



**Planning Commission
Agenda
September 15, 2015**

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

IV. New Business

- 1. Blackwell Trust** **Rezoning***
(A-1, Agricultural to I-1, Light Industrial)
Southeast 28th Street & Southeast 'C' Street
- 2. Main** **Rezoning***
(A-1, Agricultural to R-1, Single Family Residential)
1707 Southwest 14th Street
- 3. Buildup Development, LLC** **Rezoning***
(A-1, Agricultural to R-2, Duplex & Patio Home Residential)
1111 Southwest Parnell Drive
- 4. Lots 7 & 8 Ron Blackwell Ford Addition** **Lot Split**
Southeast 28th Street & Southeast 'C' Street
- 5. Wholesale Fish Market** **Large Scale Development**
607 Southeast 5th Street

Planning Commission
Minutes
September 1, 2015

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

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

Motion by Haynie, seconded by Grider to approve the minutes of August 18, 2015 as written
Approved 7-0

New Business:

Item #1

My Village Dentistry: (15-06000021) Large Scale Development, 1909 East Central Avenue, Zoned C-2, General Commercial.

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. If approved the standard conditions of approval shall apply

Approved 5-0

Item #2

Craig Gourley: (15-06000022)

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 veneer 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.

The applicants have requested the following waiver request: Motion to approve by Haynie, seconded by Grider.

- **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.

Approved 7-0

- **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)

Approved 7-0

Motion to approve the large scale development of Gourley Hanger.

Approved 7-0

Item #3

Arbor Lane Phase II Development, LLC: (15-03000002)Final Plat, Southwest Juniper Avenue, Zoned Low Density Residential.

Arbor Lane II Phase 1 consist 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.

Approved 7-0

Planners Report:

Community Plan Consultant Meeting will be held at the Bentonville Library on September 28th and 29 at 7:00 p.m.

Staff will have something for planning Commission in approximately 60 days to review for downtown redevelopment zoning changes

Motion by Grider, seconded by Binns to adjourn

Meeting Adjourned

Diane Shastid

Planning Commission Staff Report

Property Line Adjustment: Lots 8 &9, Block1, Hundley's Special Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: September 15, 2015

GENERAL INFORMATION:

Project Number: 15-07000017

Applicant: Linda Hundley

Representative: Rob Caster (Caster & Associates)

Requested Action: Property Line Adjustment Approval

Location: 514 & 518 Tiger Boulevard

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Residential Estate

BACKGROUND:

The applicant has submitted a property line adjustment for property located at 514 & 518 Tiger Boulevard. The plat as provided by the applicant shows the common lot line between the two original lots to be adjusted which will create two new lots to be known as Lot 8 (1.65 acres) and Lot 9 (0.82 acres), Block 1 of Hundley's Special Addition. Right-of-way and a utility easement is being dedicated along Tiger Boulevard. Water and sewer services are available to this location.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	-	-
South	Tiger Boulevard	Arterial
East	-	-
West	-	-

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; both lots are occupied by single family homes.

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

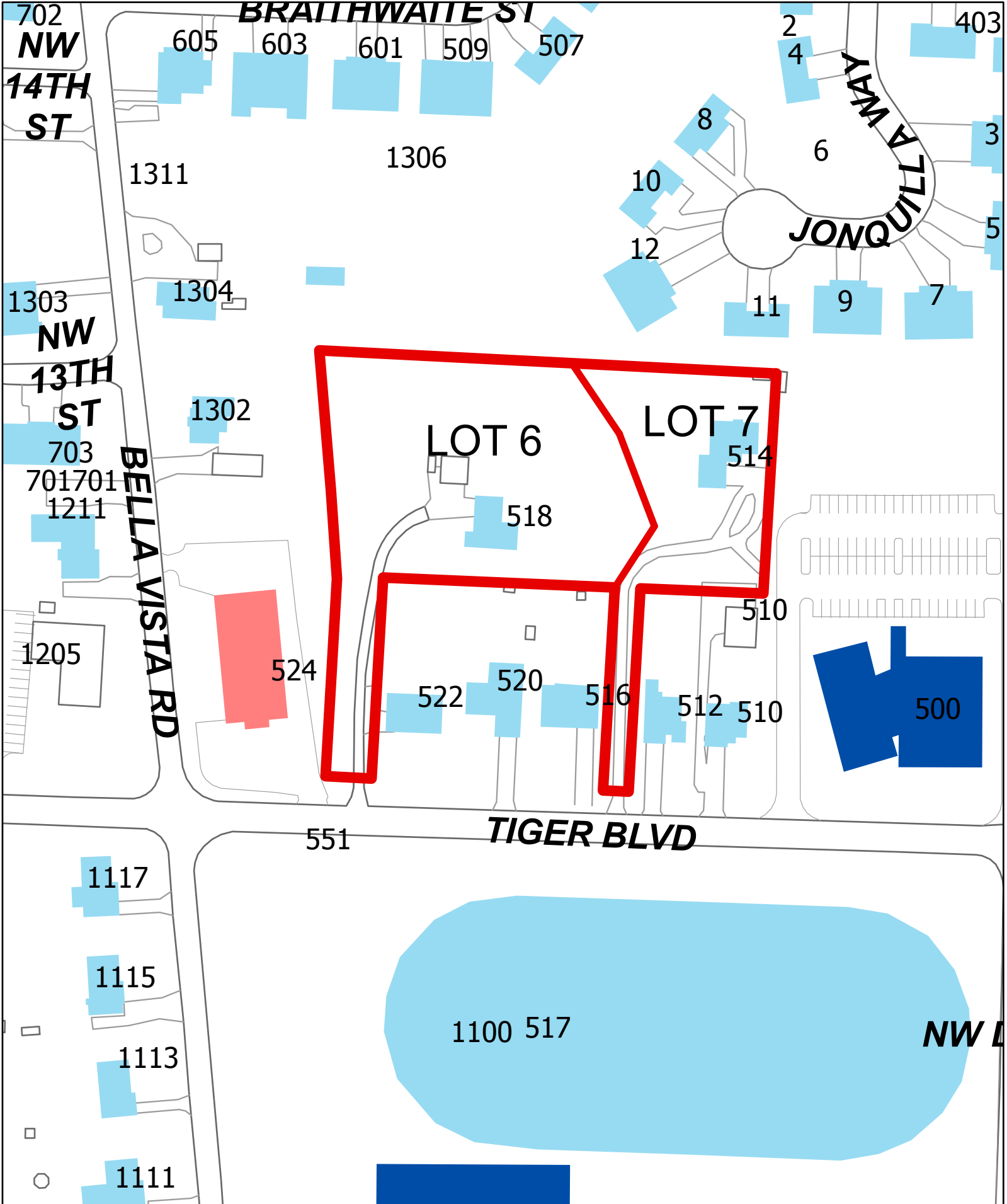
Water / Sewer: Per the G.I.S. site, water and sewer currently in use on site.

Waiver(s): N/A

Analysis / Conclusion: This property line adjustment **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

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



Planning Commission Staff Report

Property Line Adjustment: Lots 12 & 13, Block 2 of T.J. Holland's Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: September 15, 2015

GENERAL INFORMATION:

Project Number: 15-07000018

Applicant: David & Linda Marrs

Representative: Bike Rack Redevelopment, LLC (Jake Newell & Thomas Ufner)

Requested Action: Property Line Adjustment Approval

Location: Southwest 'B' Street

Existing Zoning: R-C3, Central Residential – High Density

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a property line adjustment for property located in the 400 block of Southwest 'B' Street. The plat as provided by the applicant shows the common lot line of the two existing lots to be adjusted which will create two new lots to be known as Lot 12 (0.14 acres) and Lot 13 (0.14 acres), Block 2 of T.J. Holland's Addition. Right-of-way and a utility easement are being dedicated along Southwest 'B' Street. Water and sewer services are available to this location.

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	Mixed Use
West	R-1, Single Family Residential	Downtown Mixed Use Residential

STREETS

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

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is vacant in an established mixed use residential neighborhood.

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

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

Waiver(s): N/A

Analysis / Conclusion: This property line adjustment **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

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

SW 4TH ST

307

1
303

8 301

15

1

2

3
406

LOT 12

4

214 LOT 13

3

403 16

4

5

9 412

10 414

6

11 416
418

SW B ST



1 inch = 42 feet

15-07000018
David & Jennifer Marrs
TJ Hollands Addition Lot 4 & Part of Lot 5 BK 2
Lot 12-.14 Acres Lot 13 .14 Acres



Planning Commission Staff Report

Large Scale Development: Game Composites Manufacturing Facility

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: September 15, 2015

GENERAL INFORMATION:

Project Number: 15-06000023

Applicant: Game Composites, Ltd.

