Planning Commission
Agenda
September 1, 2015

I. Call to Order
II. Approval of Minutes
III. New Business

1. **My Village Dentistry** — **Large Scale Development**
   1909 East Central Avenue

2. **Gourley Hangar** — **Large Scale Development**
   2410 Southwest Aviation Street

3. **Arbor Lane II Subdivision Phase 1** — **Final Plat**
   Southwest Juniper Avenue

*Denotes Public Hearing

Planning Commission
Minutes
August 18, 2015

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

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

Absent: Richard Binns

City Staff: Troy Galloway, Beau Thompson and Jon Stanley

Motion to approve the minutes of August 4, 2015 as written.
Approved 6-0

Consent Agenda:

1. Lot 26 Block 10 W.A. Burks Addition — Property Line Adjustment
   Fillmore Street and Park Street

2. Lots 4 & 5 A&T Addition — Property Line Adjustment
   Southwest 8th Street and South Walton Boulevard

3. Lot 1 Campbell Subdivision — Lot Split
   Northeast C Street and Northeast Blake Street

Approved 6-0

New Business:

Item #1
Carlson, Davisson, MSB Holdings, LLC, & Drummond Industries: (15-09000028) Rezoning, 204 & 206 Northwest 3rd Street & 301 Northwest 'A' Street.
The applicant has requested a rezoning from R-1, Single Family Residential to D-E, Downtown Edge.
Opened public hearing
No public comment
Closed public comment
Approved 6-0

Item #2
Bike Rack Group, LLC/Newell development, Rezoning, 909 North Main Street, Zoned R-1, Single Family Residential.
The applicants have requested a rezoning from R-1, Single Family Residential to RC-2, Central Residential-Moderate Density for the property located at 909 N. Main Street in the W.A. Burks Addition.
Opened public hearing
No public comment
Approved 6-0

Item #3
Cottonwood Development LLC: (15-09000030)Rezoning, Southeast 22nd Street and Southeast G Street, Zoned Planned Unit Development, Lot 24, Cottonwood Village Phase 3.

The applicant has requested a rezoning from PUD, Planned Unit Development to C-2, General Commercial. The rezoning request is consistent with the City of Bentonville's Future Land Use Map, which depicts this property as office.
Opened public hearing
No public comment
Closed public hearing
Approved 6-0

Item #4
CTP Development Inc: (15-02000011)Conditional Use, Benton County Bar Association, 200 East Central Avenue Lots 32,33,3,55,56,57 Bentonville Original, DC, Downtown Core.
The applicant has submitted a Conditional Use application to allow for an invite only cookout/concert for a 50th year anniversary celebration for one of its employees. The event is scheduled for September 25, 2015 from the hours of 4:00pm to 9:30pm. The area to be utilized will include the exterior parking lot/porch and interior office located at "Tucker Corner" on the southeast corner of the intersection of East Central Avenue and Southeast 'A' Streets. The applicant is not proposing changes to the existing structures, traffic/parking areas or outdoor areas. It is anticipated that approximately 30 to 50 guests will attend the event.
Opened public hearing
No public comment
Closed public hearing
Approved 6-0

Item #5
Russell Daniel (15-02000014)Conditional Use ,McClarty Daniel Nissan Tent Sales, 2601 Southeast Moberly Lane, Lot 8 Covington Center Subdivision, Zoned C-2, General Commercial.
The applicant has submitted a conditional use for a temporary use located at 2201 Southeast Moberly Lane. McClarty Daniel Chrysler, Dodge, Jeep, Ram (CDJR) is requesting 4 tents be used for sales events 4 times a year for a two weeks each time (14 days). The applicant states that due to the short notice given by the car manufactures the applicant does not have adequate time to request the conditional use for each event. No balloons or banners shall be permitted with this conditional use permit. Hours of operation will be 8:00am to 8:00pm for the duration of each event with the potential for some events to last until midnight. No structural or site changes are being proposed nor will there be any changes to the parking or traffic flow patterns that currently exist within the property. No outdoor lighting changes are anticipated.
Opened public hearing
No public comment
Closed public hearing
Approved 6-0

Item #6
Russell Daniel: (15-02000013)Conditional Use, McClarty Daniel Chrysler, Dodge, Jeep, Ram(CDJR), Tent Sales, Lot 1, Sunshine School Subdivision, Zoned C-2, General Commercial.
The applicant has submitted a conditional use for a temporary use located at 2201 Southeast Moberly Lane. McClarty Daniel Chrysler, Dodge, Jeep, Ram (CDJR) is requesting 4 tents be used for sales events 4 times a year for a two weeks each time (14 days). The applicant states that due to the short notice given by the car manufactures the applicant does not have adequate time to request the conditional use for each event. No balloons or banners shall be permitted with this conditional use permit. Hours of operation will be 8:00am to 8:00pm for the duration of each event with the potential for some events to last until midnight. No structural or site changes are being proposed nor will there be any changes to the

parking or traffic flow patterns that currently exist within the property. No outdoor lighting changes are anticipated.
Opened public hearing
No public comment
Closed public hearing
Approved 6-0

Item #7
Janett Self: (13-02000016)Janett's Tiny Tots, Conditional Use Permit, 4400 Southwest Lilly Lane, Zoned R-1, Single Family Residential.
The applicant has submitted a conditional use permit extension for a Large Child Care Facility located in an R-1, Single Family Residential zoning designation. According to the Supplemental Regulations 8 children maximum are allowed under a Home Based Large Child Care Facility. The proposed hours of operation are from 7:00 am to 5:30 pm. The applicant plans to utilize a room off the kitchen and the breakfast area as a play room and the fenced in back yard for outside play. The request is to extend the permit issued in February 2013. To date the City of Bentonville has not received any comments concerning the operation of the in home daycare.
Opened public hearing
No public comment
If approved the following conditions shall apply:

1. All technical review comments must be addressed before building permits are issued.
2. The conditional use permit must be resubmitted for review after 2 years from the approval date.

Approved 6-0

Item #8
Jeff & Julie Fackler: (15-05000027)Property Line Adjustment, Lot 9, Block 4, Block 4 of Deming's Addition, Northwest 'A' Street & Northwest 4th Street, Zoned R-1, Single Family Residential.
The applicant has submitted a property line adjustment for property located on the northwest corner of the intersection of Northwest 'A' Street and Northwest 4th Street. The plat as provided by the applicant proposes the creation of 1 new lot from 2-1/2 existing lots and will be known as Lot 9 (0.31acres), Block 4 of Deming's Addition. Thirty feet of right-of-way is being dedicated along Northwest 'A' Street and utility easements are also be dedicate to serve the new lot. Water and sewer services are available to this location.
The applicant have requested a waiver:

- Waiver to The Design Standards, Streets, Right of Way Dedication Requirements: (Art 1100, Sec 1100.5.B) Ordinance states that Subdivisions and large-scale developments shall dedicate sufficient right-of-way to bring those streets which the Master Street Plan shows to abut or intersect the development into conformance with the right-of-way requirements of the most recently adopted Master Street Plan for said streets. The current Master Street Plan requires 70' of right -of-way be dedicated for a Collector street, 35 feet from centerline and the applicant is requesting to dedicate 30 feet from center line. (See attached waiver request letter provide by the applicant.)

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

Motion to approve the property line adjustment of Lot 9, Block 4 of Deming's Addition
Approved 6-0

Item #9
Cottonwood Development Co LLC: (15-06000020)Large Scale Development, Southeast G Street Parking Lot, Southeast G Street and Southeast 22nd Street, Zoned PUD/C-2 General Commercial Proposed)
The applicant has submitted a large Scale Development for a 527 stall parking lot located at the southeast corner of Southeast 22nd Street and Southeast G Street. The parking lot is needed to provide additional parking for the development located to the south. Access will be provided by two curb cuts onto Southeast G Street and one onto Southeast 22nd Street. Detention was previously constructed with the development of Cottonwood Village commercial subdivision.

