



**Planning Commission
Agenda
September 20, 2016**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lots 3 & 4 of Tennie Russell Addition Phase 1** **Lot Split**
1603 Dogwood Drive
 - 2. Lots 9 & 10 of Dean Maxwell First Addition** **Lot Split**
501 Bella Vista Road
 - 3. Lots 13 of Deming's Second Addition** **Lot Split**
704 Northwest 'C' Street
 - 4. Lot 9 of Gocio Subdivision** **Property Line Adjustment**
712 Jefferson Street
 - 5. Creekstone Subdivision Phase 3** **Final Plat**
Northwest Riverbend Road
- IV. New Business**
 - 1. Ryan Revocable Trust** **Rezoning***
(A-1, Agricultural to C-2, General Commercial)
2500 Southeast 'J' Street
 - 2. Chambers Bank** **Rezoning***
(PUD, Planned Unit Development to R-1, Single Family Residential)
Southwest Adams & Southwest Anglin Road
 - 3. Flintco Laydown Yard** **Conditional Use***
405 Southwest 'A' Street
- V. Other Business**
- VI. Planner's Report**
 - a. Downtown Residential Zoning District to Planning Commission October 4, 2016.
- VII. Adjournment**

Planning Commission
Minutes
September 6, 2016

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

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

Absent: Greg Matteri and Jim Grider

Motion by Havner, seconded with Haynie to approve the minutes of August 16, 2016
Approved 5-0

Consent Agenda

- | | |
|--|--------------------------|
| 1. Lots 17 & 18 of Seals Addition
3101 Southwest 'I' Street | Lot Split |
| 2. Lot 1 of Calcon Subdivision
10620 Southwest 2 nd Street | Lot Split |
| 3. Lots 88 & 89 of Heathrow Subdivision
Stonehenge Drive & North Walton Boulevard | Property Line Adjustment |
| 4. Speedy Splash Car Wash 216
Southeast Walton Boulevard | Large Scale Development |

Approved 5-0

New Business

Item #1

Capstone Investment Group, LLC: (15-09000009) Rezoning, 510 SW E Street, Gilmore's Addition Lot 10A, Block 6.

The applicants have requested a rezoning from R-O, Residential Office to R-C2, Central Residential Moderate Density.

The proposed R-C2 zoning request will allow the owner to construct town houses for rental purposes.

Opened public hearing

No public comment

Approved 5-0

Item #2

Dynamic Development, Inc. (16-06000032) Large Scale Development, 500 Southeast Plaza Avenue, Zoned C-2, General Commercial.

The applicant has submitted a Large Scale Development for a 9,070 sq. ft. single story office building located at 500 Southeast Plaza Avenue in the C-2, General Commercial zoning district. Forty Five (45) parking spaces are being provided. Ingress/egress to the site will be from two proposed curb cuts on Southeast Plaza Avenue. A 5' wide sidewalk will be constructed along Southeast Plaza Avenue. A regional stormwater detention pond exists immediately to the west of the project site and will be utilized to detain any stormwater run-off from the project. A pedestrian connection will be provided to the sidewalk along Southeast Plaza Avenue and to the Community Center trail located along the southern

property line of the project site. All proposed landscaping meets ordinance. The exterior of the building will be constructed of brick, stone veneer, composite wall panels, store front glass and metal trim.

The applicants have requested a waiver: The applicant has submitted a Large Scale Development for a 9,070 sq. ft. single story office building located at 500 Southeast Plaza Avenue in the C-2, General Commercial zoning district. Forty Five (45) parking spaces are being provided. Ingress/egress to the site will be from two proposed curb cuts on Southeast Plaza Avenue. A 5' wide sidewalk will be constructed along Southeast Plaza Avenue. A regional stormwater detention pond exists immediately to the west of the project site and will be utilized to detain any stormwater run-off from the project. A pedestrian connection will be provided to the sidewalk along Southeast Plaza Avenue and to the Community Center trail located along the southern property line of the project site. All proposed landscaping meets ordinance. The exterior of the building will be constructed of brick, stone veneer, composite wall panels, store front glass and metal trim.

Motion by Sanders, seconded by Havner to approve the waiver request.

Approved 5-0

Motion to approve the large scale development

Approved 5-0

Item #3

Robert Lewis: Waiver Request, 1603 Dogwood Drive, Zoned A-1, Design Standards, Sidewalks

The applicant has submitted a waiver to the sidewalk section of the Design Standards in the City of Bentonville's Subdivision Regulations. Section 11.6 states all new residential construction must construct a sidewalk when abutting a public street and shall construct the sidewalk per the street standards. The property is located in an established neighborhood without sidewalks. Dogwood Drive is an unimproved two lane local street and the nearest sidewalk network is located approximately ½ mile to the east along North Walton Boulevard.

Motion to approve the waiver request

Approved 5-0

Other Buisness-No other business

Planners Report

180 people signed in at the open house last week. Housel Lavign will be reviewing the cards and get back with the planning commission.

Meeting adjourned

Diane Shastid



Lot Split: Lots 3 & 4 Tennie Russell Addition, Phase 1
1603 Dogwood Drive

PC Date: 9/20/2016
Recommendation: APPROVAL
Reviewer: Jon Stanley, Planner

Project Number	16-05000032
Applicant / Current Owner	Robert Lewis 1303 Northwest 7 th Street Bentonville, Arkansas 72712
Site Area	28.17 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Low Density Residential (LDR)

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

Property Description

This property is the location of a vacant agriculture field adjacent to an established single family neighborhood along the eastern boundary and situated in the western part of the city.

Project Description

The applicant has submitted a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 3 (5.50 acres) and Lot 4 (22.67 acres) of Tennie Russell Addition, Phase 1. Additional right-of-way is being dedicated along Dogwood Drive and Northwest 9th Street per the current Master Street Plan. Septic system approval has been obtained from the Benton County Health Department for Lot 3. A sidewalk waiver was granted by the Planning Commission on September 6, 2016 for Lot 3 only.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The established street grid will provide multiple options for ingress and egress.

Utility Infrastructure

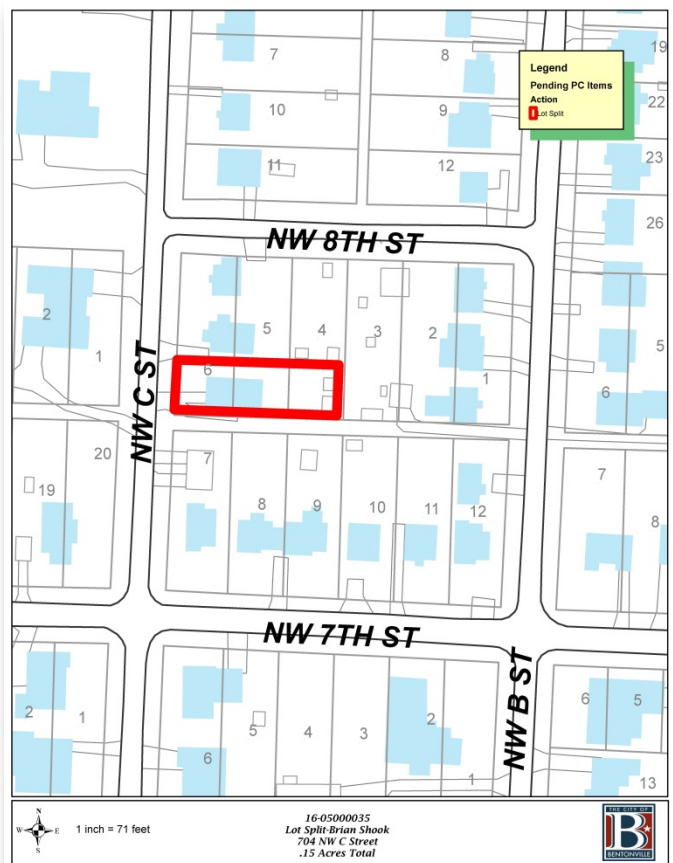
Per the GIS website, water is available to both lots. Lot 3 has been approved for a septic system by the Benton County Health Department and Lot 4 has direct access to public sewer.

Standard Conditions of Approval

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

Drainage Report

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



Waivers

Not applicable

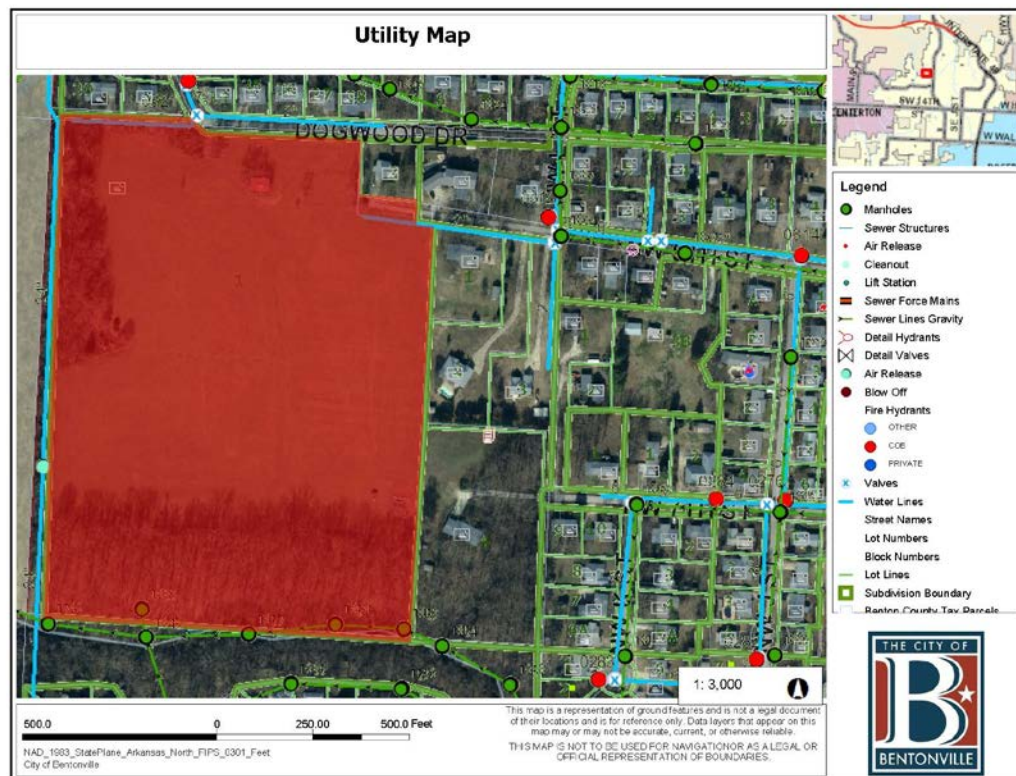
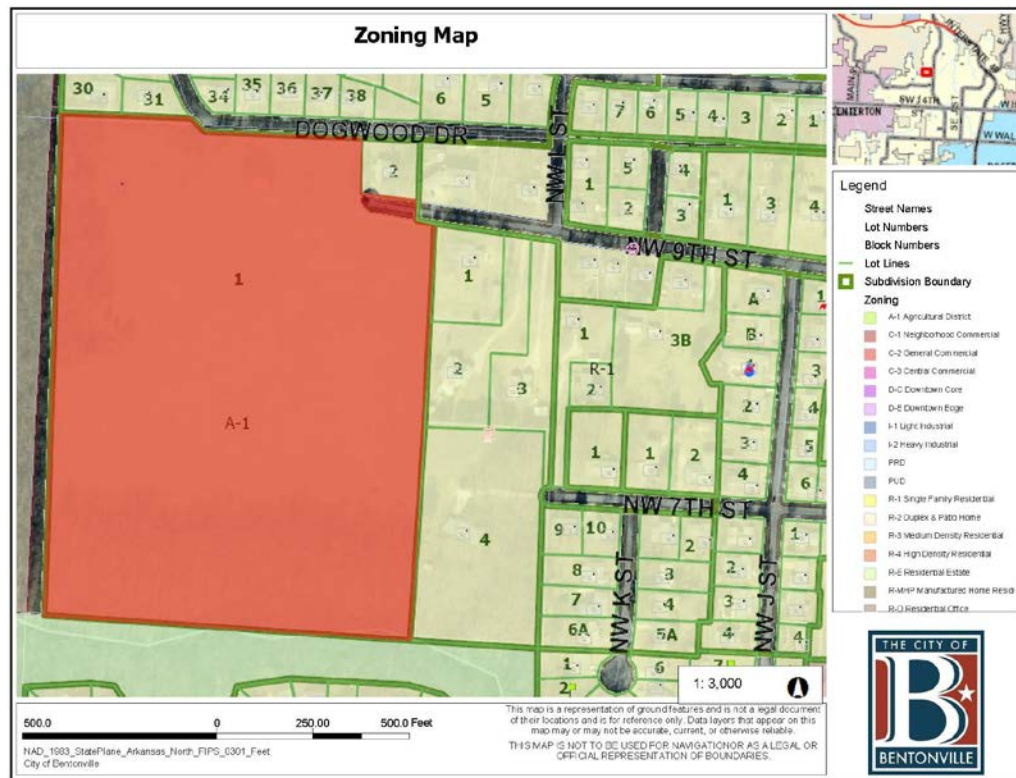
Conclusion

