



**Planning Commission
Agenda
October 20, 2015**

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

- 1. Lots 26 & 27 Dickson's Addition Subdivision** **Lot Split**
702 Northwest 2nd Street
- 2. Lots 21,22, 23 & 24 Clark's 2nd Addition, Block 7 Subdivision** **Final Plat**
315,317,321 & 323 Southwest 'C' Street
- 3. Summit-Long Hangar** **Large Scale Development**
2403 & 2405 Southwest 'I' Street (Bentonville Airport)

IV. New Business

- 1. Hope Church of NWA** **Rezoning***
(R-1 Single Family Residential to C-2, General Commercial)
1700 Southeast Moberly Lane
- 2. Walmart Distribution Center - Hydrogen Storage & Compression** **Conditional Use***
5801 Southwest Regional Airport Boulevard
- 3. Amber Ridge South @ Woods Creek** **Preliminary Plat**
Northeast Marina Drive

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

Planning Commission Staff Report

Lot Split: Lot 26 & 27 Dickson's Addition Subdivision

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

GENERAL INFORMATION:

Project Number: 15-01600012

Applicant: Equity Trust Co - Paul Viala

Representative: Sand Creek Engineering (Jayne Sablotne)

Requested Action: Lot Split Approval

Location: 702 Northwest 2nd Street

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a lot split for property at 702 Northwest 2nd Street.. The property is currently zoned R-1 Single Family Residential. The plat provided by the applicant shows the creation of two new lots from a portion of Lot 24. The new lots will be known as Lot 26 (0.24 acres) and Lot 27 (0.11 acres), of Dickson's Addition. Right-of-way is being dedicated along Northwest 'F' Street. A private access easement will be dedicated per a separate document to allow access to Lot 27 from Lot 26. Water and sewer services are available to both lots.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	-	-
South	Northwest 2 nd Street	Collector
East	Northwest 'F' Street	Local
West	-	-

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of two existing single family within a developed residential subdivision in downtown.

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

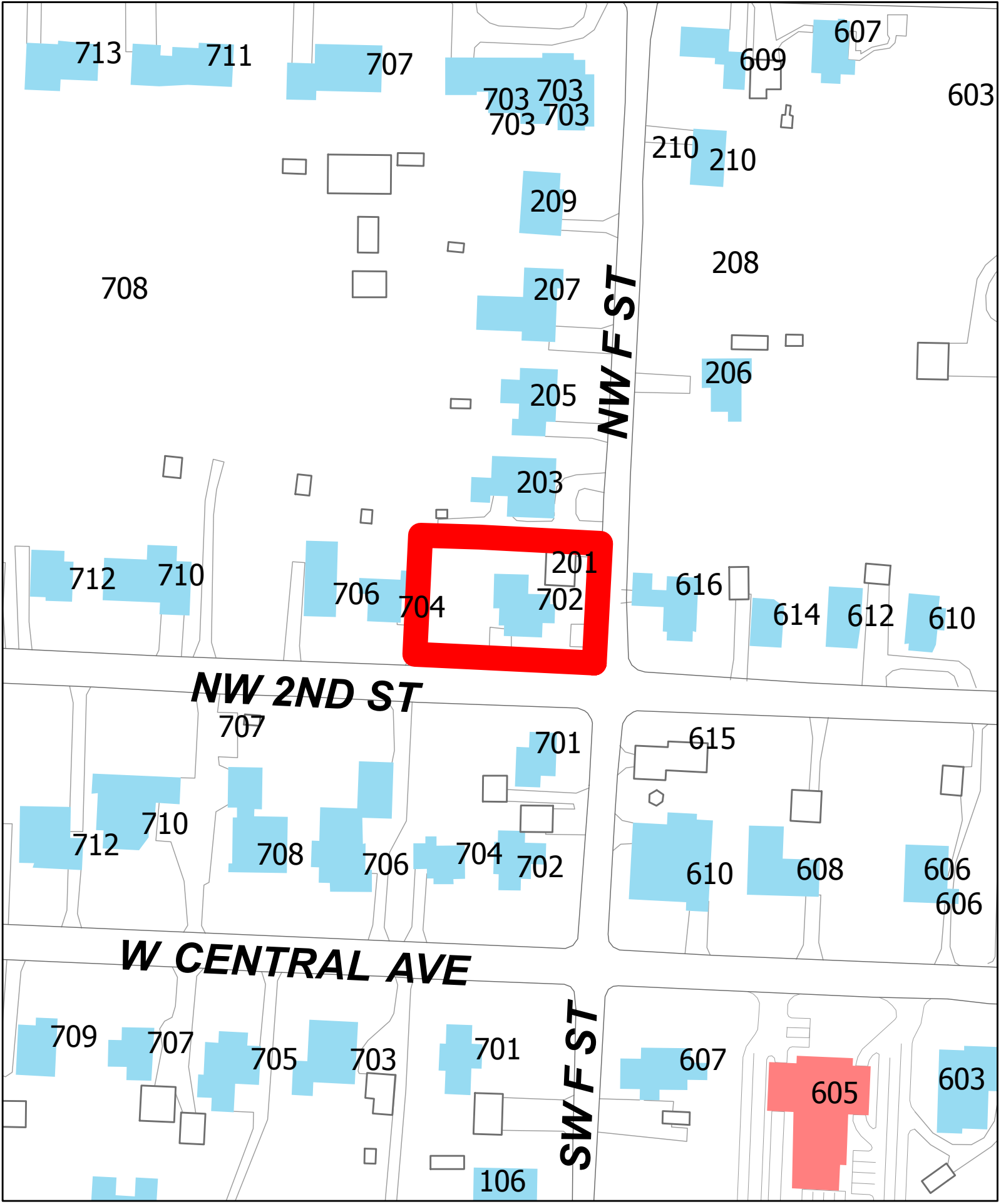
Water / Sewer: Per the G.I.S. site, water and sewer are currently in use on the site.

Waiver(s): N/A

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

RECOMMENDATION:

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



Planning Commission Staff Report

Final Plat: Lots 21, 22, 23 & 24 Clark's 2nd Addition, Block 7, Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: October 20, 2015

GENERAL INFORMATION:

Project Number: 15-03000003

Applicant: Jacobs Group

Representative: Bates & Associates (Evan Niehues)

Requested Action: Final Plat Approval

Location: 315, 317, 321 & 323 Southwest 'C' Street

Existing Zoning: RC-2, Central Residential - Moderate

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted for final plat approval for a subdivision that will be known as Clark's Second Addition, Block 7 Lots 21-24. The 4 lots single family subdivision is located within the 300 block of Southwest 'C' Street. Each of the 4 lots are buildable with an average lot size of 32' wide by 145' deep (0.11 acres). A sidewalk has been constructed along Southwest 'C' Street and as well as a public alley along the eastern property line to allow each lot to be served by a rear entry garage. Stormwater detention is being provided for this development.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	SW 3 rd St	Local
South	SW 4 th St	Local
East	-	-
West	SW C St	Local

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL:

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is the site of 4 undeveloped single family lots in the in the 300 block of Southwest 'C' Street.