The applicant has requested a waiver of the interior greenspace:
The subdivision regulations require 15% interior greenspace and the applicant is proposing 8% interior greenspace. Per the applicant a portion of the parking lot is temporary for an adjacent development with an unknown timeframe. Once the parking is not needed for the adjacent development a building will be constructed in the location where the greenspace is not being provided.
Motion by Grider, seconded by Haynie to approve the large scale development.
Approved 6-0

Motion to approve the large scale development of Lot 24 Cottonwood Village Phase 3
Approved 6-0

Item #10
Troy link Enterprises, LLC: Large Scale Development, 8W Center, South Walton Boulevard & Southwest 8th Street, Zoned C-3, Central Commercial.
The applicant has submitted a Large Scale Development for a 1.1 acre piece of property located at the intersection of Southwest 8th Street and South Walton Boulevard. The plans as provided indicate the construction of a 180,000 square feet, 6 story office and general commercial building that will be known as 8W Center. One hundred and eighty parking spaces are required and 180 parking spaces are being provided of which 6 are handicap accessible. Eleven percent open space is being provided. The exterior of the building is to be constructed of glass, brick, architectural stone and a zinc composite metal panel. On-site stormwater detention is not required for this development. A Fe in Lieu for sidewalk improvements along Southwest 8th Street has been accepted; all other street improvements have been funded and designed with the project. Water service is available to this property. Sewer is not available at this time.
Beau-10'sidewalk on Walton Blvd, through ATM Drive
Approved with the standard conditions of approval.
Approved 6-0

Item #11
Arvest Bank(15-06000011)Arvest ATM, Large Scale Development, South Walton Blvd, Zoned C-2, General Commercial.
The applicant has submitted a Large Scale Development for a 0.15 acre piece of property located along South Walton Boulevard. The plans as provided indicate the relocation and construction of an Arvest Bank drive through Automatic Teller Machine (ATM). Four parking spaces are being provided for service vehicles. The plans propose an entrance point from Walton Boulevard and a shared exit with 8W Center to the north onto Walton Boulevard. The ATM will be pre-manufactured with concrete/rock siding. All signage on the ATM and located within the project boundaries will require a separate permit. Water service is available to this property.
Approved 6-0

Item #12
Mitchell and Brittany Pruitt: Waiver Request, Design Standards Sidewalks, 5790 Southwest Opal Road, Zoned A-1
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. Opal road is currently a rural road with open ditches and approximately 20' of asphalt. Any improvements to Opal road would potentially require the reconstruction of any sidewalks installed previously. Currently the pedestrian traffic in this area is extremely low or nonexistent.

Motion by Havner, seconded by Grider to approve the waiver request
Approved 6-0

Planners Report:

TG-Our downtown area is growing, we are seeing more rezoning and variance come thru. I have contacted Houseal Lavigne for suggestions on our development for the downtown area.

Beau-In house projects, Premier Dermatology, added 10 parking spaces and the other In-House tunnel crossing at South Walton Blvd & Medical Center Parkway greenway under Walton Blvd. Most have reached approval.

Next tech review we have 4 or 5 items to review.

Motion by Havner, seconded by Grider to adjourn

Meeting adjourned

Diane Shastid

Planning Commission Staff Report
Large Scale Development: My Village Dentistry Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: September 1, 2015

GENERAL INFORMATION:

Project Number: 15-06000021

Applicant: My Village Dentistry (Dr. William Mahon)

Representative: Gray Rock Consulting (Dirk Thibodaux)

Requested Action: Large Scale Development Approval

Location: 1909 East Central Avenue

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development for a two story 4,030 square feet building to be known as My Village Dentistry Addition. Twenty five parking spaces are required and 45 total spaces are being provided including 3 accessible spaces. An interactive garden area will be located in the northeast corner of the property and includes a water feature, pavilion and train caboose. On-site storm water detention is being provided. The exterior of the building is to be constructed of fiber cement siding, brick/stone wainscoting, aluminum windows and metal roof.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: With Parking in front	20'	-
Front: Without parking in front	50'	26' South/21' West
Side: Adjacent to non-residential district	7'	107' East
Side: Adjacent to residential district	30'	-
Rear: Adjacent to non-residential district	20'	260' North
Rear: Adjacent to residential district	30'	-
Height	60'	19'
Landscape Coverage	8%	8%
Parking		
Standard Stalls	23	42
Handicap Stalls	2	3
Total:	**25**	**45**

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use Plan Classification
North	A-1, Agricultural	Open Space/Public
South	C-2, General Commercial	Commercial
East	C-2, General Commercial	Commercial
West	C-2, General Commercial	Mixed Use

STREETS:

Direction	Name	Classification
North	-	-
South	East Central Avenue	Arterial
East	-	-
West	Northeast Martin Luther King Jr. Parkway	Local

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 will be maintained in healthy living condition and all plant material that dies shall be replaced.

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 home to the existing My Village Dentistry practice in a developed commercial area.

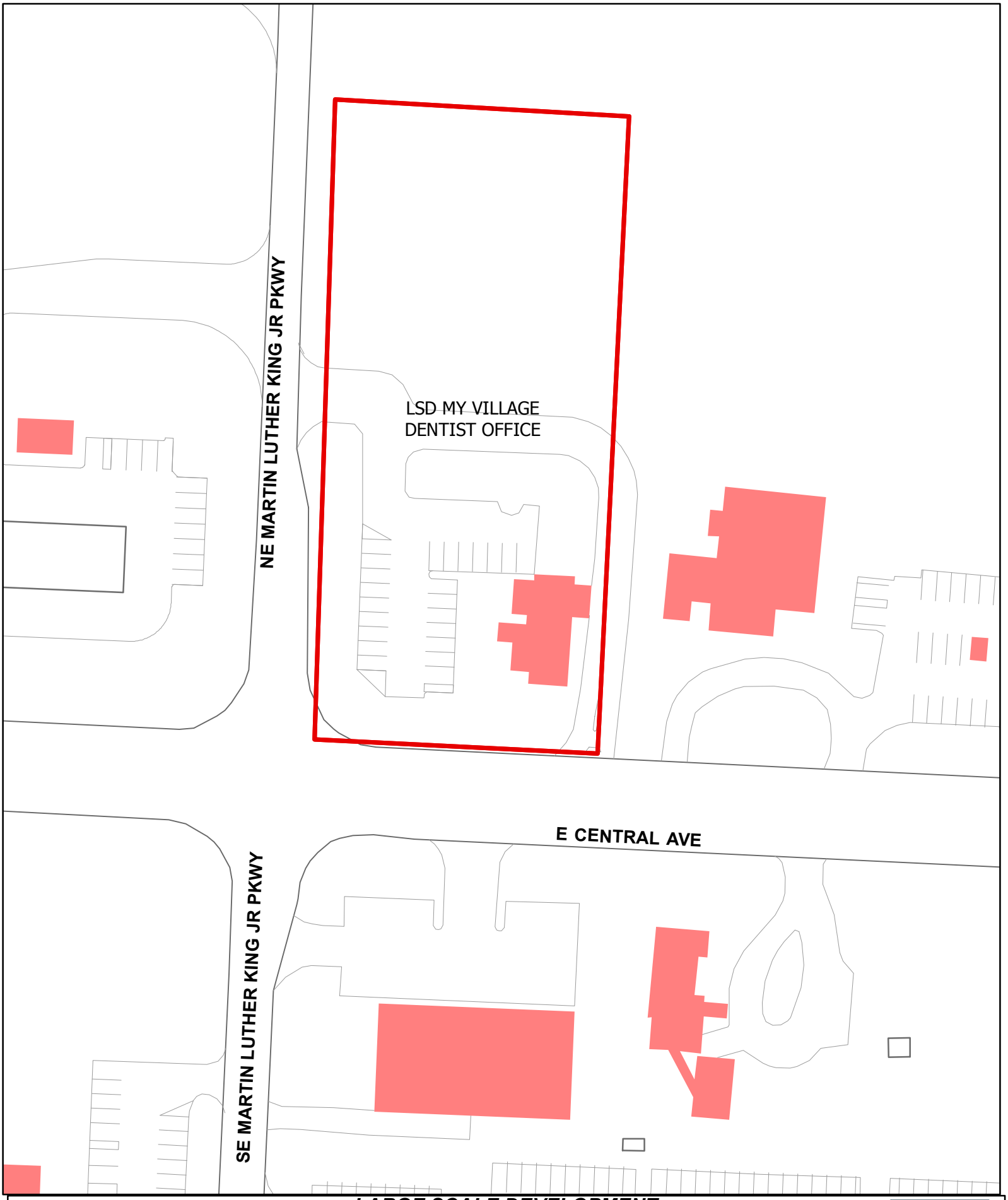
Drainage Report: A drainage report/letter was submitted and tentatively approved by the city engineer.