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

Recommendation

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

LOT SPLIT STAFF REPORT



HomeOwner Copy
RECEIVED

AUG 15 2016



Arkansas Department of Health
Environmental Health Protection

BENTON CO HEALTH DEPT

Receipt Number
20437323

Individual Onsite Wastewater System Permit Application

Permit Type ☒ New Installation
☐ Alteration / Repair

DR Environmental ID #

7 2 0 1 1 4 8 3 7 7

Fee Schedule for Structures		✓
Structures 1500 sq ft or less	\$ 30.00	☐
Structures more than 1500 sq ft and up to 2000 sq ft	\$ 45.00	☐
Structures more than 2000 sq ft and up to 3000 sq ft	\$ 90.00	☐
Structures more than 3000 sq ft and up to 4000 sq ft	\$120.00	☐
Structures more than 4000 sq ft	\$150.00	☒
Alteration and Repair	\$ 30.00	☐

Part 1 Application

Treatment Type (check one)

Disposal Method (check one)

☒ STD = Standard Septic Tank ☐ ATU = Aerobic Treatment Plant ☒ STD = Standard Absorption Field ☐ LPD = Low Pressure Distribution
☐ ISF = Intermittent Sand Filter ☐ RSF = Re-circulating Sand Filter ☐ SUR = Surface Discharge ☐ HLD = Holding Tank
☐ PMF = Proprietary Media Filter ☐ RGF = Re-circulating Gravel Filter ☐ CPF = Capping Fill ☐ SRL = Serial Distribution
☐ OTH = Other (Describe) ☐ HLD = Holding Tank ☐ OTH = Other ☐ DRP = Drip Irrigation

1. Owner's/Applicant's Name
Bryan and Erika Lewis

2. Phone Number
479-316-4308

3. Mailing Address
2309 S Mont Blanc, Rogers, Ar 72758

4. County
Benton

5. Address of Proposed System (If a 911 address is not available, attach detailed directions or map)
NW 9th st- I49 to Hwy 72W thru town to Walnut T/R to NW 9th st T/L to end thru field

6. Subdivision Name
NA

7. Approval Date

8. Date Recorded

9. Lot Number
NA

10. Lot Dimensions
1299X806X223195X665X404X330X994

11. Total Area (Acres)
29.11

12. # Bedrooms # People
3

13. Daily Flow (GPD)
370

14. Brief Legal Description of Property (Attach a separate sheet of paper, if necessary)
25-20-31

15. Water Supply (Specify supplier, if Public Water)
Bentonville

16. GPS Coordinates
N36 22'54 W94 13'45

17. Loading Rates	(gpd/ft ²)	18. System Specifications					
Primary Area	0.68	a. Size of Septic Tank	1000	gal	f. Trench Depth	18	inches
Secondary Area	0.64	b. Size of Dose Tank	na	gal	g. Trench Spacing	10	feet
Percolation Test	(min/in)	c. Absorption Area	544	ft ²	h. Trench Media (List Below)		i. Trench Width
Primary Area Avg		d. Number of Field Lines	3		EzFlow 1201P		18 in
Secondary Area		e. Length of Field Lines	95	ft	pipe and gravel		24 in

TO THE OWNER

The permit for construction may be deemed invalid by the local Environmental Health Specialist before the start of construction, if the site and/or soil conditions have changed after approval of this permit, or if the information within this permit is inaccurate or has been found to be misrepresented. Approval for operation does not constitute a guarantee that the system will function properly. The approval states that the system was designed and installed according to the Arkansas Department of Health, Rules and Regulations Pertaining to Onsite Wastewater Systems, unless there are exceptions or deviations noted in the comments. A Permit for Construction is valid for one (1) year from the date of approval. The authorized agent must revalidate a permit more than one (1) year old prior to the start of any construction.

19. Utilization Verification

I hereby attest that item 12, the number of bedrooms (number of persons for commercial) and square footage of the structure that will utilize the designed individual onsite wastewater system in this permit application, is accurate. I have reviewed the permit application and understand the layout, installation, maintenance, operation and expense(s) that may be associated with this system.

Owner/Applicant Signature _____ Date _____

20. I certify that I have conducted the above tests and that the above listed information is in accordance with the latest requirements of the Arkansas Department of Health Rules and Regulations Pertaining to Onsite Wastewater Systems.

Linda Mayo Tillery
Designated Representative Signature

Designated Representative Title
Linda Mayo Tillery
08/10/2016
Date

Soil Certified ☒ Yes ☐ No
479-466-6117
Phone Number

21. Approval of Health Authority

The information and specifications in the application has been reviewed and found to meet the requirements of the Arkansas Department of Health Rules and Regulations Pertaining To Onsite Wastewater Systems. A PERMIT FOR CONSTRUCTION is hereby issued.

Carla E. Esten
Environmental Specialist Signature

874
EHS Number

9/6/16
Date

Individual Onsite Wastewater System Permit Application

Receipt Number

Continue Part 1

22. Soil Criteria (Primary Area)								Indicate the depth to items a-f, if observed in the soil (designate in inches)	
a. Bedrock	b. BSWT	c. MSWT	d. LSWT	e. Adj. MSWT	f. Adj. LSWT	g. H.C./Depth	h. Loading Rate (gpd/ft ²)		
>40"	18	32		27		mod	0.68		
23. Soil Criteria (Secondary Area)								Indicate the depth to items a-f, if observed in the soil (designate inches)	
a. Bedrock	b. BSWT	c. MSWT	d. LSWT	e. Adj. MSWT	f. Adj. LSWT	g. H.C./Depth	h. Loading Rate (gpd/ft ²)		
>40"	18	30		26		mod	0.64		
24. Seasonal Water Table (SWT) Classes Detail									
Primary Area			List Redoximorphic Features and/or Clay Content Restrictions						
Brief	18	in	6/3						
Moderate	32	in	6/2 5%						
Long		in							
Secondary Area			List Redoximorphic Features and/or Clay Content Restrictions						
Brief	18	in	6/3						
Moderate	30	in	6/2 5%						
Long		in							
Comments DBox									

Part 2 Installation Inspection

Septic tank manufacturer		Pump information	
Septic tank material		Trench media and width	
Dose tank manufacturer		Depth of interceptor drain	
Dose tank material		Depth of settled fill	
Name of Installer			License Number
Installation Inspected by ☐ Environmental Health Specialist ☐ Designated Representative (check one or installer signs System Installation Verification below)			
Signature		EHS / License Number	Date
System Installation Verification I have installed this system as designed and in compliance with all Rules and Regulations Pertaining to Onsite Wastewater Systems.			
Installer Signature		License Number	Date

Part 3 Permit for Operation

The information contained in Part 1 and 2 of this form has been reviewed and found to meet the requirements of the Arkansas Department of Health. THE PERMIT FOR OPERATION of this system is hereby issued.			
Environmental Health Specialist		Signature	EHS Number
			Date
Comments			
Site Revalidation conducted by ☐ Environmental Health Specialist ☐ Designated Representative (check one)			
Signature		EHS / License Number	Date



Lot Split: Lots 9 & 10 Dean Maxwell First Addition
501 Bella Vista Road

PC Date: 9/20/2016

Recommendation: APPROVAL

Reviewer: Jon Stanley, Planner

Project Number	16-05000029
Applicant / Current Owner	Jon L. Seth PO Box 257 Garfield, Arkansas 72732
Site Area	0.43 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Property Description

This property is the location of a single family residence in an established single family neighborhood situated in the northwest part of downtown.

Project Description

The applicant has submitted a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 9 (0.20 acres) and Lot 10 (0.23 acres) of Dean Maxwell First Addition. Additional right-of-way is being dedicated along Bella Vista Road and Northwest 5th Street per the current Master Street Plan. A 20' wide private ingress/egress easement will be dedicated by a separate document to allow each lot to access Bella Vista Road and Northwest 5th Street via a half circle driveway that will be shared by both lots. Primary access to both lots will be from Northwest 5th Street. A variance was approved by the Board of Adjustment for lot widths on July 13, 2016. The applicant intends for the existing rock home to remain.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The downtown street grid and adjacent collector street will provide multiple options for ingress and egress.

Utility Infrastructure

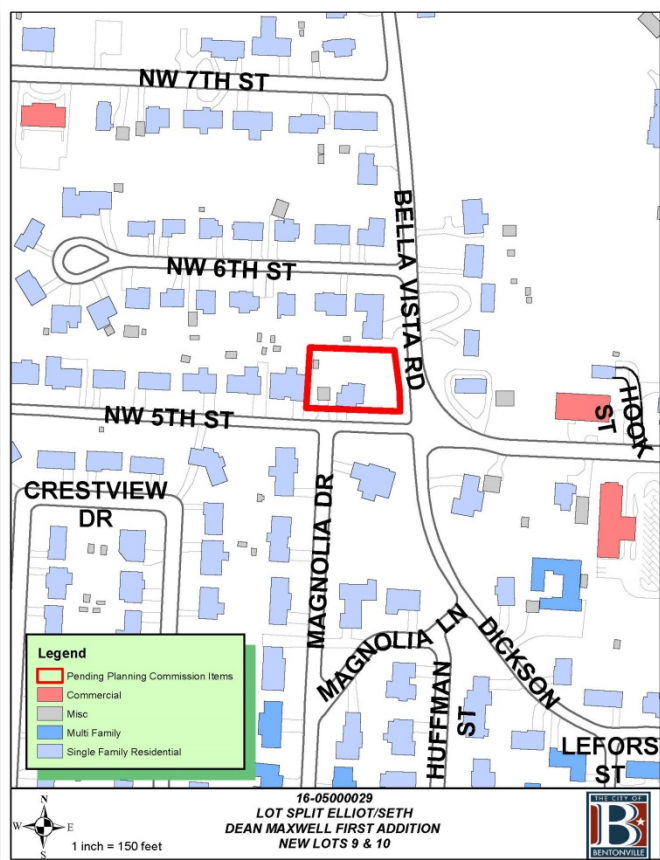
Per the GIS website, water and sewer are available to this site.