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

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

Waiver(s): N/A

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

RECOMMENDATION:

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

Planning Commission Staff Report

Large Scale Development: Summit Aviation Hangar

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

GENERAL INFORMATION:

Project Number: 15-06000025

Applicant: City of Bentonville

Representative: Summit Aviation David Powell

Requested Action: Large Scale Development Approval

Location: 2403 and 2405 Southwest I Street

Existing Zoning: A-1, Agricultural

Land Use Plan: Public

BACKGROUND:

The applicant has submitted a Large Scale Development for two hangars to be located on the west side of the Bentonville Municipal Airport at 2403 and 2405 Southwest I Street. The hangar along Southwest I street will consist 10,080 square feet and be constructed of Red Brick, Hardie Panel and an Insulated translucent wall panel. The red brick is consistent with the previous hangar constructed on site. The hangar located on the east side of the site will consist of 7,200 square feet. Both hangars will be constructed of R-panel on façade that do not face the public street. The proposed color is consistent with previously approved hangars. Access to the site will be achieved through a existing curb cut onto Southwest I street.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front:	30'	70'/West
Side:	30'	30' /North and South
Rear:	30'	30'/East
Height	40'	22'
Landscape Coverage		10%
Parking		
Standard Stalls	0	8
Handicap Stalls	0	1
Total:	0	9

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-O, Residential Office; C-1, Neighborhood Commercial; C-2, General Commercial	Agricultural
South	PUD, Planned Unit Development	Mixed Use
East	R-1, Single Family Residential; C-2, General Commercial; PUD, Planned Unit Development; R-3, Medium Density Residential	Commercial, Office, Low Density Residential
West	A-1, Agricultural; I-1, Light Industrial; C-2, General Commercial; PUD, Planned Unit Development; R-1, Single Family Residential; PRD	Commercial, Mixed Use, Medium Density Residential, Low Density Residential

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Southwest Aviation Street	Local
West	-	-

TRAFFIC FINDINGS

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

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 the location of Louise Thaden Municipal Airport.

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

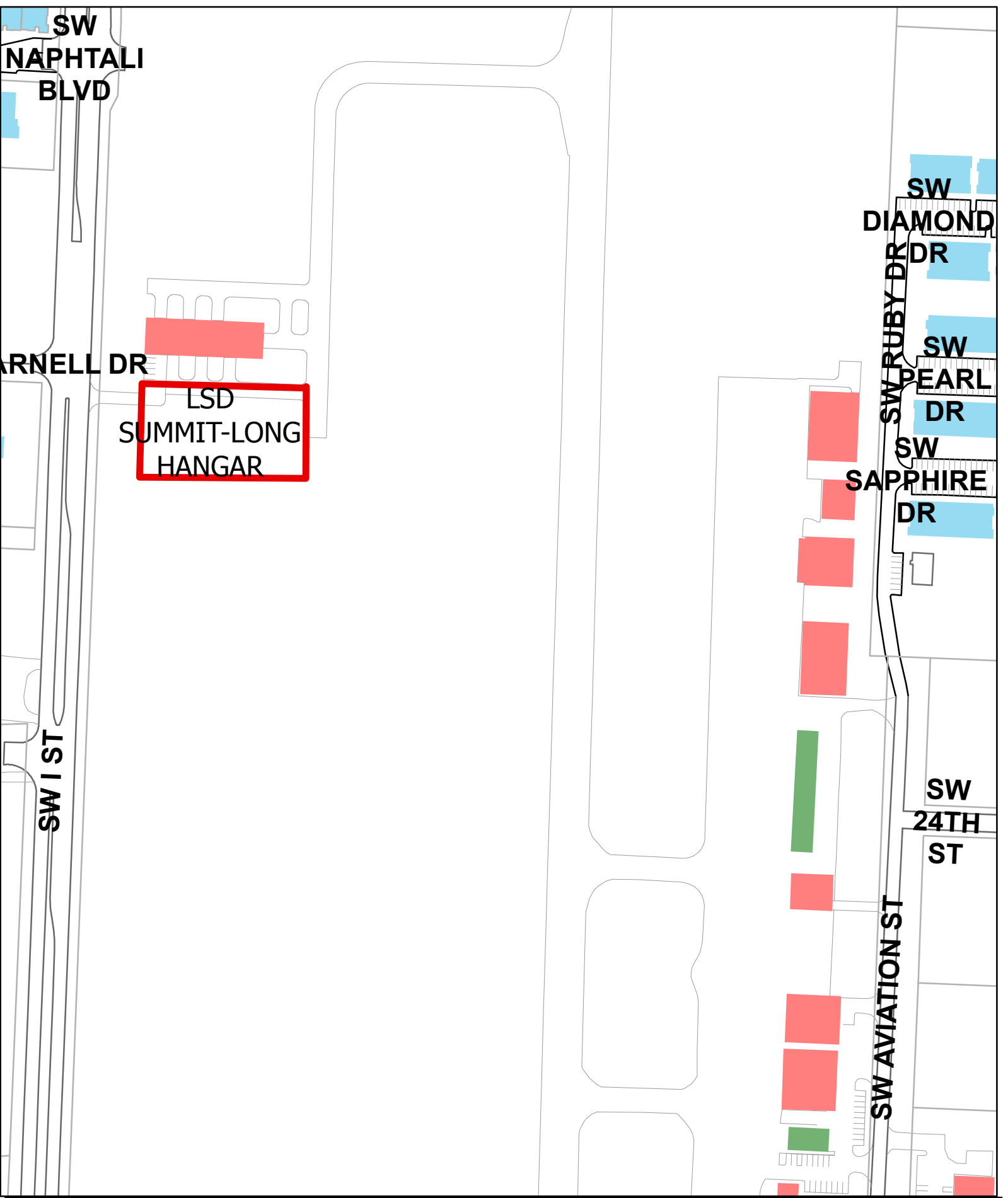
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

Waiver(s):

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

RECOMMENDATION:

