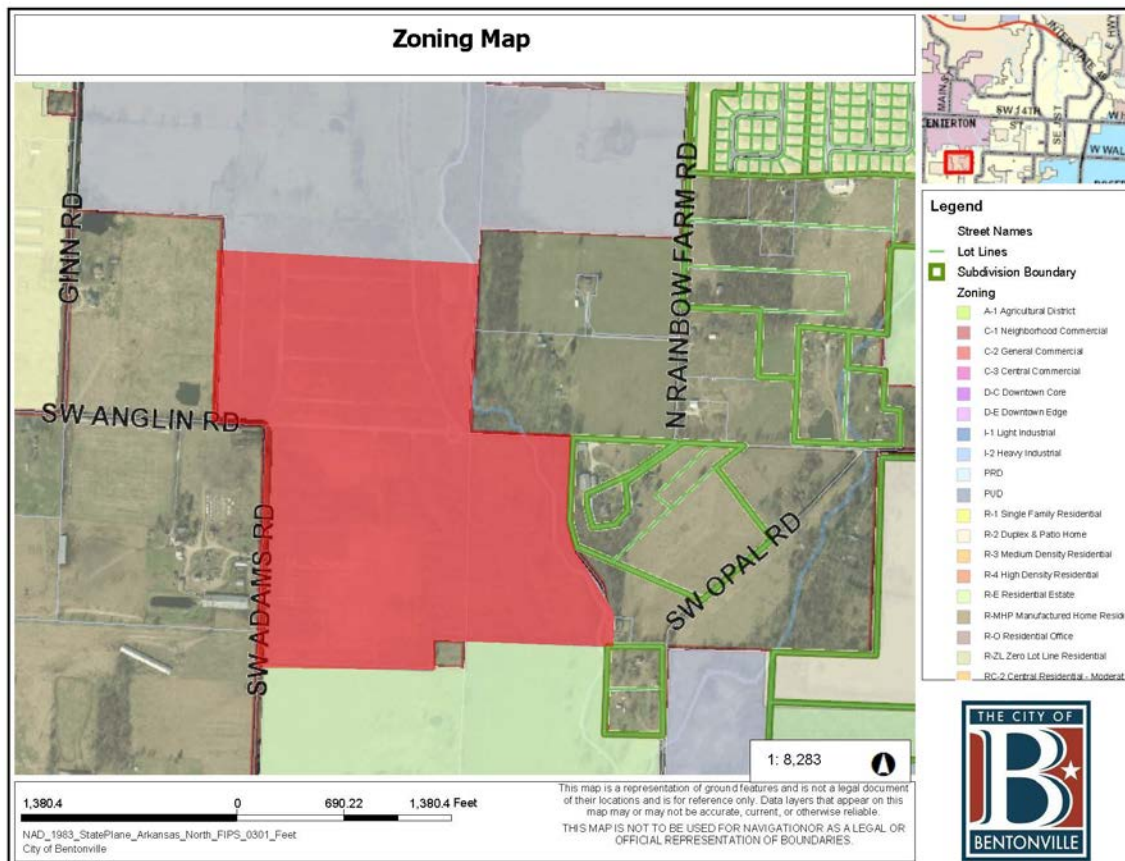
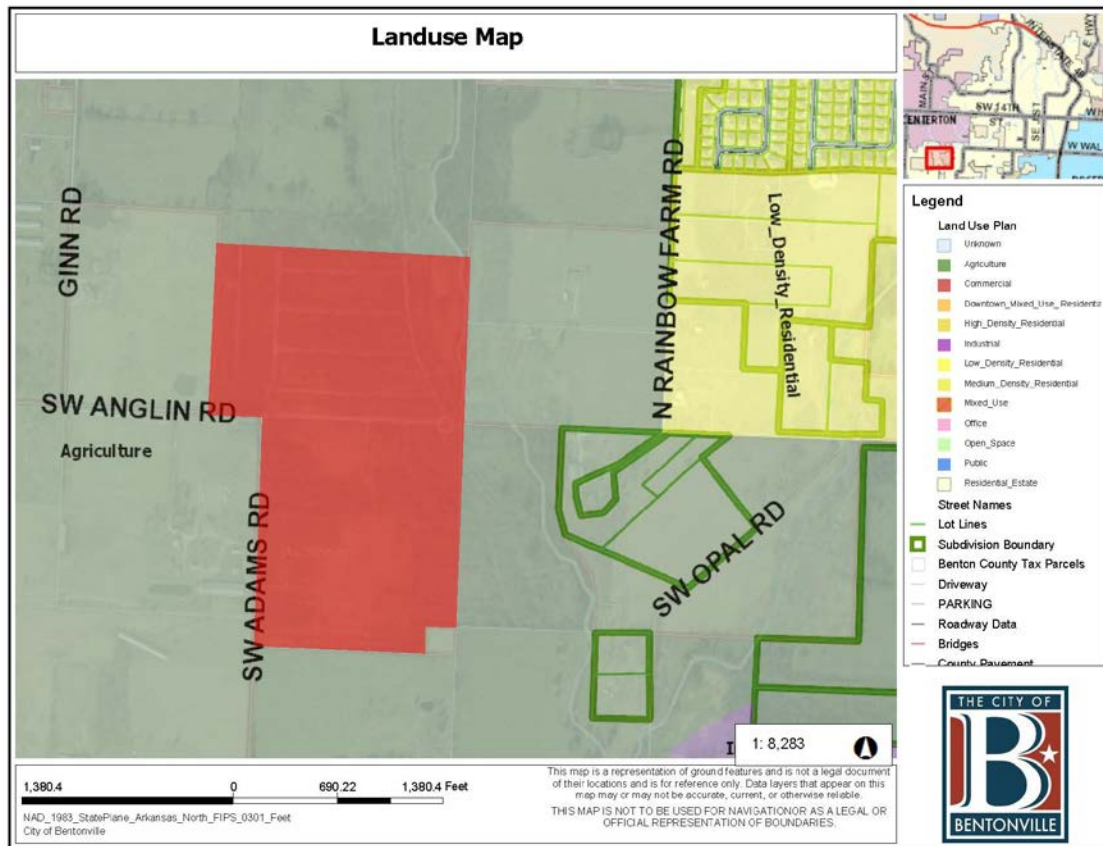
Analysis, Conclusion and Summary

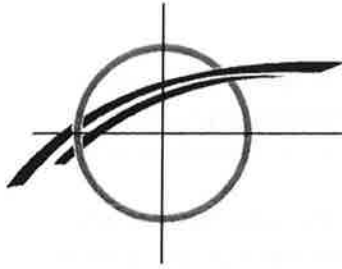
The R-1, Single Family Residential zoning designation allows for the abandoned subdivision to be completed and will offer a variety of single family housing types and opportunities in a rapidly developing sector of the city. The proposed zoning designation will promote future growth in the area and create opportunities for commercial, mixed-use and industrial development that will ultimately provide goods and services to residences in and near this area.

Recommendation

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval of the rezoning from PUD, Planned Unit Development to R-1, Single Family Residential.

REZONING STAFF REPORT





SWOPE CONSULTING, LLC

Civil Engineering
3511 SE J Street, Suite 9
Bentonville, AR 72712 479-685-8399

August 22, 2016

City of Bentonville Planning Department

Attn: Jon Stanley
305 SW "A" Street
Bentonville, AR 72712

Re: Rezone Request Narrative

Parker Estates @ Osage Hills (phase 1) and Snyder's Mill (phase 2)

(formerly Osage Hills Subdivision PUD)

parcel 01-07960-010, parcel 01-07960-020, & part of parcel 01-00828-550

Dear Mr Stanley,

Please accept this narrative for the subject rezone. Prior to this request we have met with multiple persons at the City of Bentonville staff in to relay intent of development and get an understanding of Staffs requests & concerns for the subject property. Listed below is our response to each of the application-required topics.

STATE OF CURRENT ZONING

Chambers Bank, the current owner of the property, has a development group willing to purchase 108.71 acres of an expired PUD (namely Osage Hills Subdivision) which contained, in total, 332.50 acres. Said expired PUD had approved construction plans for phase 1 of that project totaling (numbered City Project #05016). The property's current state is an expired PUD that was approved in the height of development in 2006. Obviously, the PUD wasn't finished and the property reverts back to the previous zoning. However, major construction was started and nearly completed on roads, storm drainage & utilities for the proposed 108.71 acres of subject property. The sale is contingent upon approval of the requested rezone & subsequent preliminary plat approval. The development group wishes to change nothing that was originally approved.

THE REASONING OR NEED

Most glaring reason is the current owner & current condition. Banks will tell you they aren't in the development bussiness, moreover they also don't give property away. This leaves a unique property because of existing conditions. This zoning request change is to complete the 108.71 acre portion of the original PUD zoning (PUD) that is now expired, but had approved construction plans that include future public sewer mains and services installed on 70 % of it. Future public water mains, services and meters installed on 50% of said property. Storm Drainage was installed on 60% of the site, curb/gutter & base installed on 50%, road

subgrades (red dirt) cut into 95%. The City of Bentonville's inspector Jeff Roberts has walked the site recently & can verify these existing conditions. The original PUD included property to the North that is not part of this request as that property has not started any construction and can be shaped to meet any/all requirements.

So what do you do with an eyesore. The answer, PATCH IT UP, the approved 2006 zoning from 2006 is very in-line with current 2016 zoning regulations and in our humble opinion needs to be allowed to go forward for that reason. Its a blight for the owner & the City of Bentonville the way it sits. Additionally due to the infrastructure in place its not financially feasible to any developer to not be able to use the existing utilities. The developer is still taking on a huge investment to bring the utilities up to compliance as they need a lot of work to get approved again, but to replace or remove the items is not financially possible.

A new PUD is not being requested because no special conditions, or variances, are being requested. In our conversations with Mr. Beau Thompson he was in agreement that a straight zoning would be the proper request.

This property will relate well with surrounding properties in the near future. Although the adjacent property is currently agricultural, with the projected growth of NWA and namely Bentonville, the surrounding properties are also intended to be a mixed use of single-family residential and commercial. Properties being developed nearby are Providence Village along Nomad is being revitalized from the same economic downturn, as well as The Parc at Bentonville, a multifamily apartment housing at the Corner of Nomad & 112. Please note that the Parc has a dedicated lot for a future City of Bentonville Fire House. Logic dictates that, if we get the development of housing going, it will help the justify a new fire house location.

The intended use of the land is shown in the attached concept plan, which is identical to the plan submitted initially- with Osage Hills PUD when the project was first approved in 2006.

Traffic for this intended development is expected to use Adams Road. The following offsite improvements are intended, and offered, in support of this rezone request:

PHASE 1:

Improve Adams Road onsite to full Collector width on our property side +/- 1542 LF, additionally 12' of asphalt on the current west side of centerline of Adams Rd. Furthermore, off-site agree to improve Adams Rd for +/- 1115 feet South of property line for full width of 24' wide asphalt paved road (meeting Bentonville City standards) going South to existing paved surface at SW Opal Rd.

Additionally as shown on the attached image we are proposing to dedicate to the City of Bentonville the needed Right-of-Way and construction easements needed with-in our property boundary for the city's future construction of SW Rainbow Farm Road to cross over Osage Creek

PHASE 2:

Developer shall build a path across the creek, going east to provide paved access all the way to Highway 12. Property is available, and secured, for this extension. The connection will be made to Shell Road.

PHASE 3:

Though not a part of this rezone, phase 3 anticipates further traffic relief via a route north (and west) to Ginn Road.

Signage for this development is not yet determined, however nothing will be built that is not approved with the Preliminary Plat. Any sign considered at this time would be a ground-mounted subdivision sign that would contain only the name.

The appearance of this project would be similar to other subdivisions in this area, like Wildwood, Brightwood, and Edgar Estates.

All utility lines are available: water, sewer and electric. When first planned and designed, all necessary offsite extensions were planned and/or built to the project site. Utilities are not an issue.

Fire service is planned by the city with a new fire station at The Parc development. This property has already been purchased, and we understand plans are underway for a station there to support the expected growth.

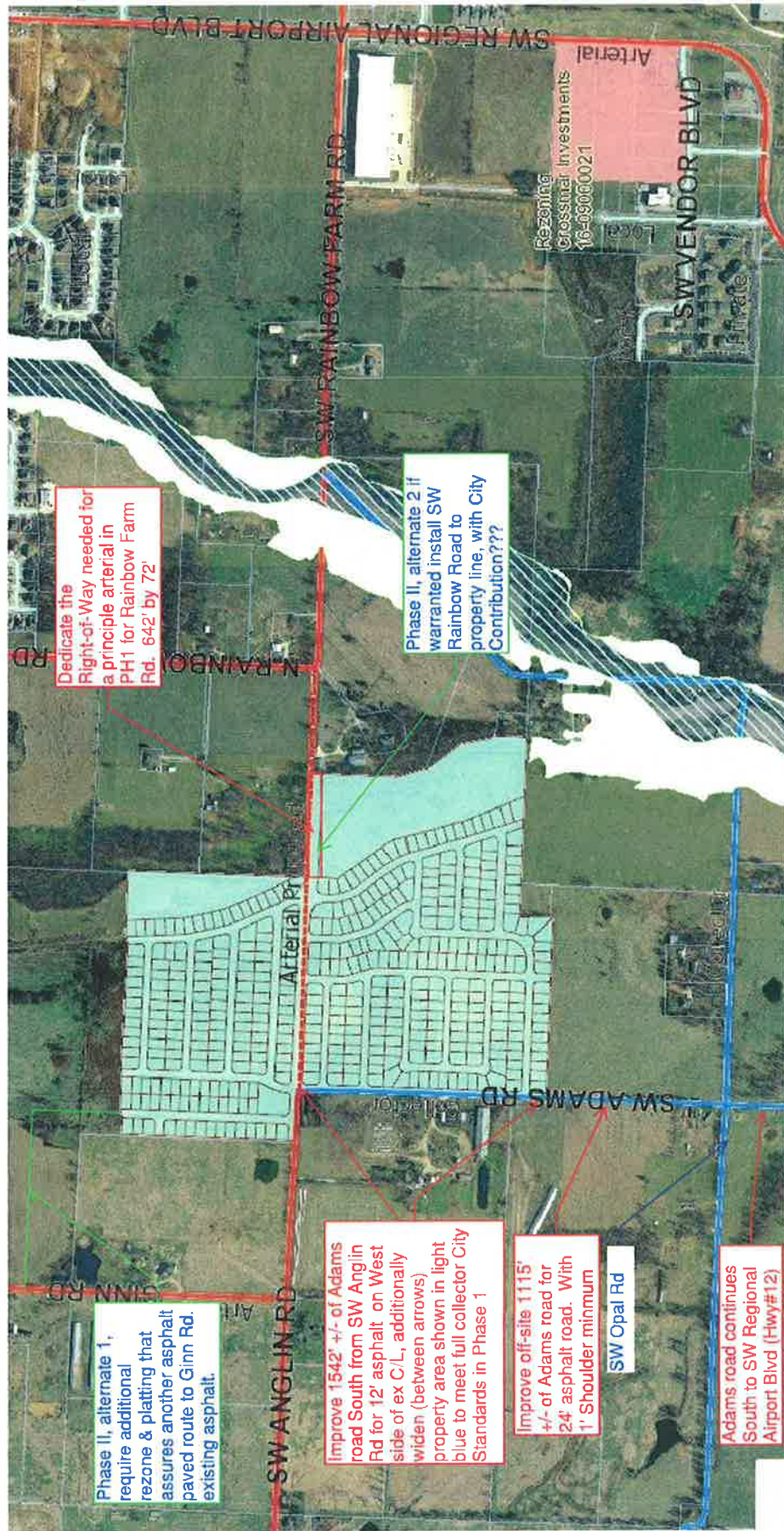
Finally, as mentioned above, in consideration of nearby supporting commercial for the proposed new lots, our proposed two options for the second roadway access will allow for another access to commercial land. As discussed earlier, if the residential units are built, along with asphalt roadway improvements, commercial developments will follow- creating the desired residential-commercial mix issue.

