



**Planning Commission
Agenda
October 6, 2015**

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

- 1. Lots 14 & 15 , Block 4, Railroad Addition**
222 & 228 Southeast 2nd Street

Lot Split

IV. New Business

- 1. Lykins Leasing, LLC**
(R-1, Single Family Residential to RC-2, Central Residential – Moderate Density)
504 Southwest 'E' Street

Rezoning*

- 2. Art District Condo**
300 Southwest 5th Street

Large Scale Development

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

City of Bentonville
Minutes
September 15, 2015

Meeting called to order at 5:00 p.m. by Rod Sanders, Chairperson.

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

Absent: Greg Matteri

Motion by Grider, seconded by Binns to approve the minutes of September 1, 2015 as written.

Approved 6-0

No tape of meeting

Consent Agenda

- | | |
|---|--------------------------|
| 1. Lots 8 & 9, Block 1 of Hundley's Special Addition
514 & 518 Tiger Boulevard | Property Line Adjustment |
| 2. Lots 12 & 13, Block 2 of T.J. Holland's Addition
Southwest 'B' Street | Property Line Adjustment |
| 3. Game Composites Manufacturing Facility
3201 Southwest 'I' Street | Large Scale Development |

Approved 6-0

New Business

Item #1

Blackwell Trust: (15-09000031) Rezoning, Southeast 28th Street & Southeast 'C' Street, Zoned A-1.

The applicants have requested a rezoning from A-1, Agricultural to I-1, Light Industrial.

Staff recommends that this item be tabled due to public hearing notices.

Closed public hearing

Motion by Havner, seconded by Haynie to Table

Tabled 6-0

Item #2

Warren & Marie Main: (15-09000032) Rezoning, 1707 Southwest 14th Street, Zoned A-1.

The applicants have requested a rezoning from A-1, Agricultural to R-1, Single Family Residential.

This property currently is the side of an occupied single family residence.

This property is consistent with the City of Bentonville's Future Land Use Map, showing Low Density Residential.

Staff recommends approval

Opened public hearing

No public comment

Approved 6-0

Item #3

Buildup Development, LLC (15, 09000033) Rezoning, Southwest Parnell Drive, Zoned A-1.

The applicants have requested a rezoning from A-1, Agricultural to R-2, Duplex & Patio Home Residential. This property is currently undeveloped.

Opened public hearing

John Pittman at 1009 SW Parnell Drive asked if Parnell will be improved.

He can contact Sarah Geurtz with EDA to answer question.

Closed public hearing

Approved 6-0

Item #4

Ronald L. Blackwell, Trust: (15-05000037) Lot Split, Lots 7 & 8 Ron Blackwell Ford Addition, Southeast 28th Street, Southeast 'C' Street & Southeast 'F' Street, Zoned A-1, Agricultural.

The applicant has submitted a lot split for property that fronts both Southeast 'C' Street & Southeast 'F' Street as well as Southeast 28th Street and resides in an A-1, Agricultural zoning district. The plat as provided by the applicant shows the creation of two new lots from one existing lot that will be known as Lot 7 (15.80 acres) and Lot 8 (6.45 acres) of Ron Blackwell Ford Addition. Right-of-way is being dedicated along Southeast 28th Street per the master street plan. Water service is available to both lots. Sewer service is available to Lot 7 but Lot 8 will require a sewer main extension across Southeast 28th Street.

If approve the standard conditions of approval shall apply.

Approved 6-0

Item #5

Knoll Properties and Barry Furuseth (Blue Group) 15-06000017) Large Scale Development, 607 Southeast 5th Street, Zoned C-2, Central Commercial.

The applicant has submitted a Large Scale Development for an 3300 square feet addition to the existing Wholesale Fish market. The proposed development plan includes the construction of 29 parking spaces. Thirteen spaces will be located on site in the second phase while 16 on street spaces will be constructed in the first Phase. An 8' sidewalk will be constructed along Southeast E Street and Southeast 5th Street. Tree Grates with Lace Bark Elm trees will be installed within the sidewalk. The exterior elevation of the proposed addition will consist of an Architectural Concrete panel, Galvalum metal and heavy timber beams.

The applicants have requested a waiver from the Commercial Design Standards.