Representative: Larry Grelle (Morrison Shipley Engineers)

Requested Action: Large Scale Development Approval

Location: 3201 Southwest 'P' Street

Existing Zoning: I-1, Light Industrial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development for a 11.38 acre piece of property located at 3201 Southwest 'P' Street. The plans as provided indicate the development of a 39,000 square feet composite airplane manufacturing facility that will be more commonly known as Game Composites. Thirty two parking spaces are required and 49 parking spaces are being provided. The exterior of the building is to be constructed of fiber cement panels, green screen, metal R-panel and glass. On-site stormwater detention is being provide as well as 9.7% interior greenspace. Water and sewer services are available to this property.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	75'	-
Front: Without parking in front	50'	92'/West
Side: Adjacent to non-residential district	30'	327' south/132' north
Side: Adjacent to residential district	75'	-
Rear: Adjacent to non-residential district	50'	425'
Rear: Adjacent to residential district	75'	-
Height	60'	27'
Landscape Coverage	8%	9.7%
Parking		
Standard Stalls	29	45
Handicap Stalls	3	4
Total:	32	49

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	I-1, Light Industrial	Commercial
South	A-1, Agricultural	Commercial
East	A-1, Agricultural	Public
West	A-1, Agricultural	Mixed Use

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	-	-
West	Southwest "I" Street	Arterial

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 industrial and commercial area.

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

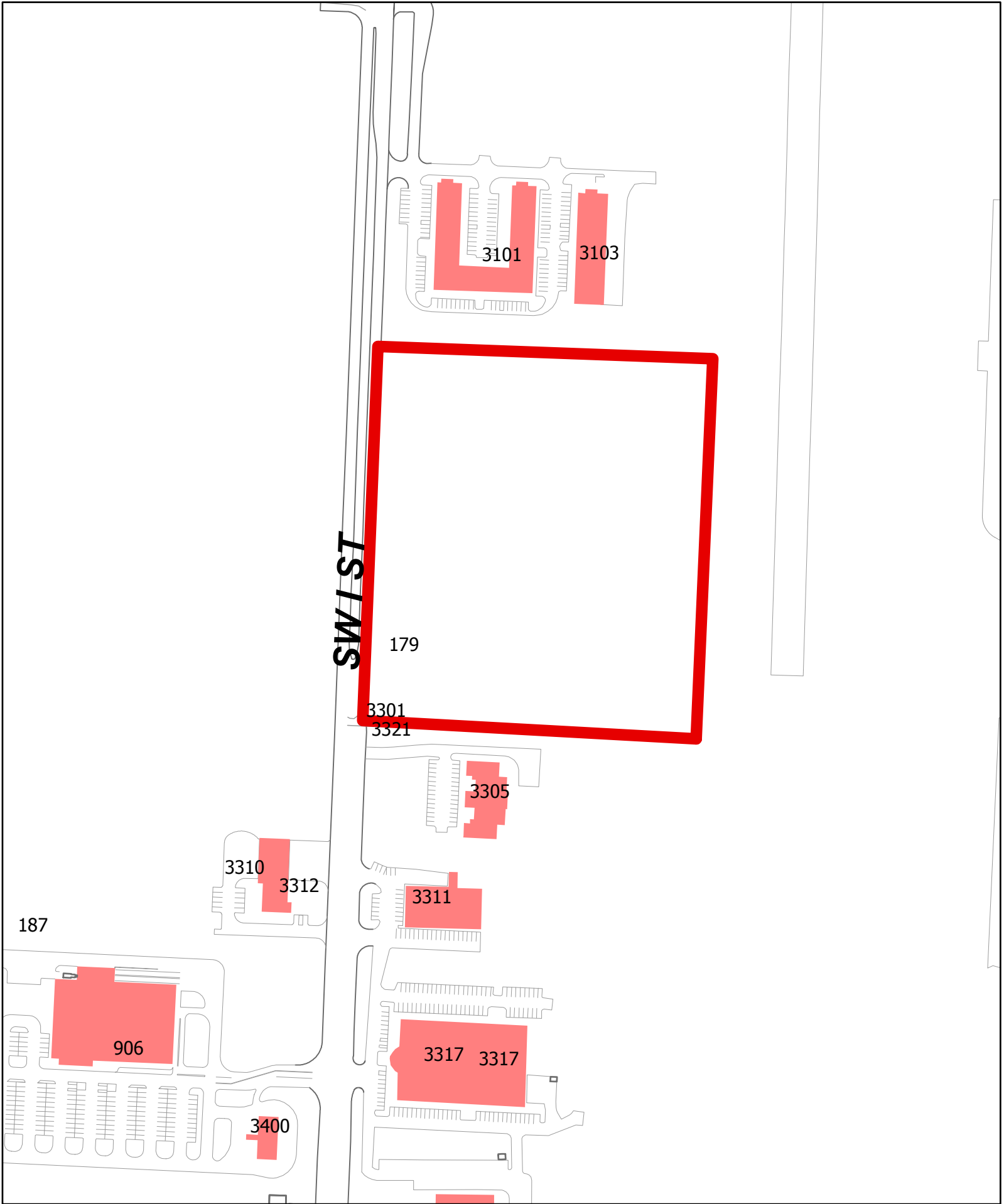
Water / Sewer: Per the G.I.S. site, water and sewer **ARE** available to this site.

Waiver(s): N/A

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

RECOMMENDATION:

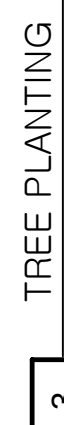
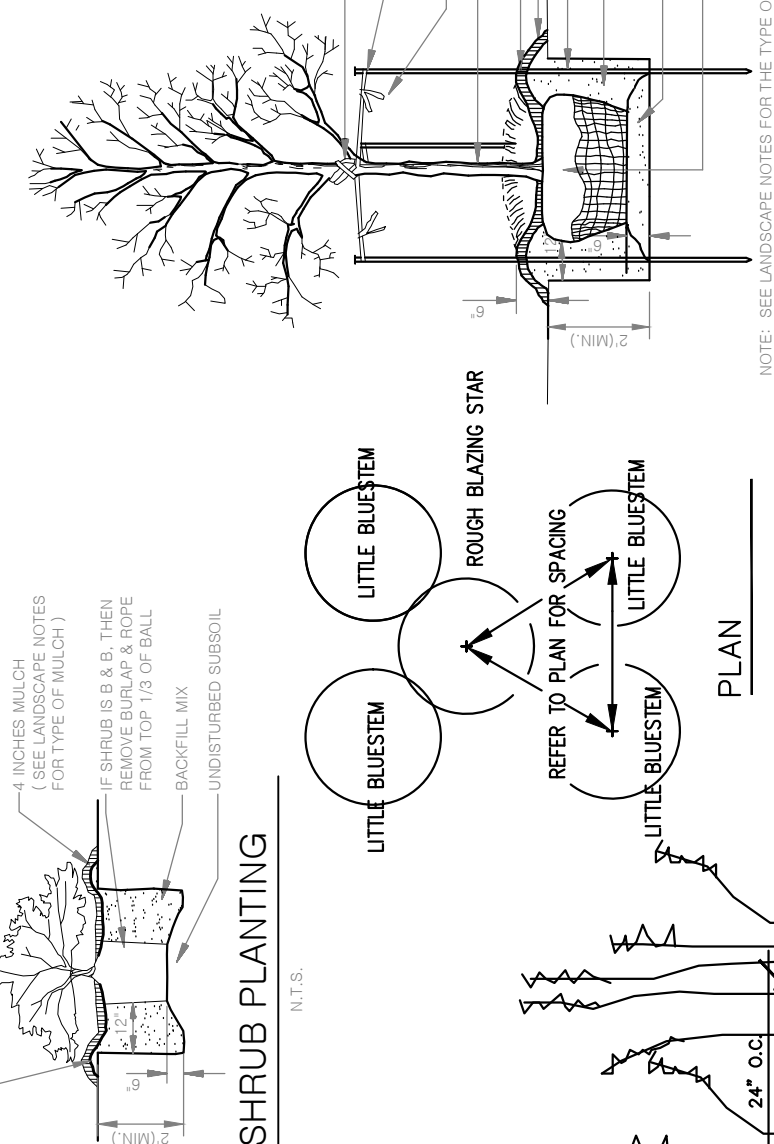
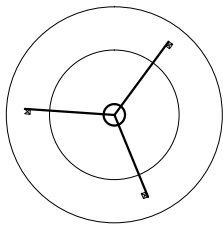
Staff has reviewed this application and recommends **APPROVAL** of this large scale development.



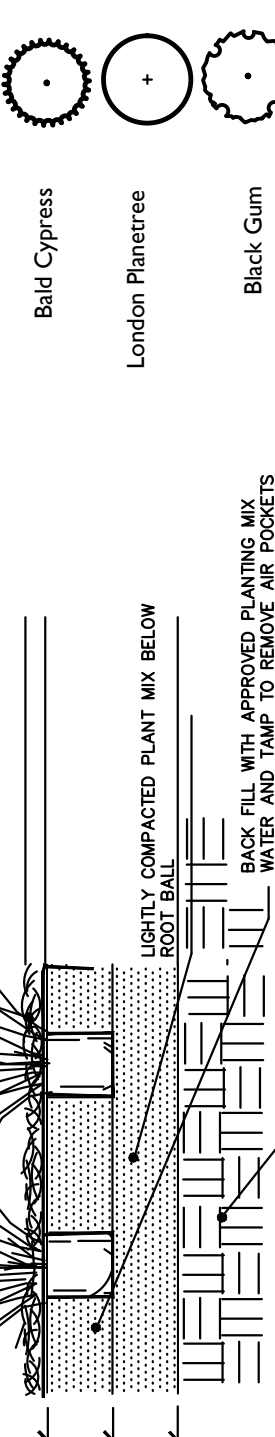
I. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.