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

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

RECOMMENDATION:

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



N
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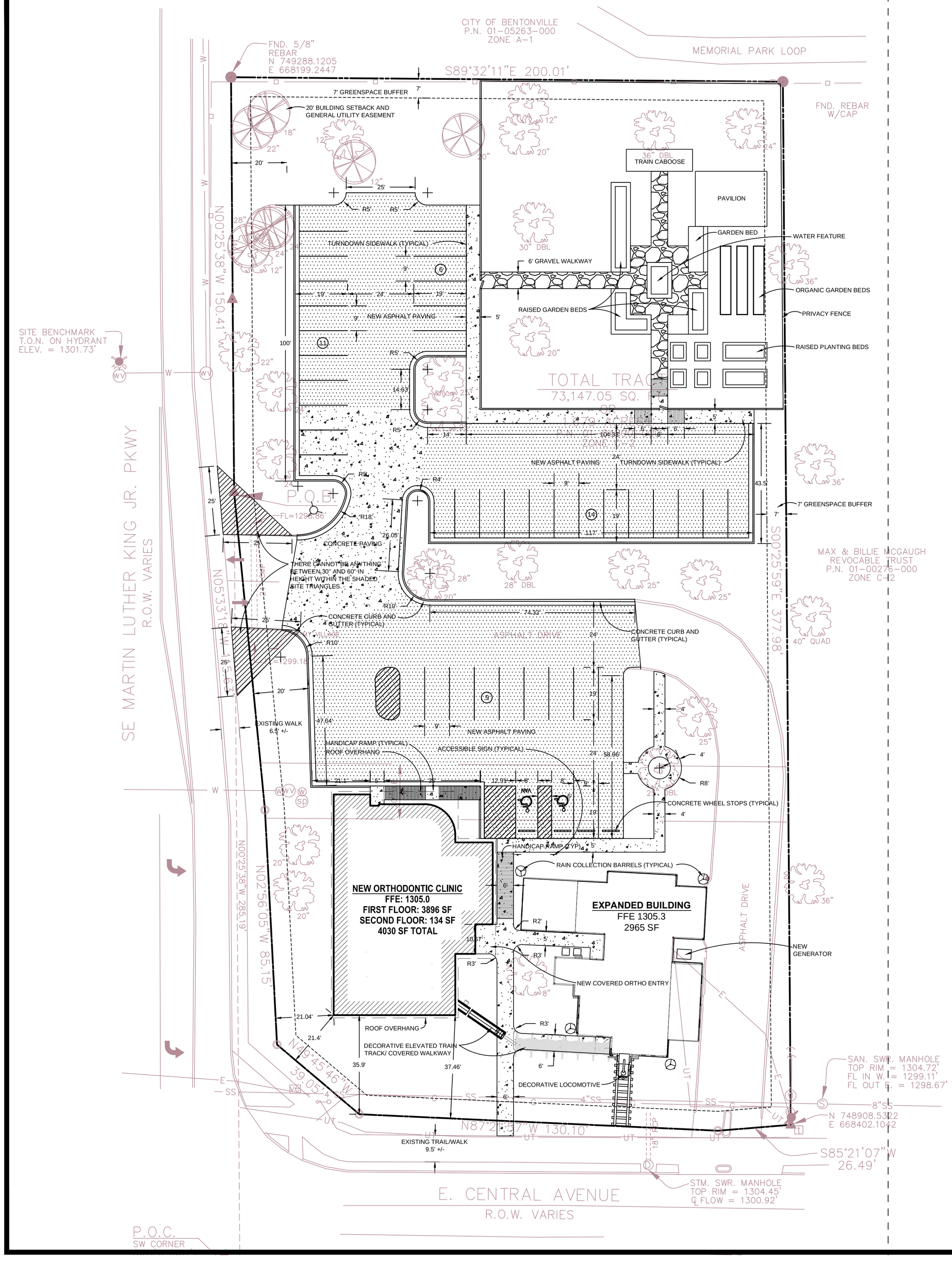
1 inch = 75 feet

LARGE SCALE DEVELOPMENT
MY VILLAGE DENTIST OFFICE
1909 E CENTRAL AVE
15-06000021 ZONE C-2

THE CITY OF BENTONVILLE



GENERAL NOTES:

1. REMOVE ALL VEGETATION AND TOPSOIL FROM PROPOSED AREAS TO BE DISTURBED AND STORE FOR LATER USE. REGRADE AND FURNISH ADDITIONAL TOPSOIL AS REQUIRED. SEED AND STRAW ALL AREAS DISTURBED BY CONSTRUCTION, UNLESS IDENTIFIED TO BE SOD.

2. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE PATTERN DURING CONSTRUCTION.

3. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS ON SITE AND IMMEDIATELY REPORT ALL MAJOR DISCREPANCIES (IF ANY) TO THE ARCHITECT.

4. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO REMAIN. ANY DAMAGE TO SAID ITEMS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

5. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE REGULATIONS.

6. ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS (IF ANY) SHALL BE INCLUDED IN BASE BID. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES.

7. REFER TO PROJECT DETAIL SHEETS FOR ASPHALT PAVEMENT SECTIONS, CONCRETE PAVEMENT SECTIONS, AND SIDEWALK DETAILS.

8. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.

9. ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE CITY OF BENTONVILLE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.

10. CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY OF BENTONVILLE STREET DEPARTMENT PRIOR TO PERFORMING ANY STREET CUTS.

11. SLOPE FINISH GRADES, SIDEWALKS, AND PAVING AWAY FROM BUILDING FOR POSITIVE DRAINAGE.

12. ALL PARKING SPACES INDICATED AS ACCESSIBLE SPACES SHALL RECEIVE ACCESSIBLE PAVEMENT MARKINGS, AND SHALL BE IN ACCORDANCE WITH ADA STANDARDS OR THE CITY OF BENTONVILLE REGULATIONS, WHICHEVER IS MORE RESTRICTIVE. REFER TO DETAIL SHEETS.

SITE NOTES:

1. SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CITY OF BENTONVILLE. SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL SIGNAGE SHALL CONFORM TO THE LATEST MUTCD REQUIREMENTS.

2. CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION. ALL PAVEMENT ARROWS, STOP BARS, CROSS HATCHING, CROSSWALKS, STRIPING, AND OTHER PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE INSTRUCTED IN THE PROJECT SPECIFICATIONS.

3. ALL CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, AGGREGATE BASE, ETC. SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE ARCHITECT, THE OWNER, AND THE ENGINEER.

4. ALL SAW CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT / CURB REMOVAL MAY VARY: SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT / CURB IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL.

5. ALL DIMENSIONS ARE TO CENTER OF STRIPE, EDGE OF PAVEMENT, FACE OF BUILDING, OR FACE OF CURB UNLESS OTHERWISE SPECIFIED.

6. ALL OFF-SITE EASEMENTS (PERMANENT AND TEMPORARY), IF ANY, ARE THE RESPONSIBILITY OF THE OWNER TO OBTAIN.

7. PER THE CITY OF BENTONVILLE, NO ADDITIONAL STREET CUTS WILL BE ALLOWED ONTO MARTIN LUTHER KING, JR. PARKWAY.

EXISTING LEGEND

- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- CLEAN-OUT
- LIGHT POLE SINGLE LIGHT
- SIGN POST
- GUARD POST
- ROOF DRAIN
- E — E — UNDGR ELECTRIC
- SS — SS — SANITARY SEWER LINE
- W — W — WATER LINE
- FLOWLINE
- 1293 — CONTOUR LINE
- ×1250.00 — SPOT ELEVATION
- XX — PARKING SPACES

PROPOSED LEGEND

- REGULAR-DUTY ASPHALT PAVING
- CONCRETE SIDEWALK
- GRAVEL WALKWAY
- CONCRETE CURB & GUTTER
- 3 — PROPOSED PARKING SPACES
- VAN ACCESSIBLE PARKING STALL
- LIGHT FIXTURE POLE AND BASE RE: MEP

PARKING REQUIREMENTS:

REQ'D: 1 SPACE PER 300 SQ FT
6,995 SF / 300 = 23 SPACES

PROVIDED: 45 SPACES

ACCESSIBLE: 2 REQUIRED, 2 PROVIDED

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

0 20' 40'

SCALE 1" = 20 FEET

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 8325 DAVID A. GILBERT 8-24-2015

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE

NO.	DATE	REVISION

My Village Dentistry Addition
PHASE II

1909 East Central Avenue
Bentonville, Benton County, Arkansas

GRAY ROCK, LLC.
5204 Village Parkway, Suite 11
Rogers, Arkansas 72758
www.grayrockconsulting.com
479.250.9131 office
800.887.7665 fax

Gray Rock
Civil Engineering & Landscape Architecture

PROJECT NO.	SCALE
15-227b	1"=20'