The applicant has submitted a waiver to the Commercial Design Standards as it relates to building materials. The request is allow approve Galvalum as a primary material. The architect believes the architectural design is in keeping with the use of building. The representative believes the galvalum material will fit the fish market look that the owner has requested.

Motion by Grider, seconded by Eccleston to approve

Approved 6-0

Motion to approve the Large Scale Development

Approved 6-0

Planners Report

Staff is revising sign code

Scott - Drainage, 3rd & NW A Street, ponding along curb

Debi - NW 2nd & NW A Drainage

Rod - Correction of errors on Thrive - lack of parking

Troy - Depends on philosophy for down town redevelopment roof tops over parking - must find a balance. Didn't know owner of Thrive was going to charge for on-site parking. Not all city responsibility, it's the community's responsibility to utilize all parking resource available. We don't have a parking problem we have a walking problem.

Rod - Size of lots in and around down town.

Troy - vast majority of older lots were 50' wide, most of the developers want no more than 50'. The comprehensive plan will help guide us on this issue.

Joe - Woodland @ Creekside – screening/visibility from surrounding property owners

Send Jim Grider tree planning blitz information

Meeting adjourned

Diane Shastid

Planning Commission Staff Report

Lot Split: Lots 14 & 15, Block 4 of Railroad Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: October 6, 2015

GENERAL INFORMATION:

Project Number: 15-05000038

Applicant: TNG Properties, LLC - Neil Greenhaw

Representative: Sand Creek Engineering (Ken Booth)

Requested Action: Lot Split Approval

Location: Southeast 2nd Street and Southeast B Street

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a lot split for property at Southeast 2nd Street and Southeast B Street. The property is currently zoned D-E, Downtown Edge. The plat provided by the applicant shows the creation of two new lots from Lot 12. The new lots will be known as Lot 14 (0.13 acres) and Lot 15 (0.25 acres), Block 4 of Railroad Addition. Right-of-way is being dedicated along Southeast 2nd Street to facilitate street improvement that will be installed with the Large Scale Development. Water and sewer services are available to both lots.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	Southeast 2 nd Street	Local
South	-	-
East	-	-
West	-	-

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of a vacant lot within the downtown area.

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

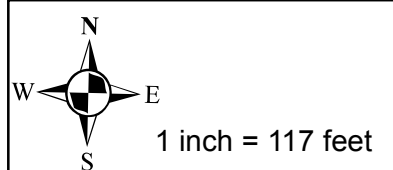
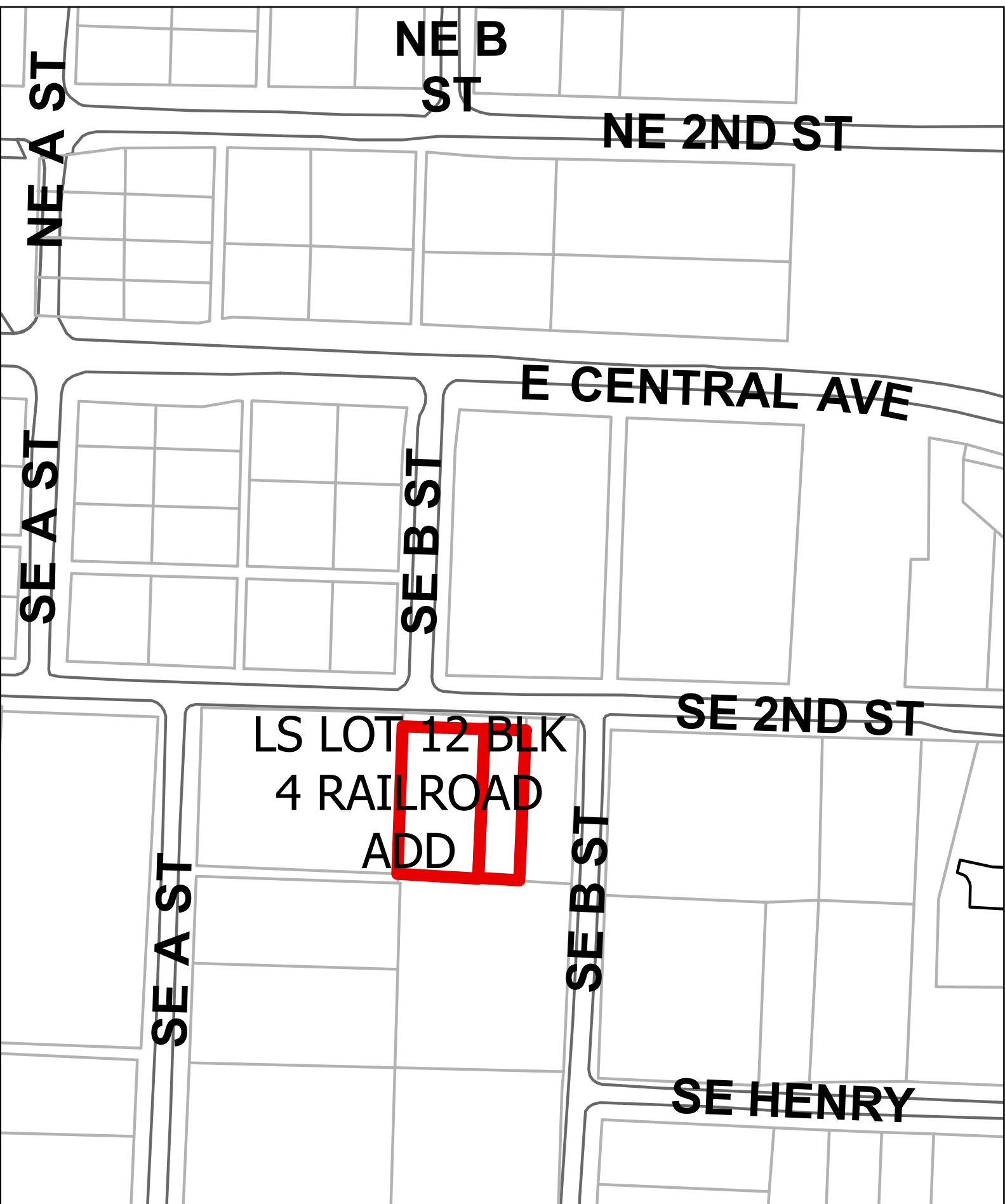
Water / Sewer: Per the G.I.S. site, water and sewer are currently in use on the site.