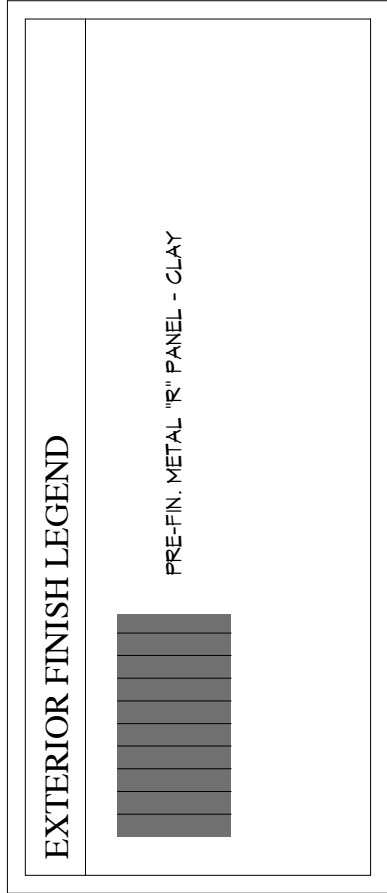
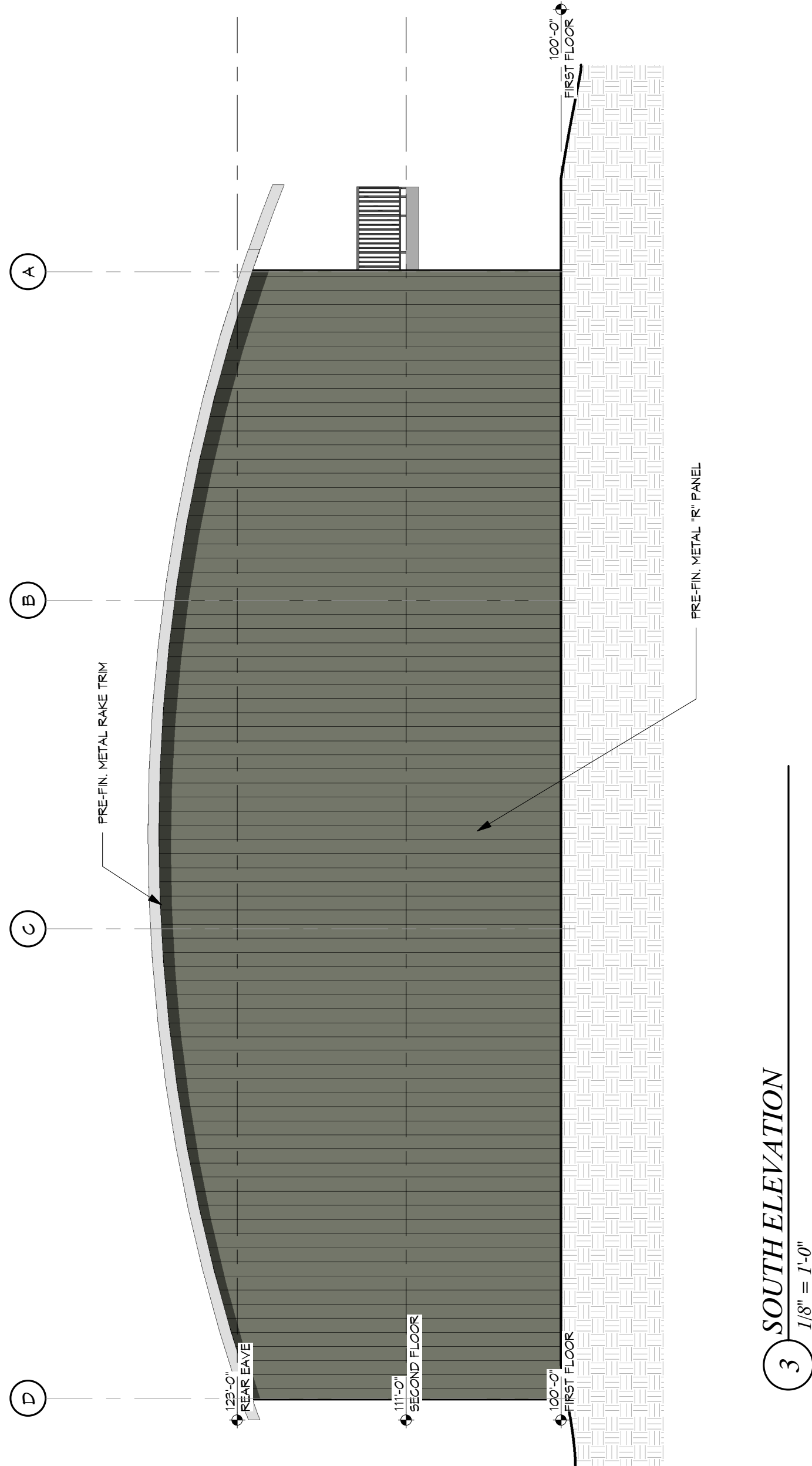
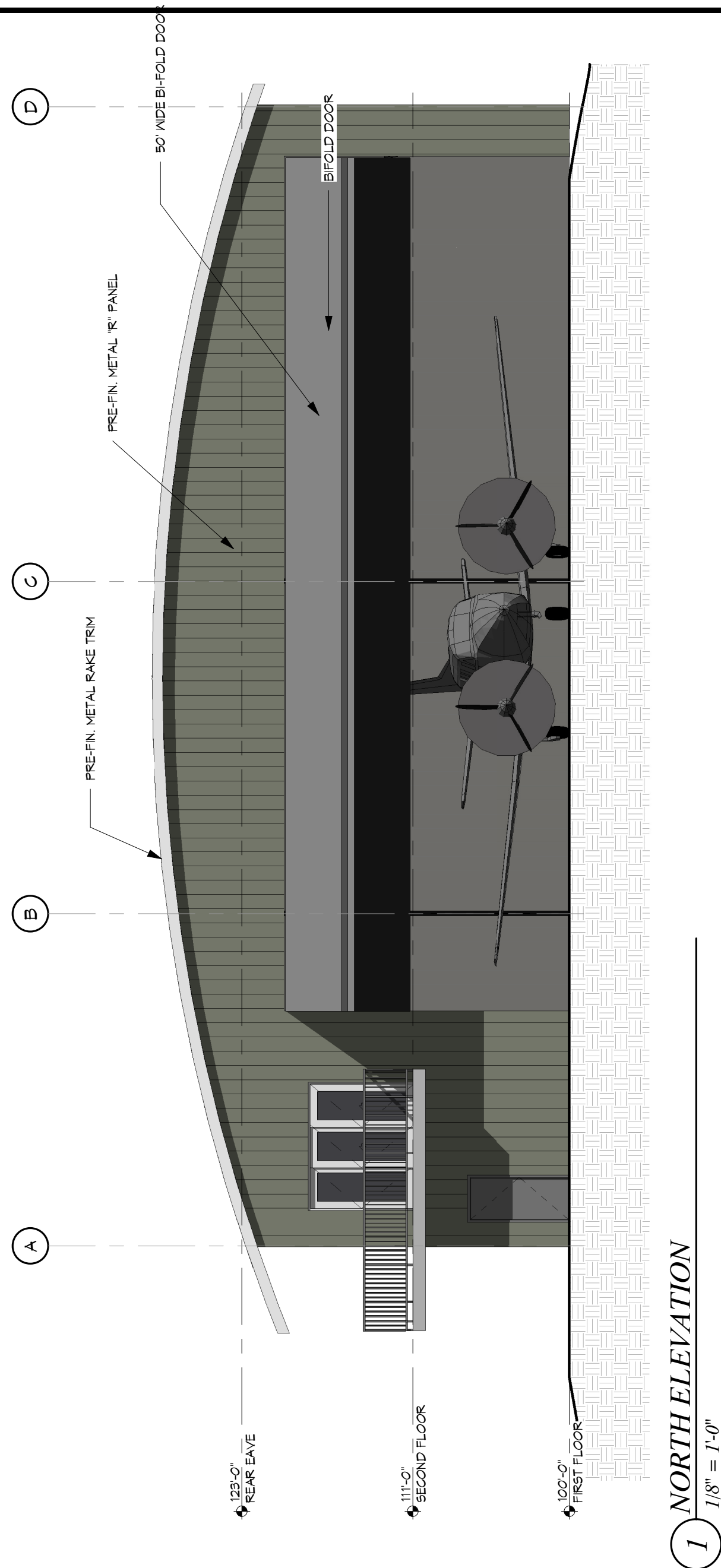
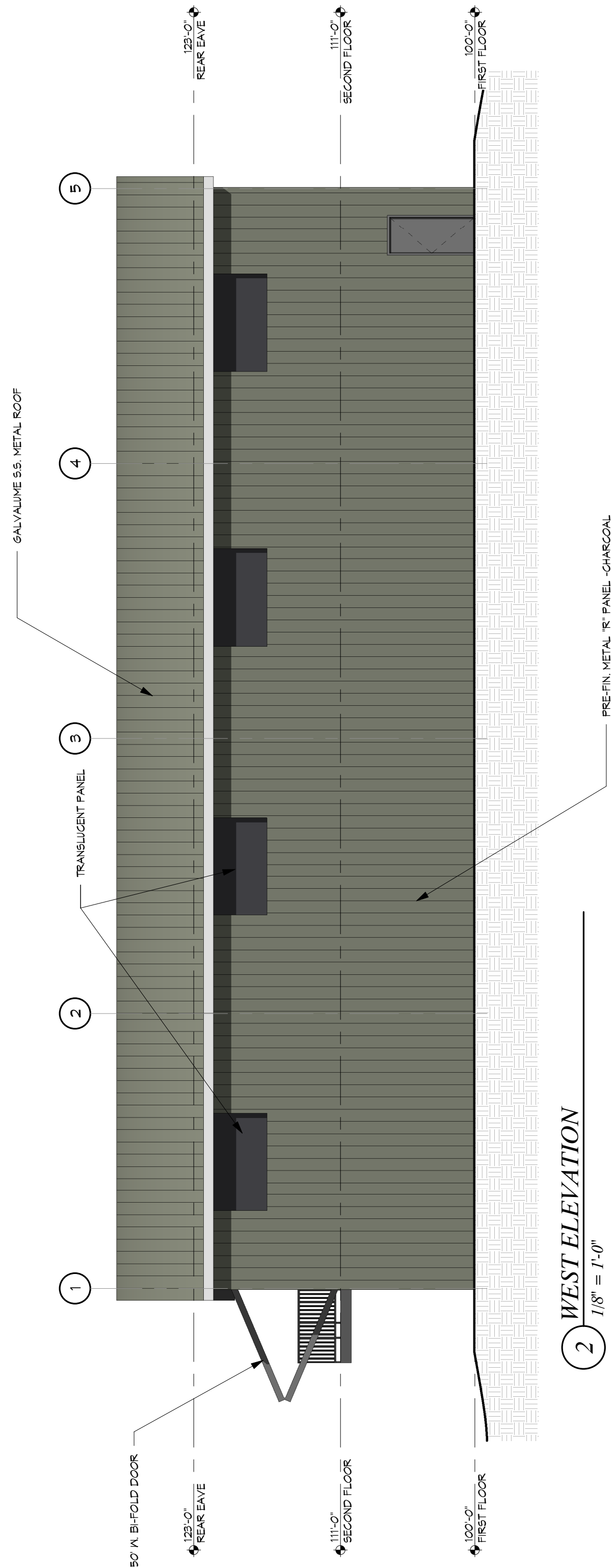