- [illegible]

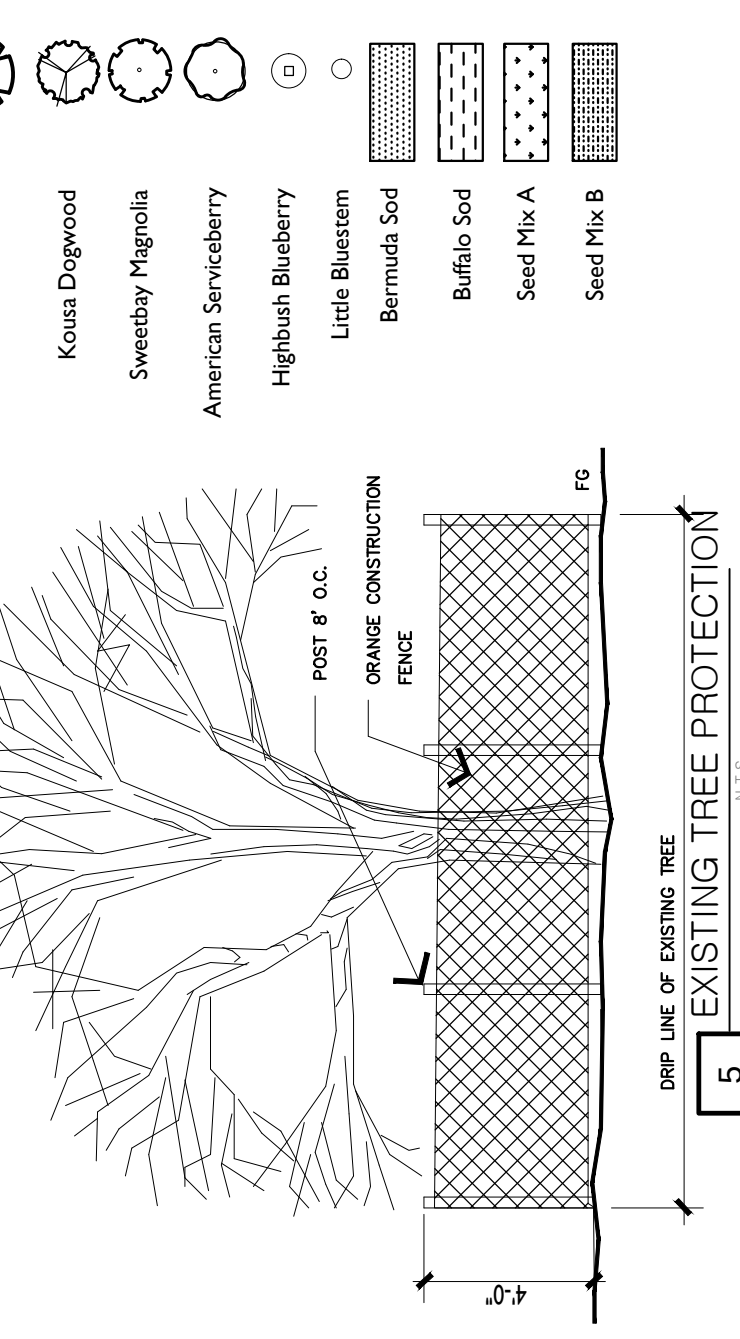
Proposed Building	Proposed Service Line	Proposed Building	Proposed Service Line
Proposed Asphalt Pavement With 6" Type "A" Curb & Gutter	Property Line	Existing Asphalt Pavement With Conc. Curb & Gutter	Building Setback Line
6" Type "A" Conc. Curb & Gutter	Easement Line	Existing Concrete, As Noted	Found Rebar, As Noted Set 1/2" Rebar, PS 1728
Proposed Concrete Sidewalk	Existing Concrete, As Noted	Existing Drainage Manhole	Existing Electric Transformer
Proposed Handicap Ramps	Existing Drainage Pipe	Existing Drainage Manhole	Existing Underground Electric Existing Electric Pedestal/Meter
Stamped Concrete Pedestrian Crossing	Existing Electric Transformer	Existing Electric Pedestal/Meter	Existing Gas Manhole (As Noted)
Proposed 8" Sch. 40 PVC Roof Drain Line	Existing Gas Manhole (As Noted)	Existing Gas Manhole	Existing Gas Water
Proposed Gas Meter	Existing Gas Water	Existing Sanitary Sewer Manhole	Existing Sanitary Sewer Line
Proposed Gas Service Line	Existing Sanitary Sewer Manhole	Existing Sanitary Sewer Line	Underground Telephone Line
Proposed Underground Electric	Existing Sanitary Sewer Line	Underground Telephone Line	Telephone Pedestal
Proposed 6" PVC SDR-26 Sanitary Sewer Service (Private)	Underground Telephone Line	Underground Fiber Optic Line	Underground Fiber Optic Line
Proposed Telephone Service Line	Telephone Pedestal	Existing Water Valve	Existing Fire Hydrant
Proposed Cable Service Line	Underground Fiber Optic Line	Existing Water Meter	Existing Water Meter
Proposed Domestic Water Service Line	Existing Water Valve		



Bald Cypress



NTS.
NTS.



5

DRIP LINE OF EXISTING TREE

EXISTING TREE PROTECTION

INTERIOR GREENSPACE REQUIREMENTS		
TOTAL AREA OF PARKING LOT	INTERIOR GREENSPACE	REQUIRED
13,780 SQ FT	1,337 SQFT (9.7%)	8% (1100)

Trees	COMMON N
Ref. Plan	Bald Cypress

[illegible]

Addition
 Pg. 185-198
 1-16535-000
 tionville
 tion Street
 A-1

4" 4" 4" 4"

NATI

4

4'-0"

EDG

[illegible]

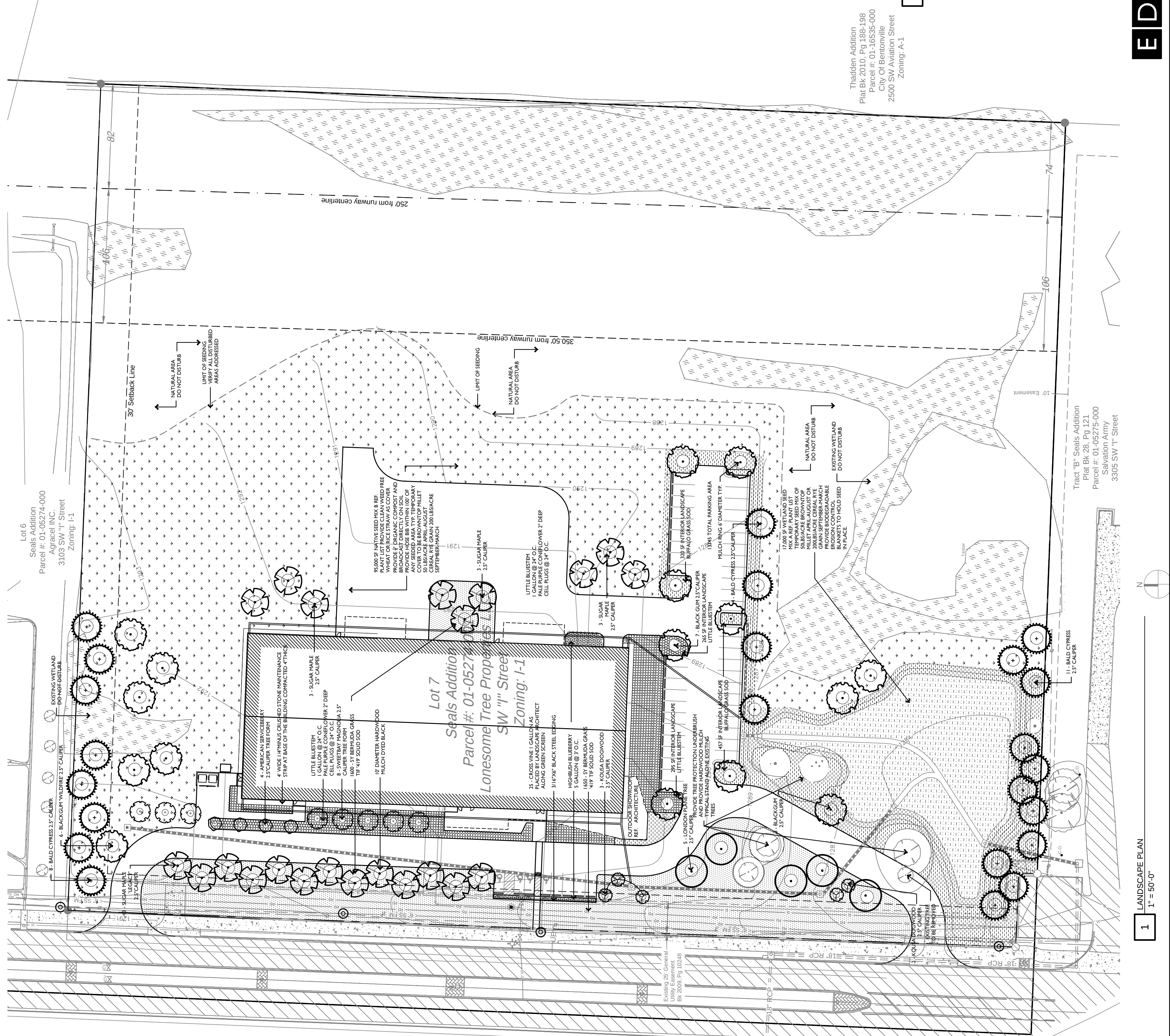
Drawn By:	LMG
Approved By:	MLS
Date:	8.10.15
Project No.:	HUF-01