DATE: AUGUST 24, 2015

SITE PLAN

SHEET NO. C2.0

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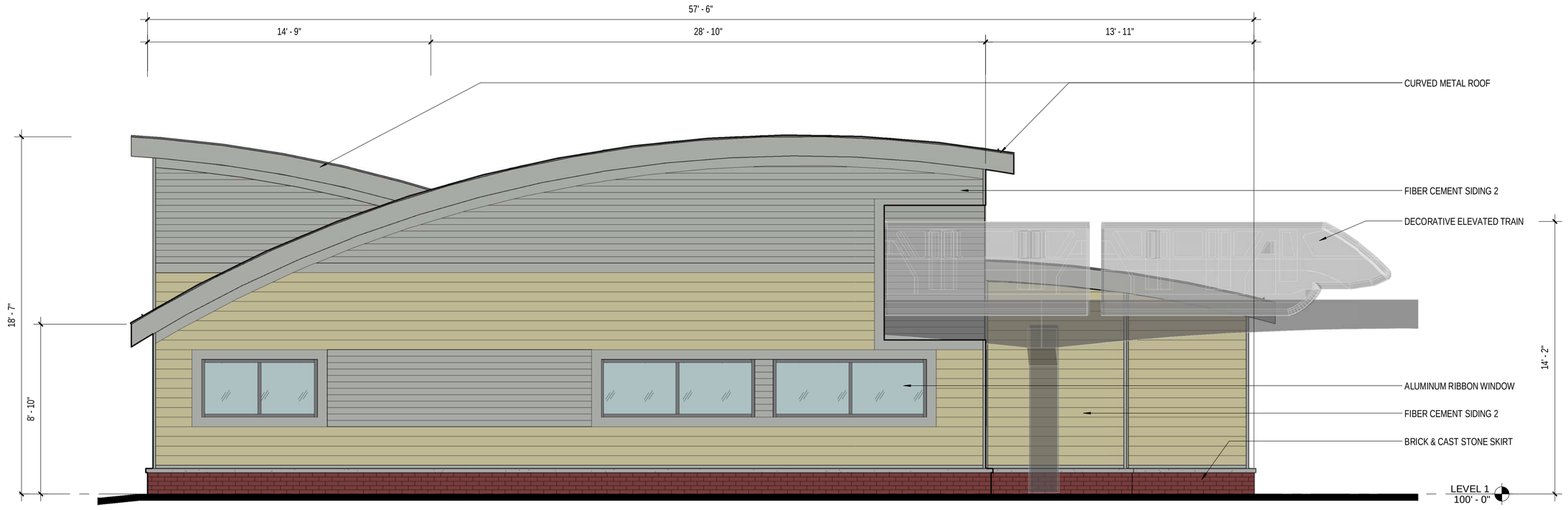
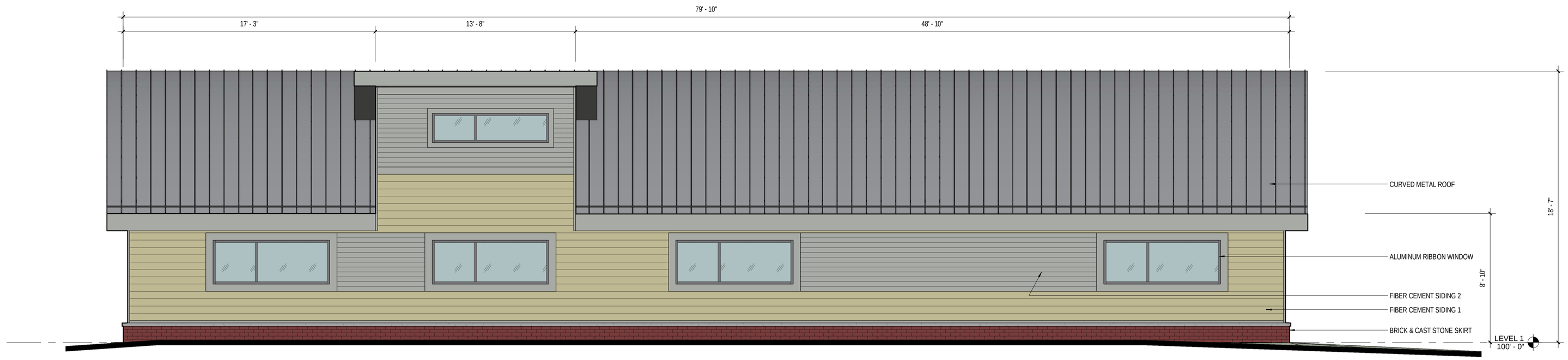


1 SOUTH ELEVATION
1/4" = 1'-0"



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

My Village Pediatric Dentistry

07.27.2015 ARCHITECTURAL ELEVATIONS - ORTHODONTIC CLINIC

CORE ARCHITECTS

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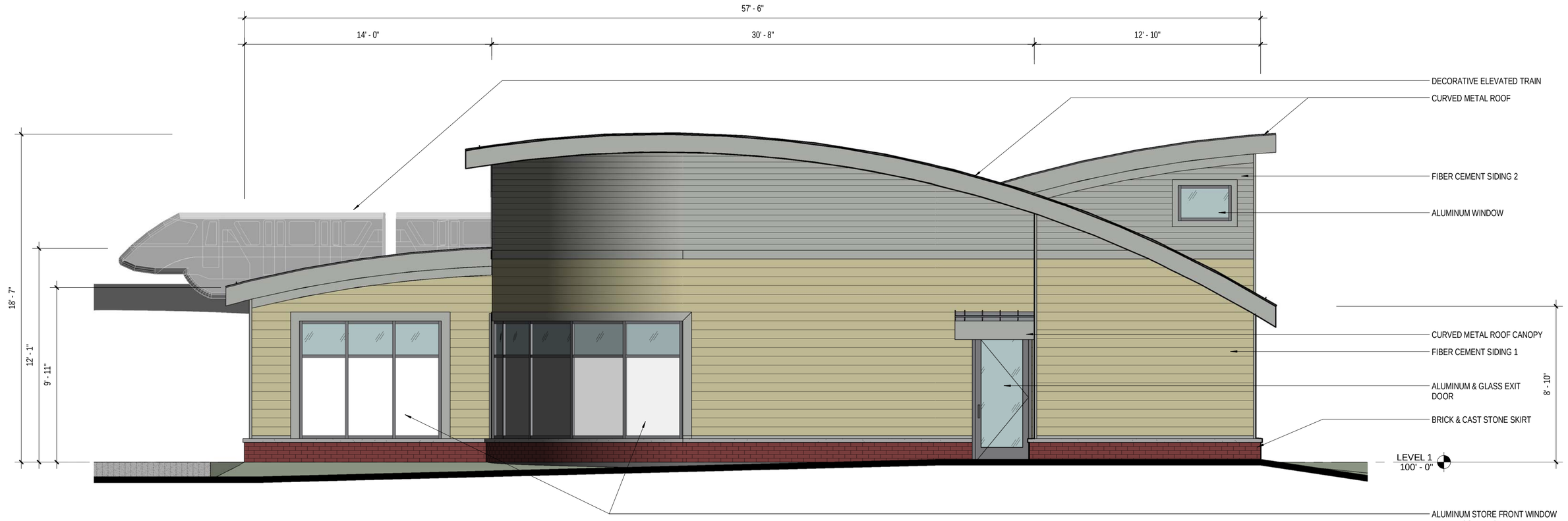


1 NORTH ELEVATION
1/4" = 1'-0"

My Village Pediatric Dentistry

07.27.2015 ARCHITECTURAL ELEVATIONS - ORTHDONTIC CLINIC

CORE ARCHITECTS

Planning Commission Staff Report
Large Scale Development: Gourley Hangar, 2410 Southwest Aviation Street

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: September 1, 2015

GENERAL INFORMATION:

Project Number: 15-06000022

Applicant: Craig Gourley

Representative: Blew & Associates (Gerald Fox.)

Requested Action: Large Scale Development Approval

Location: 2410 Southwest Aviation Street

Existing Zoning: A-1, Agricultural

Land Use Plan: Public

BACKGROUND:

The applicant is seeking Large Scale Development approval for a 6,300 square feet airplane hangar located at 2410 Southwest Aviation Street. The plans as provide by the applicant indicate that access to the site will be from a single curb cut along Southwest Aviation. The plans also included the construction of sidewalk along Southwest Aviation Street and the installation of street trees. The exterior of the building will be constructed of Metal R-Panel and a 4' high brick/stone veener wainscoting along the street facing side of the structure. On-site detention is not required and storm water will be released into an existing roadside ditch.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	58' East
Front: Without parking in front	20'	-
Side: Adjacent to non-residential district	7'	15' North & South
Side: Adjacent to residential district	30'	-
Rear: Adjacent to non-residential district	20'	20' West
Rear: Adjacent to residential district	30'	-
Height	60'	16'-0"
Landscape Coverage	8%	8%
Parking		
Standard Stalls	0	2
Handicap Stalls	0	0
Total:	**0**	**2**

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural	Public
South	A-1, Agricultural	Public
East	C-2, General Commercial	Commercial
West	A-1, Agricultural	Public

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Southwest Aviation 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 will be maintained in healthy living condition and all plant material that dies shall be replaced.