Waiver(s): N/A

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

RECOMMENDATION:

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



LOT SPLIT
RAILROAD ADDITION LOT 12 BLOCK 4
NEW LOTS 14 & 15 ZONE D-E
15-05000038





PC Meeting of: October 6, 2015

The City of Bentonville, Arkansas

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

REZONING: Lykins Leasing, LLC (RC-2, R-1 Single Family Residential to Central Residential – Moderate Density)

Current Planning Division Correspondence: Planning Commission Staff Report

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: October 6, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000034

Applicant/Current Owner: Lykin's Leasing LLC

Representative: Sumer Brandon

Requested Action: Rezoning

Location: 504 Southwest 'E' Street

Existing Zoning: R-1, Single Family Residential

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

Future Land Use Map Designation: Downtown Mixed Use Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this is the site of an existing single family home in a redeveloping neighborhood in downtown.

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

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Apartments	RC-2, Central Residential-Moderate	Downtown Mixed Use Residential
South	Single Family Residential	R-1, Single Family Residential	Downtown Mixed Use Residential
East	Vacant Lot	R-1, Single Family Residential	Downtown Mixed Use Residential
West	Single Family Residential	R-1, Single Family Residential	Downtown Mixed Use Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	Southwest 'E' Street	Local	Unimproved two lane asphalt
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On August 28, 2015 , the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on September 10, 2015. In addition, staff posted a notice of public hearing sign on the property on September 21, 2015. This DOES meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

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

Finding(s) of Staff: The Master Land Use plan depicts this property as Downtown Mixed Use Residential. The Downtown Mixed Use Classification permits a range of residential types and densities surrounding the downtown core. According to Policy LU-15 of the General Plan the city shall encourage the development of mixed use and residential projects within the downtown area to increase the community's housing stock and to enhance the vitality of downtown business. The RC-2 zoning allows the development of infill residential housing and provides a choice of housing types for a variety of lifestyles and economic levels. The proposed rezoning will meet the intent of the policy therefore the request is consistent good land use planning and the general plan.