This application is submitted to gain your support, and for the board's approval. Please let me know if you have any questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read "Phil Swope". The signature is fluid and cursive, with a large initial "P" and "S".

Phil R Swope, PE
President

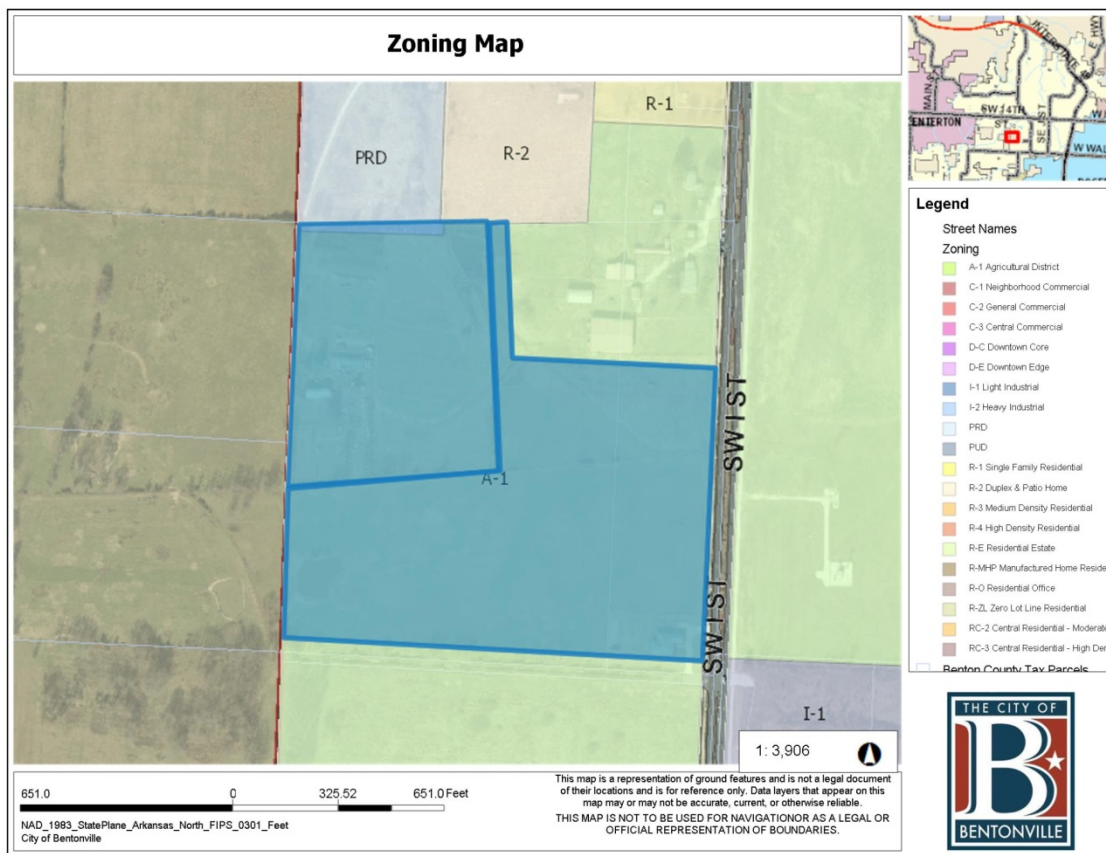
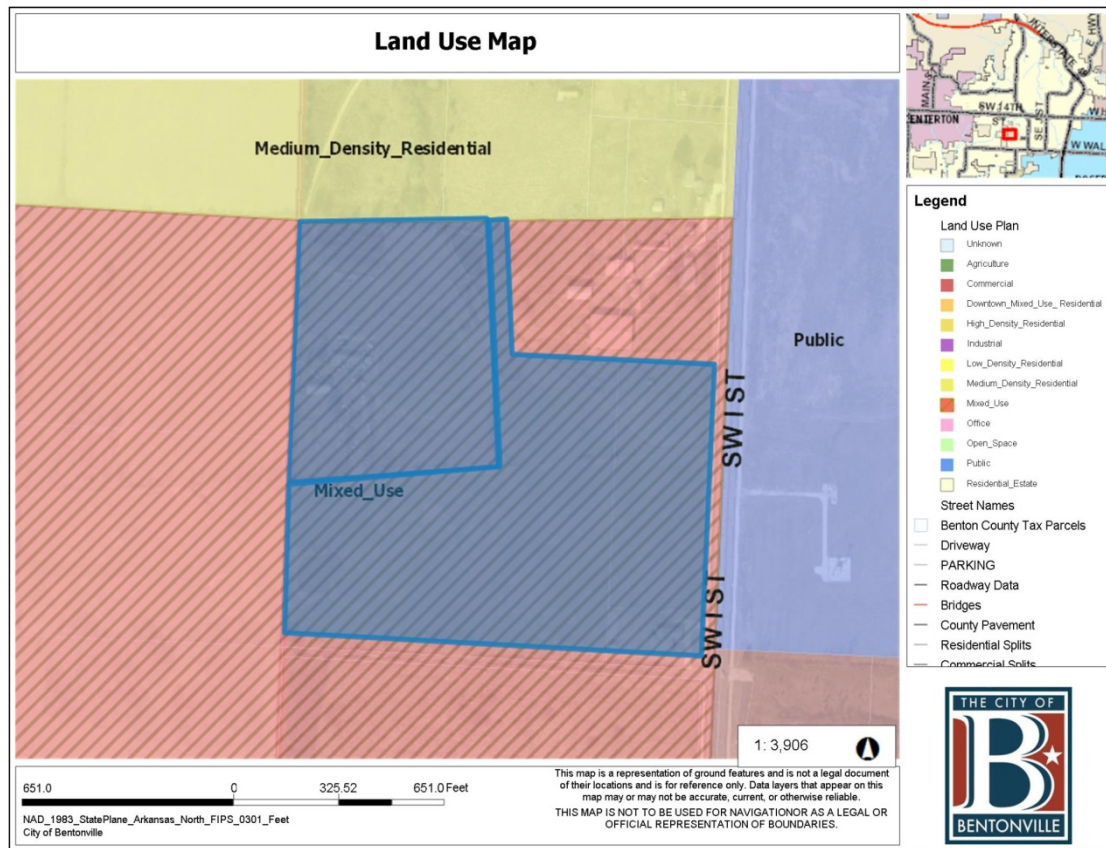


Reviewer: Jon Stanley, Planner

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval of this rezoning request from A-1 Agricultural to R-4, High Density Residential.

16-09000030
Rezone-A-1 to R-4
1307 SW Parnell Drive
24.52 Acres Total

REZONING STAFF REPORT





August 29, 2016

City of Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

This 11-acre property, located on SW I St. and owned by Sara Parnell, is currently zoned A-1. The proposed zoning is R-4 for high density residential.

The rezoning is being requested in order to construct multi-family housing units on the site. There will be approximately 540 units between 37 buildings. It will be an upscale community with buildings consisting of brick, stone, and hardie siding. There will be landscaping and multiple shade trees. This zoning request fits the future land use plan for this area.

A street will be constructed to the south of the project off of SW I St. and will serve as the main entrance to the complex, and a right in-right out drive will be added on the northeast corner of the site for direct access to and from the southbound lane of SW I St.

Water is available in the form of a 24" line running north/south along the west side of SW I St. and there is also a 12" PVC sewer line on the east side of the street intersecting a force main that crosses the street at the northeast portion of the site.

Daniel Ellis, P.E.,
Project Manager

REZONING STAFF REPORT



Reach Church, Inc.

2900 Southwest 'I' Street

PC Date: 10/4/2016

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Project Number	16-09000031
Applicant / Current Owner	Reach Church, Inc. 900 West Centerton Blvd. Centerton, AR 72719
Site Area	7.92 Acres
Future Land Use Map Designation	Mixed Use (MU)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a vacant single family home and a vacant agricultural field along a rapidly developing arterial street in the southwest section of the city and in close proximity to an activity node.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is adjacent to an arterial street that consists of a boulevard and there are several options for ingress/egress.

Utility Infrastructure

Per the city GIS website, public water and sewer are available at this location.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Mixed Use (MU). The C-2, General Commercial zoning is an appropriate zoning district. Policy LU-23 Housing Types within the General Plan suggest multi-family housing with close proximity to activity nodes. The mix of uses and housing types will help to reduce the impact on city infrastructure while providing a variety of housing options. The C-2 zoning designation will provide the goods and services to those adjacent residential uses while further reducing vehicle trips and increasing conveyance for residents.

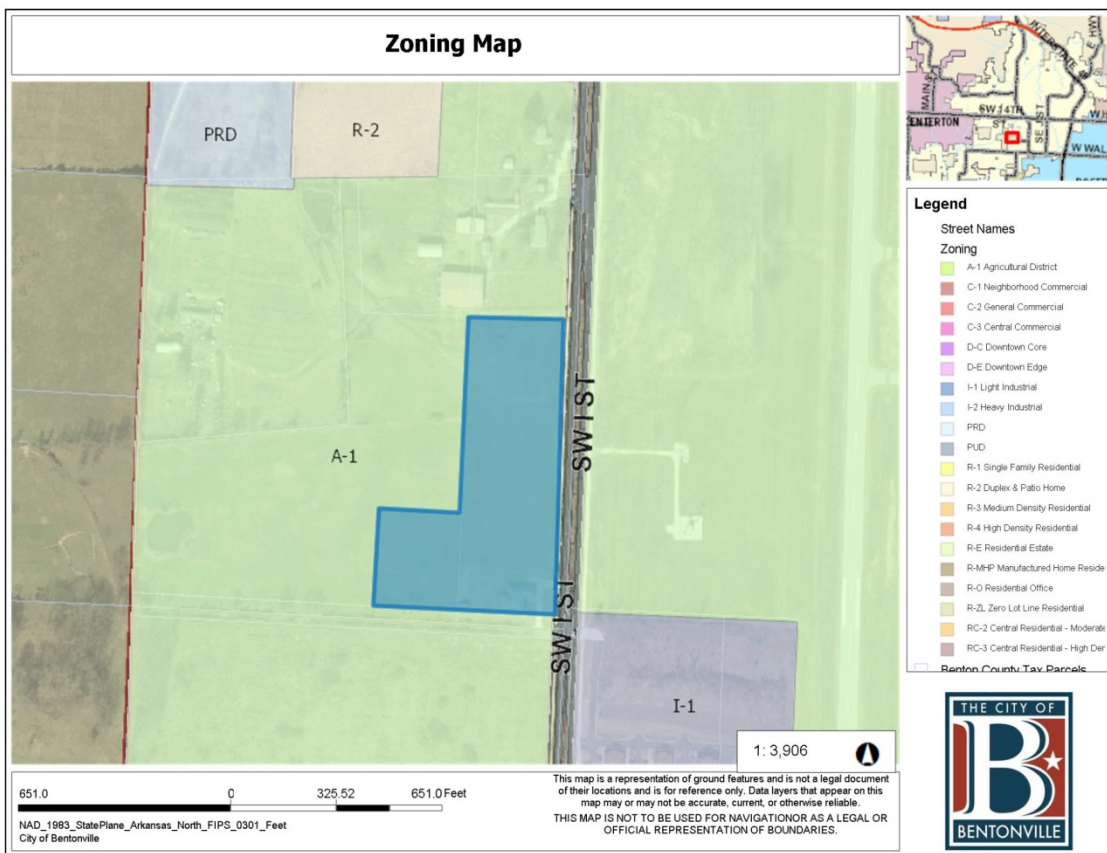
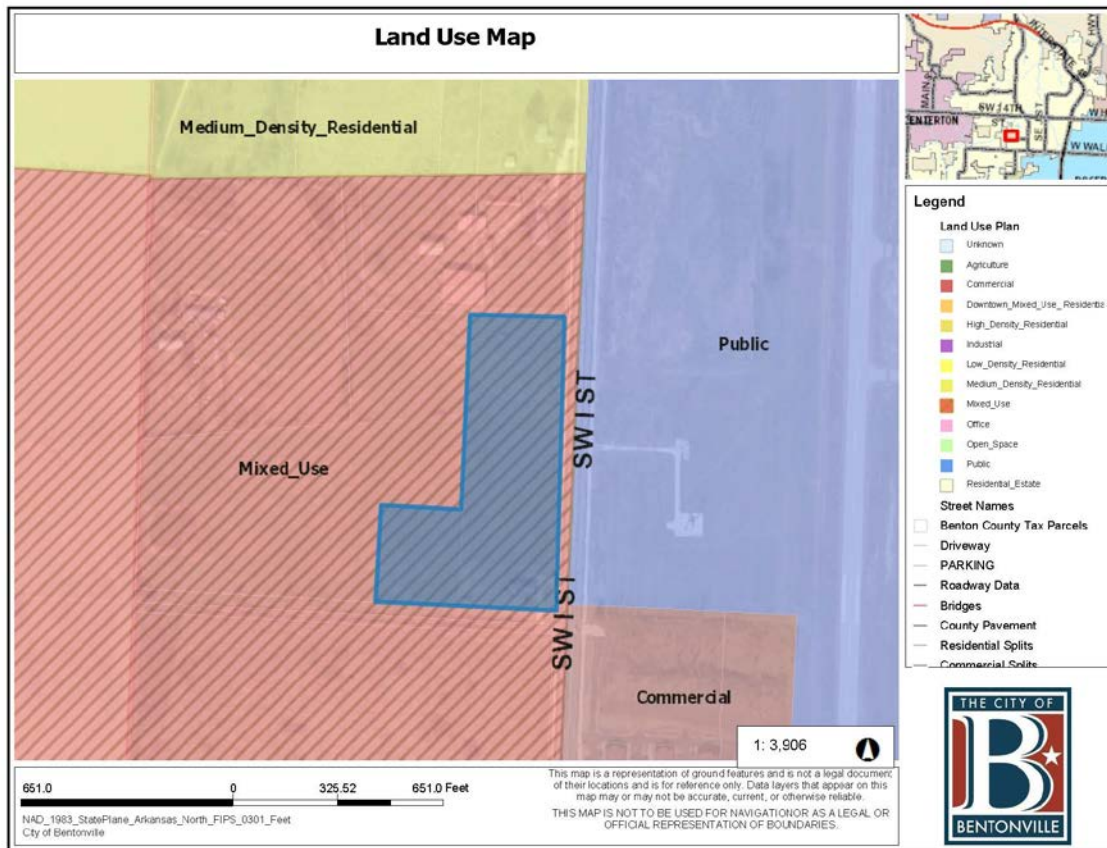
Conclusion

The C-2, General Commercial zoning designation is consistent with the City of Bentonville's Future Land Use Map which depicts this property as Mixed Use.