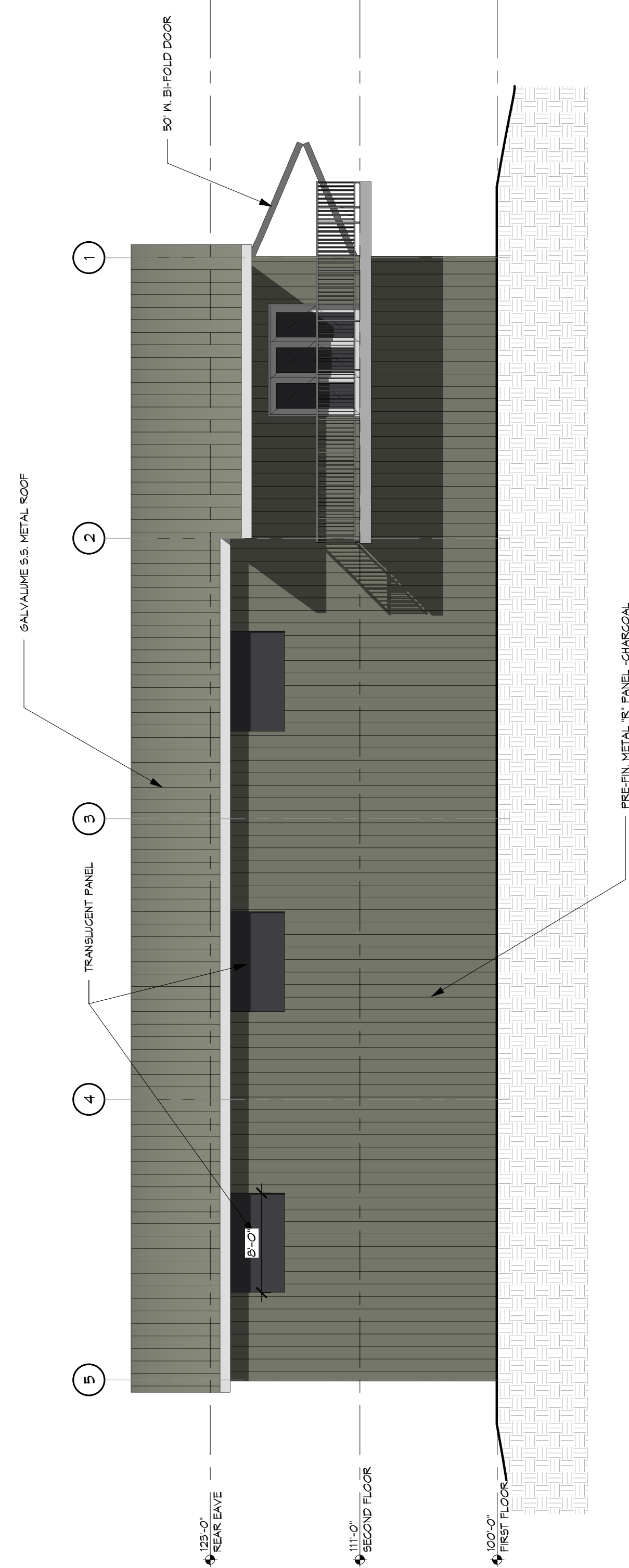
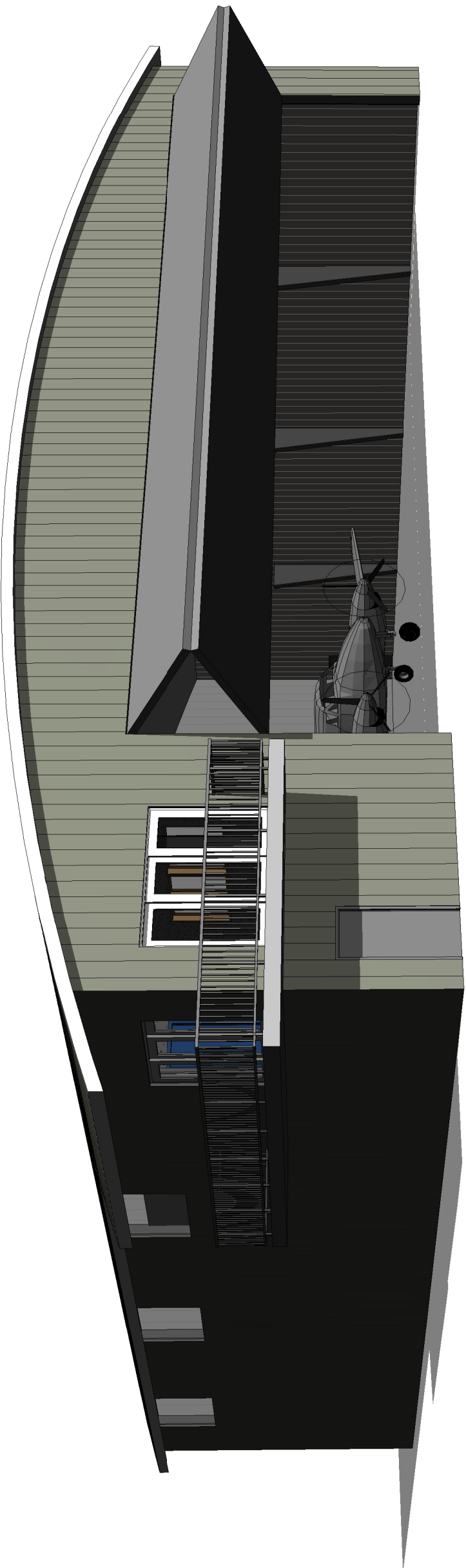
Staff has reviewed this application and recommends APPROVAL.