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

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

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

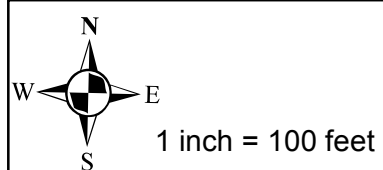
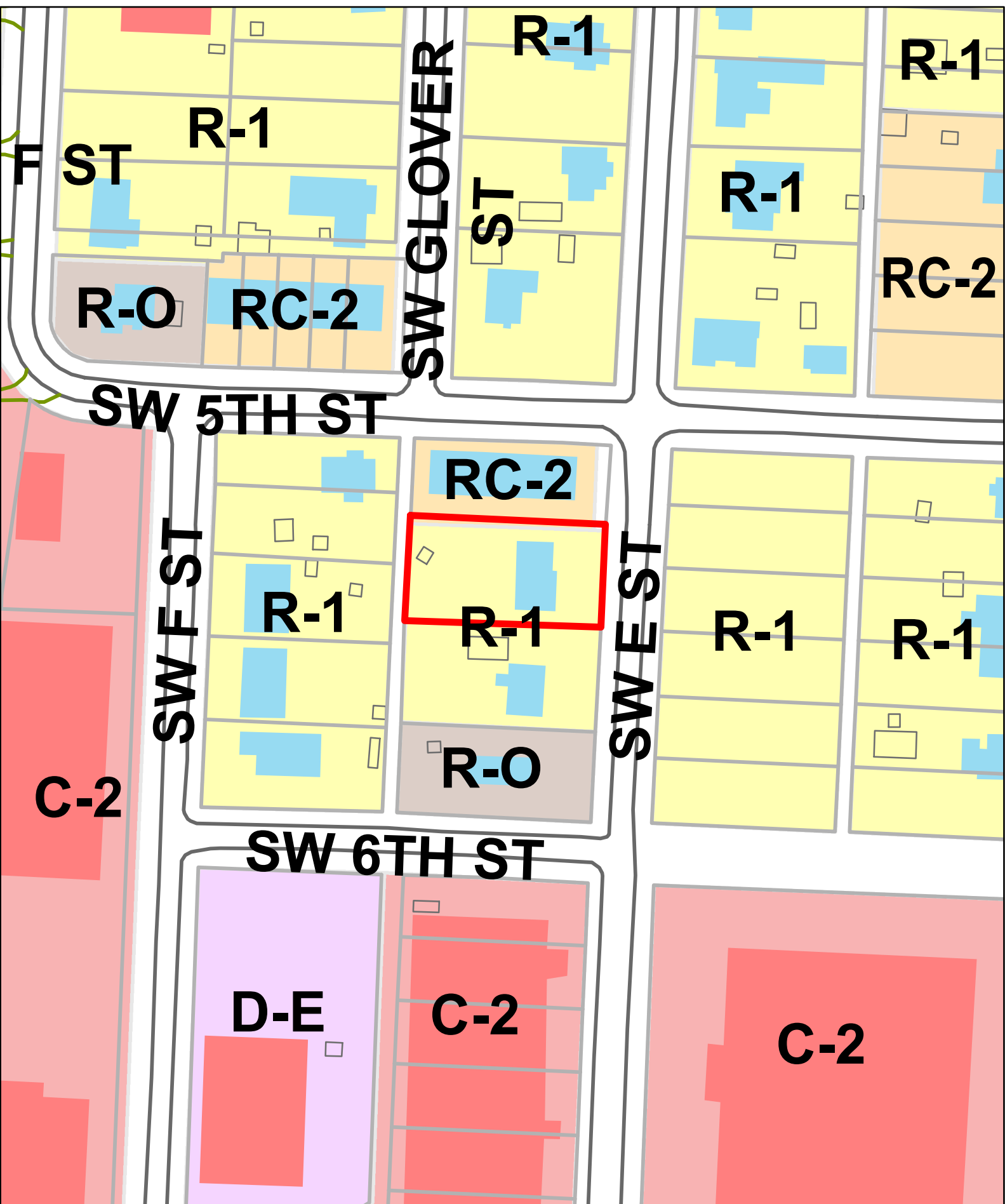
Finding(s) of Staff: The proposed zoning will not adversely impact the public infrastructure. Emergency services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request IS consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Downtown Mixed Use Residential

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of this rezoning from R-1, Single Family Residential to RC-2, Central Residential- Moderate Density.