Drainage Report

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

Waivers

Not applicable.



Standard Conditions of Approval

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

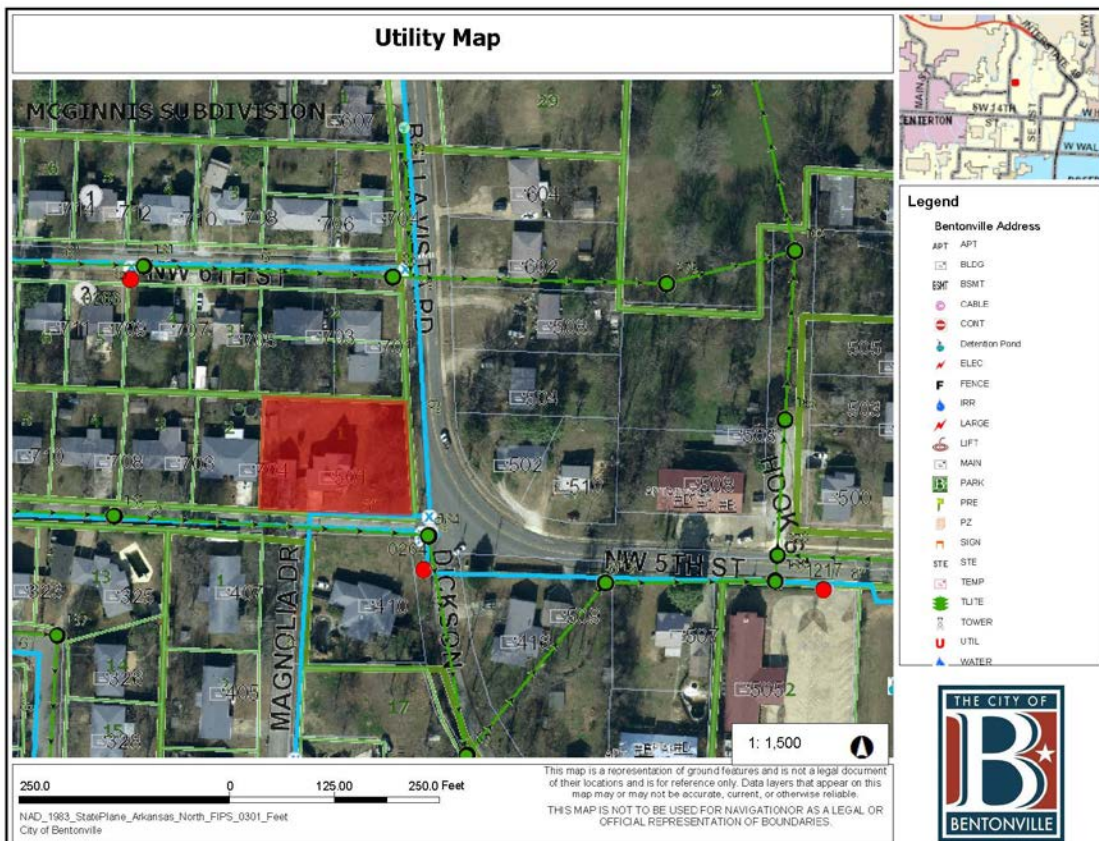
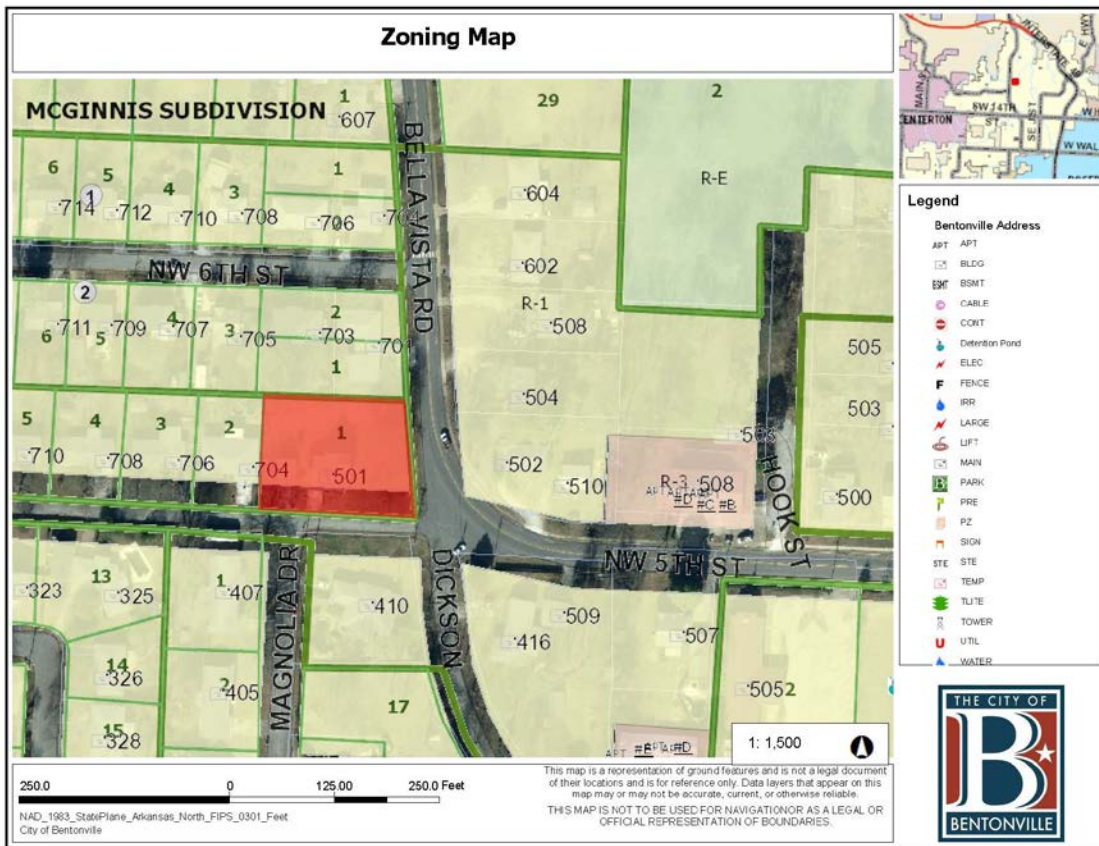
Conclusion

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

Recommendation

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

LOT SPLIT STAFF REPORT





**Lot Split: Lot 13 Deming's
Second Addition**
704 Northwest C Street

PC Date: 9/20/2016

Recommendation: APPROVAL

Reviewer: Jon Stanley, Planner

Project Number	16-05000035
Applicant / Current Owner	Bryan Shook 311 South Main Street Bentonville, Arkansas
Site Area	0.15 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Property Description

This property is the location of a single family residence in an established single family neighborhood situated in the northwest part of downtown.

Project Description

The applicant has submitted a lot split that will create one new lot from the southern portion of three existing lots. The new lot will be known as Lot 13 (0.15 acres) of Deming's Second Addition. Additional right-of-way is being dedicated along Northwest C Street per the current Master Street Plan.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The downtown street grid will provide multiple options for ingress and egress.

Utility Infrastructure

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

Standard Conditions of Approval

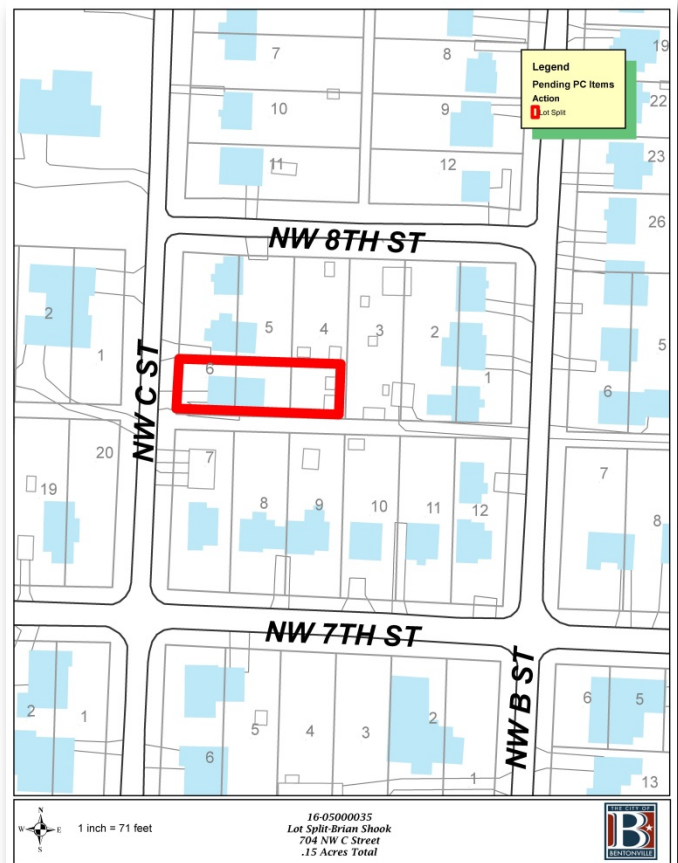
- Provide a digital copy of the plat.
- Address all technical review comments before requesting a building permit.

Drainage Report

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

Waivers

Not applicable.