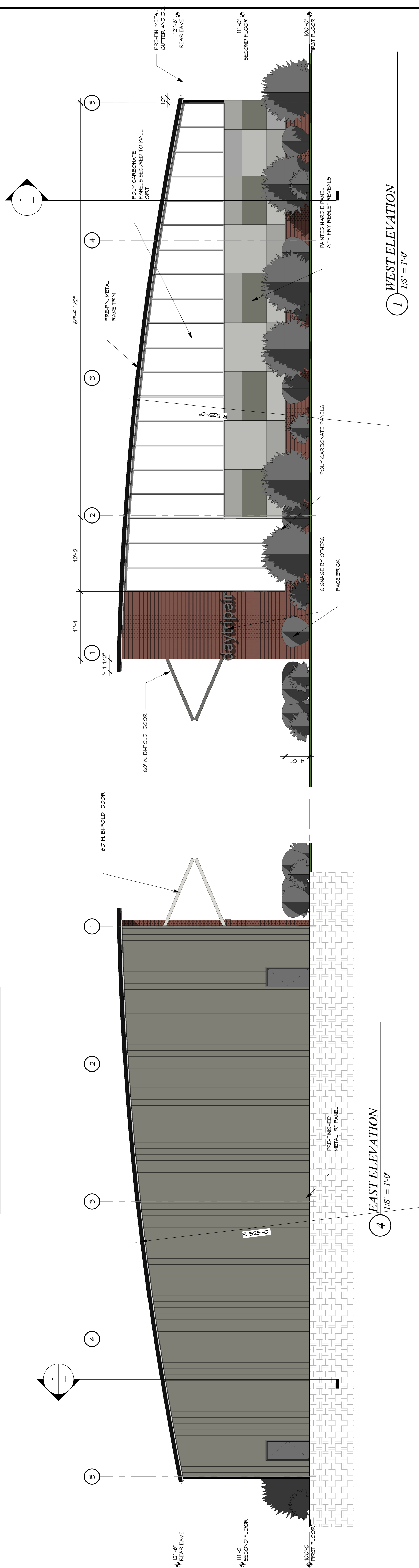
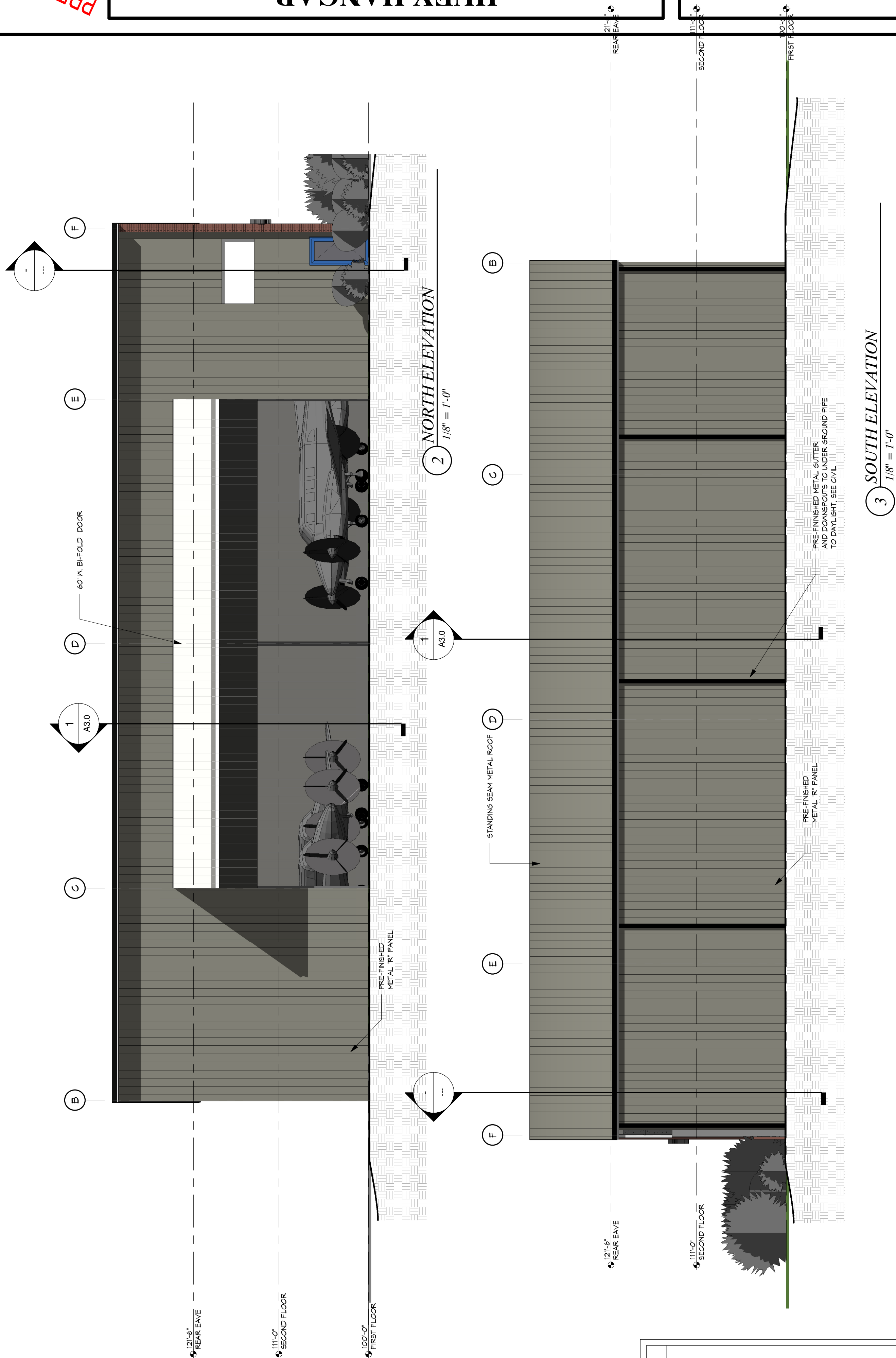