REZONING
LYKINS LEASING LLC
GILMORES ADDITION 504 SW E ST
15-09000034 ZONED R-1 TO RC-2



Narrative for Rezoning Request:

504 SW E Street Bentonville, Arkansas 72712

504 Southwest E Street in Bentonville, Arkansas 72712 (Parcel number: 01-02717-000) is currently zoned R-1. Proposed zoning is RC-2. Lykins Leasing LLC. currently owns the parcel and improvement, which will be relocated, and plans to place the newly zoned property on the real estate market for multi-unit development. The parcel directly west, 601 SW 5th Street Bentonville, AR (Parcel number: 01-02713-000), is currently zoned RC-2, as is 606 SW 5th Street Bentonville, AR (Parcel number: 01-02707-000) both with existing multi-unit developments, thus creating a centric relation of surrounding properties and use. Traffic in the vicinity is moderate, considering it is within close proximity to the Walmart Home Office. No signage is proposed. The appearance of the new development for 540 SW E Street will mimic the elevation and finish of the aforementioned multi-unit properties, utilizing brick and vinyl siding. Direct water is available on SW E, SW 5th and SW D Streets. The water main is located on the east side of SW E Street and is a 16" line. Sewer is currently available on site and is located underneath SW E Street running North and South and is a 6" line.

Planning Commission Staff Report

Large Scale Development: Art District Condo

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: October 6, 2015

GENERAL INFORMATION:

Project Number: 15-06000024

Applicant: Pubside Holdings LLC

Representative: Jake Newell

Requested Action: Large Scale Development Approval

Location: 300 Southeast 5th Street

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a Large Scale Development for 4 condo units located at the intersection of Southwest 'B' Street and Southwest 5th Street. The units will range in size from 1,130 square feet to 1,428 square feet. Seven parking spaces are being provided, 5 on-street spaces and 2 off-street spaces. An 8' wide sidewalk with street trees will be constructed along both frontages. The exterior materials of the building will consist of brick, board and batten Hardie panel siding and corrugated metal accent panels.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks Front Residential: Side: Rear: Adjacent to residential zones and building height > 20'	20' max 6' min 12' min	7'/East and 1'/South 6' North 40'/West
Height	60'	29'
Landscape Coverage	8' sidewalk with 6 trees	8' sidewalk with 6 trees
Parking	7	7

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	D-C, Downtown Core	Mixed Use
West	R-1, Single Family Residential	Downtown Mixed Use Residential

STREETS

Direction	Name	Classification
North	-	-
South	Southwest 5 th Street	Local
East	Southwest 'B' Street	Local
West	-	-

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.
2. All technical review comments must be addressed before building permits will be issued.
3. All landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced. (Sec 1400.5.C-10)
4. The building will be constructed with similar exterior materials of those submitted and approved by the planning commission.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently vacant in a developing area in the southwest part of downtown.