Vertical Scale:	-
Horizontal Scale:	1"=50'
Plotting Scale:	1:1
Drawing Name:	Proposed

Game Composites
Manufacturing Facility
Southwest 1 Street
Bentonville, Benton County, Arkansas

LANDSCAPE PLAN

Issued for Review - 8.31.15





5950 SF TOTAL WEST FACADE
 5950 x 75%=
4460 SF PREMIUM MATERIAL REQUIRED

3000 SF FIBER CEMENT PANELS
 460 SF GREEN SCREEN
 1000 SF GLAZING

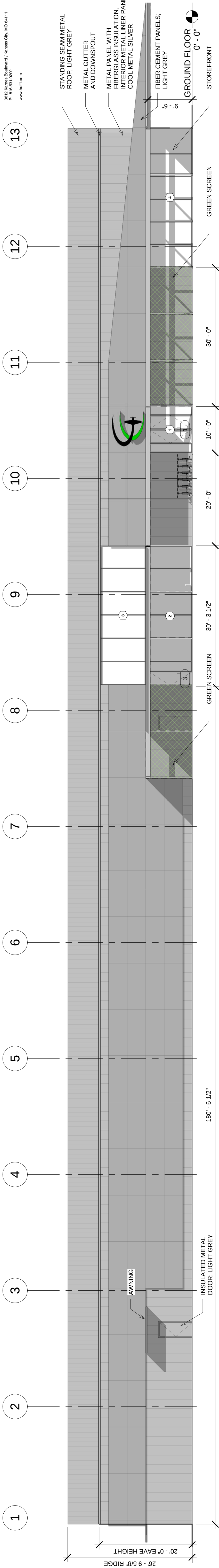
4460 SF PREMIUM MATERIAL USED

GAME COMPOSITES

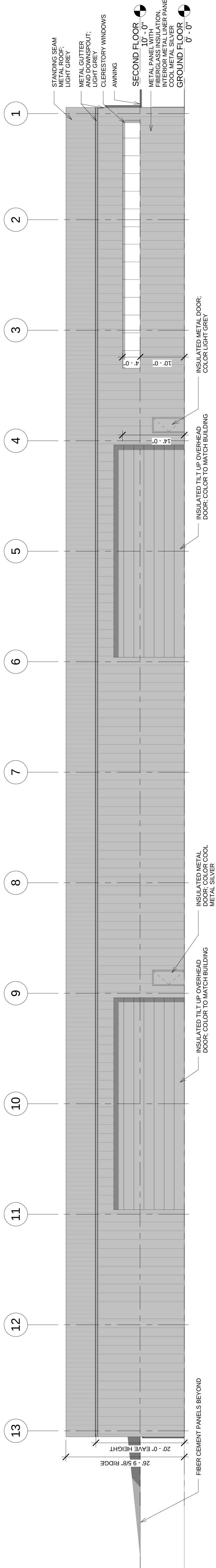
Bentonville, Arkansas

HUFFT PROJECTS

3612 Karnes Boulevard / Kansas City, MO 64111
P: 816-531-0200
www.hufft.com



1 COLORED WEST ELEVATION $3\frac{3}{32}" = 1'-0"$

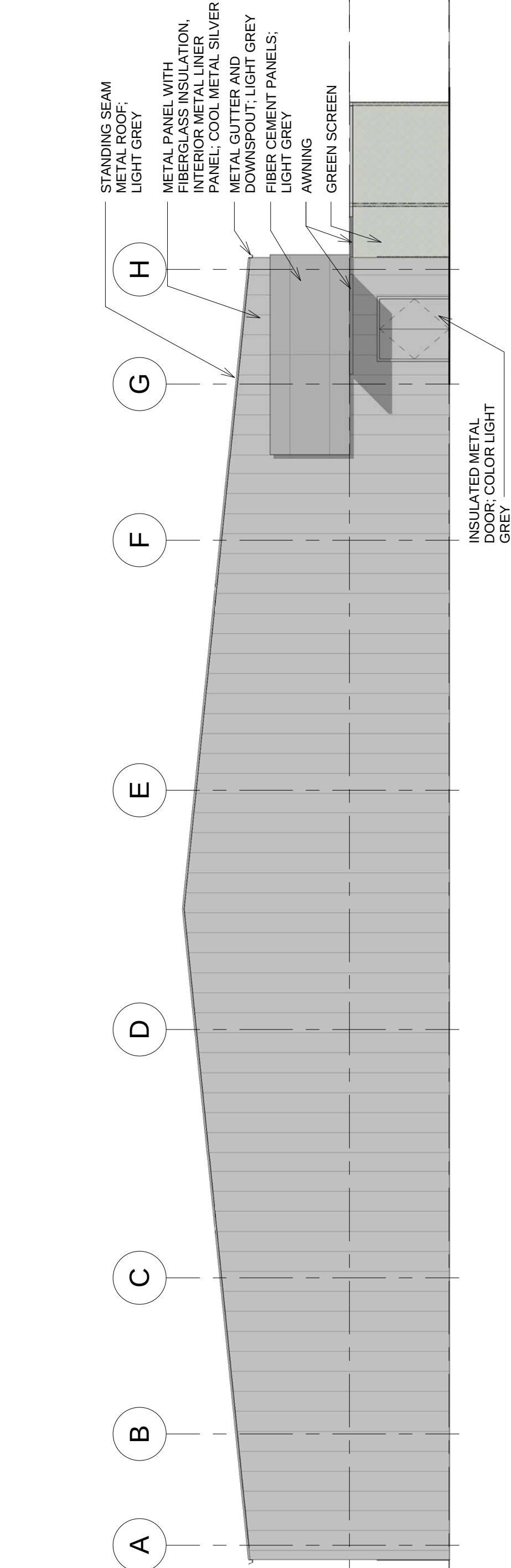


2 COLORED EAST ELEVATION $3\frac{3}{32}" = 1'-0"$

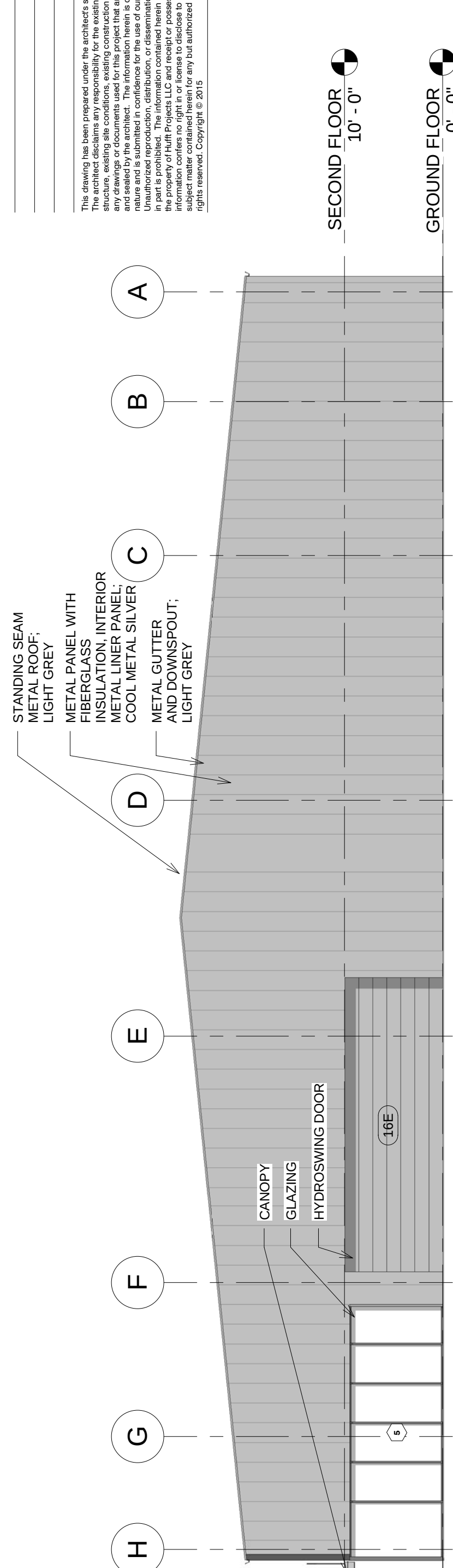
August 24, 2015

[illegible]

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements and materials, or any conditions that may exist or develop during the construction of the project. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of Hult Properties LLC and receipt or possession of this information confers no right in or license to disclose or otherwise the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2015.