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 a vacant parcel located on the east side of the city's municipal airport.

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

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

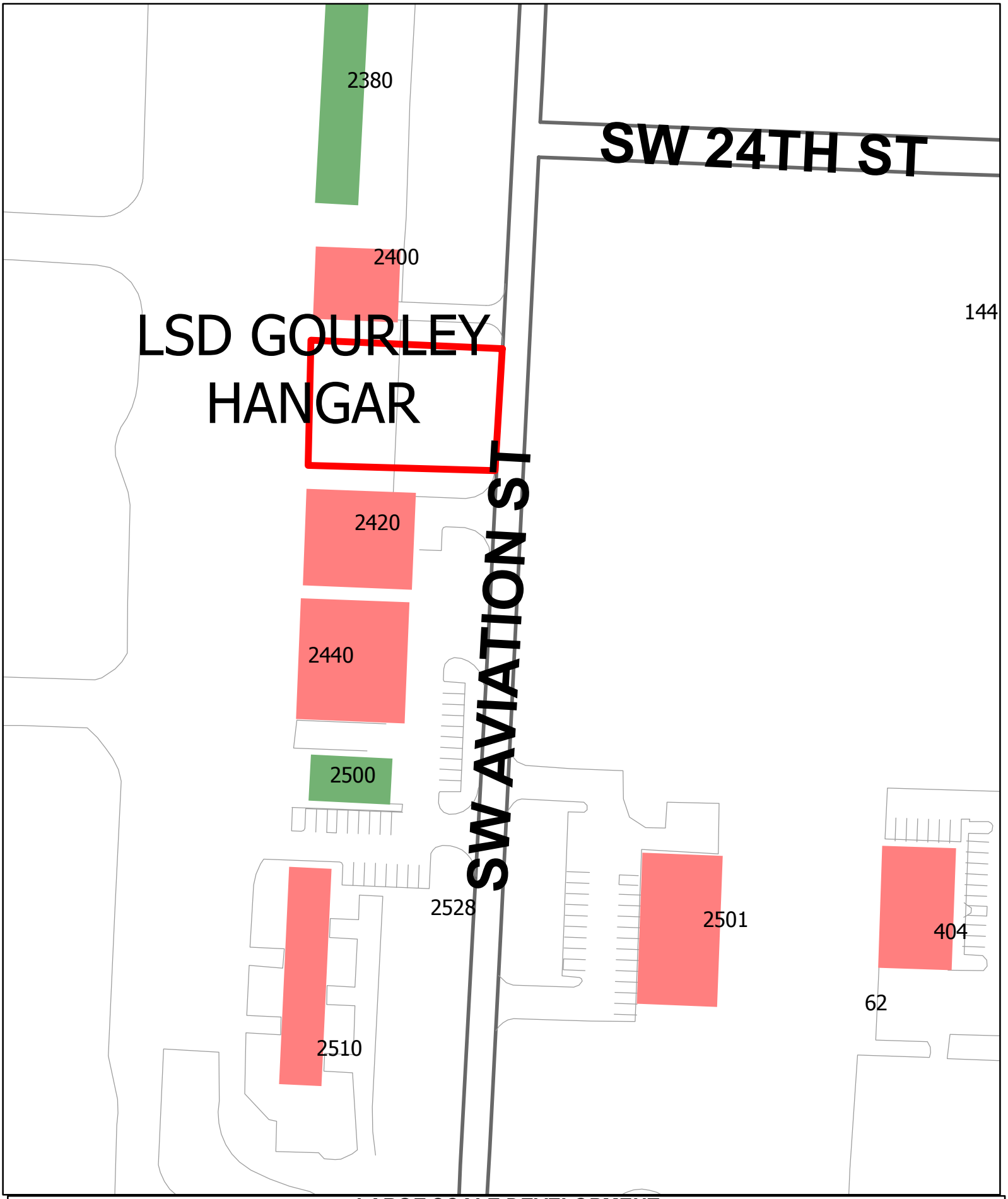
- *Waiver(s):* Waiver #1 – **Design Standards, Building Design, Material**: Ordinance requires that the primary material constitute at least 75% of the wall area excluding glass and that that primary exterior material shall consist of a combination of brick, textured concrete block, or natural stone. The applicant is requesting this requirement be waived based on the statements in the attached waiver letter. The architecture is consistent with previously approved hangars and terminals. New elevations show 4' high masonry wainscot along east side facing Southwest Aviation Street.

- Waiver #2 – **Design Standards, Access Requirements, Curb Cuts, Distance between Curb Cuts:** Ordinance requires that the minimum distance between curb cuts for streets that are 30 mph be 100 feet measured the centerline of the exiting drives to the centerline of the proposed drive. The applicant is proposing 77 feet of separation be allowed. (Reference attached site plan)

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

RECOMMENDATION:

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



N
W E
S

1 inch = 100 feet

LARGE SCALE DEVELOPMENT
GOURLEY HANGAR
2410 SW AVIATION ST THADEN ADDITION
15-06000022 ZONE A-1

THE CITY OF BENTONVILLE

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

Gerald Fox, PE, PLS
Blew & Associates, PA
524 West Sycamore, Suite 4
Fayetteville, Arkansas 72703

Chairman and Members
Bentonville Planning Commission
City of Bentonville
305 SW 'A' Street
Bentonville, Arkansas 72712

SUBJECT: Waiver Request for Building Materials
Gourley Hangar, 2410 SW Aviation Street
Blew Project Number 15-700

August 21, 2015

To Whom It May Concern:

On behalf of Craig Gourley, I respectfully request your consideration of the waiver described below. Mr. Gourley plans to build a Hangar at 2410 SW Aviation Street. Our request for relief on Building Materials meets the four (4) conditions for a waiver as follows:

1. *Requirement – That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.* Response – Airplane hangars typically have metal siding to keep the weight of the hangar door down. The door comprises a significant portion of the west façade of the building. The north, south and east (street side) facades are designed to meet or exceed the design scheme of the other hangars facing SW Aviation Street. Per Section 1100.13.A "The design standards in this section are intended to implement the city's vision for commercial development," this building will not have a "commercial" use and will be for the storage of a private airplane. We therefore believe that the commercial design standards should not apply.
2. *Requirement – That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.* Response – The waiver will allow the applicant to build a structure that will be similar to the surrounding buildings and thereby create a smooth, cohesive theme across the overall development, which in turn will promote the "enjoyment" of the applicant.
3. *Requirement – That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.* Response – By matching the design standard of the other hangars along SW Aviation Street, this development will not be detrimental to the public health, safety and welfare or injurious to the other property in the area.
4. *Requirement – That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in the accord with the provision of these regulations.* Response – This development coincides with the other development along the east side of the airport, and is believed to match the Airport Commission's vision of private hangars in this area.

Sincerely,

Gerald Fox, PE, PLS
Blew & Associates, PA

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

Gerald Fox, PE, PLS
Blew & Associates, PA
524 West Sycamore, Suite 4
Fayetteville, Arkansas 72703

Chairman and Members
Bentonville Planning Commission
City of Bentonville
305 SW 'A' Street
Bentonville, Arkansas 72712

SUBJECT: Waiver Request for Driveway Spacing
Gourley Hangar, 2410 SW Aviation Street
Blew Project Number 15-700

August 21, 2015

To Whom It May Concern:

On behalf of Craig Gourley, I respectfully request your consideration of the waiver described below. Mr. Gourley plans to build a Hangar at 2410 SW Aviation Street. Our request for relief on Driveway Spacing meets the four (4) conditions for a waiver as follows:

1. *Requirement – That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.* Mr. Gourley's Response – "I am requesting a waiver to allow for a straight-in entrance to my hangar with two parking spaces to the South as presented in the plans. Requiring an entrance through the hangar to the South's parking lot would make it very difficult, if not impossible to position a trailer through the door. The trailer will be required periodically for use in aviation related maintenance/transport activities (e.g. transporting an engine hoist for engine removal and transport, transporting scissor lift for hangar repair (lights) etc.). The only option would be to move my aircraft outside and position the trailer through the hangar door. This would result in greater vehicle activity/FOD on the taxiways."
2. *Requirement – That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.* Response – The waiver will allow the applicant to build a driveway that will be similar to the surrounding buildings and thereby create a smooth, cohesive theme across the overall development, which in turn will promote the "enjoyment" of the applicant.
3. *Requirement – That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.* Response – By matching the driveway locations of the other hangars along SW Aviation Street, this development will not be detrimental to the public health, safety and welfare or injurious to the other property in the area.
4. *Requirement – That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in the accord with the provision of these regulations.* Response – This development coincides with the other development along the east side of the airport, and is believed to match the Airport Commission's vision of private hangars in this area.