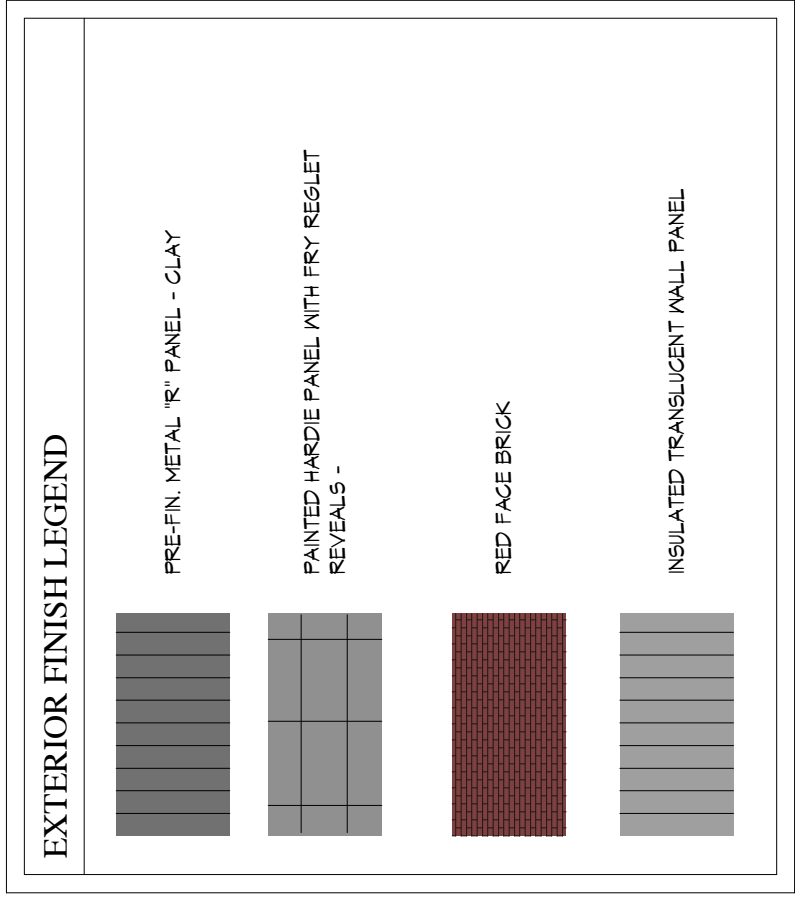
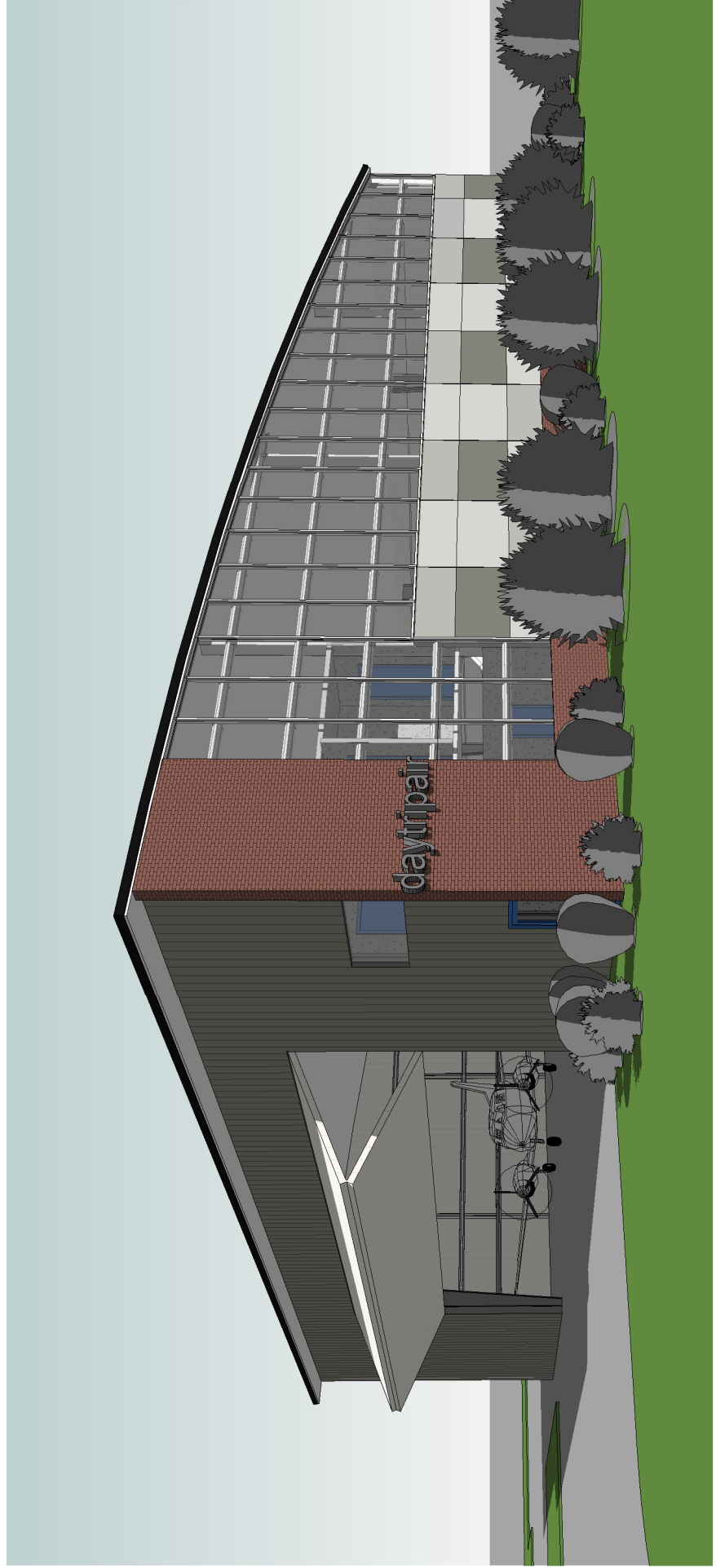