3 COLORED NORTH ELEVATION $3/32'' = 1'-0''$



4 COLORED SOUTH ELEVATION
 $\frac{3}{32}'' = 1'-0''$

Drawn By: Author
Project Number: 32

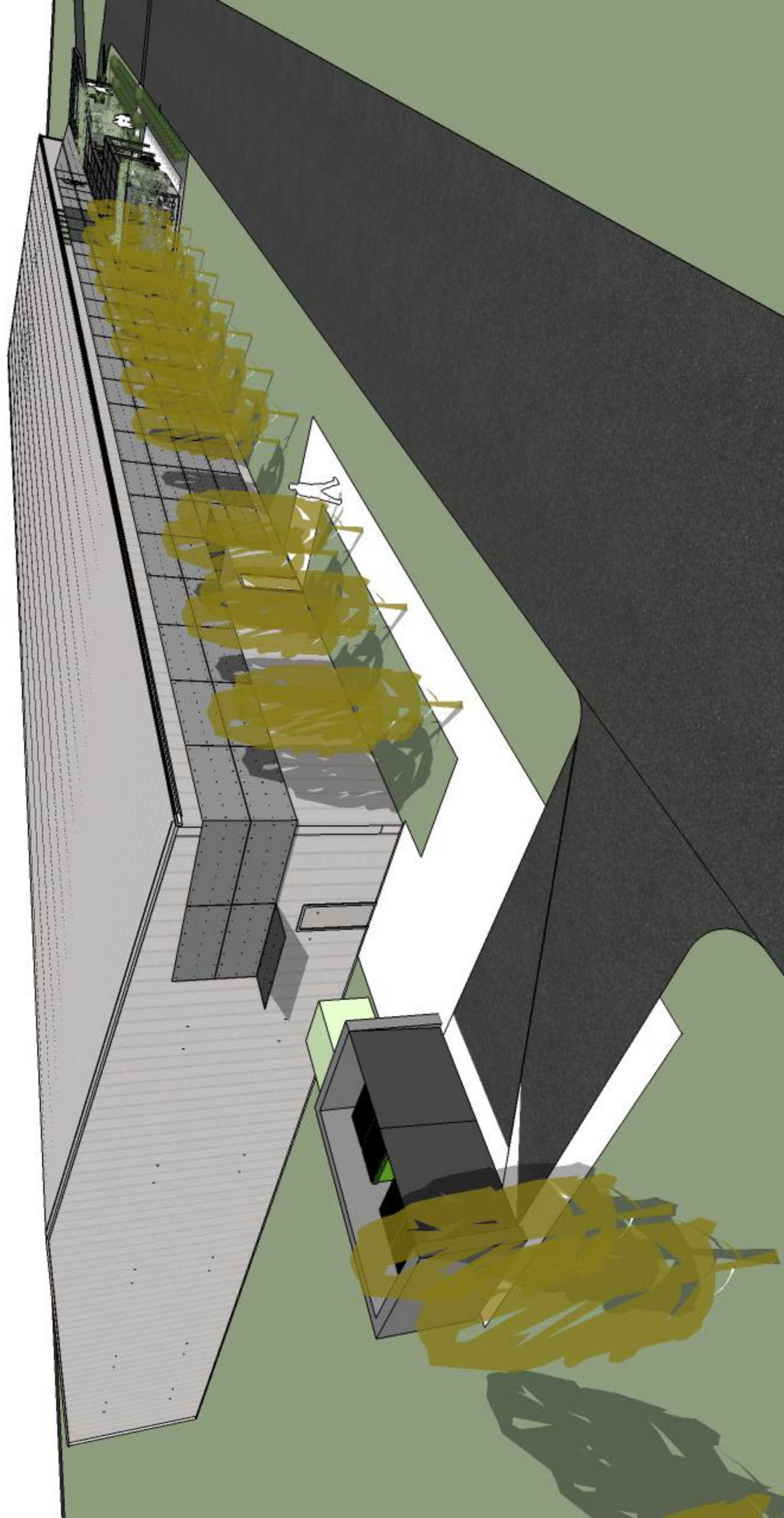
COLORED ELEVATIONS

A-301











PC Meeting of: September 15, 2015

The City of Bentonville, Arkansas

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

**REZONING: Blackwell Trust, A-1, Agricultural to I-1, Light Industrial
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: September 15, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000031

Applicant/Current Owner: Blackwell Trust (Ronald L. Blackwell)

Representative: Bill McClard

Requested Action: Rezoning

Location: Southeast 28th Street & Southeast 'C' Street

Existing Zoning: A-1, Agricultural

Proposed Zoning: I-1, Light Industrial

Future Land Use Map Designation: Commercial

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is currently vacant in a developing industrial and commercial area.

Previous Rezoning Requests for this Property: The property was rezoned from A-1, Agricultural and R-1, Single Family Residential to C-2, General Commercial on July 17, 2007.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Commercial/Office	C-2, General Commercial	Mixed Use
South	Undeveloped Agricultural	A-1, Agricultural	Commercial
East	Commercial/Office	I-1, Light Industrial & C-2, General Commercial	Industrial & Commercial
West	Undeveloped Agricultural	A-1, Agricultural	Commercial

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	Southeast 'F' Street	Collector	Asphalt curb or gutter with sidewalk
West	Southeast 'C' Street	Collector	Asphalt curb or gutter with sidewalk on east side.

LEGAL NOTIFICATIONS

Public Notice: On August 12, 2015, the property owner and/or representative mailed certified public notices to most of the property owners within a 200 foot radius of the subject site however one property owner was over looked. Staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on August 14, 2015. In addition, staff posted a notice of public hearing sign on the property on August 31, 2015. This **DOES NOT** meet legal noticing requirements and is not adequate for the scope of this rezoning application. The applicant has notified all owners at this point and request another hearing take place on October 6, 2015

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 property is currently designated as commercial and industrial however it is zoned as agricultural at this time. According to the General Plan Policy ED-12: "As major development occurs, the city should re-evaluate the supply of industrial land designated in the Future Land Use Map to ensure that there is an adequate supply of vacant land that can readily be served by adequate public facilities". The supply of viable industrial land has diminished within the city's core. This property will add to the industrial designation in an area where public utilities are adequate and transportation infrastructure will support larger vehicle traffic.

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 near the intersection of two arterial street. The traffic signal located at Southeast 'J' Street and Southeast 28th Street and South Walton Boulevard and Southeast 28th Street will help facilitate turning movements for the proposed uses.

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.