Sincerely,

Gerald Fox, PE, PLS
Blew & Associates, PA

Galvalume

Brilliant White

Polar White

Light Stone

Desert Sand

Tan

Hunter Green

Hawaiian Blue

Crimson Red

Rustic Red

COWELL
Steel Structures, Inc.

P.O. Box 1512
Russellville, AR 72811

(479) 968-5420 ***Toll Free: (877) 626-9355***

TRIM / GUTTERS & DOWNSPOUTS

WALLS

valspar

WEATHERKING

ENERGY STAR

These color samples are as close as possible to actual colors offered, within the limits of color chip reproduction.

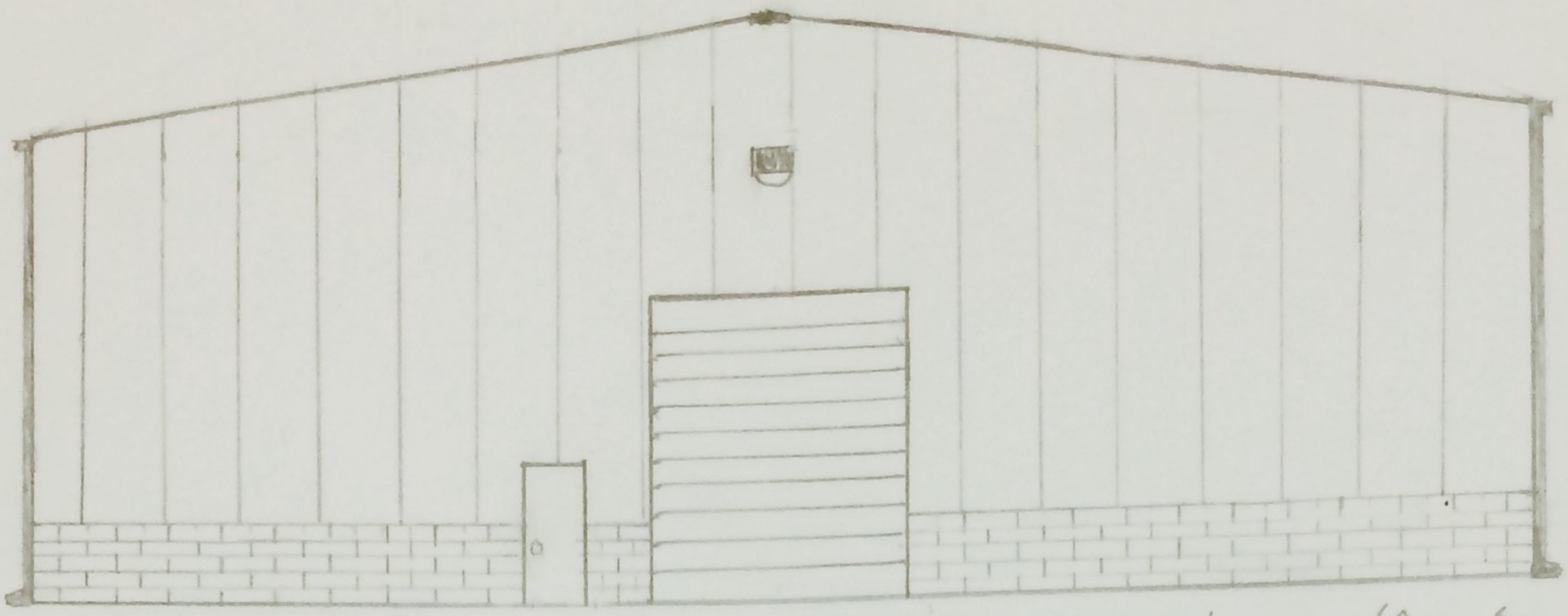
Charcoal Gray

Gray/Ash Gray

Burnished Slate

Brown

GOURLEY HANGAR

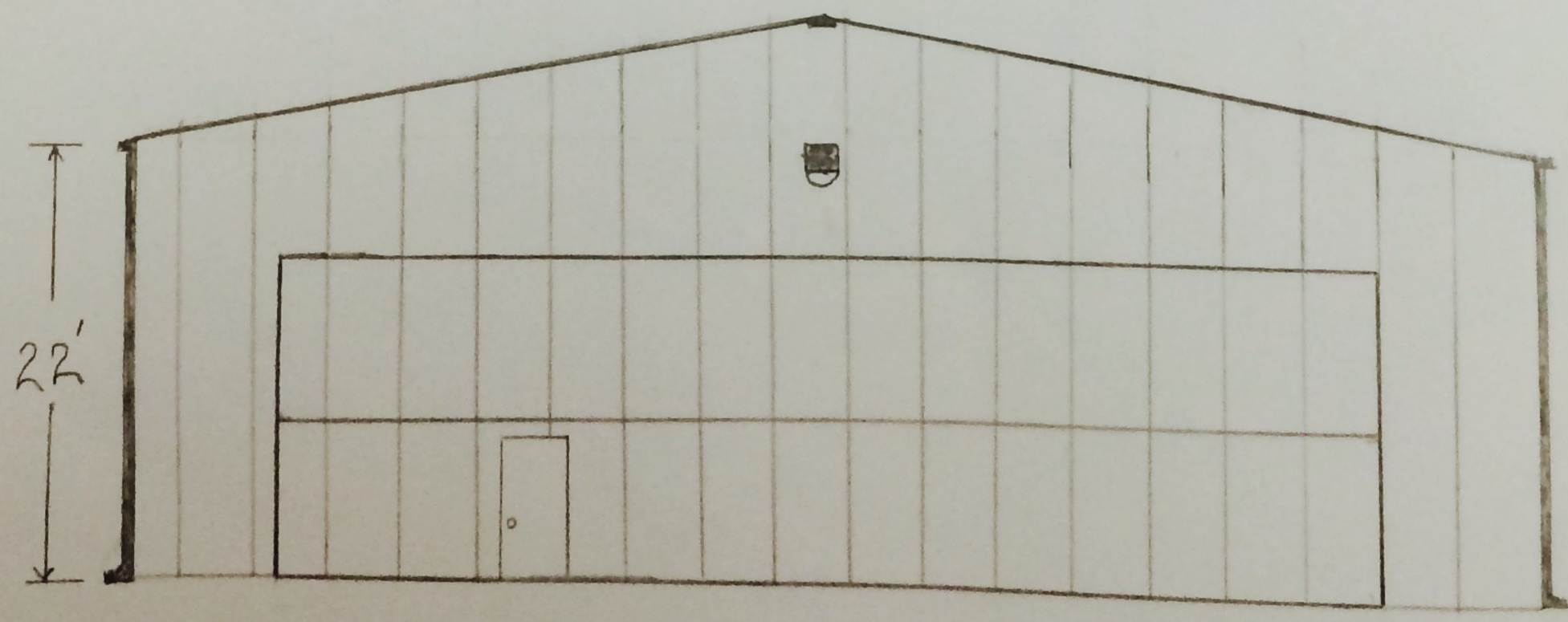


WAINSCOT (GRAY SPLIT FACE 4')

ROAD VIEW

2:12 PITCH ROOF

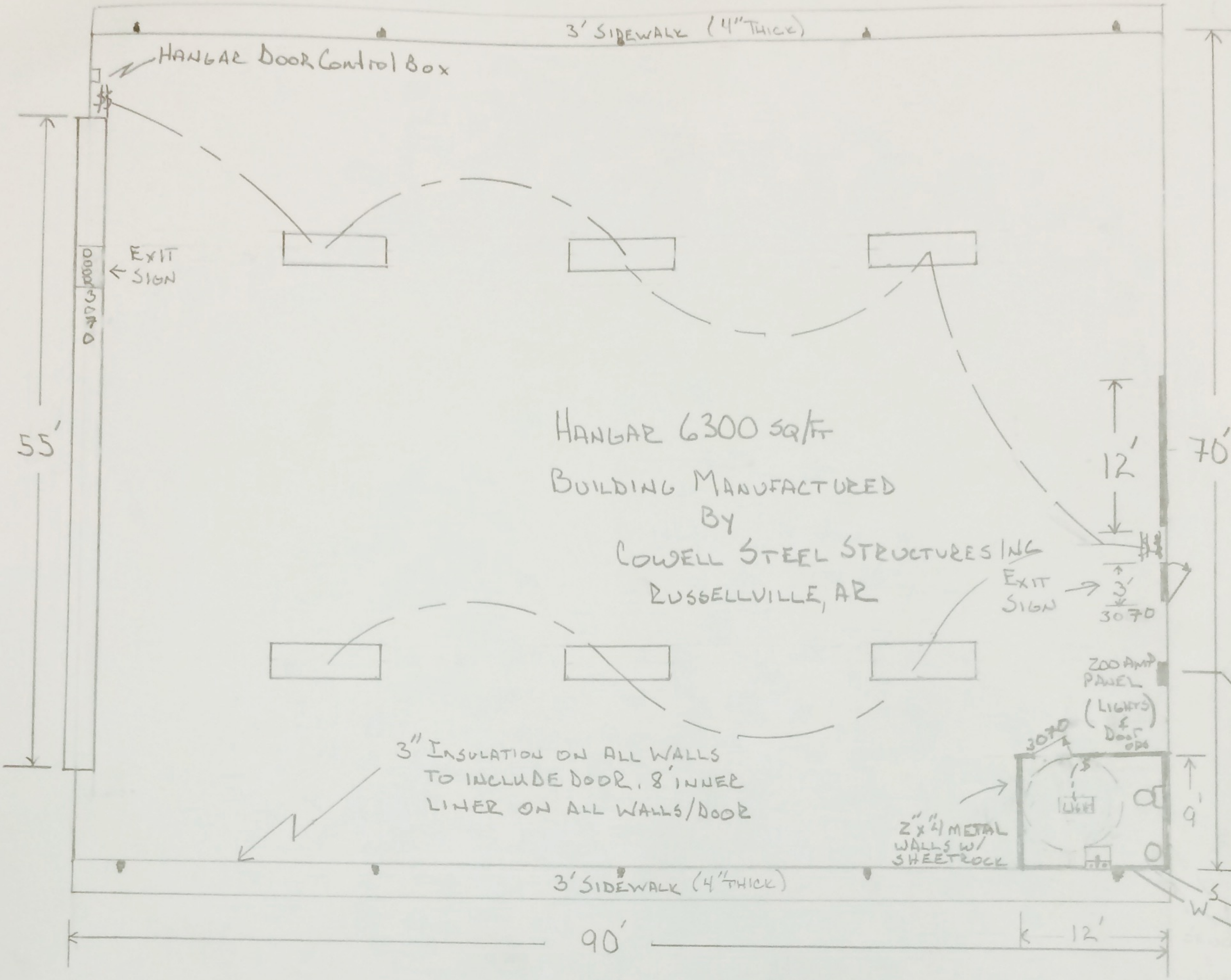
SIDE VIEW



HANGAR DOOR (SCHWEISS BI-FOLD 55'x14')

SCALE: 1" = 10'

RUNWAY VIEW



NOTES: SCHWEISS BIFOLD DOOR 55'x16'

EXTERIOR PANEL WALLS/ROOF 26ga

WALL COLOR - GRAY

TRIM/GUTTERS & DOWNSPOUTS - CHARCOAL GRAY

WAINSCOT WILL BE GRAY SPLIT FACE BLOCK (SAME AS TERMINAL BLDG)

SCALE: 1" = 10'

Planning Commission Staff Report
Final Plat: Arbor Lane II Subdivision, Phase 1

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: September 1, 2015

GENERAL INFORMATION:

Project Number: 15-03000002

Applicant: Arbor Lane Phase II Development, LLC

Representative: Gerald Fox (Blew & Associates Engineering)

Requested Action: Final Plat Approval (Phase 1 Only)

Location: Southwest Juniper Avenue

Existing Zoning: Planned Residential Development

Land Use Plan: Low Density Residential

BACKGROUND:

Arbor Lane II Phase 1consist of 34 total lots, 25 of the single family residential lots are buildable and 8 lots will make up the required stormwater detention, common area and will allow for a future phase of the subdivision to be constructed. The average lot size within the subdivision will be 38' wide by 100' in depth. The plat as provided by the applicant shows the dedication of right-of-way and the construction of a portion of SW Juniper Avenue as well as right-of-way and construction of the portion of SW Peachwood Drive that lies within phase 1 of the project. There are two public alleys that are also being constructed in phase 1 to serve some of the lots within the subdivision. On-site detention has been provided for this phase. The traffic choker along SW Juniper Avenue has been installed as well as the 15% of greenspace/common area that is required with the completion of this phase. The plat also dedicates utility easements to serve each lot. Furthermore a temporary fire department turn around will be installed on the south end of Southwest Peachwood Drive until phase 2 of the project commences.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural	Low Density Residential
South	R-1, Single Family Residential	Low Density Residential
East	R-1, Single Family Residential	Low Density Residential
West	PUD, Planned Unit Development	Low Density Residential

STREETS

Direction	Name	Classification
North	Southwest Juniper Avenue	Local
South	-	-
East	-	-
West	Southwest Arbor Road	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 issues.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is the site of single family subdivision that is under construction and a portion of undeveloped land where the second phase of the subdivision will be located.

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

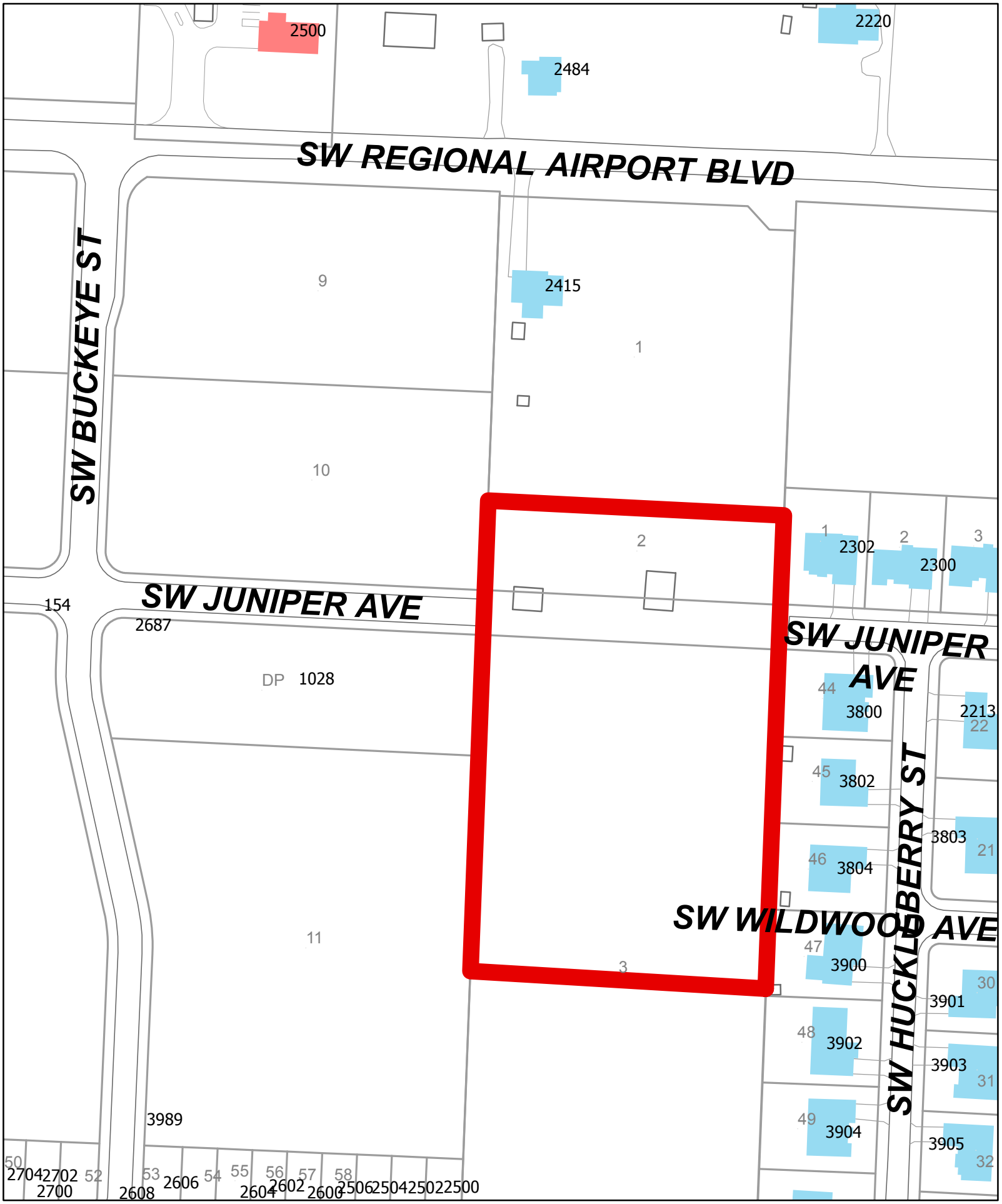
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

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**.