SUMMIT HANGAR

M. Mangold

PRELIMINARY
NOT FOR CONSTRUCTION







PC Meeting of: October 20, 2015

The City of Bentonville, Arkansas

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

**REZONING: Hope Church of NWA
R-1, Single Family Residential to C-2, General Commercial
Current Planning Division Correspondence: Planning Commission Staff Report**

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: October 20, 2015

GENERAL INFORMATION

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

Applicant/Current Owner: Hope Church of NWA

Representative: Engineering Services, Inc. (Craig Davis)

Requested Action: Rezoning

Location: 1700 Southeast Moberly Lane

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: C-2, General Commercial

Future Land Use Map Designation: Commercial

BACKGROUND / HISTORY

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

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

Surrounding Land Uses & Zonings:

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

Surrounding Streets & Classifications:

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

LEGAL NOTIFICATIONS

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

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

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

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

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

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

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

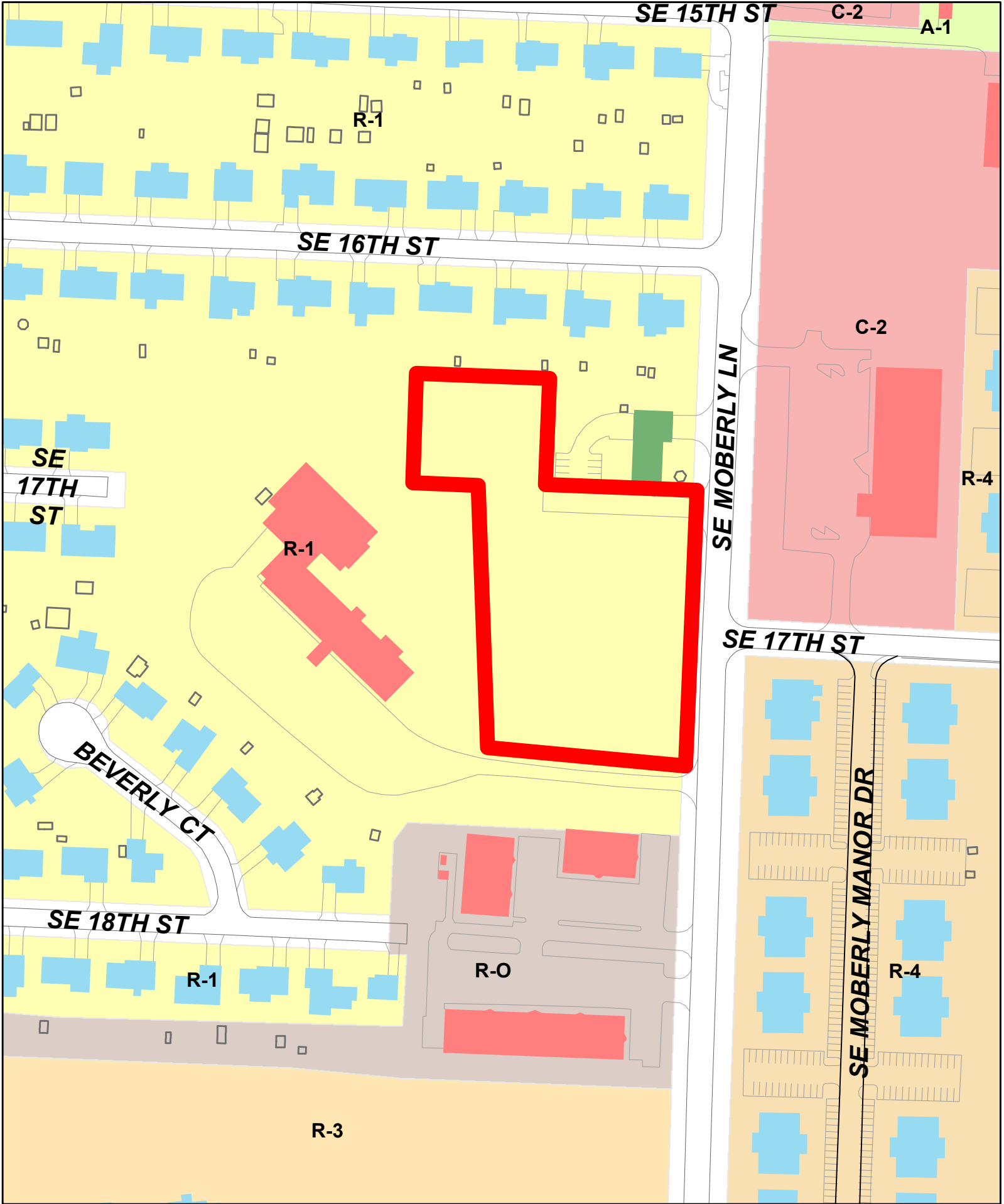
Finding(s) of Staff: City services are adequate at this location. There is no foreseen adverse impact to public services or emergency services at this location.