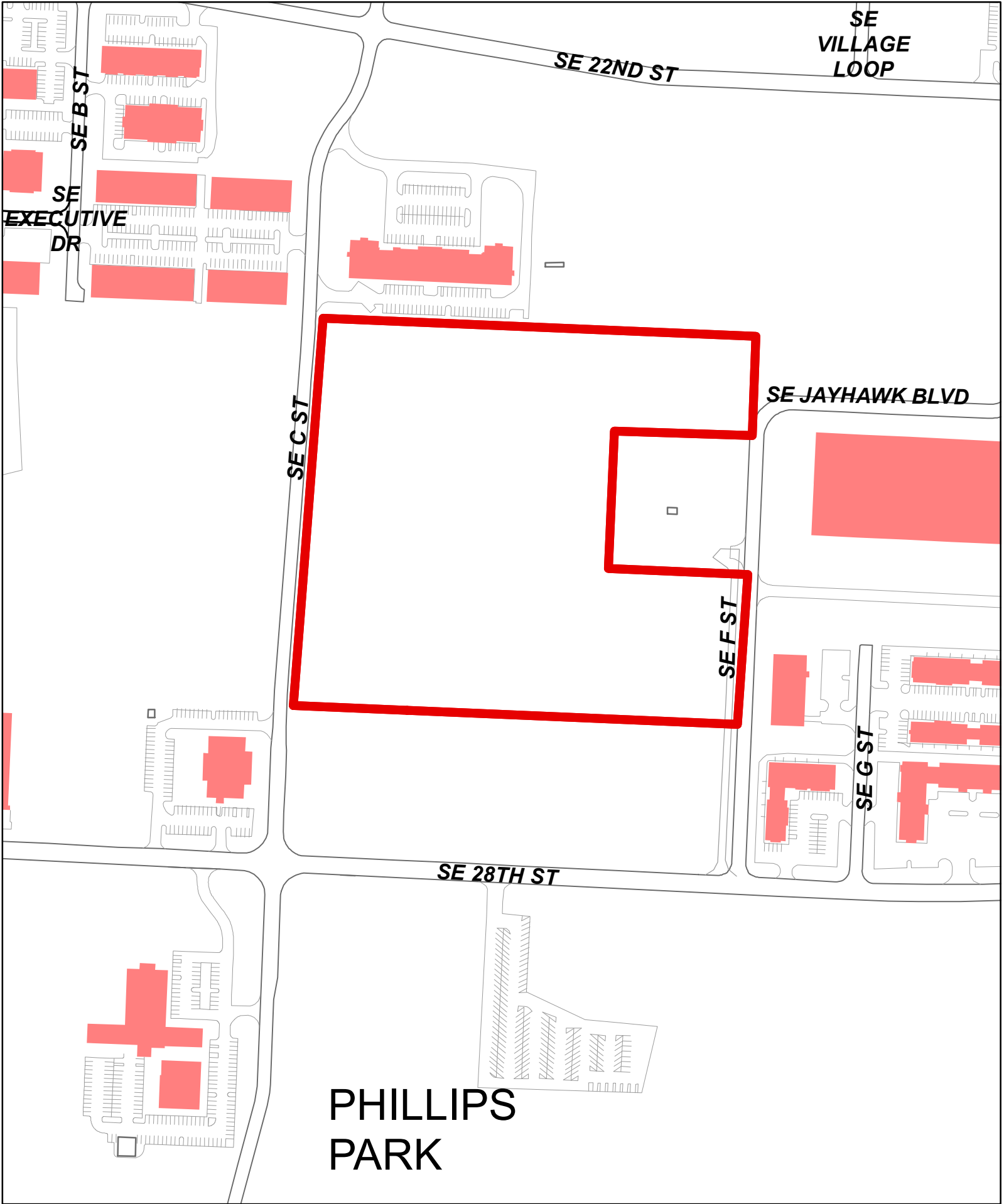
Finding(s) of Staff: City utility services are adequate at this location. Water is available on the west side of Southeast 'C' Street and sewer is located near the northwest corner of the site. The emergency services area adequate for this area. Fire station #1 and #6 on both within 1.5 miles of the site.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request will add industrial land to the city's core where public facilities are adequate and the majority of industrial property is developed. According to the General Plan, the city shall entertain additional industrial designated property when current industrial property has been absorbed. The property is located near along a major arterial that will handle the additional traffic generated from the light industrial development.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends this item be tabled until the October 6, 2015 meeting. The public hearing notices were inadequate and have been resent for the October 6, 2015 meeting.



8/10/2015

Rezoning Application narrative for 15.96 acre, SE "C" Street, Bentonville, AR.

The subject property has never been developed. The current zoning via the city web site is A-1. The requested zoning is I-1, -light zoning. The buyers wish to build a concrete tilt wall office/warehouse and parking lot similar to one now under construction just east on J Street. We hope the City is pleased with the new J Street development as we have used earth tones in our construction. The developers will be Rogers Warehouse LLC or one of its assigns.

Reason for the rezoning; there is no demand for agriculture property at this time in the core of the City of Bentonville. There remains a void in the market for high quality flex buildings. Buildings of this type are the industry's highest standard for flex space. Bentonville is growing and buildings of this type can be used of offices, layout rooms, warehousing or repacking to suite a distribution (fulfillment).

The three major roads which will be impacted by a development of this type are SE 28th St., SE "C" Street and SE J Street, while SE "C" Street is a 3 lane minor arterial street and SE G Street is a new 2 lane connector Street and SE J is a five lane arterial roads designed to handle over the road trucks and high traffic capacity for autos. Depending on the final use of the buildings there should be a nominal impact on the highways. The property will have an access directly to SE "C" Street and SE "G" Streets. The land borders SE "C" Street on the west and SE "G" Street on the east.

A similar building with the only other property in the area which is developed in I-2 and C-2 in our opinion is very compatible. This development will be professionally maintained and cleaned. The buildings while large are attractive. This use creates business professional lease space opportunities. The property to the north is zoned Commercial and the land to the south, west and east is zoned I-2. This is a property which again typically does not create large numbers of trips compared to other uses like retail.

Signage will be kept to the City of Bentonville codes.

In reference to water lines, (see attached map), as provided by Bentonville's Community Development website is showing a 8' water line along SE C Street.

In reference to the sewer lines, there is a sewer line to the north portion of the subject site along SE C Street as provided by Bentonville's Community Development website.

Respectfully,



Bill McClard



PC Meeting of: September 15, 2015

The City of Bentonville, Arkansas

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

**REZONING: Main (A-1, Agricultural to R-1, Single Family Residential)
Current Planning Division Correspondence: Planning Commission Staff Report**

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: September 15, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000032

Applicant/Current Owner: Warren & Marie Main

Representative: Warren & Marie Main

Requested Action: Rezoning

Location: 1707 Southwest 14th Street

Existing Zoning: A-1, Agricultural

Proposed Zoning: R-1, Single Family Residential

Future Land Use Map Designation: Low Density Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is currently the site of an occupied single family residence.

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

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	State Highway & Single Family Homes	A-1, Agricultural	Low Density Residential
South	Single Family Residence	R-E, Residential Estate	Low Density Residential
East	Single Family Residence	A-1, Agricultural	Low Density Residential
West	Single Family Residence	R-E, Residential Estate	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	Southwest 14 th Street	Arterial	Five lane asphalt with curb & gutter
South	-	-	-
East	-	-	-
West	Lindy Lane	Local	Two lane asphalt (dead end)

LEGAL NOTIFICATIONS

Public Notice: On **August 13, 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 Edition on **August 14, 2015**. In addition, staff posted a notice of public hearing sign on the property on **August 31, 2015**. This **DOES** meet legal noticing requirements and is adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

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

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

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

Finding(s) of Staff: **The proposed rezoning will not create an increase to traffic in the area.**

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.

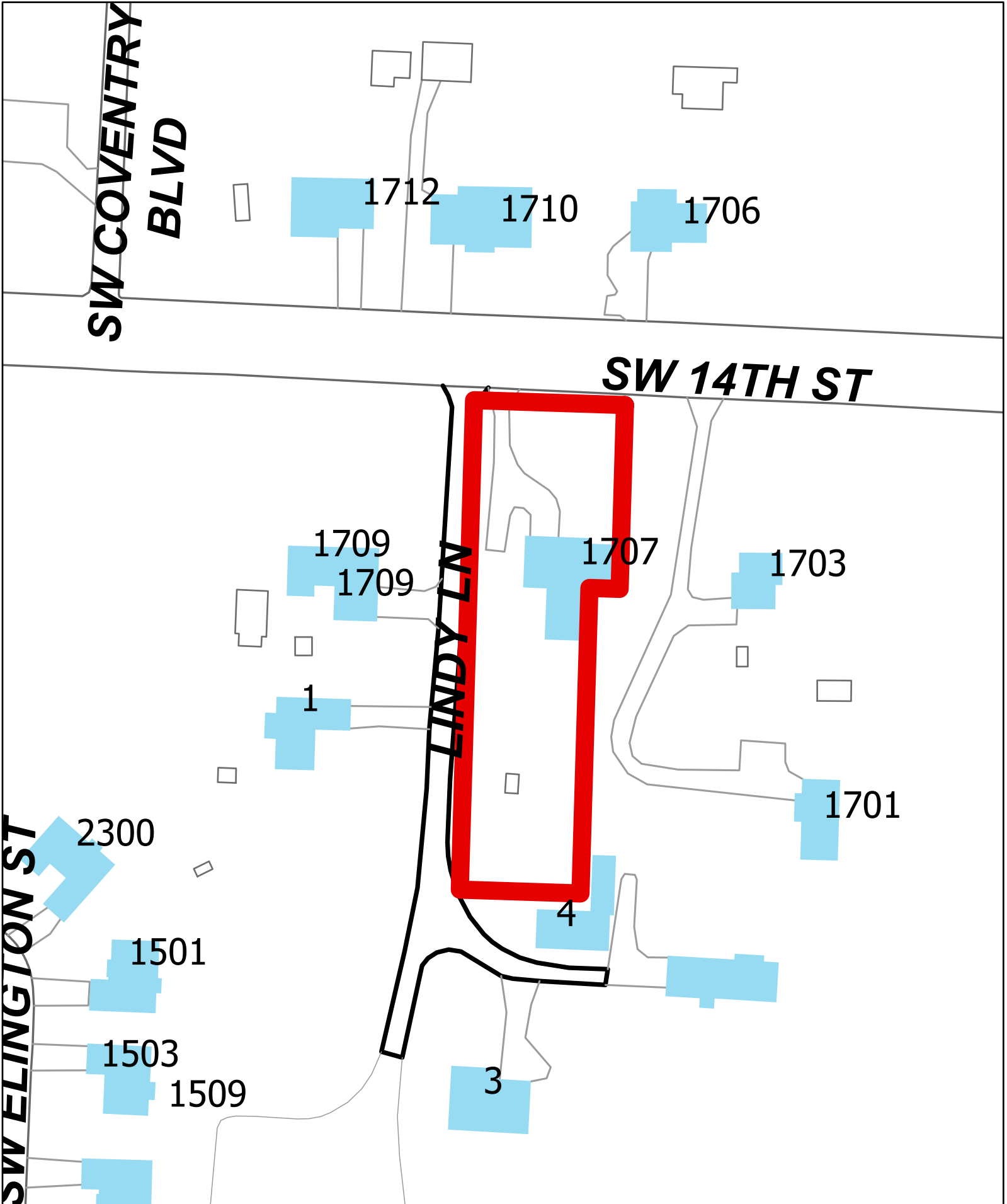
Finding(s) of Staff: **The proposed zoning will not adversely alter population density nor impact the public infrastructure. Water and sewer are available at this location. Emergency services are adequate at this location.**

ANALYSIS, CONCLUSION, & SUMMARY

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

STAFF RECOMMENDATION

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





PC Meeting of: September 15, 2015

The City of Bentonville, Arkansas

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

REZONING: Buildup Development, LLC (A-1, Agricultural to R-2, Duplex & Patio Home Residential)

Current Planning Division Correspondence: Planning Commission Staff Report

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: September 15, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000033

Applicant/Current Owner: Buildup Development, LLC

Representative: Earthplan Design Alternatives, PA (Sarah Geurtz)

Requested Action: Rezoning

Location: Southwest Parnell Drive

Existing Zoning: A-1, Agricultural

Proposed Zoning: R-2, Duplex & Patio Home Residential

Future Land Use Map Designation: Medium Density Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this lot is undeveloped within a duplex and patio home subdivision.

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	Condominiums	C-2, General Commercial	Medium Density Residential
South	Undeveloped	R-1, Single Family Residential	Mixed Use
East	Undeveloped	R-2, Duplex & Patio Home Residential	Medium Density Residential
West	Single Family Home	C-2, General Commercial	Medium Density Residential

Surrounding Streets & Classifications:

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

LEGAL NOTIFICATIONS

Public Notice: On **August 12, 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 **August 14, 2105**. In addition, staff posted a notice of public hearing sign on the property on **August 31, 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: It is the intent of the R-2, Duplex and Patio Home Residential zoning designation to permit slightly higher population density than the R-1, Single Family District. The R-2 District will allow the last remaining lot within the established duplex subdivision to be developed and will be consistent with the surrounding homes to the north while providing a variety of housing types in an area of the city where a transition from medium density residential development to mixed use is planned.

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

Finding(s) of Staff: The proposed zoning classification will not adversely impact the traffic volumes in the area.

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 alter population density nor impact the public infrastructure. Water and sewer are available at this location. Emergency services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The proposed zoning classification would be consistent with surrounding properties to the north, create a transition between the mixed use to the south and will allow more diverse housing options in a developing medium density residential area.

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 R-2, Duplex and Patio Home Residential**.



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

Beau Thompson
Planning Department
305 SW A Street
Bentonville, AR 72712

August 10, 2015

Beau,

Our applicant (and the current property owner), Buildup Development, LLC, is requesting a change in zoning for two parcels off SW Parnell Drive (parcel #s 15-18581-000 & 15-18582-000). At this time, the property is located in Benton County outside of Bentonville's city limits line. However, the property has been approved for annexation into the City of Bentonville and the annexation approval is expected to be heard by the Bentonville City Council on August 11th.

We understand that if the requested annexation is accepted, the zoning will automatically be A-1. We are proposing a rezoning designation from A-1 to R-2 Duplex and Patio Home Residential. The requested zoning change is needed because the owner wishes to split this property into 20 tracts for two-unit structures (consisting of 18 home lots, 1 detention lot, and 1 lot containing the existing home). A-1 zoning does not allow this.

Adjacent to the north is a PRD consisting of fourplexes. PRD zoning also borders the subject parcel to the west. A-1 borders the property to the south and the east, and one eastern parcel zoned R-1 is also located to the east. This property has road frontage onto SW Parnell Dr. and SW I St. is located approximately 430 feet to the east. The Bentonville airport is located about 500 feet to the east.

Our proposed rezone would provide a zoning buffer between the higher density of The Vintage Estates Subdivision to the north, the agriculturally-zoned property to the south and east as well as the R-1 property to the east.

There is an eight inch water main on the north side of SW Parnell Dr. and a twenty-four inch water line on the east side of SW I Street. If the request for annexation is accepted by Bentonville, the property owner wishes to install a sewer main line extension in order to access existing sewer.



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

Traffic will enter and exit onto SW Parnell Dr. and will then travel north and south on SW I St.. SW Parnell Dr. is classified as a Local Street and SW I St. is classified as an Arterial Street. The property owner envisions signage for the development and duplex facades consisting of brick and vinyl. The duplexes will consist of one story.

If you have any questions please do not hesitate to contact me.

Sincerely,

Sarah Geurtz, CFM, ASLA
sdg-eda-pa.com

Planning Commission Staff Report

Lot Split: Lots 7 & 8 Ron Blackwell Ford Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: September 15, 2015

GENERAL INFORMATION:

Project Number: 15-05000037

Applicant: Ronald L. Blackwell, Trust

Representative: John Wary (Morrison Shipley Engineers)

Requested Action: Lot Split Approval

Location: Southeast 28th Street, Southeast 'C' Street & Southeast 'F' Street

Existing Zoning: A-1, Agricultural

Land Use Plan: Commercial

BACKGROUND:

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.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Mixed Use
South	A-1, Agricultural	Commercial
East	I-1, Light Industrial & C-2, General Commercial	Industrial & Commercial
West	A-1, Agricultural	Commercial

STREETS

Direction	Name	Classification
North	-	-
South	Southeast 28 th Street	Arterial
East	Southeast 'F' Street	Collector
West	Southeast 'C' Street	Collector

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is currently vacant in a developing industrial and commercial area.

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

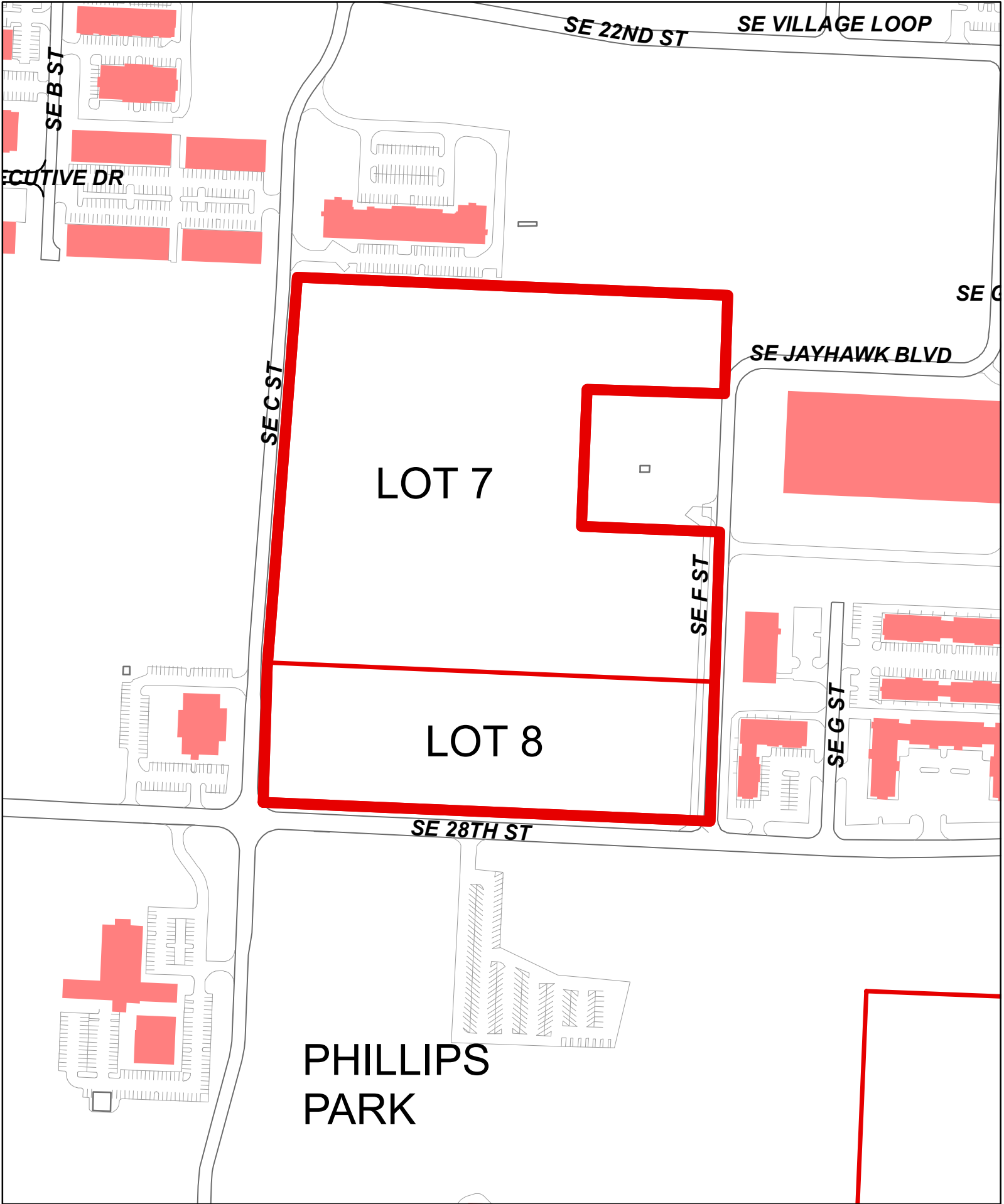
Water / Sewer: Per the G.I.S. site, water and sewer currently in use on site.