N
W E
S

1 inch = 134 feet

15-03000002
Final Plat-Arbor Lane II Phase 1
SW Juniper Ave
4.00 Acres Total

THE CITY OF BENTONVILLE

FINAL PLAT

ARBOR LANE II SUBDIVISION

BENTONVILLE, ARKANSAS

ATLAS PAGE 483

PREPARED: JULY 27, 2015

SW JUNIPER AVE (27' Asphalt - 50' R/W)

SW Peachwood Drive

SW ARBOR AVE (27' Asphalt - 50' R/W)

FUTURE DEVELOPMENT PHASE II

Common Area Lot 33 0.14 ac

Common Area Lot 35 0.13 ac

Lot 31 0.29 ac Non-Buildable Lot Detention Easement

Lot 34 0.02 ac

Lot 36 146 sf

Found 1/2" Rebar Site Benchmark N: 735179.3608 E: 652056.0399

SE Corner NE 1/4, SE 1/4 Section 11 T-19-N, R-31-W Found 1/2" Rebar *Point of Beginning* N: 735164.9290 E: 652385.8439

N 87°29'40" W 330.12' Per Plat Book 2004, Page 1043

S87°09'14" E 330.89'

N 02°09'45" E 930.69'

Per Plat Book 2002, Page 184

Per Plat Book 2011, Page 363

PIDUKOV, SERGEI P & JEANINE G, 2302 SW JUNIPER AVE, BENTONVILLE AR 72712-7622, Parcel Number:01-13717-000

STOUT, JOHN E & TERESA M, 3800 SW HICKLEBERRY ST, BENTONVILLE AR 72712-7563, Parcel Number:01-13760-000

HIGHFILL, NATHAN A & TIFFANY D, 3806 SW HICKLEBERRY ST, BENTONVILLE AR 72712-7563, Parcel Number:01-13761-000

GARTMAN, RAY & HEATHER, 3804 SW HICKLEBERRY ST, BENTONVILLE AR 72712-7563, Parcel Number:01-13762-000

SORENSON, GREGORY P, 3800 SW HICKLEBERRY ST, BENTONVILLE AR 72712-7560, Parcel Number:01-13763-000

BAKER, SHERYL L, 3802 SW HICKLEBERRY ST, BENTONVILLE AR 72712-7560, Parcel Number:01-13764-000

JACK, MATTHEW M & KIM A, 3804 SW HICKLEBERRY ST, BENTONVILLE AR 72712-7560, Parcel Number:01-13765-000

ADELUSIMO, SAMUEL, 3806 SW HICKLEBERRY ST, BENTONVILLE AR 72712-7560, Parcel Number:01-13766-000

YALAMANCHILI, SRIKANTH & PONDUGULA, SPANDANA, 704 SW DUKE AVE, BENTONVILLE AR 72712-5665, Parcel Number:01-13767-000

FLEER, JASON M & SUMMER, 2402 SW ASTOR WAY, BENTONVILLE AR 72712-7563, Parcel Number:01-12689-000

BOWEN, HAROLD S, 2402 SW ASTOR WAY, BENTONVILLE AR 72712-7535, Parcel Number:01-12692-000

DETORO, TERRI C & GERARD J, 2500 SW ASTER WAY, BENTONVILLE AR 72712-7560, Parcel Number:01-12693-000

JAMBITHANAN, SELVALAKSHM, 2502 SW ASTER WAY, BENTONVILLE AR 72712-7560, Parcel Number:01-12694-000

MERCADO, PEDRO & VILAYTHONE, 2501 SW ARBOR RD, BENTONVILLE AR 72712-4958, Parcel Number:01-16580-000

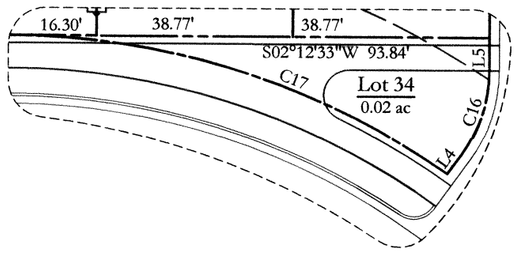
FARMERS BANK & TRUST COMPANY, 2415 SW REGIONAL AIRPORT BLVD, BENTONVILLE, AR 72712-7565, Parcel Number: 01-11745-000

FARMERS BANK & TRUST COMPANY, 200 E MAIN, MAGNOLIA AR 71753-3530, Parcel Number:01-16566-000

FARMERS BANK & TRUST COMPANY, 200 E MAIN, MAGNOLIA AR 71753-3530, Parcel Number: 01-16600-000

FARMERS BANK & TRUST COMPANY, 200 E MAIN, MAGNOLIA AR 71753-3530, Parcel Number: 01-16567-000

HAGEN, MICHELLE L, 2500 SW ARBOR RD, BENTONVILLE AR 72712-4958, Parcel Number:01-16579-000



Detail A

Scale: 1" = 30'

Site Information:

Zoning:	*PRD - Planned Residential Development*
Buildable Lots:	25
Non-Buildable Lots:	8
Total Lots:	33

Line Table:

Line #	Length	Chord Bearing
L1	9.93'	N44°47'50"E
L2	29.79'	N51°43'16"W
L3	1.23'	N02°09'45"E
L4	4.63'	S51°43'16"E
L5	6.69'	S87°47'27"W
L6	6.69'	N87°47'27"W
L7	5.55'	N51°43'16"W
L8	10.33'	S44°47'50"W
L9	11.67'	N44°47'50"W
L10	7.87'	S02°09'45"W
L11	9.56'	N02°12'33"E

Curve Table:

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	20.28'	13.00'	89°21'46"	18.28'	N42°28'21"W
C2	14.25'	100.00'	8°09'49"	14.24'	N06°17'27"E
C3	60.08'	100.00'	34°25'28"	59.18'	N27°35'05"E
C4	54.64'	175.00'	17°53'19"	54.42'	N35°51'10"E
C5	21.34'	16.00'	76°24'05"	19.79'	S40°21'48"W
C6	14.27'	50.00'	16°21'18"	14.22'	S70°23'11"W
C7	0.17'	50.00'	0°11'51"	0.17'	S62°06'37"W
C8	47.95'	50.00'	54°56'38"	46.13'	S34°32'22"W
C9	4.24'	50.00'	4°51'31"	4.24'	S04°38'18"W
C10	92.91'	125.00'	42°35'17"	90.79'	N23°30'11"E
C11	60.31'	145.00'	23°49'55"	59.88'	N14°04'43"E
C12	50.66'	175.00'	16°35'08"	50.48'	N11°35'12"E
C13	81.85'	110.00'	42°38'05"	79.98'	S23°28'47"W
C14	30.22'	48.00'	36°04'11"	29.72'	N69°45'22"W
C15	23.92'	38.00'	36°04'11"	23.53'	N69°45'22"W
C16	17.63'	28.00'	36°04'11"	17.34'	S69°45'22"E
C17	91.27'	150.00'	34°51'50"	89.87'	S19°38'28"W
C18	20.56'	13.00'	90°38'14"	18.49'	S47°31'39"W
C19	38.00'	28.50'	76°24'05"	35.25'	N40°21'48"E
C20	50.43'	35.78'	80°44'53"	46.36'	N40°23'11"E
C21	54.67'	41.00'	76°23'52"	50.71'	N40°21'54"E
C22	33.32'	25.00'	76°21'18"	30.90'	N40°23'11"E
C23	47.58'	145.00'	18°48'09"	47.37'	N35°23'45"E

Legend:

Features	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-of-Way Line
	Setback Line
	Easement Line
	Street / Drive Centerline
	Curb & Gutter
	Concrete Sidewalk Proposed (See "Notes:" Sheet 1)

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 27 DAY OF JULY, 2015.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1532 — SIGNATURE — BUCKLEY D. BLEW

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

GRAPHI

50' 0 25

(IN FI

1 inch =

BLEW & ASSO

CIVIL ENGINEERS &

524 W. SYCAMO

FAYETTEVILLE,

OFFICE: 47

FAX: 479.

www.BLEW

Sheet 2