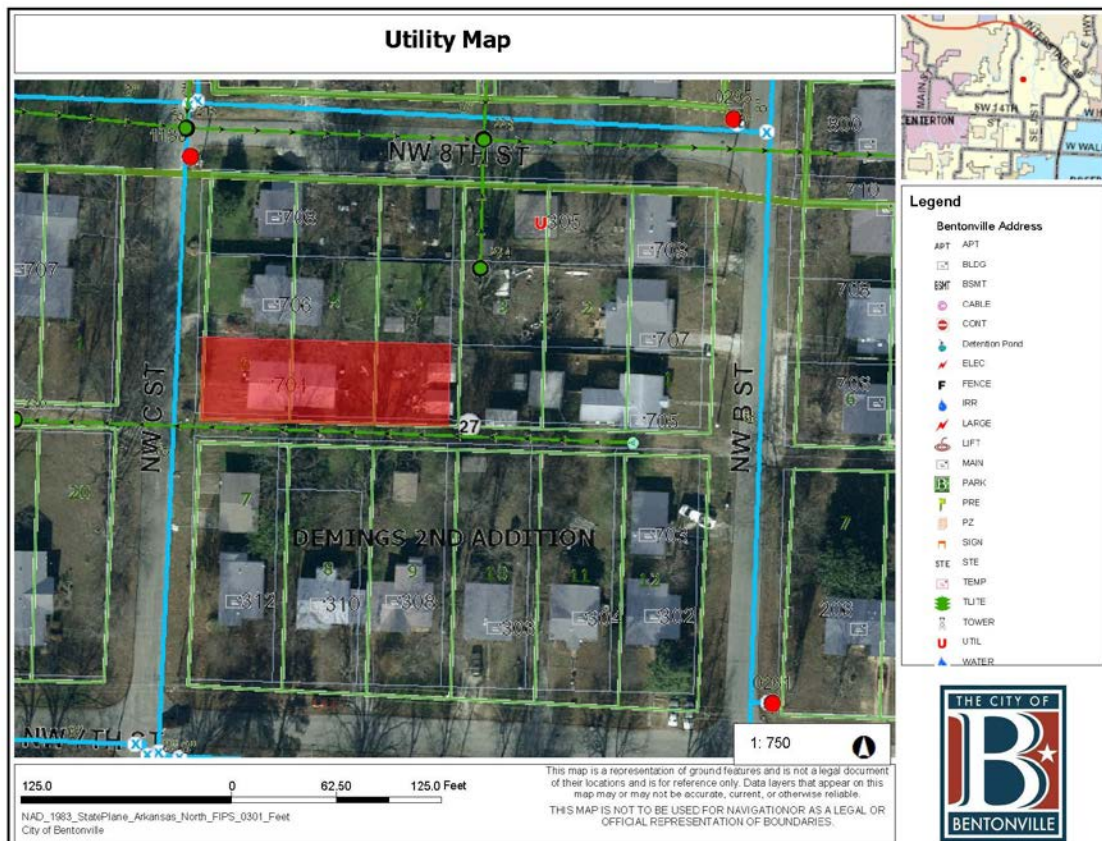
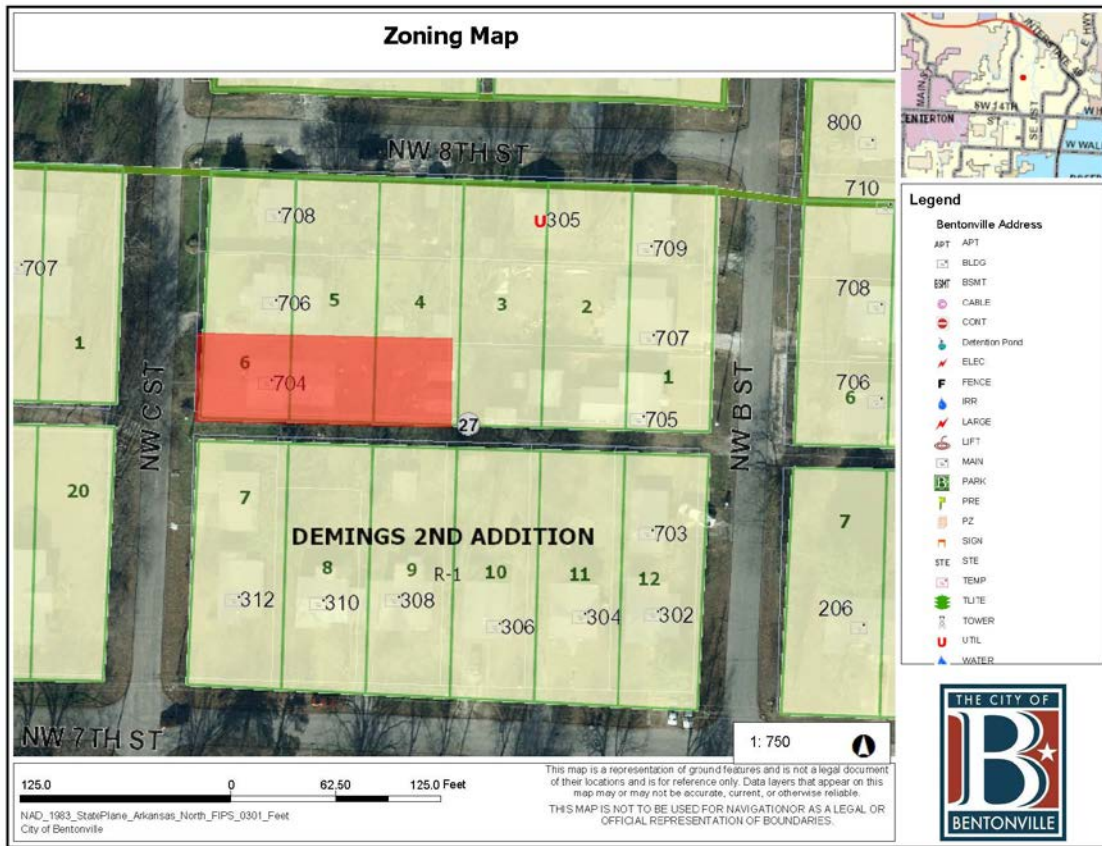
Conclusion

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

Recommendation

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

LOT SPLIT STAFF REPORT





Property Line Adjustment: Lot 9 Gocio Subdivision 712 Jefferson Street

PC Date: 9/20/2016

Recommendation: APPROVAL

Reviewer: Jon Stanley, Planner

Project Number	16-07000022
Applicant / Current Owner	Joe Delacruz 712 Jefferson Street Bentonville, Arkansas
Site Area	0.37 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Property Description

This property is the location of a single family residence in an established single family neighborhood situated in the southwest part of downtown.

Project Description

The applicant has submitted a property line adjustment that will create one new lot from all of existing Lot 3 and the western portion of existing Lot 2. The new lot will be known as Lot 9 (0.37 acres) of Gocio Subdivision. Additional right-of-way is being dedicated along Jefferson Street per the current Master Street Plan. Sufficient right-of-way exists along Northwest 3rd Street.

Projected Traffic Impact

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

Utility Infrastructure

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

Standard Conditions of Approval

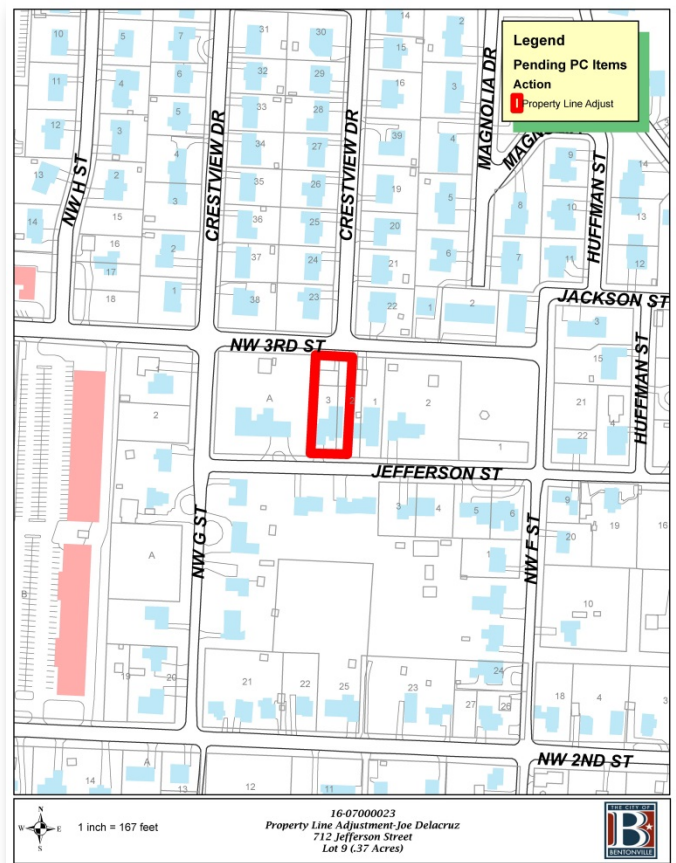
- Provide a digital copy of the plat.
- Address all technical review comments before requesting a building permit.

Drainage Report

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

Waivers

Not applicable.



Conclusion

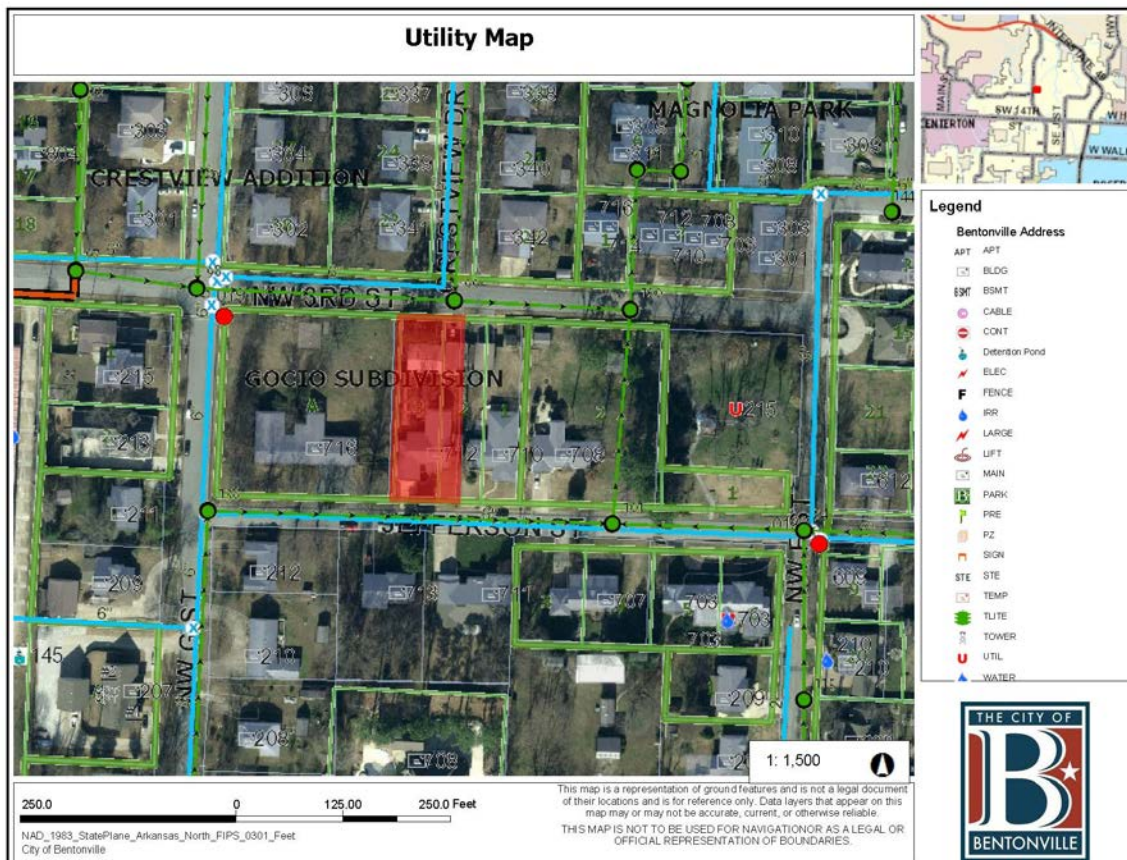
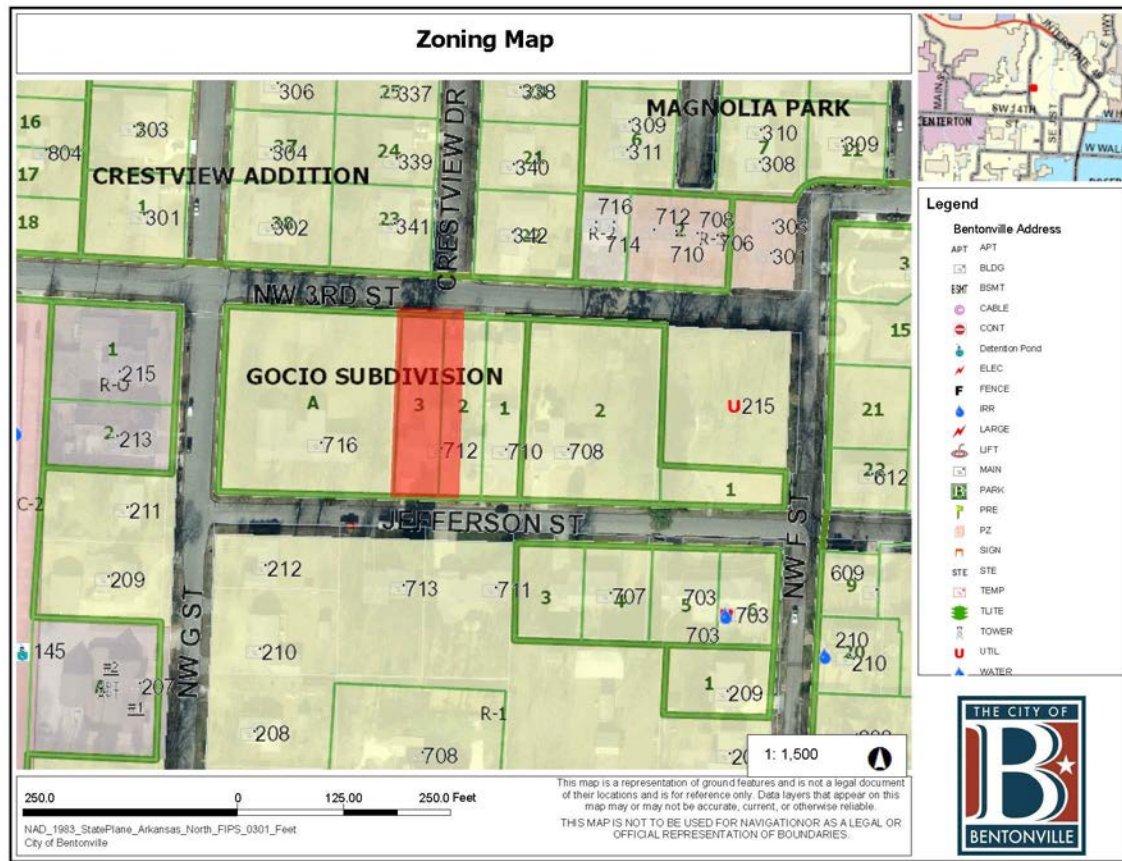
This property line adjustment does meet the minimum requirements of the subdivision regulations.