Recommendation

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval of this rezoning request from A-1 Agricultural to C-2, General Commercial.

REZONING STAFF REPORT





Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

July 28, 2016

City of Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

This property, located on SW I St. and owned by Reach Church, Inc., is currently zoned A-1. The proposed zoning is C-2 for general commercial.

The rezoning is being requested in order to have commercial property next to the proposed multi-family housing.

A street will be constructed to the south of the project off of SW I St. and will serve as the main entrance to the site, and a right in-right out drive will be added on the northeast corner of the site for direct access to and from the southbound lane of SW I St.

Water is available in the form of a 24" line running north/south along the west side of SW I St. and there is also a 12" PVC sewer line on the east side of the street intersecting a force main that crosses the street north of the site.

Daniel Ellis, P.E.,
Project Manager

REZONING STAFF REPORT



Cadence Group, LLC

Southwest 'B' Street (north of alley)

PC Date: 10/4/2016

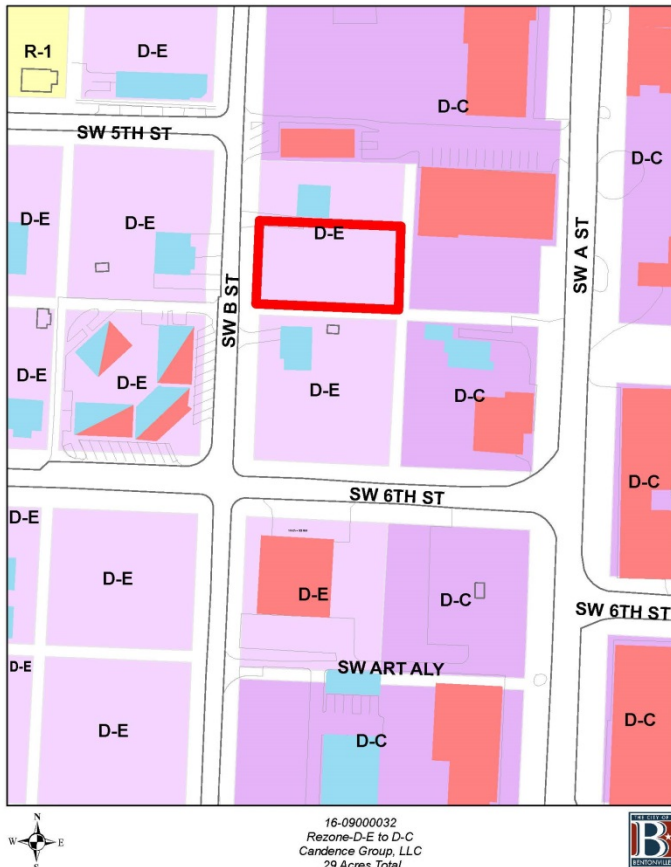
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Current Zoning	DE, Downtown Edge
Requested Zoning	DC, Downtown Core
Project Number	16-09000032
Applicant/ Current Owner	Cadence Group, LLC 101 Southeast 'G' Street Bentonville, AR 72712
Site Area	0.29 Acres
Future Land Use Map Designation	Mixed Use (MU)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a vacant lot in the southwest quadrant of the downtown area in a redeveloping mixed use neighborhood.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property has adequate access to a public street and the existing alley network will help to facilitate ingress/egress to the property.

Utility Infrastructure

Per the city GIS website, public water and sewer are available at this location.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Mixed Use (MU). The DC, Downtown Core zoning is an appropriate zoning district. The intent of the Downtown Core zoning district is to expand the pedestrian oriented character of the town square while providing retail and entertainment venues. Small and large office and commercial uses should be provided to support the medium and high density residential uses. The DC, Downtown Core zoning district promotes a mix of commercial and residential uses that are separated both horizontally and vertically. The rezoning request is consistent with the policies and objectives of the Land Use plan.

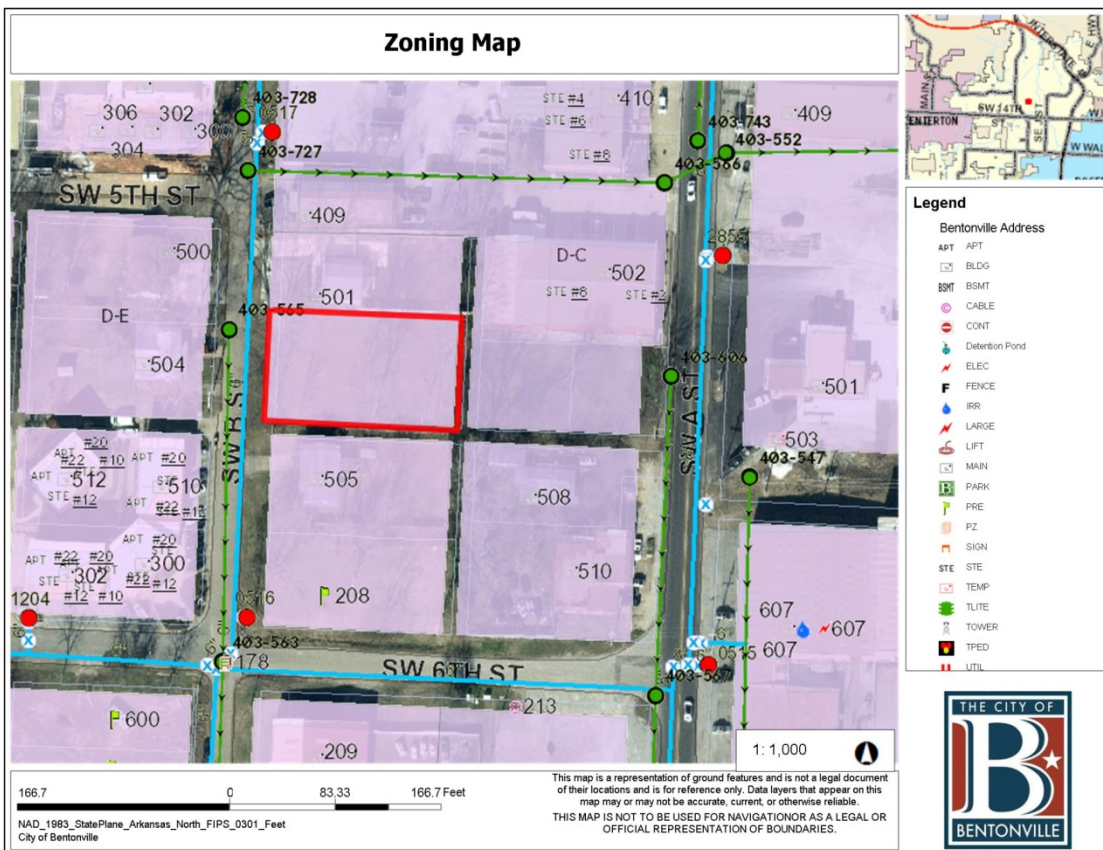
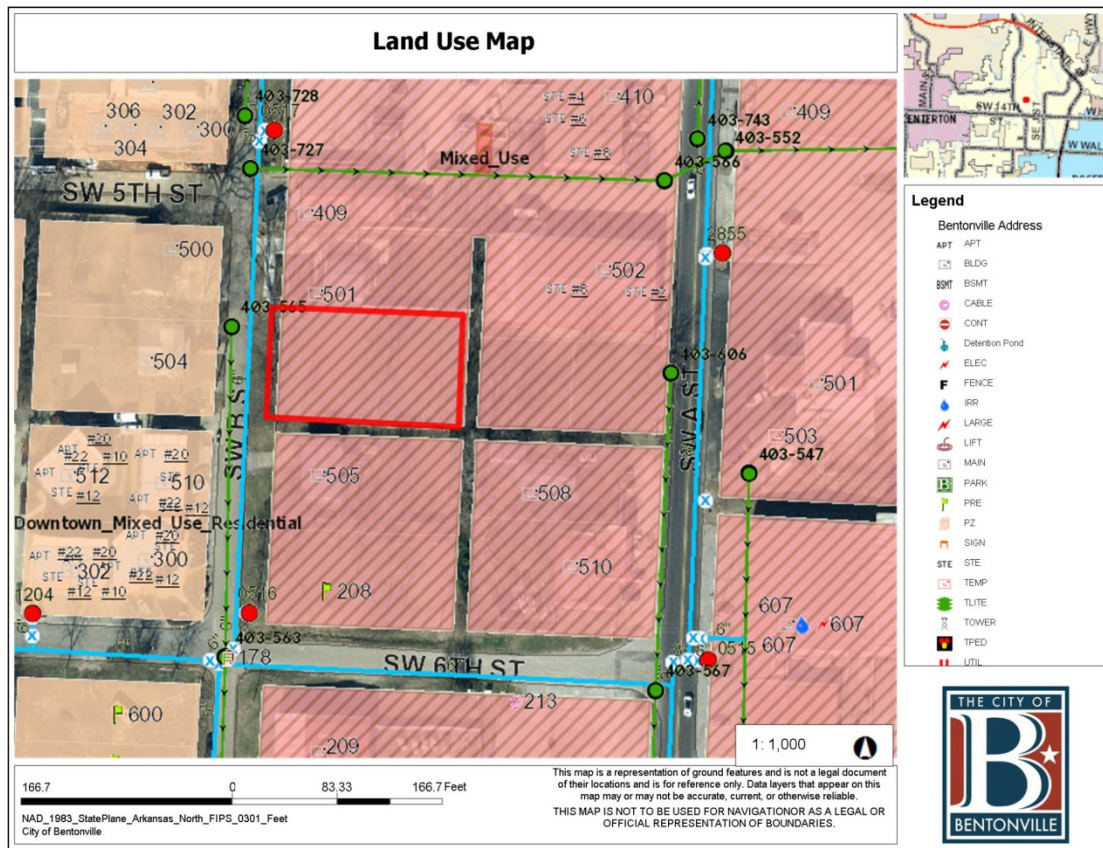
Conclusion

The DC, Downtown Core zoning designation is consistent with the City of Bentonville's Future Land Use Map which depicts this property as Mixed Use. The General Plan encourages a mix of uses in the downtown and specifically encourages a variety of office and commercial uses within close proximity to the downtown square.

Recommendation

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval of this rezoning request from DE, Downtown Edge to DC, Downtown Core.

REZONING STAFF REPORT



August 15, 2016

Planning Department
City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: Rezoning [REDACTED] 503 SW B Street, [REDACTED] and #01-02450-001, [REDACTED]
[REDACTED] Cadence Group LLC:

The current zoning at [REDACTED] 503 SW B Street is D-E and this is a request to rezone to D-C in accordance with the existing land use plan of "Mixed Use" for the property. The proposed rezone will allow lot sizing similar to other properties in the neighborhood, including the properties to the North and East that are zoned D-C. No signage is proposed for the property and new residential or mixed use units will be accommodating in appearance relative to the adjacent lots. The water, sewer and electric utilities along SW B Street will be used for service.

REZONING STAFF REPORT



Soos & Cadence Group, LLC

505 Southwest 'B' Street

PC Date: 10/4/2016

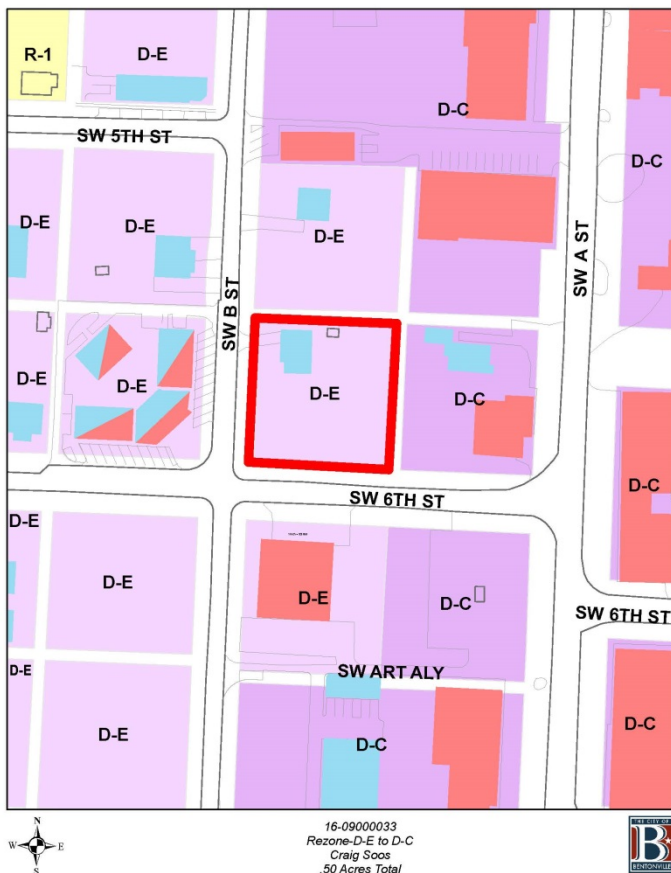
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Current Zoning	DE, Downtown Edge
Requested Zoning	DC, Downtown Core
Project Number	16-09000033
Applicant / Current Owner	Cadence Group, LLC 101 Southeast 'G' Street Bentonville, AR 72712 Craig Soos PO Box 1337 Bentonville, AR 72712
Site Area	0.50 Acres
Future Land Use Map Designation	Mixed Use (MU)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a vacant lot in the southwest quadrant of the downtown area in a redeveloping mixed use neighborhood.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property has adequate access to a public street and the existing alley network will help to facilitate ingress/egress to the property.