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

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

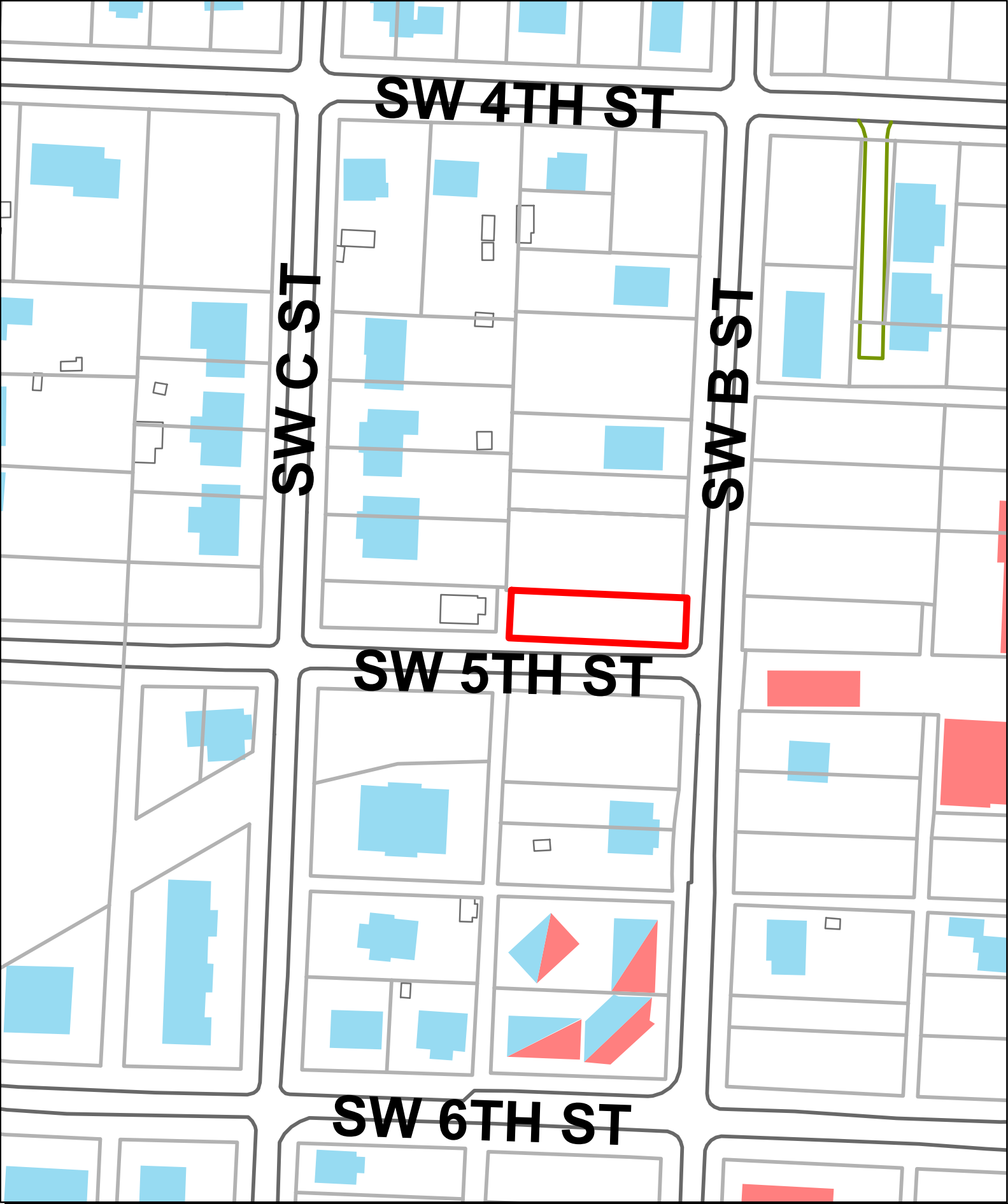
Waiver(s): The applicant has submitted 1 waiver request:

- o **Waiver to Direct Access to Substandard Streets Requirements:** (Art 1200, Sec 1200.2.B) 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 subdivider shall be responsible for contributing his proportionate share of the cost of improving said street or road to the existing city standards. The applicant is requesting half street improvements for Southwest 'B' Street and Southwest 5th Street be waived. The applicant is requesting the waiver based on discussions with City Staff. City Staff believes that the existing street widths along with the proposed on-street parking and sidewalks are adequate to meet the future needs of these two streets at this location. (See attached waiver request letter provide by the applicant.)

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**.





civil engineering
landscape architecture
land planning
surveying

SAND CREEK

Engineering and Landscape Architecture, Inc.

Bentonville, Arkansas (479) 464-9282

August 25, 2015

Project # 14102

PROJECT: Lot 8, Block 10, Dunn & Davis Addition
Bentonville Arkansas

RE: Waiver of street improvements for SE B and SE 5th

Bentonville Planning:

The owner of the above referenced property would like to request a waiver of the requirement to widen and improve the existing section of SE "B" Street for the 50' that fronts this lot. The owner is adding the required 8' sidewalk along the Right-of-way and is in the process of installing an underdrain system to help with the drainage along B Street to funnel into the new pipe system along SE 5th Street.

The owner would also like to request a waiver of the standard requirements for improvements to SE 5th Street in lieu of adding 5 concrete parallel parking spaces along an 8' wide sidewalk. No curb is planned for this area, just the concrete walk, which will allow the surface water to drain to the newly installed storm system along this section of 5th Street.

In discussions with the City Staff the width of street, sidewalk improvements and the parallel parking were was agreed to be acceptable and meet the future needs of these two short sections of Street.

On behalf of the owner, we offer this waiver request for your consideration.

Sincerely,

Ken Booth

Project Manager