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

Large Scale Development: Wholesale Fish Market

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, AICP, City Planner
PC DATE: August 15, 2015

GENERAL INFORMATION:

Project Number: 15-06000017

Applicant: Knoll Properties and Barry Furuseth (Blu Group)

Representative: Tim Sorey with Sandcreek Engineering

Requested Action: Large Scale Development Approval

Location: 607 Southeast 5th Street

Existing Zoning: C-3, Central Commercial

Land Use Plan: Mixed Use

BACKGROUND:

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.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front E Street:	0'	33'
Front:	0'	15'
Side: Adjacent to residential district	0'	2'
Height	60'	
Landscape Coverage	8%	8%
Parking		
Standard Stalls	29	29
Handicap Stalls	1	1
Total:		

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	I-2, Heavy Industrial	Mixed Use
South	I-2, Heavy Industrial	Mixed Use
East	I-2, Heavy Industrial	Mixed Use
West	C-2, General Commercial	Mixed Use

STREETS

Direction	Name	Classification
North		
South	Southeast 5 th Street	Local Street
East		
West		

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: No data currently exist.

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 currently the site of the wholesale Fish Market in a redevelopment area of the 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): 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.

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.

Waiver Request Letter

06 July 2015

To City of Bentonville Planning Commission and whom it may concern,

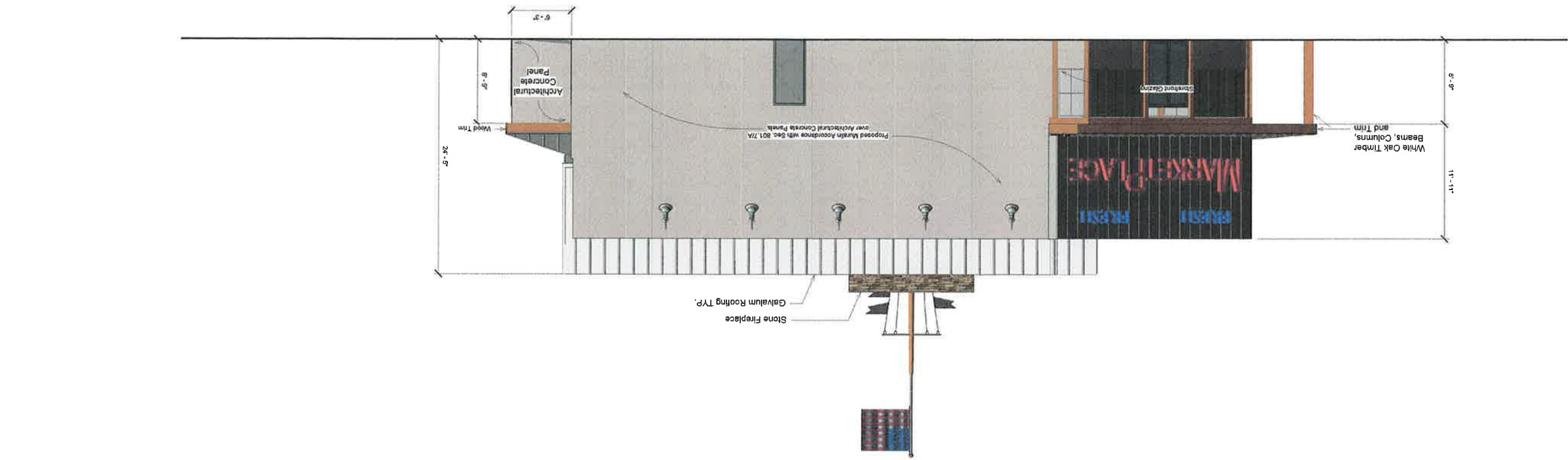
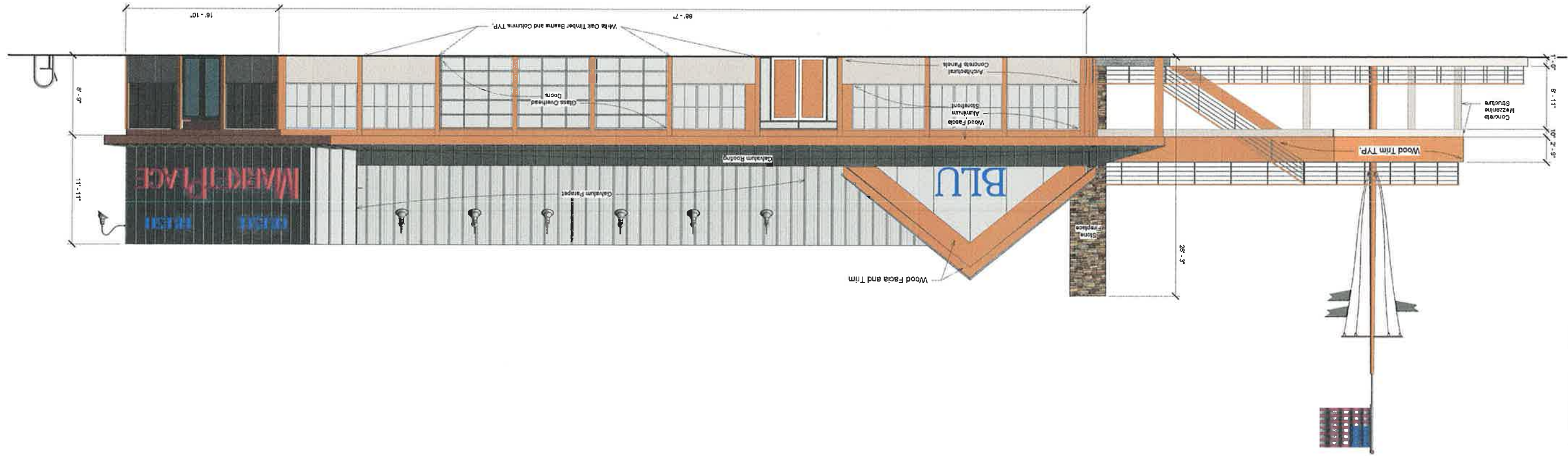
I, on behalf of Blu Group LLC, would like to formally request consideration of a waiver of a portion of the Material and Color article of the City of Bentonville Commercial Design Standards. The requested waiver would specifically allow the 'primary' material of the Southwest Façade of the Fresh Fish Market at 607 SE 5th Street, to be composed of 58% galvalum metal and 22% architectural concrete panels.

Galvalum metal is not an approved material, but in this case may be excusable because of: its location on the façade, the building's location and role in the redevelopment of the city, and the building design's relationship to its intended use.

The parapet portion of the Southwest façade proposed as galvalum is above the roof, and was assigned the same material as the roof to achieve a 'seamless' look. The galvalum parapet will be 12' above grade, preventing direct contact with occupants while providing suitable background for the signage, aligning with the material logic of the building.

This building's function fits very well into the proposed master planning of the Market District, and sits central to both the location and the intention of the adopted future master plan for this area of the City. The galvalum material fits the Fresh Fish Market's function well, as its aesthetic matches the 'light industrial' and 'fish market' look intended. Building public recognition with the aesthetic look and material logic of the building that reveals its function is of concern to our client. We want it to scream 'fish market.' To also aid this 'light industrial' look we are planning for polished concrete floors, aluminum store front windows, and exposed conduit for sprinklers and electrical. To achieve the full effect the galvalum parapet is crucial. Our intention is to make the galvalum parapet appear as part of the roof, both in function and in composition.

Thank you for your consideration,
Benjamin J. Bendall



2 South East Elevation
3/16" = 1'-0"

1 South West Elevation
3/16" = 1'-0"

Sheet: A2.1	
Date: 7 Aug 2015	
Checked: ERB	Drawn: BJB
Project: Large Scale Development	
Phase: Fresh Fish Marketplace and BLU	
The Blu Group	
607 S.E. 5th St. Bentonville, AR 72712	
3GD inc. 214 South Second Street, Rogers, AR 72756 Tel 479.636.5550	
ARCHITECTURE / CONSTRUCTION	
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