ANALYSIS, CONCLUSION, & SUMMARY

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

STAFF RECOMMENDATION

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



Planning Commission Staff Report
Conditional Use: Wal-mart DC Hydrogen Storage Facility
Project Number: 15-02000015

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

GENERAL INFORMATION:

Applicant: Walmart Distribution Center

Representative: David Samora

Requested Action: Conditional Use Permit Approval

Location: 5801 Southwest Regional Airport Boulevard

Existing Zoning: I-2, Heavy Industrial

Land Use Plan: Industrial

Proposed Use: Hydrogen Storage and Compression

BACKGROUND:

The applicant has submitted a Conditional Use for the Bulk Storage of Highly Flammable materials in a I-2, Heavy Industrial zoning district located at 5801 Southwest Regional Airport Boulevard. An 18,000 gallon tank will store Hydrogen that will be used to power the forklift utilized within the warehouse facility. The tank will be in use 24 hours a day. The tank will be located within a 72'x45' area located on the south side of the property. Hydrogen will be dispersed inside the warehouse at 4 fueling station. The tank will be located 169' from the southern property line. Representatives from Plug Power have been working with the Fire Marshall to meet all 2012 Arkansas State Fire Prevention Code and the 2010 Fuel and Gas Code requirements.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	PUD, Planned Unit Development and R-1, Single Family Residential	Low Density Residential, High Density Residential, and Commercial
South	R-1 Single Family Residential and Unincorporated Land	Commercial and Industrial
East	R-1 Single Family Residential and Unincorporated Land	Agriculture, Industrial, Low Density Residential
West	I-1 Light Industrial, A-1 Agricultural District; C-2 General Commercial, R-1 Single Family Residential	Industrial and High Density Residential

STREETS

Direction	Name	Classification
North	Southwest Regional Airport Boulevard	Arterial
South	South Morning Star Road	Arterial
East	-	-
West	Southwest Regional Airport Boulevard	Arterial

Site Inspection: A site inspection was completed; this property is currently the site of a Wal-Mart Distribution Center.

Public Notice: On September 24, 2015 a notice was published in the *Arkansas Democrat-Gazette*, *Northwest Arkansas Addition* and a public hearing notice sign was posted on the property on October 1, 2015. This meets legal noticing requirements and is adequate for the scope of this project.

STANDARD CONDITIONS OF APPROVAL:

1. All technical review comments must be addressed before building permits are issued.
2. The installation must meet the standards as set forth in the 2012 Arkansas State Fire Prevention Code and 2010 International Fuel and Gas Code.
3. A Fire Department Inspection must be conducted and

ISSUES / ANALYSIS:

SEC. 301.6. Planning Commission

E. Standards for Approval. In carrying out the purpose of this section, the Commission's consideration shall include, but not be limited to, the following development standards and design specifics. The appropriateness of these standards shall be determined at the discretion of the Planning Commission for each specific conditional use location.

1. The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.
2. The proposed land use shall be compatible with other area properties located near it.
3. The proposed use shall be in compliance with the provision of "Conditional Uses" as set out in this Ordinance.
4. The proposed use shall be in conformance with all applicable provisions stated in this Ordinance for the district in which the use is to be located. The use shall facilitate public convenience at that location.
5. The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this Ordinance and ingress and egress and pedestrian ways shall be adequate.
6. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.

7. Landscaping and screening of the proposed use shall be in accordance with these Ordinance regulations and the City of Bentonville landscaping regulations.
8. Proposed use signage shall be in accordance with the provisions of this Ordinance.
9. Open space located on the proposed use shall be maintained by the owner/developer.
10. The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this Ordinance.
11. The Planning Commission shall in no case authorize less than minimum requirements of the Ordinance relating to height, area, setbacks, parking or landscaping.
12. The Planning Commission shall not permit any use in a zone as a conditional use that is not permitted under the Zoning Ordinance.

The conditional use is allowed on appeal in the **(I-1, Heavy Industrial)** district.

Allowed under the Protective Covenants of the subdivision. Not applicable

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

RECOMMENDATION:

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

City of Bentonville, AR

Conditional Use – Permit Application 9/8/15

Applicant: Plug Power, Inc.

Project Name: Walmart Distribution Center – Hydrogen Storage and Compression System

Section 5. Narrative:

a. Proposed Use and reason for proposed use:

Provide and install electrical, mechanical, structural and equipment infrastructure in existing warehouse trailer parking area to accommodate a hydrogen storage and compression system which includes: 18,000 gallon liquid horizontal hydrogen storage tank, liquid pumps and controls, high pressure vaporizer (heat exchanger), low pressure vaporizer, high pressure gaseous storage vessels and gaseous compressor

Plug Power has entered an agreement with Walmart to convert the material handling equipment existing fleet's power source from lead acid batteries to hydrogen fuel cells. Plug Power designs and manufactures hydrogen fuel cell systems that replace conventional lead acid batteries in equipment powered by electricity. The Plug Power GenDrive system integrates a hydrogen fuel cell that allows the system to "recharge" in a matter of minutes as opposed to a matter of hours for conventional batteries. The GenDrive unit powers the forklift and occupies the same space that was designed for a conventional battery. Plug Power does not manufacture forklifts, just systems that provide the power in a more efficient and environmentally friendly way than standard batteries.

b. Site Plan – see attached sheet 9137-CVR-001

c. Hours of Operation: No change to current hours of operation is 24 hours per day / 7 days per week / 365 days per year

d. Indoor and Outdoor areas to be utilized:

- a. Indoor: 5'x5' area in existing warehouse for dispensers (4)
- b. Outdoor: 72'x45' in existing truck trailer parking storage area

e. Planned indoor and outdoor structural changes:

- a. Indoor: none
- b. Outdoor: replace existing asphalt with concrete pad and piers for tank, install storage tank, storage tubes, heat exchangers and pump skid

f. Parking needs: No additional parking required

- g. Planned Outdoor lighting changes: See photo: (4) exterior pad lights mounted 10' high



- h. Anticipated patrons, clients, deliveries: 1 vehicle delivery every 2 weeks
i. Proposed number of employees: No net change
j. Photographs of the property: See photo of equipment pad area



Planning Commission Staff Report

Preliminary Plat: Amber Ridge South at Woods Creek

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

GENERAL INFORMATION:

Project Number: 15-08000005

Applicant: Bart Bauer

Representative: Blew and Associates

Requested Action: Preliminary Plat Approval

Location: Lot 36 Amber Ridge at Woods Creek.

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Medium Density Residential

BACKGROUND:

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

SURROUNDING LAND USES AND ZONING:

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

STREETS

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

STANDARD CONDITIONS OF APPROVAL:

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

ISSUES / ANALYSIS:

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

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

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

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

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

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

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

Waiver(s):

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

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL .