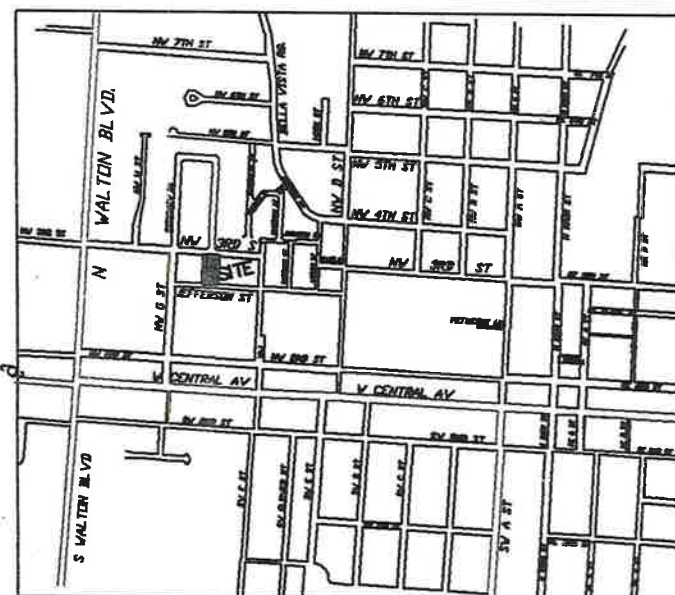
Recommendation

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

NOTES

- **Street Names:** All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.
- **Conceptual Approval.** Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer and streets. The information submitted for the property line adjustment was reviewed for general concept only.







Final Plat: Creekstone Subdivision Northwest Riverbend Road

PC Date: 9/20/2016

Recommendation: APPROVAL

Reviewer: Jon Stanley, Planner

Project Number	16-03000006
Applicant / Current Owner	Vancon, LLC 632 W. Lancashire Blvd. Bella Vista, AR 72715
Site Area	38.50 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Property Description

This property is currently vacant and adjacent to an existing single family subdivision in the northwest section of the city.

Project Description

Creekstone Subdivision Phase 3 consist of 38.50 acres and 25 single family lots, all of which are buildable. These lots range in size from 0.57 acres to 4.03 acres. The subdivision will be a gated community and ingress/egress will be from Northwest Riverbend Road. All streets within the subdivision will be private and each lot will have adequate access onto these private streets. Right-of-way was dedicated for the existing cul-de-sac at the end of Northwest Riverbend Road and a 5' wide sidewalk was constructed around the cul-de-sac. Utility easements are being dedicated throughout the subdivision to serve each lot. All non-bondable items have been completed and tentatively accepted by the city engineer.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site. Sewer, water and electricity have been extended to each lot. Easements for the utility infrastructure are being dedicated with this plat.

Standard Conditions of Approval

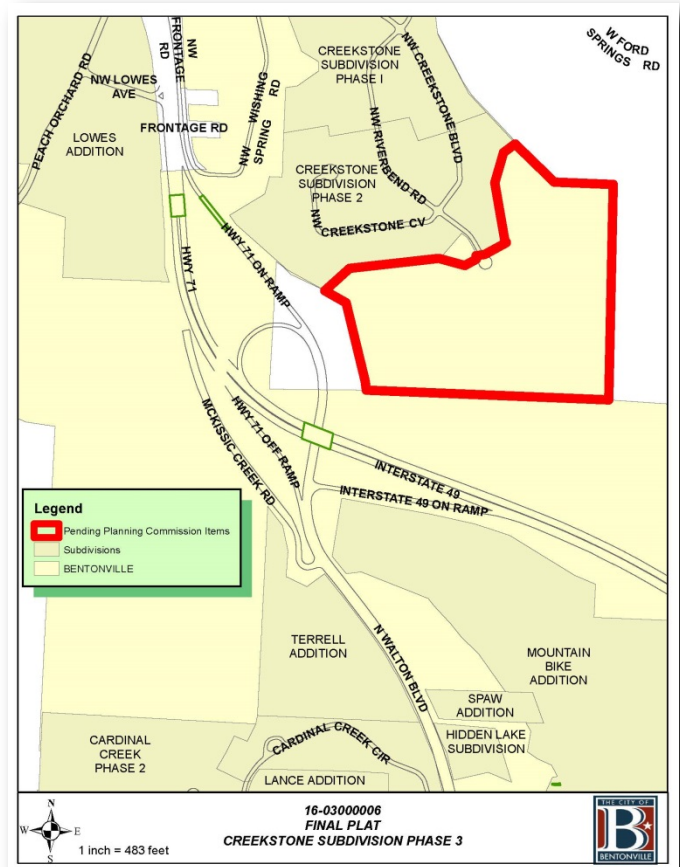
- Provide a digital copy of the plat.
- Address all technical review comments before requesting a building permit.
- Private street signs must be installed prior to issuance of building permits.

Drainage Report

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

Waivers

Not applicable

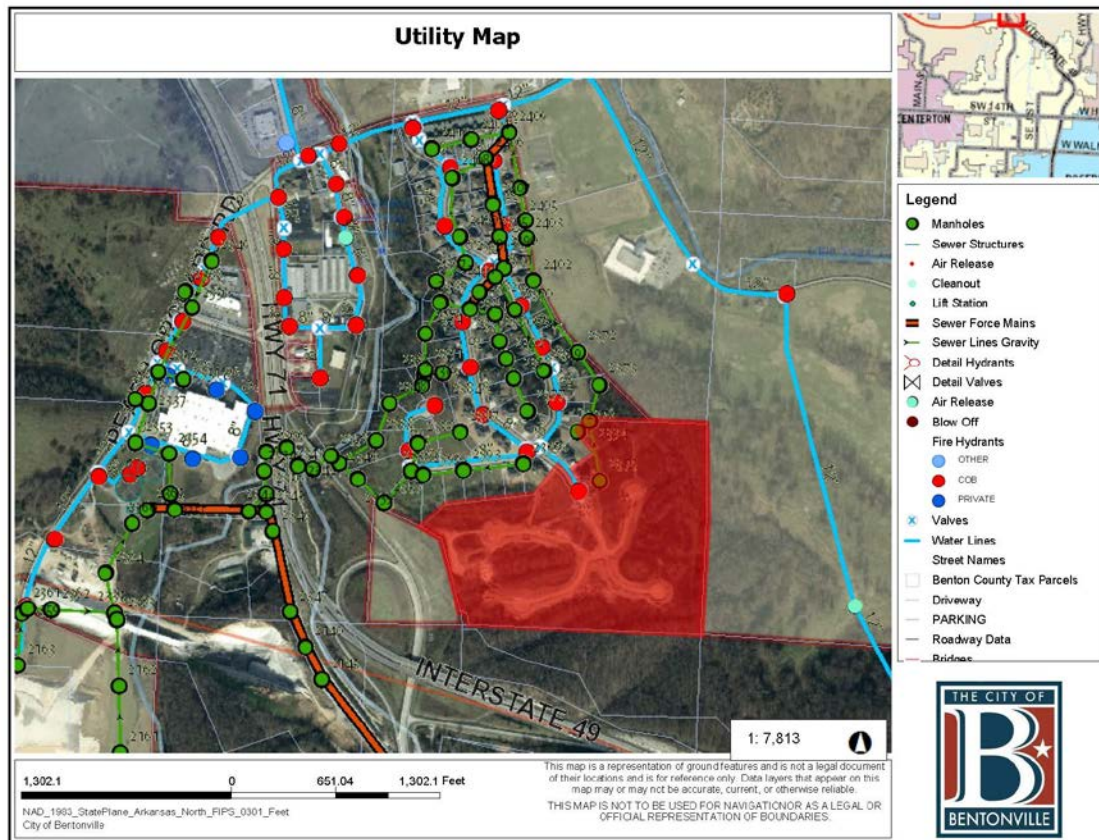
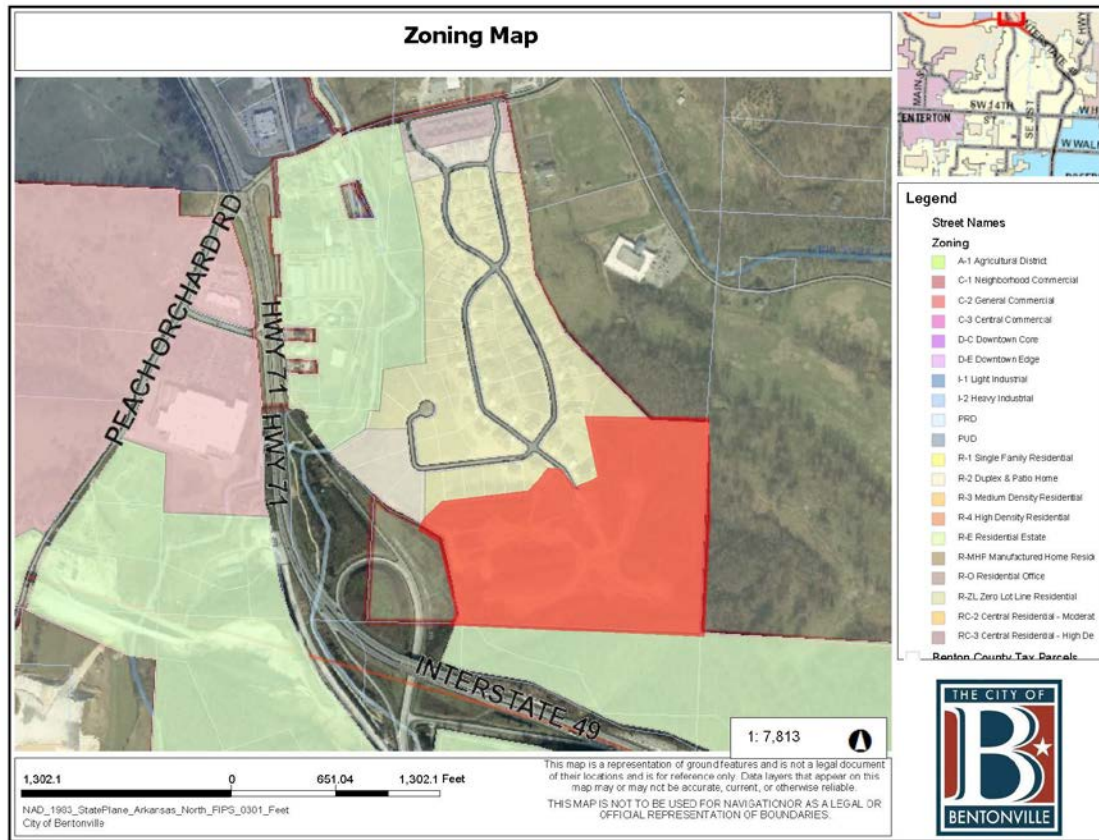


Conclusion

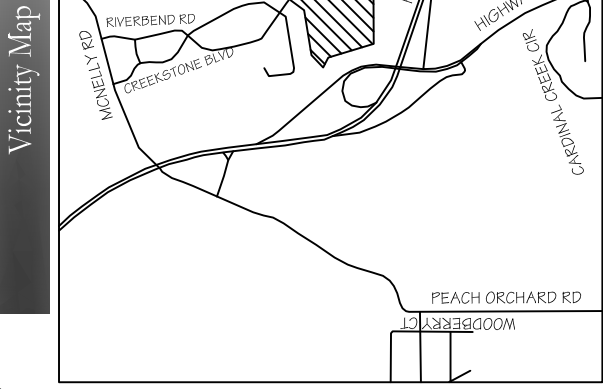
This final plat does meet the minimum requirements of the subdivision regulations. All non-bondable items have been completed.

Recommendation

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



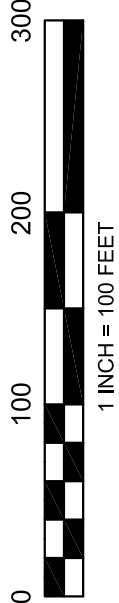
CREEKSTONE SUBDIVISION, PHASE III



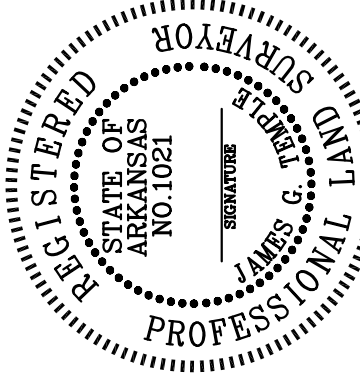
Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 1ST DAY OF JULY, 2016.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT THE SIGNATURE OF THE SURVEYOR, ANY STATEMENT OR CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FIRM:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No. 1534

DRAWN BY & DATE:	JH 7-1-16	REVIEWED BY:	J.T.	SURVEYED BY:	R.S.
COUNTY & STATE:	BENTON COUNTY, AR	JOB NUMBER:	14-526		

LOCATION:
8828 W MCNELLY RD BENTONVILLE, AR

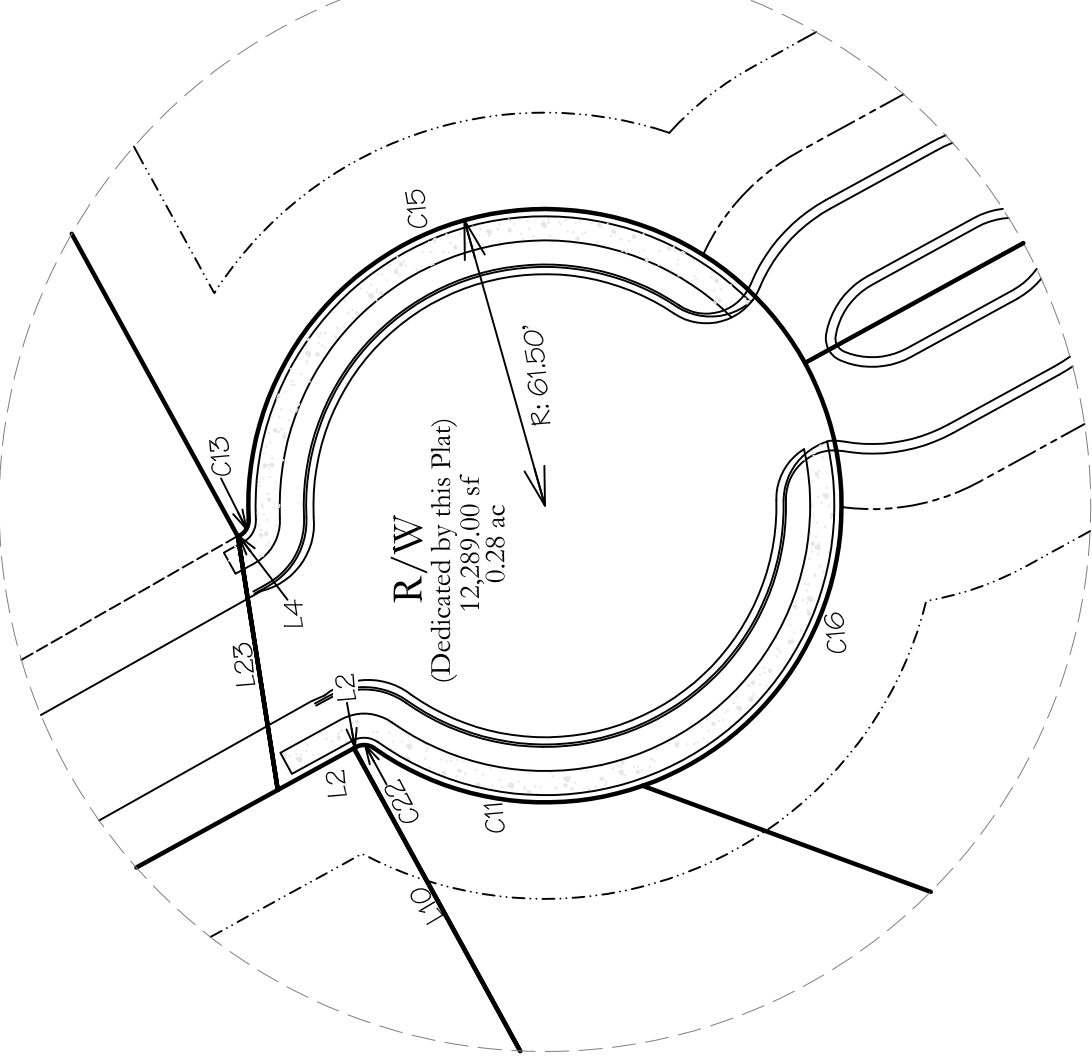
FOR THE USE AND BENEFIT OF:

**CREEKSTONE SUBDIVISION
PHASE III**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 53°12'40" E	29.72'	L13	S 78°01'13" W	81.70'
L2	S 28°45'45" E	18.00'	L14	N 54°22'24" W	106.84'
L3	S 28°45'47" E	0.46'	L15	N 72°42'31" W	152.48'
L4	S 28°46'36" E	0.46'	L16	S 86°26'51" W	181.48'
L5	N 28°45'47" W	18.00'	L17	S 86°26'51" W	91.11'
L6	S 28°45'47" E	97.16'	L18	S 14°47'50" W	102.32'
L7	S 28°45'47" E	84.21'	L19	S 72°36'02" W	102.76'
L8	S 11°58'47" E	37.26'	L20	S 72°36'02" W	48.80'
L9	S 11°58'47" E	84.70'	L21	S 72°36'02" W	128.87'
L10	S 86°54'27" E	140.65'	L22	S 72°36'02" E	9.42'
L11	N 14°41'40" E	94.82'	L23	N 81°02'09" E	53.14'
L12	N 14°41'40" E	207.31'			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00'	90.52'	89.16'	N 55°18'42" E
C2	150.00'	60.80'	60.23'	N 26°24'56" E
C3	175.00'	121.11'	118.71'	S 67°04'51" E
C4	175.00'	107.74'	106.05'	S 29°37'02" E
C5	100.00'	48.73'	48.25'	S 68°01'03" E
C6	100.00'	34.36'	34.19'	S 64°12'57" E
C7	175.00'	56.00'	55.76'	N 63°32'27" W
C8	175.00'	63.71'	63.36'	N 63°10'20" W
C9	133.63'	64.22'	63.61'	N 28°27'45" E
C10	133.63'	56.46'	56.28'	S 07°59'59" W
C11	61.50'	3.91'	3.71'	N 60°46'36" W
C12	75.00'	32.00'	31.76'	S 40°59'14" E
C13	61.50'	165.29'	119.85'	N 15°45'56" W
C14	61.50'	106.83'	95.90'	S 68°59'50" E
C15	300.00'	61.68'	61.56'	N 20°24'17" W
C16	3.50'	5.91'	3.71'	N 03°14'03" E

CURVE DETAIL



Owner/Developer

VANCON LLC
632 W LANCASHIRE BLVD
BELLA VISTA, AR 72715
PARCEL #01-00206-020

Zoning & Setback Information

ZONING: R-1

SETBACKS: (UNLESS SHOWN OTHERWISE)

FRONT: 20'

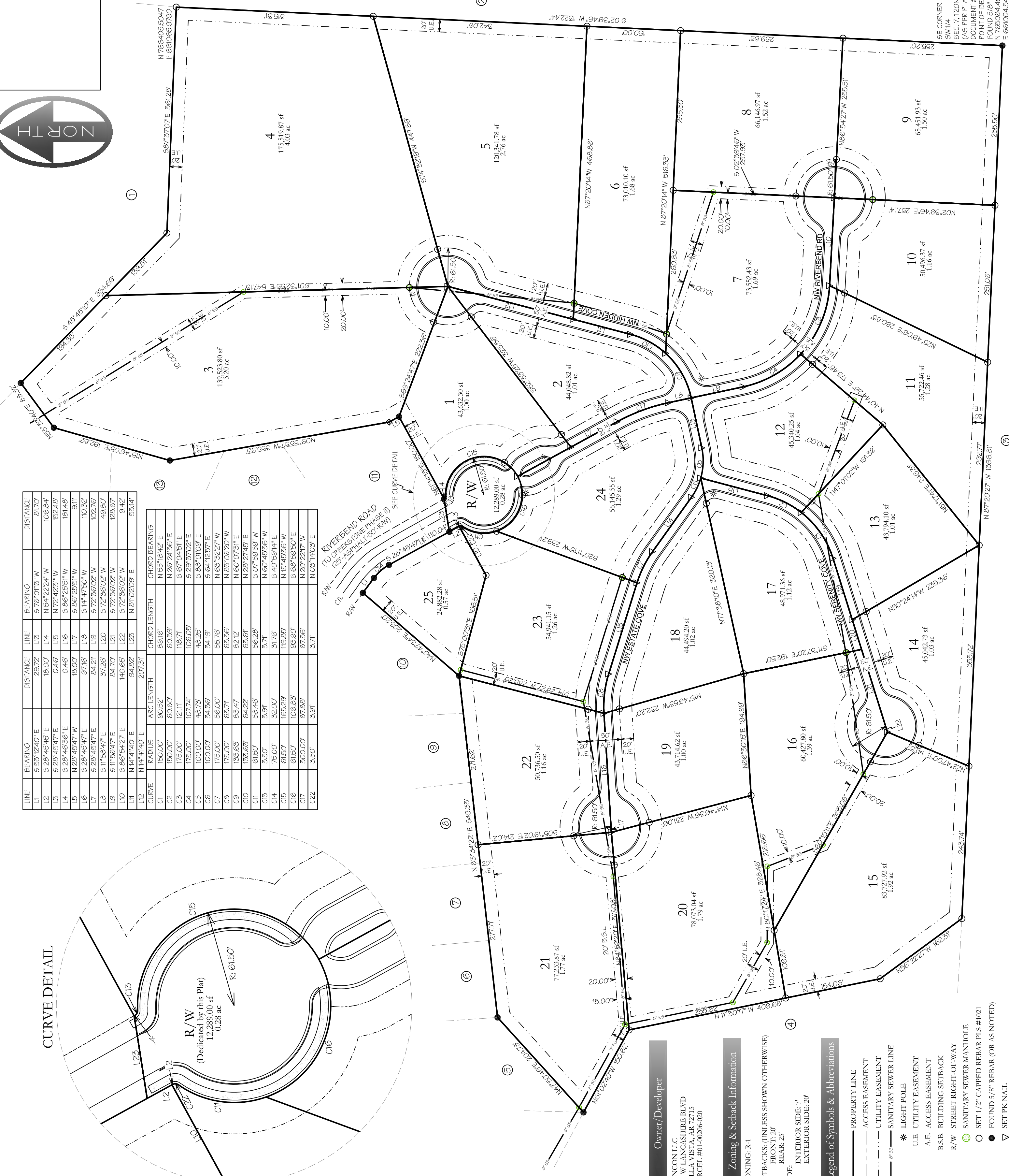
REAR: 25'

SIDE: INTERIOR SIDE: 7'

EXTERIOR SIDE: 20'

Legend of Symbols & Abbreviations

- PROPERTY LINE
- ACCESS EASEMENT
- UTILITY EASEMENT
- SANITARY SEWER LINE
- LIGHT POLE
- UTILITY EASEMENT
- ACCESS EASEMENT
- B.S.B. BUILDING SETBACK
- R/W STREET RIGHT-OF-WAY
- SANITARY SEWER MANHOLE
- SET 1/2" CAPPED REBAR PLS #1021
- FOUND 5/8" REBAR (OR AS NOTED)
- SET PK NAIL





Rezoning: Ryan Revocable Trust 2500 Southeast J Street

From: A-1, Agricultural
To: C-2, General Commercial

PC Date: 9/20/2016

Recommendation: APPROVAL

Reviewer: Jon Stanley, Planner

Project Number	16-09000028
Applicant / Current Owner	James and Neaomoie Ryan Revocable Trust 2500 Southeast J street Bentonville, Arkansas
Site Area	0.26 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

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

Property Description

This property is the location of a single family residence adjacent to an office warehouse and a private educational facility.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The adjacent arterial street will provide adequate options for ingress and egress.

Utility Infrastructure

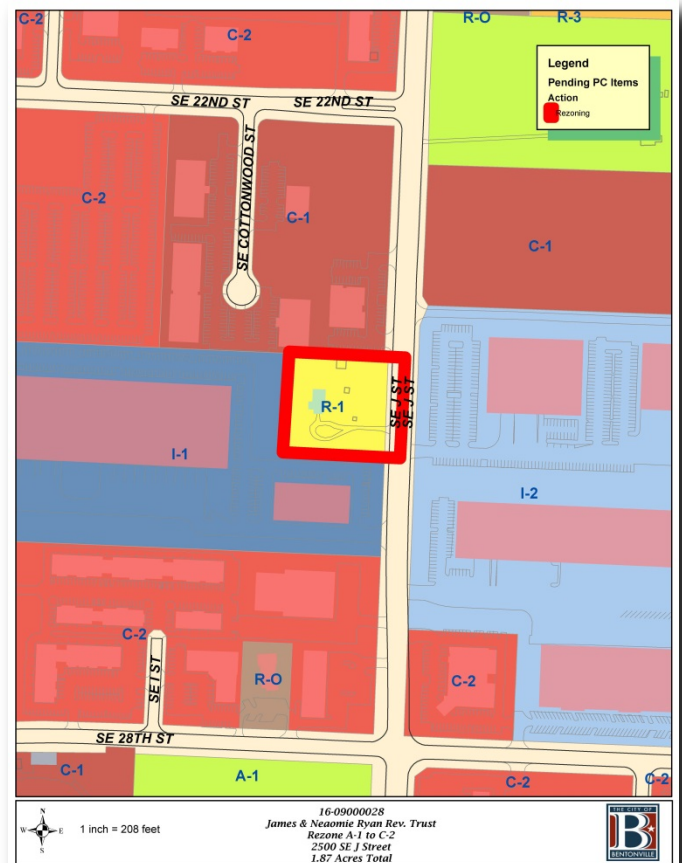
Water and sewer is available along Southeast J Street on the east side of the property.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Commercial (C). The C-2, General Commercial zoning is an appropriate zoning district for this designation.

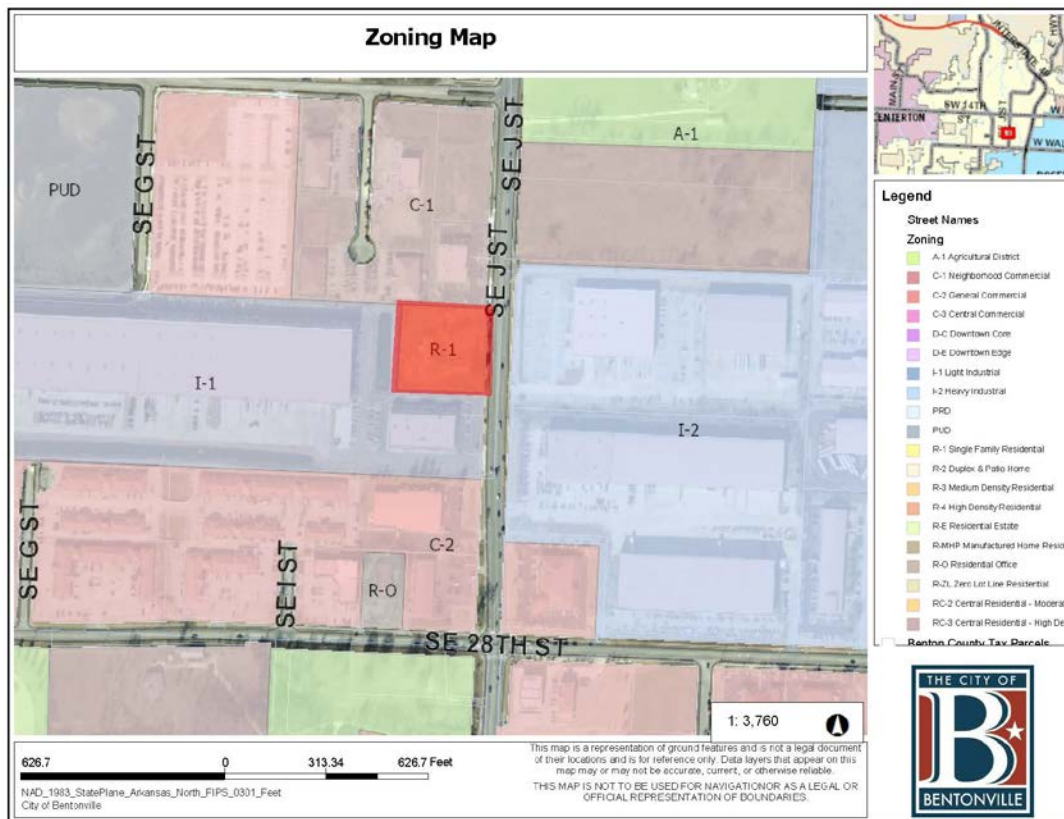
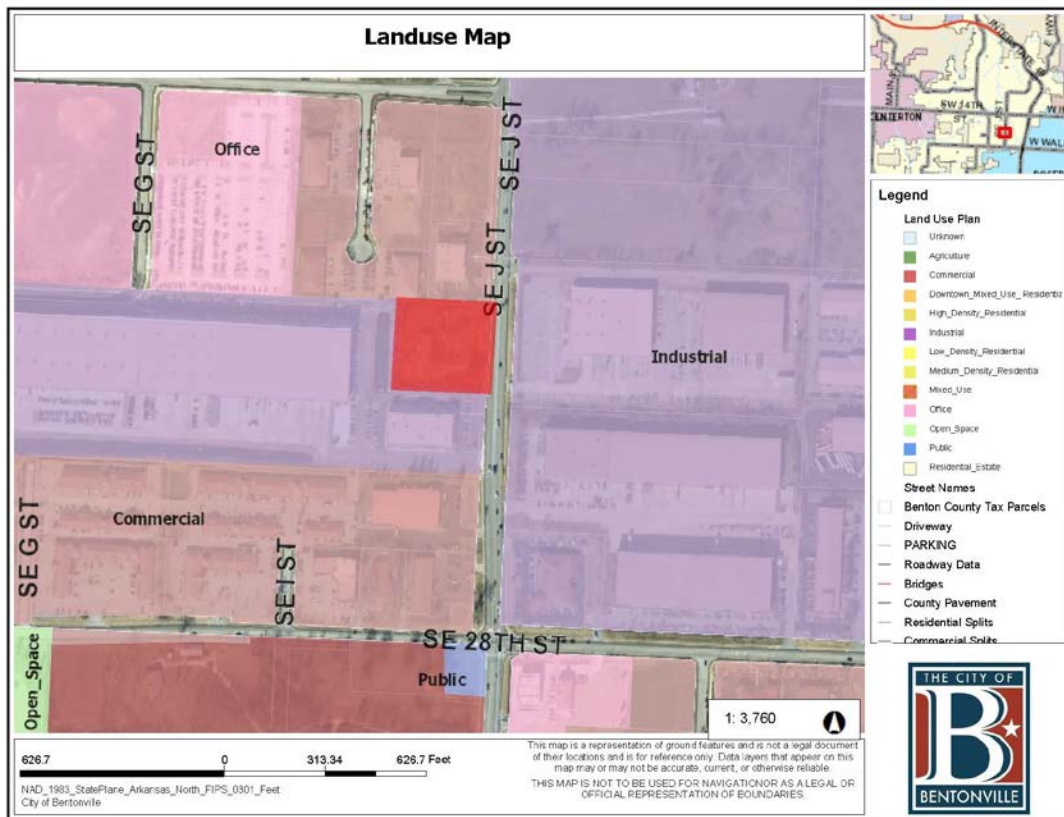
ANALYSIS, CONCLUSION AND SUMMARY

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



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 C-2, General Commercial.



NARRATIVE FOR REZONING OF
2500 SE J STREET, BENTONVILLE, AR

The property is currently zoned R-1, we are requesting to rezone the property to C-2. This zoning is the prominent zoning in the area.

The current owners James and Neomie Ryan intend to sell the property to their neighbors, J Street Development LLC.

The current use is not comparable with the changes in the surrounding area properties. The Buyers intend to use the property in a commercial manner.

The property may be used for a playground and sports fields as long as Hass Hall Academy is next door. The use as a recreation field or as a commercial building in the future would have a small impact to the adjoining road, J Street.

All signage will be to city codes and any development will meet all landscaping codes of the city.

The property is currently served by all city utilities.