Utility Infrastructure

Per the city GIS website, public water and sewer are available at this location.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Mixed Use (MU). The DC, Downtown Core zoning is an appropriate zoning district. The intent of the Downtown Core zoning district is to expand the pedestrian oriented character of the town square while providing retail and entertainment venues. Small and large office and commercial uses should be provided to support the medium and high density residential uses. The DC, Downtown Core zoning district promotes a mix of commercial and residential uses that are separated both horizontally and vertically. The rezoning request is consistent with the policies and objectives of the Land Use plan.

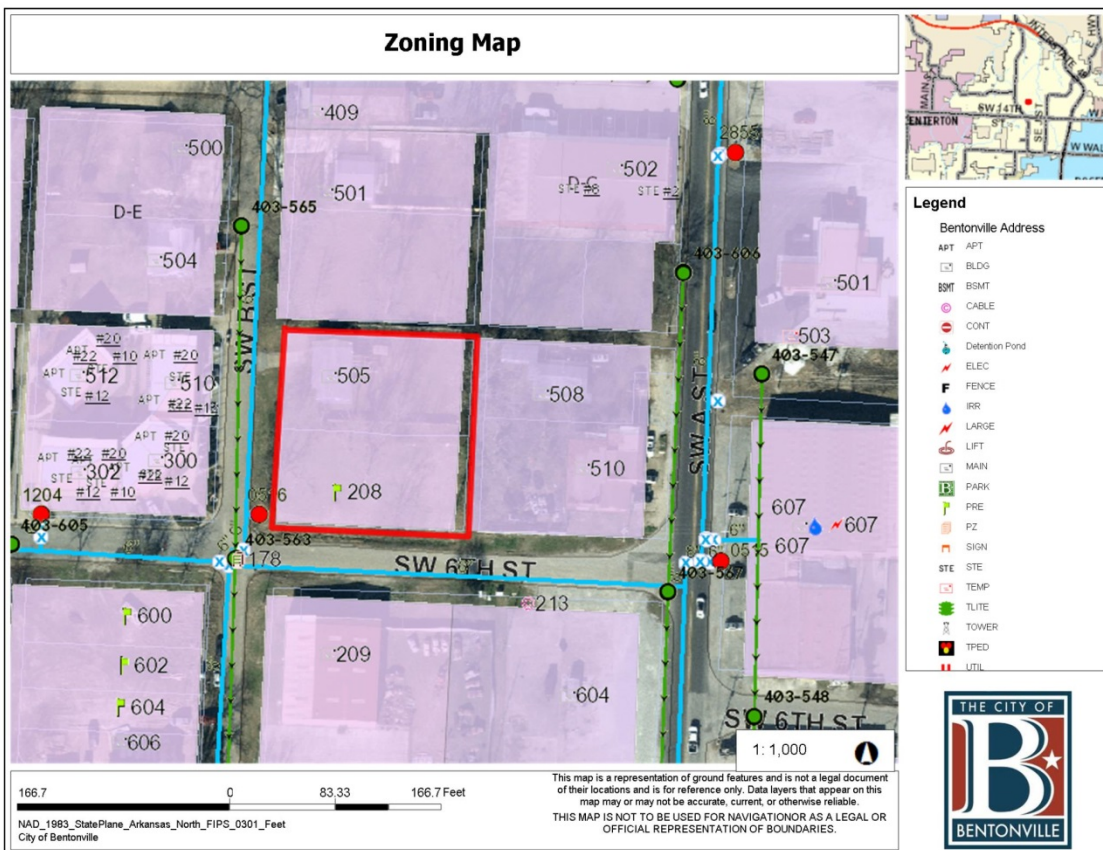
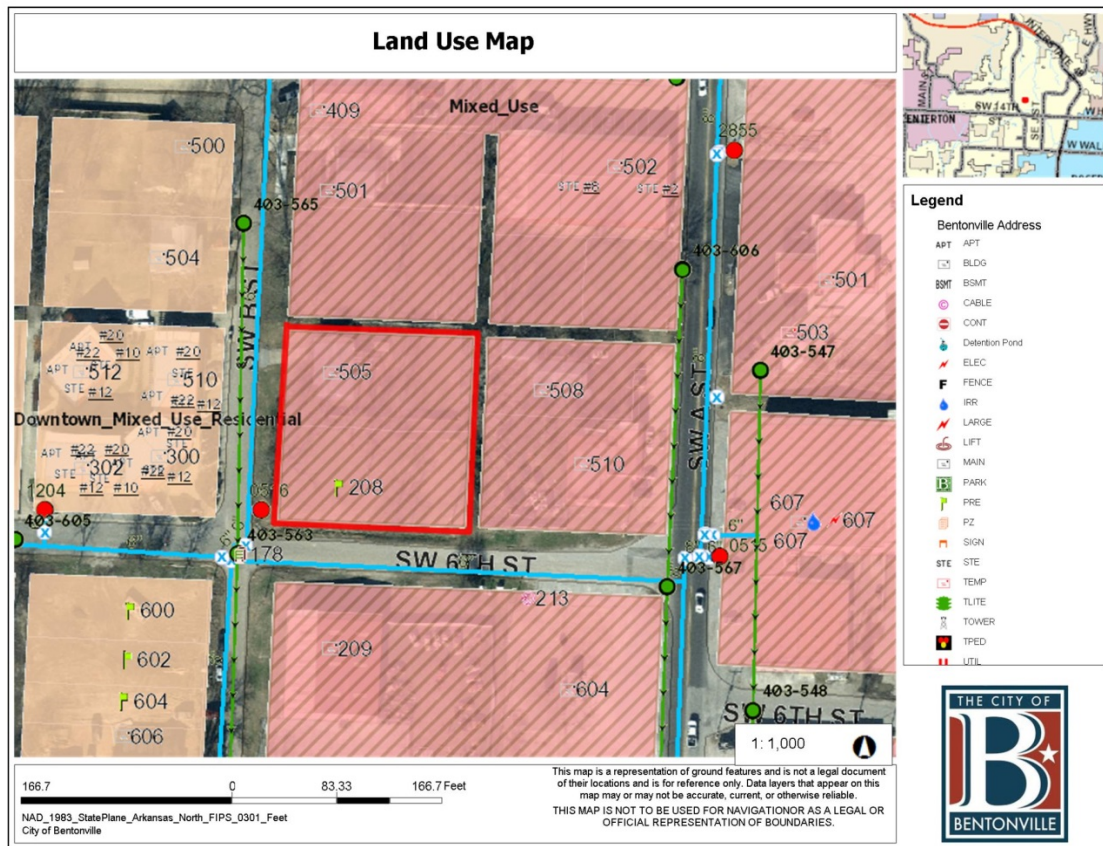
Conclusion

The DC, Downtown Core zoning designation is consistent with the City of Bentonville's Future Land Use Map which depicts this property as Mixed Use. The general plan encourages a mix of uses in the downtown and specifically encourages a variety of office and commercial uses within close proximity to the downtown square.

Recommendation

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval of this rezoning request from DE, Downtown Edge to DC, Downtown Core.

REZONING STAFF REPORT



August 15, 2016

Planning Department
City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: Rezoning 505 SW B Street and 208 SW 6th Street, Parcel #01-02408-000 and #01-02411-000,
Cadence Group LLC and Craig Soos:

The current zoning at 505 SW B Street and 208 SW 6th Street is D-E and this is a request to rezone to D-C in accordance with the existing land use plan of "Mixed Use" for the property. The proposed rezone will allow lot sizing similar to other properties in the neighborhood, including the properties to the East that is zoned D-C. No signage is proposed for the property and new residential or mixed use units will be accommodating in appearance relative to the adjacent lots. The water, sewer and electric utilities along SW B and SW 6th Street will be used for service.

Planning Commission Staff Report

Waiver Request: Design Standards Sidewalks

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: October 4, 2016

GENERAL INFORMATION:

Building Permit Number: 16-1426

Applicant: Chris Turdo

Representative: Chris Trudo

Requested Action: Design Standards, Sidewalk Waiver Request

Location: 3103 Cardinal Creek Circle

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a waiver to the sidewalk section of the Design Standards within the City of Bentonville subdivision regulations. Section 11.6 states all new residential construction must construct a sidewalk when abutting a public street and shall construct the sidewalk per the street standards. The proposed single family home is located in a established single family neighborhood with no sidewalks. The nearest sidewalk network is approximately $\frac{3}{4}$ of a mile south along North Walton Boulevard. Currently the pedestrian traffic in this area is extremely low or nonexistent.

RECOMMENDATION:

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

TCS INC.

September 12, 2016

Christopher R. Trudo

602 Park Dr.
Bentonville, Arkansas
72712

Jon Stanley

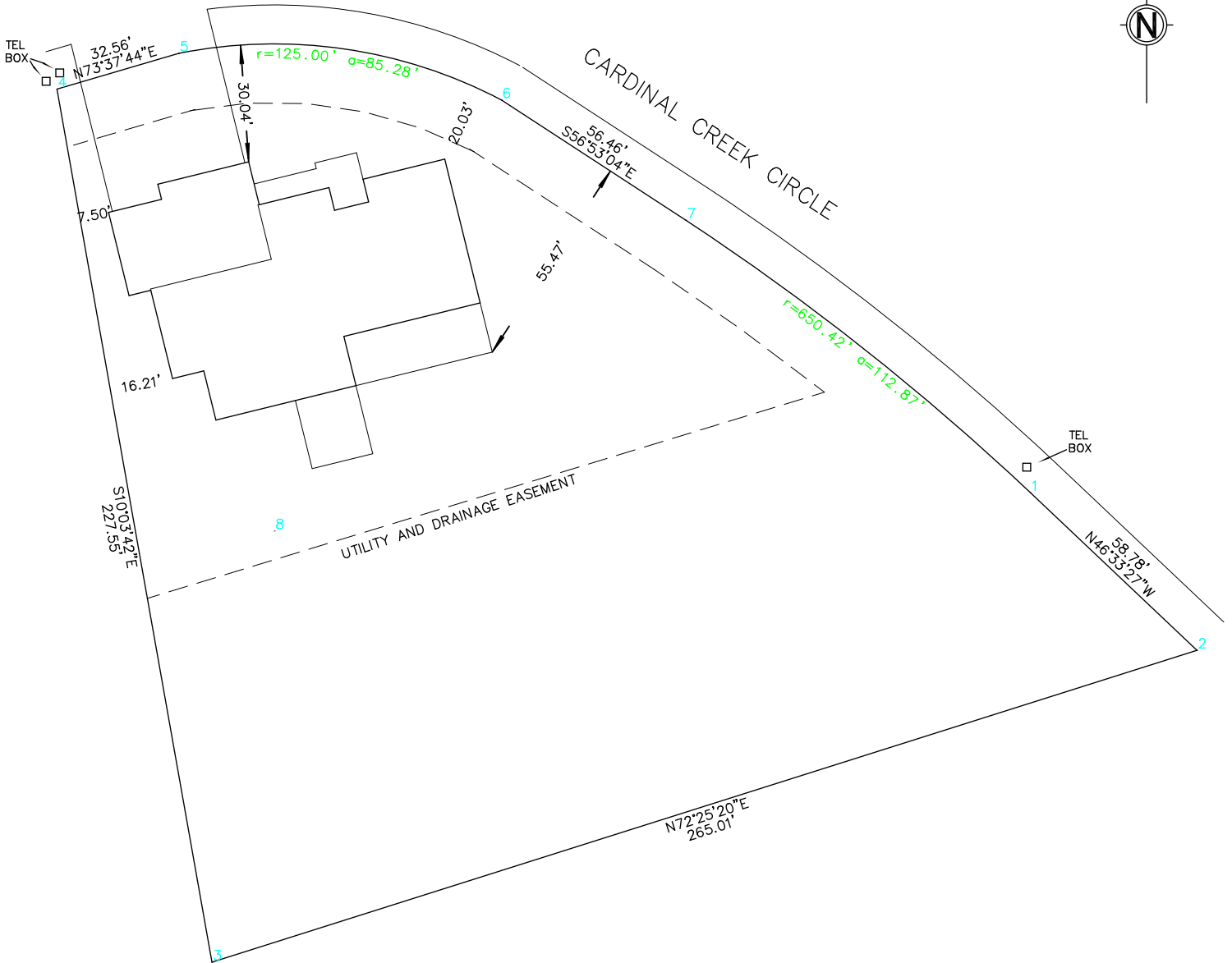
Planner, City of Bentonville
305 SW A Street
Bentonville, Arkansas
72712

Dear Mr. Stanley,

We are requesting a waiver to **Article 1100, Design Standards, Section 1100.6, Sidewalks of the subdivision code** for a new residence that will be accessed from Cardinal Creek Circle. Per the submitted plat the distance is approximately 344.27' along the North, Northeast property line and within the dedicated public right-of-way. The reason for our request is the lack of connectivity and/or future potential for connectivity to an existing sidewalk system. Such potential connectivity would be highly unlikely due to the location and the lack of an existing sidewalks anywhere near the area or in the surrounding subdivision of Cardinal Creek. Additionally I have included pictures of the area for your review.

Respectfully

Christopher R Trudo
President TCS INC.



NOTE ALL SETBACKS AND DIMENSIONS
TO BE VERIFIED BY OTHERS

LOT-12
BLOCK-4 PHASE-1
CARDINAL CREEK
BENTONVILLE AR

PROJECT NO:	SCALE:	1"=40'
DRAWN BY:	WE	DATE: 6/4/16
CHECKED BY:		SHT: OF:
APPROVED BY:		







ORDINANCE STAFF REPORT



Downtown Neighborhood Zoning Districts

PC Date: 10/4/2016

Recommendation: Approval

Reviewer: Shelli Kerr, AICP, Planning Services Manager

<http://www.bentonvillear.com/departments/planning-department/codes/code-changes/>

Type	New Regulations
Code Impacted	Zoning Code
Section(s)	Art. 401 Zoning Regulations
Public Meetings	8/31/2016

Request

- Approval of a resolution establishing three new downtown neighborhood land use categories, amending one existing category, and amending the Future Land Use Map for downtown.
- Approval of an ordinance establishing four new downtown neighborhood zoning districts and regulations.

Background

Bentonville's downtown neighborhoods are experiencing unprecedented growth and development. Rezoning and variances for residential development are at an all-time high because the city's current zoning ordinances do not adequately accommodate urban-style development that is necessary to support a successful downtown. To better manage downtown residential development, Houseal Lavigne Associates, the team working on the Community Plan, has developed regulations for four new zoning districts.

Purpose

The purpose of the resolution and ordinance is to establish residential zoning districts for the downtown area to better accommodate a variety of housing types and increase densities to support downtown redevelopment.

Relationship to General Plan

The new zoning districts are consistent with Policy LU-15 stating "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."

Summary

The Future Land Use amendments include:

- Adding three new land use categories:
 - Downtown Low Density Residential (D-LDR)
 - Downtown Medium Density Residential (D-MDR)
 - Downtown High Density Residential (D-HDR)
- Amending the description of an existing land use category:
 - Downtown Mixed-Use Residential (D-MUR)
- Amending the future land use map to assign the new categories in the downtown area where appropriate.

The Zoning Regulation amendment includes adding four new downtown neighborhood zoning districts and adopting regulations for each district:

- DN-1, Downtown Low-Density Residential
- DN-2, Downtown Medium-Density Residential
- DN-3, Downtown High Density Residential
- DN-4, Downtown Mixed-Use Residential

Changes Since Public Meeting

- Map: Removed integrated commercial areas.
- Map: Changed the area around the current public works facility from DN-3 to DN-4.
- Removed density requirements.
- Decreased the land area per dwelling unit as follows:

District	Structure Type	From	To
DN-3	Multi-family	1,200	800
DN-4	Multi-family	900	800
DN-4	Mixed-use	1,200	800

- Restated interior side setbacks.
- Added an 8' setback from the alley for garages accessed by the alley.
- Reduced the shared driveway width for townhouse clusters from 20' to 12'.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING REVISIONS TO THE FUTURE LAND USE MAP OF THE
CITY OF BENTONVILLE, ARKANSAS PURSUANT TO ARKANSAS CODE ANNOTATED §14-56-
414 TO ADD FOUR DOWNTOWN NEIGHBORHOOD LAND USES**

WHEREAS, the City of Bentonville adopted a Future Land Use Map with Resolution No. 5-22-07-A on May 22, 2007; and,

WHEREAS, the Future Land Use Map is revised from time to time to better manage development trends; and,

WHEREAS, the City of Bentonville hired Houseal Lavigne Associates to establish a land use plan and corresponding zoning districts to address downtown neighborhood residential development; and,

WHEREAS, revisions to the Future Land Use Map are necessary to establish downtown residential zoning districts;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. The adopted 2007 General Plan is hereby amended by establishing the following Future Land Use Categories and adding them to Exhibit 1 of the adopted 2007 General Plan:

Category	Description	Average Dwelling Units per acre	Zoning Districts Included	Typical Floor Area Ratio
Downtown Low-Density Residential (D-LDR)	Established downtown neighborhoods that are predominantly single-family with large lots.	8	DN-1, PRD	--
Downtown Medium-Density Residential (D-MDR)	Established downtown neighborhoods where increased single-family density can be accomplished with small-lot single family development.	12-16	DN-2, PRD	--
Downtown High Density Residential (D-HDR)	Downtown neighborhoods with increased density achieved through small lot single family and townhouse development.	36-48	DN-3, PRD	--
Downtown Mixed-Use Residential (D-MUR)	Downtown neighborhoods allowing a range of residential types and densities with supportive neighborhood-scale commercial uses. Appropriate uses will be considered on an individual basis with an emphasis on compatibility.	36	DN-4, PRD	0.5 to 4.0

Section 2. That the Future Land Use Map of the City of Bentonville is hereby amended by reference with *Attachment A: Future Land Use Map – Downtown Neighborhood Amendment*, a digital copy and a paper copy of which is on file with the City Clerk, as though it were copied herein fully.

Section 2: That this resolution shall be in full force and effect from and after the date of its passage.

PASSED and APPROVED this ___th day of _____, 2016.

APPROVED:

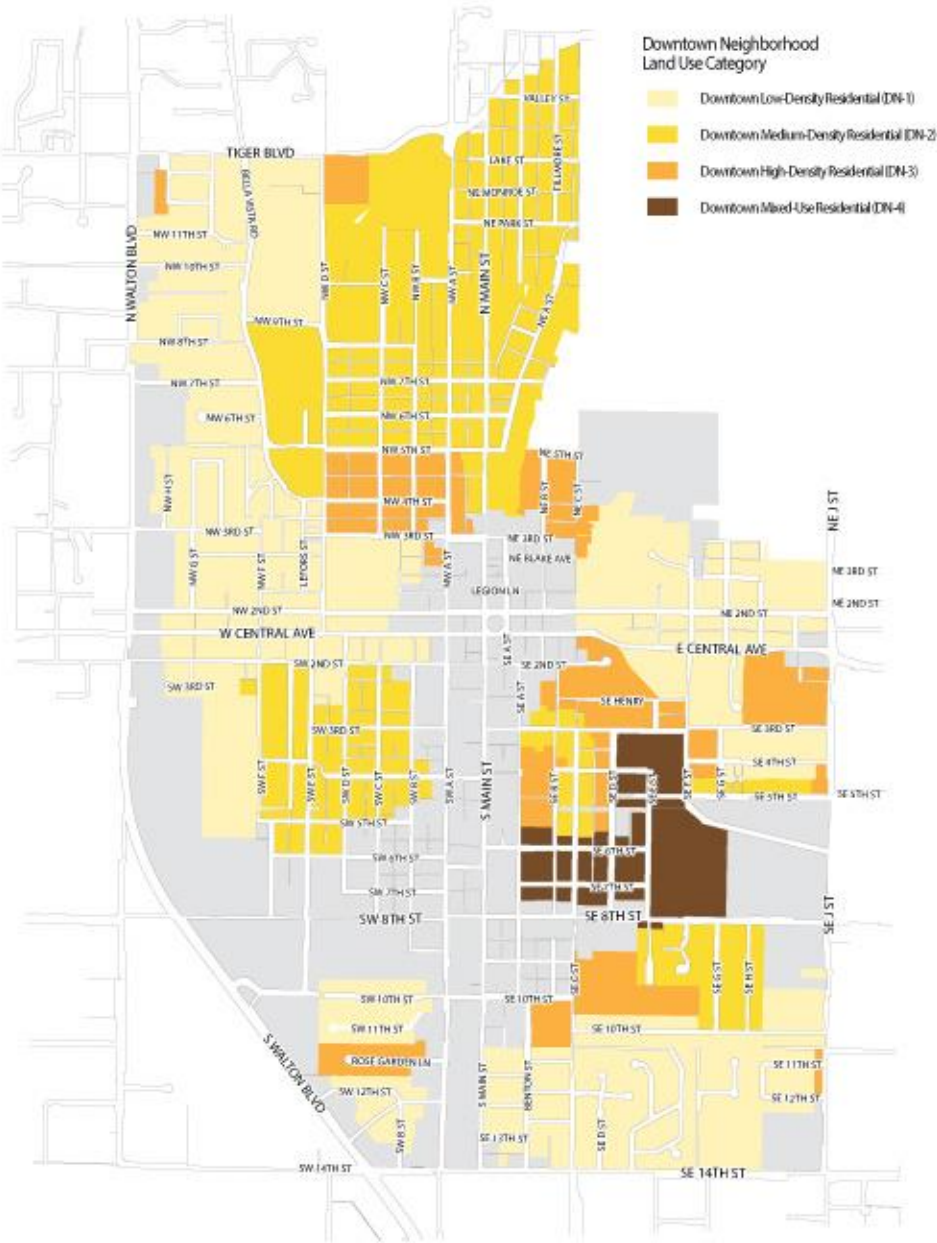
ATTEST:

Bob McCaslin,

City Clerk

ATTACHMENT A
FUTURE LAND USE MAP DOWNTOWN NEIGHBORHOOD AMENDMENT

Downtown Neighborhood (DN) Districts
Land Use Plan



ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 14, ZONING CODE, TO ADOPT
DOWNTOWN NEIGHBORHOOD ZONING DISTRICTS**

WHEREAS, the City of Bentonville hired Houseal Lavigne Associates to establish a land use plan and corresponding zoning districts to address downtown neighborhood residential development; and,

WHEREAS, City Council has adopted revisions to the Future Land Use Map adopting four downtown neighborhood land uses;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That the Bentonville Municipal Code, Title 14 Zoning Code, Article 201 Definitions should be and the same is hereby amended by adding the following definition:

***Mixed-use Building:** A single building containing both residential uses and non-residential uses.*

Section 2: That the Bentonville Municipal Code, Title 14 Zoning Code, Article 401 Zoning District Regulations, Sec. 401.2 Classification of Districts should be and the same is hereby amended by adding the following zoning districts:

Downtown Residential

1. *DN-1, Downtown Low-Density Residential*
2. *DN-2, Downtown Medium-Density Residential*
3. *DN-3, Downtown High Density Residential*
4. *DN-4, Downtown Mixed-Use Residential*

Section 3: That the Bentonville Municipal Code, Title 14 Zoning Code, Article 401 Zoning District Regulations should be and the same is hereby amended by reference with the following *Attachment A: Downtown Neighborhood Zoning Districts*, an electronic copy and paper copy of which is on file with the City Clerk, as though it were copied herein fully.

Section 4. That the Bentonville Municipal Code, Title 14 Zoning Code, Appendix A Table of Permitted Uses should be and the same is hereby amended by reference with the following *Attachment B: Table of Permitted Uses for Downtown Neighborhood Districts*, an electronic copy and paper copy of which is on file with the City Clerk, as though it were copied herein fully.

Section 5: That this ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this ___th day of _____, 2016.

APPROVED:

ATTEST:

Bob McCaslin,

City Clerk

ATTACHMENT A DOWNTOWN NEIGHBORHOOD ZONING DISTRICTS

Sec. 401.7-B Downtown Neighborhood (DN) Districts

A. District Purposes

1. DN-1, Downtown Low-Density Residential

The intent of the DN-1 district is to preserve the established development pattern of portions of the Downtown Neighborhoods that are predominantly single-family with lots generally larger than 60' in width.

2. DN-2, Downtown Medium-Density Residential

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alley and infrastructure support such development, and where small-lot single family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

3. DN-3, Downtown High Density Residential

The intent of the DN-3 district is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district.

4. DN-4, Downtown Mixed-Use Residential

The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

B. Building Types Allowed

For the purposes of the Downtown Neighborhood Districts, all structures must be classified as one of the building types below, as defined in Article 201 Definitions.

Table 401.7-B(1) DN Building Types Allowed

Building Type	Condition	DN-1	DN-2	DN-3	DN-4
Single family		•	•	•	
Two-family			•	•	•
Townhouse	Block-end		•	•	•
	Mid-block			•	•
Multifamily	Block-end			•	•
	Mid-block				•
Mixed-use					•

C. Bulk and Area Requirements

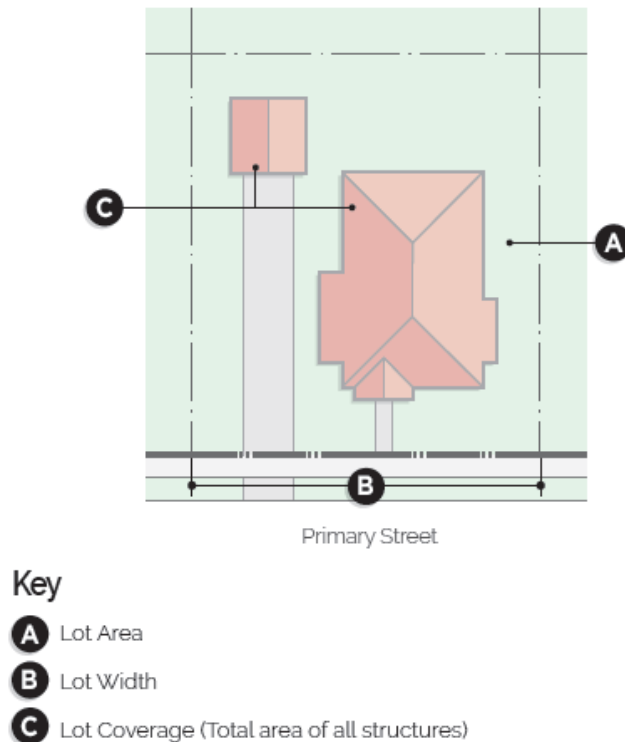
1. Lot and Area Standards

Table 401.7-B (2) below establishes the lot and area standards for all development in the Downtown Neighborhood districts. Accessory dwelling units (ADUs) are permitted in DN-1 and DN-2 on lots with single-family structures and do not require additional land area per the table below, but are subject to additional standards in Article 601.2.

Table 401.7-B (2). DN Lot and Area Standards

District	Building Type	Ⓐ Min. Lot Area (sq. ft.)	*Min. Land Area per Dwelling Unit (sq. ft.)	Ⓑ Min. Lot Width (ft.)	Max. Lot Width (ft.)	Ⓒ Max. Lot Coverage
DN-1	Single-family and Two-family	6,000	6,000	60'	N/A	40%
DN-2	Single-family and Two-family	5,000	3,500	40'	N/A	50%
	Townhouse Cluster	15,000	2,700	125'	N/A	60%
DN-3	Single-family and Two-family	5,000	3,500	40'	N/A	50%
	Townhouse Cluster	15,000	2,700	125"	N/A	65%
	Multi-family	20,000	800	125'	N/A	65%
DN-4	Single-family and Two-family	5,000	3,500	40'	50'	50%
	Townhouse Cluster	15,000	2,700	125'	N/A	65%
	Multi-family	20,000	800	125'	N/A	75%
	Mixed-use	10,000	800	75'	N/A	75%

Figure 401.7-B (1) Lot Standards Reference



2. Setback Standards

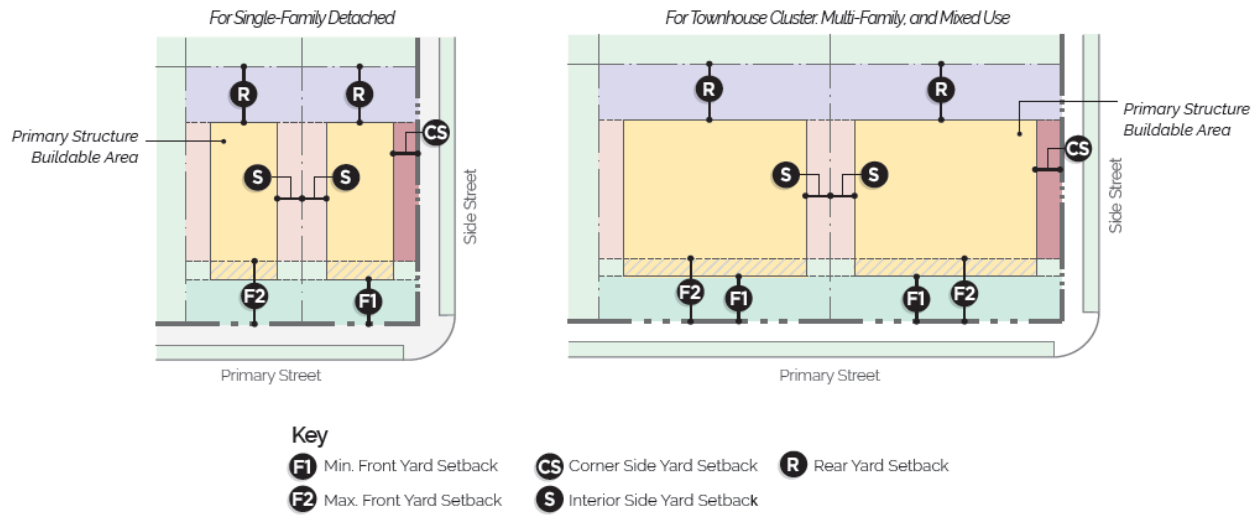
Table 401.7-B (3) below establishes the setback standards for the Downtown Neighborhood districts.

Table 401.7-B(3) Setback Standards in the DN Districts

District	Building Type		Front Yard Setback		CS Corner Side Yard Setback		S Interior Side Yard Setback*			R Rear Yard Setback
			F1 Min.	F2 Max.	Min.	Max.	Total Min.	Yard 1	Yard 2	
DN-1	Single-family		15'	25'	15'	N/A	25% of lot width	10'	Remainder of total, but no less than 5'	25'
DN-2	Single-family, lot width <u>greater</u> than 50', & Two-family	With Alley Access	15'	25'	12'	N/A	30% of lot width	5'	Remainder of total, but no less than 5'	25'
		Without Alley Access	15'	25'	12'	N/A	25% of lot width	10'	Remainder of total, but no less than 5'	25'
	Single-family, lot width <u>less</u> than 50', & Two-family		15'	25'	12'	N/A	25% of lot width	5'	Remainder of total, but no less than 5'	25'
	Townhouse Cluster: Block-end		15'	25'	12'	N/A	N/A	10'	10'	25'
DN-3	Single-family, lot width <u>greater</u> than 50', & Two-family	With Alley Access	15'	25'	10'	N/A	30% of lot width	5'	Remainder of total, but no less than 5'	25'
		Without Alley Access	15'	25'	10'	N/A	25% of lot width	10'	Remainder of total, but no less than 5'	25'
	Single-family, lot width <u>less</u> than 50', & Two-family		15'	25'	10'	N/A	25% of lot width	5'	Remainder of total, but no less than 5'	25'
	Townhouse Cluster		15'	25'	10'	N/A	N/A	10'	10'	25'
	Multi-family: Block-end		15'	25'	10'	N/A	N/A	12'	12'	25'
DN-4	Single-family & Two-family		10'	20'	8'	N/A	25% of lot width	5'	Remainder of total, but no less than 5'	25'
	Townhouse Cluster		10'	20'	8'	N/A	N/A	10'	10'	25'
	Multi-family		10'	20'	8'	N/A	N/A	12'	12'	25'
	Mixed-use		0'	15'	0'	10'	N/A	0', unless adjacent to a non-mixed-use building, then 8'	Same as Yard 1	25'

- Note: The required setback for townhouses applies to townhouse clusters. No setback is required between individual townhouse dwelling units within the same townhouse cluster.

Figure 401.7-B (2) Setback Standards Reference



3. Height Standards

Table 401.7-B (4) below establishes the height standards for the Downtown Neighborhood districts. For the purpose of this table, a 1/2 –story refers to a level of habitable interior space that is integrated into the design of the roof structure through the use of dormers or other protrusions.

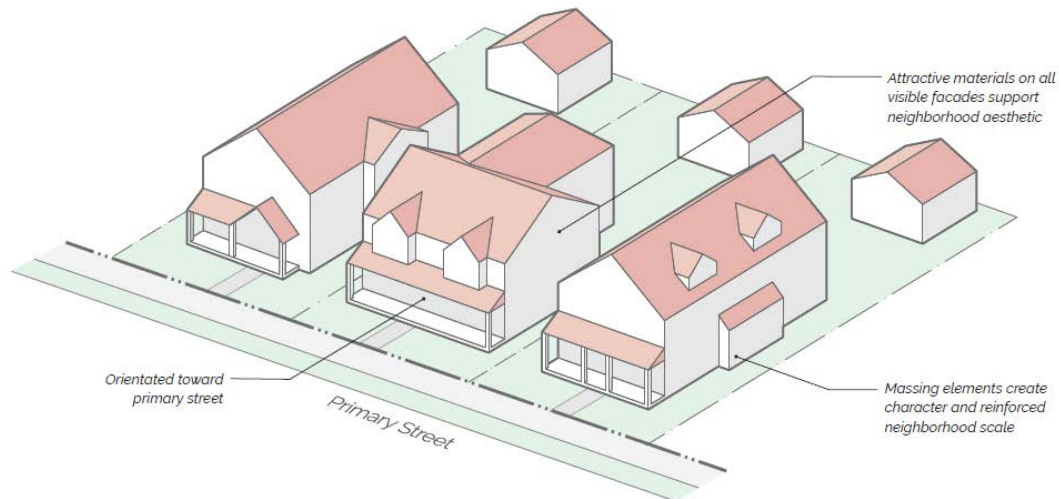
Table 401.7-B (4) DNHeight Standards

Building Type	DN-1	DN-2	DN-3	DN-4
Single-family and Two-family	35' or 2.5 stories	35' or 2.5 stories	40' or 3 stories	40' or 3 stories
Townhouse	--	35' or 2.5 stories	40' or 3 stories	40' or 3 stories
Multi-family	--	--	40' or 3 stories	50' or 4 stories
Mixed-use	--	--	--	50' or 4 stories

D. General Building Orientation and Design

1. **Building Orientation.** All residential buildings shall be oriented with their primary facades toward the public street. For corner lots, the primary façade must be oriented toward the designated front lot line.
2. **Materials and Design.** Front, side, and rear building facades visible from the public street shall incorporate attractive design materials and massing elements that create visual interest and a character consistent with surrounding development. Such design and massing elements could include porches or stoops, dormers, varied roof lines planar modulation or varied façade materials.
3. **Character Elements.** Character elements such as porches, window bays, dormers, etc., if used in a way that is consistent with the intended character of the neighborhood, can result in a maximum lot coverage bonus of up to 5% based on the discretion of the Director.
4. **Functional Character Elements.** Where appropriate, character elements shall be fully functional. Dormers shall be constructed to allow for occupiable space, and porches shall be a minimum depth of 6' to allow for regular use.
5. **Exterior Materials.** Exterior façade materials and details should be consistent with the character of the surrounding context.

Figure 401.7-B (3) General Building Orientation & Design



These images provide examples of how building orientation, dormers, porches, and building materials can result in the desired character for single-family development in the DN Districts.

E. General Site Access and Parking

1. Parking Location

- Prohibited in Front Yards.* Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.
- Attached Garages.* Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.
- Detached Garages.* Detached garages shall be located to the rear of the primary structure.

2. Parking Setbacks

- Corner Lot.* On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.
- Detached Garages.* Detached garages must be separated from the primary structure by a minimum of 10'.
- Garages with Alley Access.* Garages with alley access must be setback 8' from the alley.

3. Parking Access

- With Alleys.* Where alleys exist, vehicular access to the designated parking area shall be provided from the alleys.
- Without Alleys.*
 - Where alleys do not current exist, property owners are encouraged to locate parking areas in such a way that parking access could be easily converted to an alley if one is installed in the future.
 - Where no alley is provided, vehicular access shall be provided in accordance with the standards for each building type.

Figure 401.7-B (4) Single-family & Two-family Parking Locations - WITH Alley Access

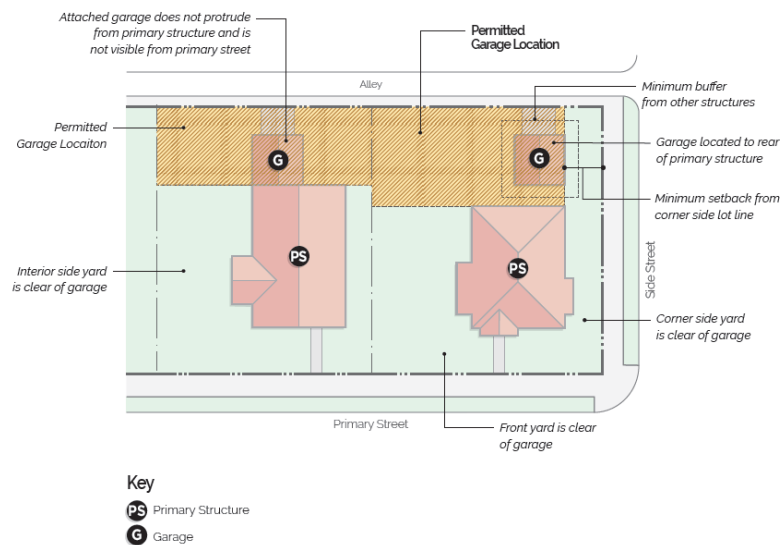
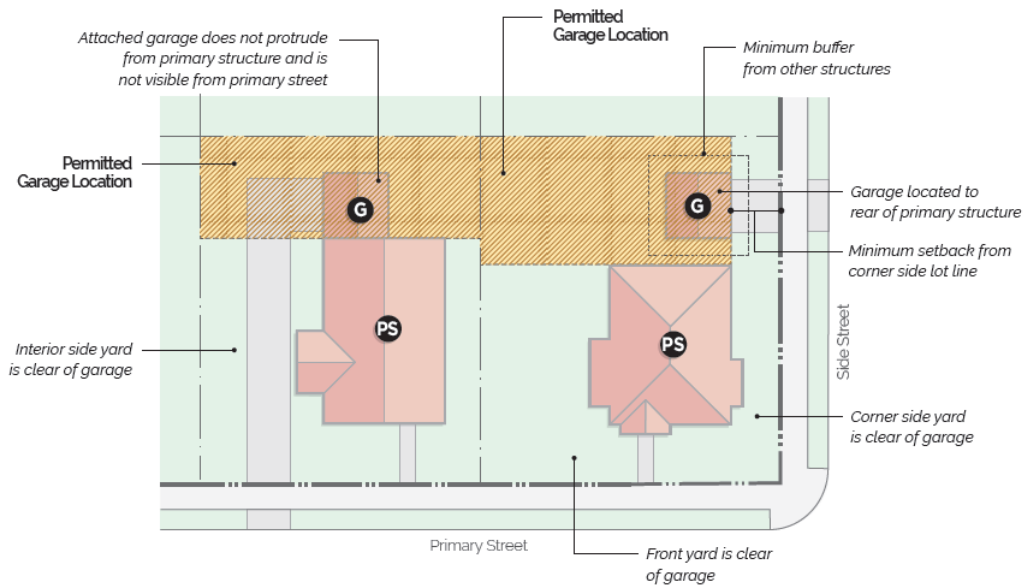


Figure 401.7-B (5) Single-family & Two-family Parking Locations - WITHOUT Alley Access



4. Shared Parking Access. Where a private drive from the public street is permitted, adjacent properties are encouraged to utilize a shared private drive in order to reduce the overall number of private drives and curb cuts on a block. Where this is done, the following standards shall be met:

a. Adjacent single-family:

- i. **Driveway Width.** The driveway width shall be a minimum 12' and a maximum of 14'. This area should be kept clear of parked vehicles or other property that would inhibit vehicular circulation.
- ii. **Clear Circulation.** A clear circulation area shall be provided between designated parking areas or garages, and shall have a minimum width of 22' to allow for backing out of vehicles. This area should remain clear of parked vehicles or other property that would inhibit vehicular circulation.
 - a) Garages may be located up to the edge of the required clear circulation area so long as they meet the other setbacks and locational requirements of this chapter.
 - b) Outdoor parking can be accommodated by setting back the façade of the garage a minimum of 18' and a maximum of 22' from the property line.

b. Adjacent townhouse or multi-family:

- i. **Driveway Width.** The minimum driveway width shall be 12'. This area shall be kept clear of parked vehicles or other property that would inhibit vehicular circulation.
- ii. **Access.** The driveway from the public street shall lead to separate drive aisles for parking on each lot. These drive aisles shall conform to parking lot standards included in this zoning ordinance, and shall provide access to individual parking spaces or garages.

Figure 401.7-B (6) Single-family & Two-family Shared Access

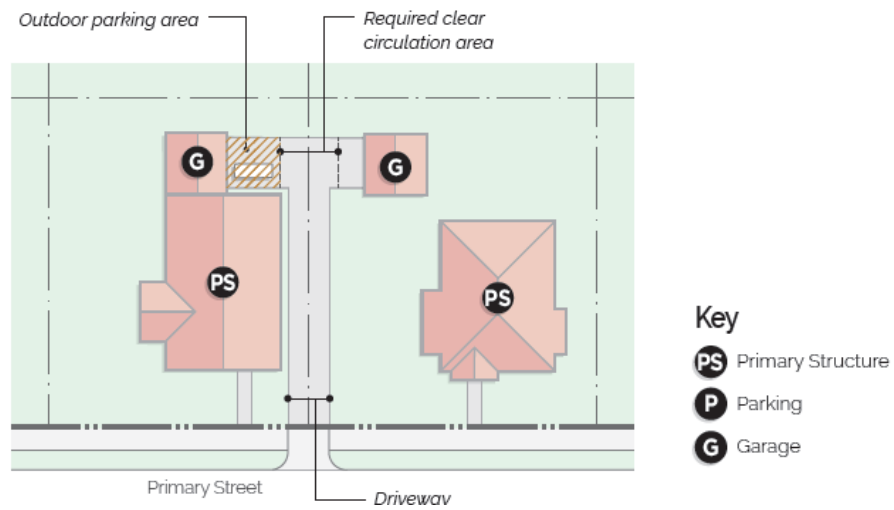
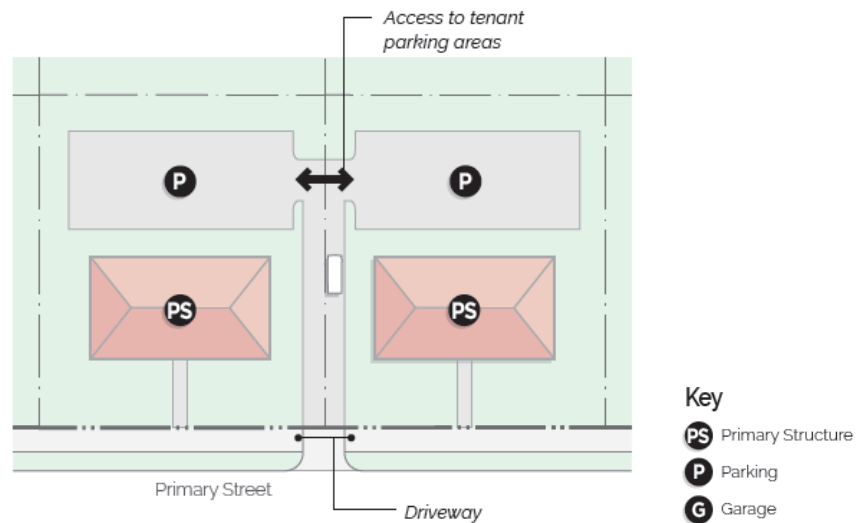


Figure 401.7-B (7) Townhouse Clusters and Multi-family Shared Access



- 5. Pedestrian Access.** Pedestrian access from public sidewalk to front façade shall be provided in accordance with the standards for each building type.

F. Single-family Standards

1. **Street Access.** Where no alley is provided, one private drive can be provided from the public street. For corner lots, drive access should be provided from the designated side street.
2. **Alley Access.** Vehicular access to all lots with a width less than 50' must be provided by a rear alley.
3. **Pedestrian Access.** Direct pedestrian access shall be provided from the public sidewalk to an articulated building entrance on the front façade of the building.

Figure 401.7-B (8) Single-family & Two-family Pedestrian & Vehicle Access - WITHOUT Alley Access

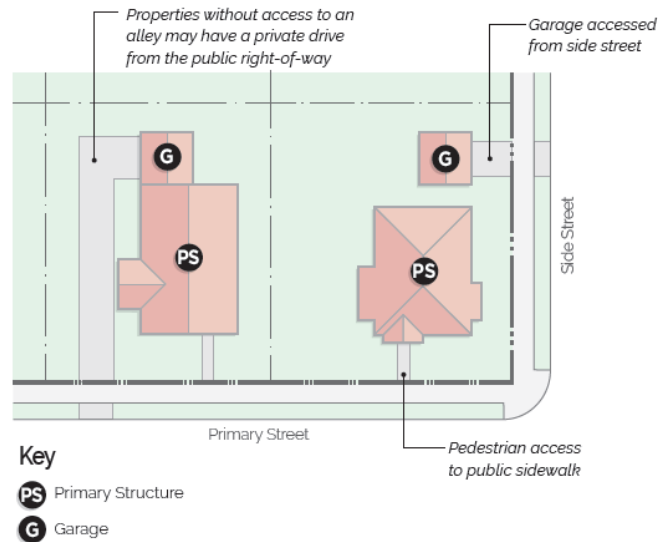
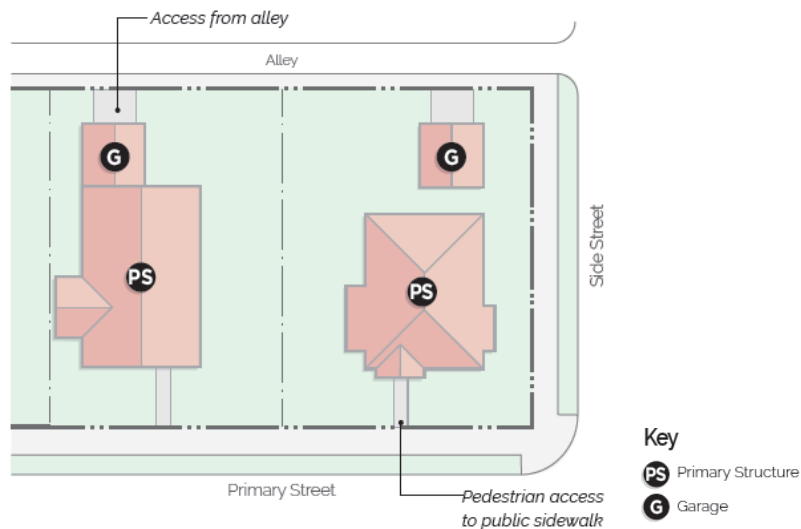


Figure 401.7-B (9) Single-family & Two-family Pedestrian & Vehicle Access - WITH Alley Access



G. Townhouse Standards

1. Townhouse Design Standards

- a. *Townhouse Unit Width.* The minimum width of a townhouse unit is 20'.
- b. *Townhouse Cluster Size.* One townhouse cluster can have a maximum of 6 dwelling units.
- c. *Townhouse Cluster Spacing.* Multiple townhouse clusters can be provided on a single lot so long as there is a minimum spacing of 20' between clusters and all clusters are oriented toward the public street.
- d. *Townhouse Unit Articulation.* Individual townhouse units should be articulated through the exterior design of the cluster. This can be accomplished through dormers, porches, vertical design elements, varying roof forms, or other appropriate techniques.
- e. *Block End Townhouses.* In the DN-2 district, townhouse clusters are only permitted at the end of a block. In such instances, the cluster(s) shall be oriented toward the intersecting side street. Where existing alleys exist and intersect with the side street, the alley must either be accommodated by new development, or reconfigured and dedicated as part of the new development in order to preserve alley access to other properties on the block.
- f. *Mid-block Townhouses.* In the DN-3 and DN-4 Districts, townhouse clusters are permitted on any portion of a block. In these districts, when a cluster is located at the end of a block, it may orient toward either public street.

Figure 401.7-B (10) Townhouse Design Standards



These images provide examples of how building massing, dormers, porches, and building materials can result in the desired character for townhouse development in the DN Districts.

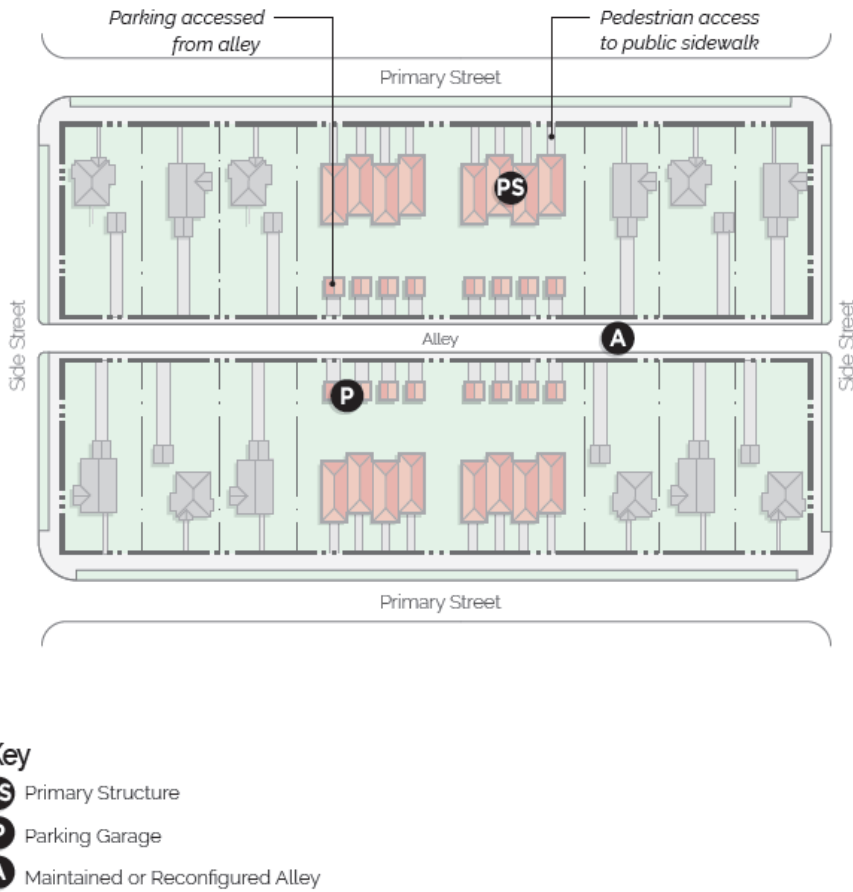
2. Townhouse Access and Parking Management

- a. *Alley and Drive Access.* Vehicular access to townhouse clusters shall be served by a rear alley, or by a private on-site drive.
- b. *Drive Access Width.* The private on-site drive with a maximum width of 20' can be provided for each cluster of townhouse units. (The drive can be provided in the required 20' spacing between clusters.) However, wherever possible, one private drive should be used to provide access to multiple townhouse clusters.
- c. *Pedestrian Access.* Direct pedestrian access shall be provided from the public sidewalk to an articulated entrance for each unit on the front façade of the building.

Figure 401.7-B (11) Townhouse Pedestrian & Vehicle Access - END OF BLOCK



Figure 401.7-B (12) Townhouse Pedestrian & Vehicle Access - MID BLOCK



H. Multi-family Standards

1. Multi-family Design Standards

- a. *Design Elements.* Multi-family buildings shall incorporate design elements that create visual interest and avoid large blank facades. Such elements should be used to create a façade rhythm that is consistent with surrounding attached or detached single-family buildings. Appropriate elements include protruding or recessed patios, vertical and horizontal design elements, planar variations, varied roof lines, dormers, and others.
- b. *Multiple Buildings on a Lot.* More than one multi-family building can be provided on a single lot so long as there is a minimum spacing of 20' between buildings and all buildings are oriented toward the public street.
- c. *Block-end Multi-Family Buildings.* In the DN-3 district, multi-family buildings are only permitted at the end of a block. In such instances, the building(s) shall be oriented toward the intersecting side street. Where existing alleys exist and intersect with the side street, the alley must either be accommodated by new development, or reconfigured and dedicated as part of the new development in order to preserve alley access to other properties on the block.
- d. *Mid-block Multi-family Buildings.* In the DN-4 district, multi-family buildings are permitted on any portion of a block. In this district, when a building is located at the end of a block, it may orient toward either public street.

Figure 401.7-B (13) Multi-family Design Standards



These images provide examples of how building massing, dormers, porches, and building materials can result in the desired character for multi-family development in the DN Districts.

2. Multi-family Access and Parking Management

- a. **Vehicular Alley Access.** Vehicular access to all multi-family buildings must be provided by an alley. Where no alley exists, a private drive may be provided. However, the private drive should be dedicated as a future public alley and designed to be integrated with future alleys as they are built.
- b. **Pedestrian Access.** Direct pedestrian access shall be provided from the public sidewalk to an articulated entrance or entrances on the front façade of the building.

Figure 401.7-B (14) Multi-family Pedestrian & Vehicle Access - END OF BLOCK

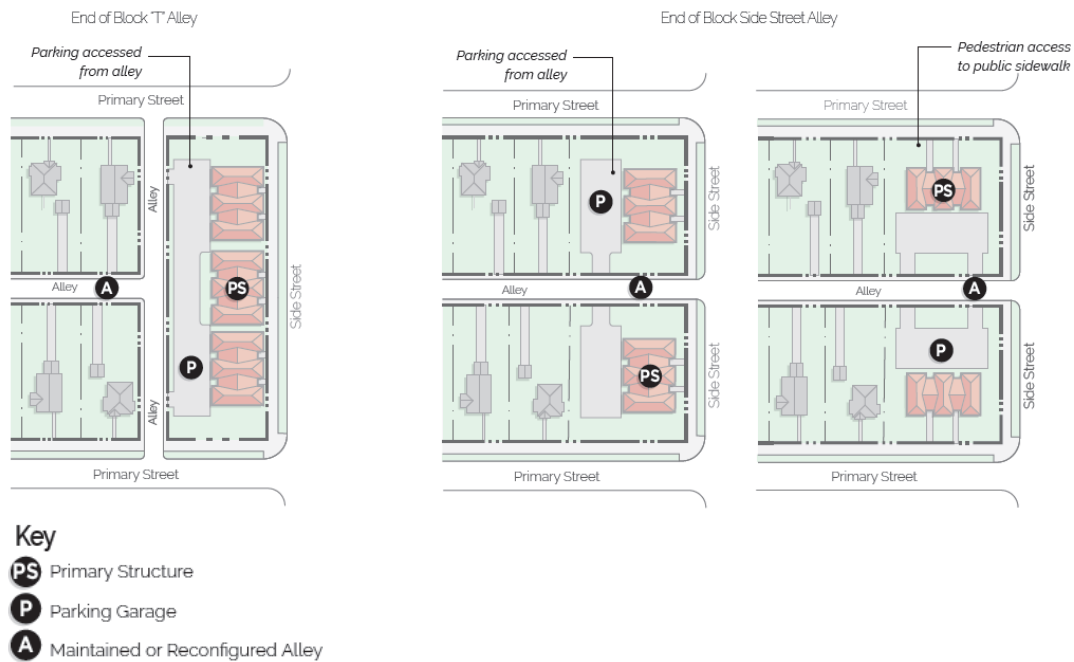
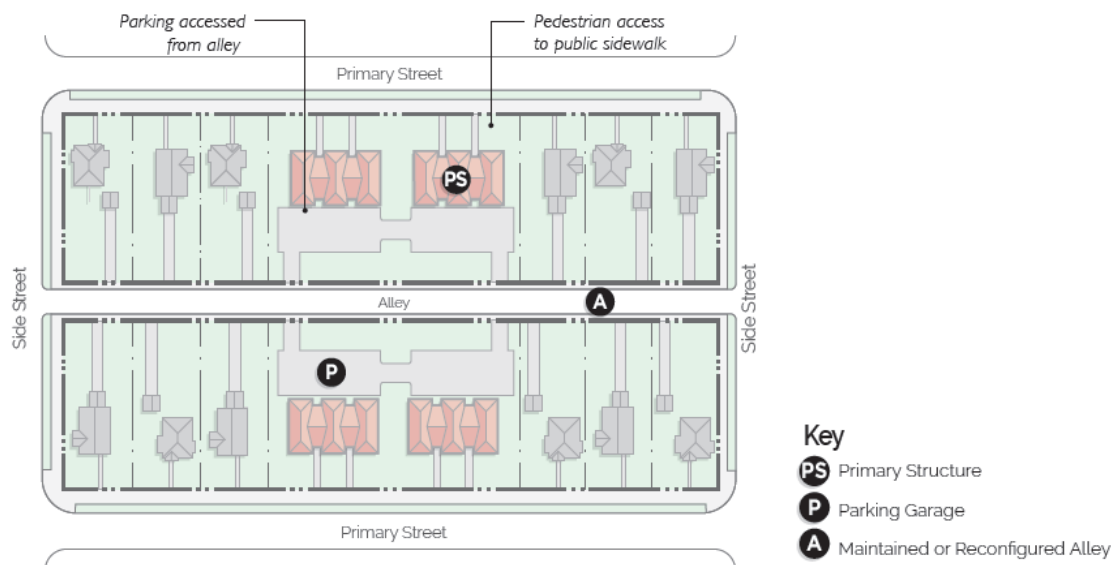


Figure 401.7-B (15) Multi-family Pedestrian & Vehicle Access - MID- BLOCK



I. Integrated Commercial Use Standards

1. Allowed Location

- a. *Ground Floor.* Ground-floor commercial uses are permitted in multi-family buildings along property frontages indicated on the City's zoning map and in accordance with items 1a-3c below.
- b. *Corners.* Commercial uses should be located at the corner of the building and at the corner where a side street exists, if possible.

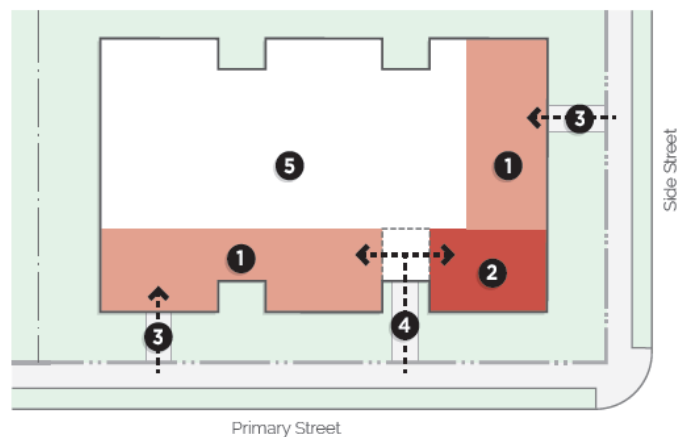
2. Access

- a. *Dedicated Entrance.* Commercial uses must provide a dedicated entrance from either the public sidewalk or publicly accessible vestibule of the building. Entry from an internal residential corridor is prohibited.

3. Commercial Area and Operations

- a. *Size.* The area of any single commercial use shall not exceed 3,000 sq. ft., and the total commercial area in a multi-family building shall not exceed 5,000 sq. ft.
- b. *Multiple Uses.* The commercial use shall not be the only use on the ground floor. Other qualifying uses include residential units or resident amenities (i.e. laundry, parking, storage, building management, etc.)
- c. Operations related to the function of commercial tenants (i.e. outdoor trash receptacles, loading areas, etc.) shall be located and designed so they do not interfere with resident access or substantially impact residents through noise, odor, etc.

Figure 401.7-B (16) Integrated Commercial Uses



Key

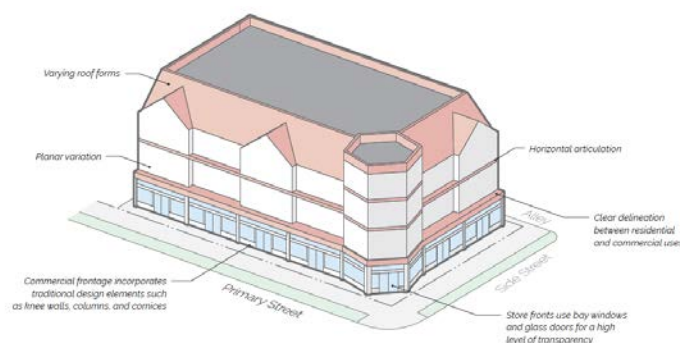
- | | |
|---|---|
| ① Permitted commercial frontage | ④ Commercial entry alternative
2: from publicly accessible vestibule |
| ② Preferred commercial frontage for corner lots | ⑤ Remainder of ground floor for residential
uses or amenities |
| ③ Commercial entry alternative
1: from public sidewalk | |

J. Mixed-use Standards

i. Mixed-use Design Standards

- a. *Upper Floor Design.* Upper-floor residential portions of mixed-use buildings shall incorporate design elements that create visual interest and avoid large blank facades. Such elements should be used to create a façade rhythm that is consistent with surrounding attached or detached single-family buildings. Appropriate elements include protruding or recessed patios, vertical and horizontal design elements, planar variations, varied roof lines, dormers, and others.
- b. *Ground Floor Design.* Ground-floor commercial facades must integrate a high level of transparency and elements typical of traditional commercial design. Such elements should include knee walls, window bays framed by architectural columns and pilasters, transom windows, recessed entries, awnings, and others.
- c. *Buildings on a Corner Lot.* Mixed-use buildings located on corners should integrate prominent massing elements such as corner turrets or chamfered facades.
- d. *Signage and Lighting.* Commercial signage and lighting should be integrated into the design of the façade and have a minimal impact on the aesthetic of the area. All commercial signs should comply with the regulations for signs located in the D-C Downtown Core District.
- e. *Commercial Floor Delineation.* There should be a clear delineation between the ground-floor commercial space and upper-floor residential areas. Such a delineation can be created through the use of varying materials, slight upper-floor
- f. *Large Scale Development Compliance.* Mixed-use buildings are subject to the standards for Large Scale Developments as described in Section 1100.13 of the City's Subdivision Code. When identifying additional site amenities in order to meet the standards of the Subdivision Code, Applicants should be encouraged to provide amenities in accordance with Section 1100.13.G.4 that are appropriate for a walkable mixed-use environment, such as patio seating and benches, a pedestrian plaza, window shopping walkway, or public art.
- g. *Operations.* Operations related to the function of commercial tenants (i.e. outdoor trash receptacles, loading areas, etc.) shall be located and designed so they do not interfere with resident access or substantially impact residents through noise, odor, etc. Trash receptacles should not be adjacent to a public right-of-way.
- h. *Screening of Adjacent Residential Lots.* Mixed-use buildings shall provide screening against abutting residential properties that is compliant with regulations established in Section 1400.7 of the City's Subdivision Code.

Figure 401.7-B (17) Mixed-use Design Standards



These images provide examples of how building massing, balconies, building materials and appropriate signage can result in the desired character for mixed-use development in the DN Districts.

ii. Access and parking management

- a. *Vehicular Access.* Vehicular access to all multi-family buildings must be provided by an alley. Where no alley exists, a private drive may be provided. However, the private drive should be dedicated as a future public alley and designed to be integrated with future alleys as they are built.
- b. *Pedestrian Access.*
 - i. *Ground Floor Commercial.* Direct pedestrian access shall be provided from the public sidewalk to an articulated entrance for each ground-floor commercial unit on the front façade of the building.
 - ii. *Residential.* Direct pedestrian access shall be provided from the public sidewalk to a dedicated entrance that provides access to upper-floor residential units.

ATTACHMENT B TABLE OF PERMITTED USES

A = Accessory Use
P = Permitted Use
C = Conditional Use

		DN			
	Supp. Regs.	DN-1	DN-2	DN-3	DN-4
AGRICULTURE AND ANIMALS					
agriculture					
agricultural product processing					
agriculture-related business					
animal clinic	601.3				
animal kennel or shelter	601.3				
animal - domestic or household					
animal - exotic					
animal - farm	601.3				
apiculture	601.4				
botanical garden					
chicken, hobby	601.11				
community garden		P	P	P	P
greenhouse					
livestock market					
plant nursery					
slaughterhouse					
stable, commercial					
RESIDENTIAL					
dwelling - accessory	601.4	A	A	A	A
dwelling - condominium				P	P
dwelling - manufactured					
dwelling - modular		P	P	P	P
dwelling - multi-family					P
dwelling - multi-family - end block				P	P
dwelling - single family		P	P	P	P
dwelling - townhouse or rowhouse				P	P
dwelling - townhouse or rowhouse - end block			P	P	P
dwelling - two-family			P	P	P
home occupation - type a	601.12	P	P	P	P
home occupation - type b	601.12	C	C	C	C
manufactured home park					
residential facility - assisted living				P	P
residential facility - extended medical care					
residential facility - rehabilitation					
residential facility - temporary shelter					

	Supp. Regs.	DN-1	DN-2	DN-3	DN-4
RECREATION, EDUCATION & PUBLIC ASSEMBLY					
arena / auditorium					
museum		C	C	C	C
aquarium					
conference / convention center					
community center	601.1				
commercial recreation facility - indoor					
commercial recreation facility - outdoor	601.8				
country club					
cultural studio				C	C
educational facility		C	C	C	C
golf course	601.8				
library					
park - mini		P	P	P	P
park - neighborhood		P	P	P	
park - community					
religious facilities	601.19	C	C	C	C
recreational vehicle park	601.17				
SERVICES					
ATM machine					
adult day care		C	C	C	C
auction house					
auto or equipment auction					
automobile repair					
car wash	601.6				
cemetery or mausoleum		C	C	C	C
child care - commercial	601.7 C				
child care - residential (4 children)	601.7 A	P	P	P	P
child care - residential (5 -10 children)	601.7 B	C	C	C	C
copy services					
correctional facility or jail					
crematory					
financial institution					
funeral home					
governmental service facility					
lodging - bed & breakfast	601.5		C	C	C
lodging - hotel / motel					
maintenance service					
medical services - hospital	601.13				
medical services - doctor office					
medical services - urgent care clinic					
medical services - laboratory					
medical services - substance abuse or mental health treatment clinic					
office - small scale (≤ 4,000 gsf)				C	P
office - large scale (> 4,000 gsf)					
office/warehouse					
personal services				C	P
public safety services		C	C	C	C
postal services					
repair services - household					
repair services - equipment, large appliances					

		DN			
	Supp. Regs.	DN-1	DN-2	DN-3	DN-4
RETAIL					
artisan shop				C	P
auto and vehicle sales/rental					
bakery				C	P
bar, lounge or tavern					
building and landscape material sales					
construction / heavy equipment sales/rental					
convenience store					
convenience store that sells beer and/or light wine for off-site consumption	601.29			C	C
convenience store that sells beer and/or light wine for off-site consumption within 500' of a city owned park or trail	601.29				
convenience store that sells beer, light wine and/or spirits for off-site consumption	601.29				
convenience store that sells beer, light wine and/or spirits for off-site consumption within 500' of a city owned park or trail	601.29				
equipment rental -indoor					
equipment rental -outdoor					
gas station					
manufactured home sales					
recreational vehicle and boat sales/rental					
outdoor vending, private property	601.16				
outdoor vending, public right-of-way	601.16				
outdoor vendor park	601.2				
mobile food vendor	601.2				P
package liquor store	601.29				
package liquor store withing 500' of a city owned & maintained park or trail	601.29				
restaurant					P
restaurant, drive-in					
restaurant, microbrewery	601.29				P
retail - small scale (≤ 4,000 gsf)				P	P
retail - large scale (> 4,000 gsf)					
sexually oriented business	601.22				
sidewalk café in public right-of-way	601.23				P

		DN			
	Supp. Regs.	DN-1	DN-2	DN-3	DN-4
INDUSTRIAL AND WAREHOUSING					
artisan / craft product manufacturing					
bulk storage of highly flammable material					
cold storage plant					
contractor maintenance yard					
industrial -intensive					
industrial -light					
laboratory -dental or medical					
laboratory -manufacturing					
laboratory -research					
light fabrication and assembly process					
manufacturing and/or distribution plant, alcoholic beverages of every kind and type	601.29				
manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500' of a city owned & maintained park or trail	601.29				
mining					
mini-warehouse storage	601.14				
taxidermy					
salvage yard	601.20				
warehousing or wholesaling					

		DN			
	Supp. Regs.	DN-1	DN-2	DN-3	DN-4
TRANSPORTATION, COMMUNICATION & UTILITIES					
airport facilities					
broadcasting studio					
electric generating plant					
parking facility (as principal use)					
sewage treatment plant	601.21				
solar energy system	601.24	A	A	A	A
solid waste disposal					
transportation facilities excluding airports					
utility facility		C	C	C	C
wind energy system, small	601.26	A	A	A	A
wind energy system, large					
wireless communication facility (cell towers)	601.27	C	C	C	C
OTHER					
building, accessory - nonresidential	601.1	A	A	A	A
temporary uses		C	C	C	C