Rezoning: Chambers Bank Southwest Adams Road & Southwest Anglin Road

From: PUD, Planned Unit Development
To: R-1, Single Family Residential

PC Date: 9/20/2016

Recommendation: IN REPORT
Reviewer: Jon Stanley, Planner

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

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

Property Description

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

Projected Traffic Impact

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

Utility Infrastructure

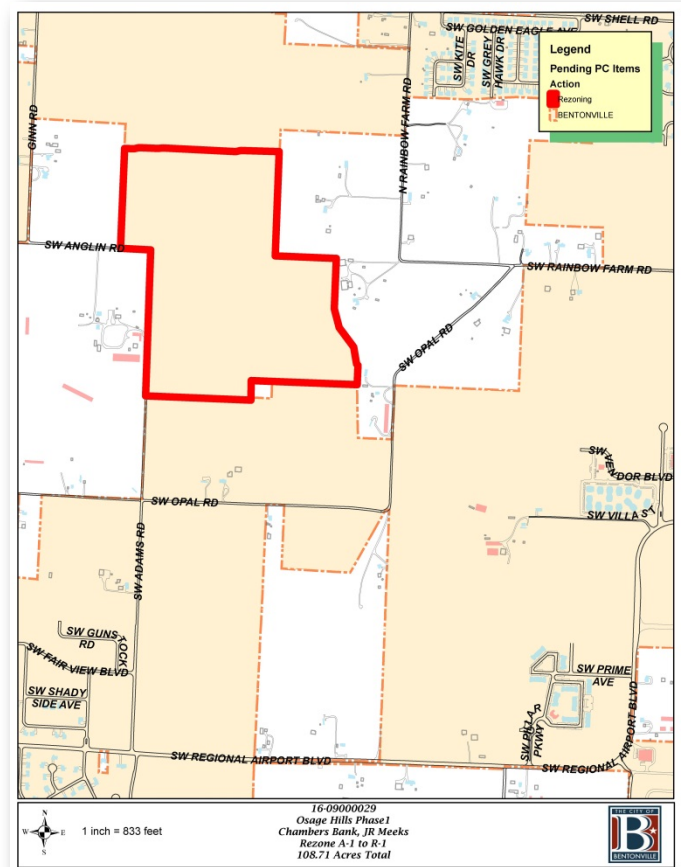
Per the city GIS website, public water and sewer are available at this location.

Relationship to the General Plan

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

Analysis, Conclusion and Summary

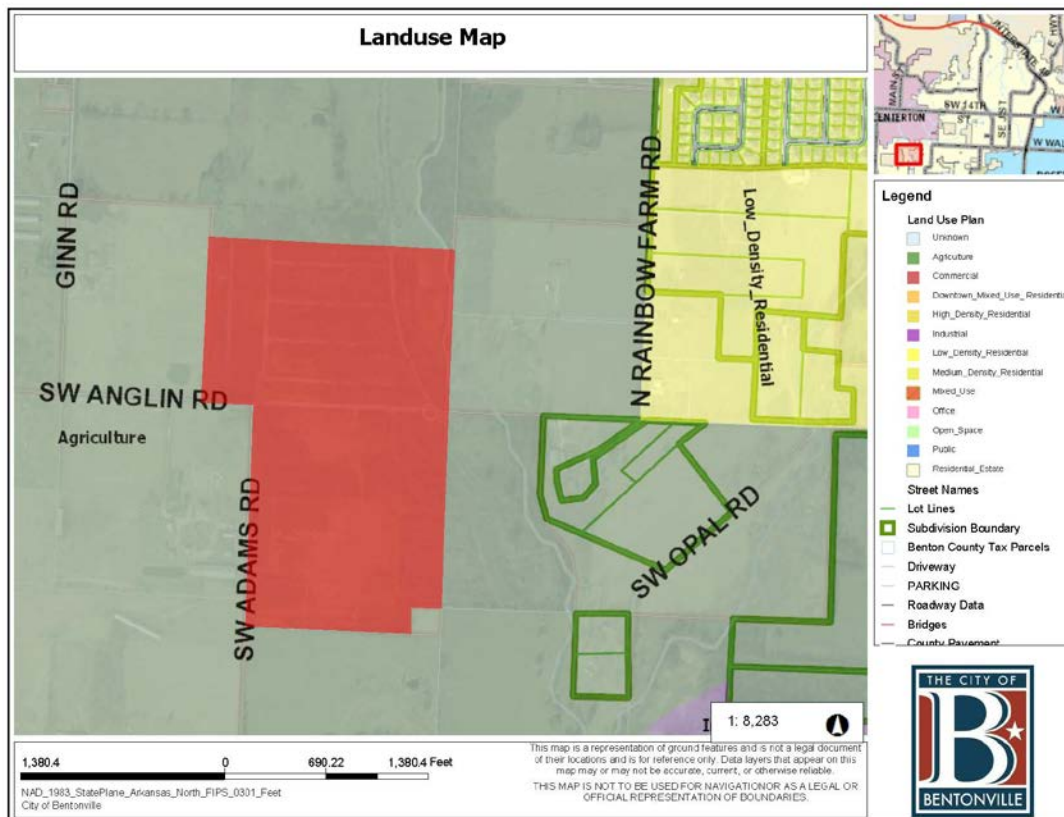
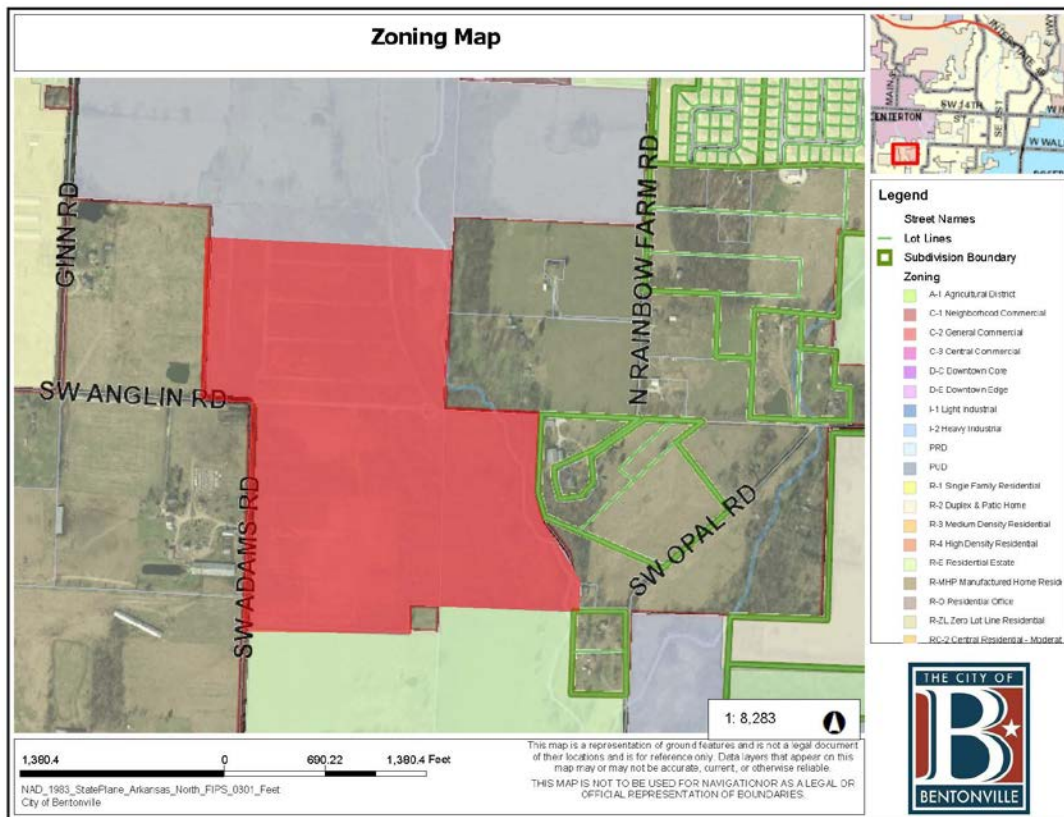
The R-1, Single Family Residential zoning designation allows for the abandoned subdivision to be completed and will offer a variety of single family housing types and opportunities in a

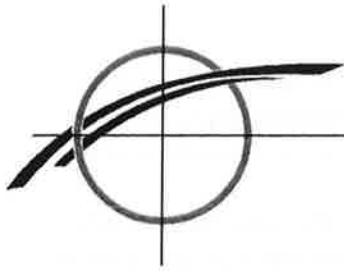


rapidly developing sector of the city. The proposed zoning designation will promote future growth in the area and create opportunities for commercial, mixed-use and industrial development that will ultimately provide goods and services to residences in and near this area.

Recommendation

Staff has reviewed this application and based on the findings presented in this staff report, the applicant request this item be TABLED to allow time for adequate public notification.





SWOPE CONSULTING, LLC

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

August 22, 2016

City of Bentonville Planning Department

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

Re: Rezone Request Narrative

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

(formerly Osage Hills Subdivision PUD)

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

Dear Mr Stanley,

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

STATE OF CURRENT ZONING

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

THE REASONING OR NEED

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

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

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

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

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

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

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

PHASE 1:

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

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

PHASE 2:

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

PHASE 3:

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

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

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

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

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

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

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

Regards,

A handwritten signature in black ink, appearing to read "Phil Swope". The signature is fluid and cursive, with the first name "Phil" and last name "Swope" clearly distinguishable.

Phil R Swope, PE
President



Conditional Use:
Flintco Laydown Yard
405 SW A St
Use Requested: Temporary Use

PC Date: 9/20/2016
Recommendation: APPROVAL
Reviewer: Jon Stanley, Planner

Project Number	16-02000009
Applicant / Current Owner	Brandiewine, LLC PO Box 138 Bentonville, Arkansas
Site Area	0.19 acres
Current Zoning	DC, Downtown Core
Requested Use	Mobile construction trailer & temporary laydown area
Future Land Use Map Designation	Mixed Use (MU)
Protective Covenants	NOT APPLICABLE

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

Property Description

This property is the location of a vacant, mixed-use lot adjacent to a high density mixed-use building in the core of the downtown.

Proposed Use Description

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

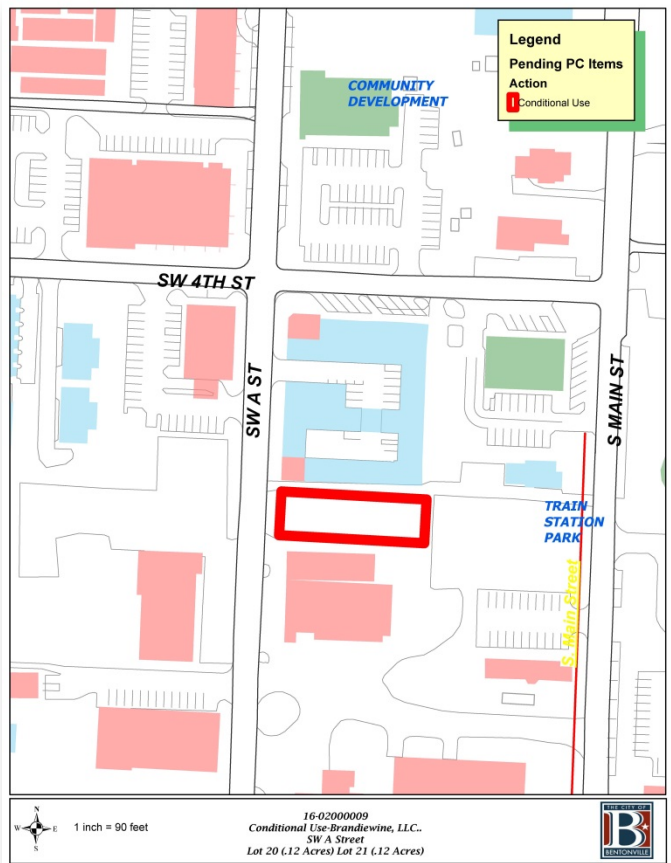
Analysis

The use of the lot for temporary construction staging is allowed on appeal in the D-C, Downtown Core zoning district. Per Article 301.6, all Standards of Approval shall be met by the applicant as listed in this section and set forth by the Planning Commission.

Projected Traffic Impact

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

Public Notice



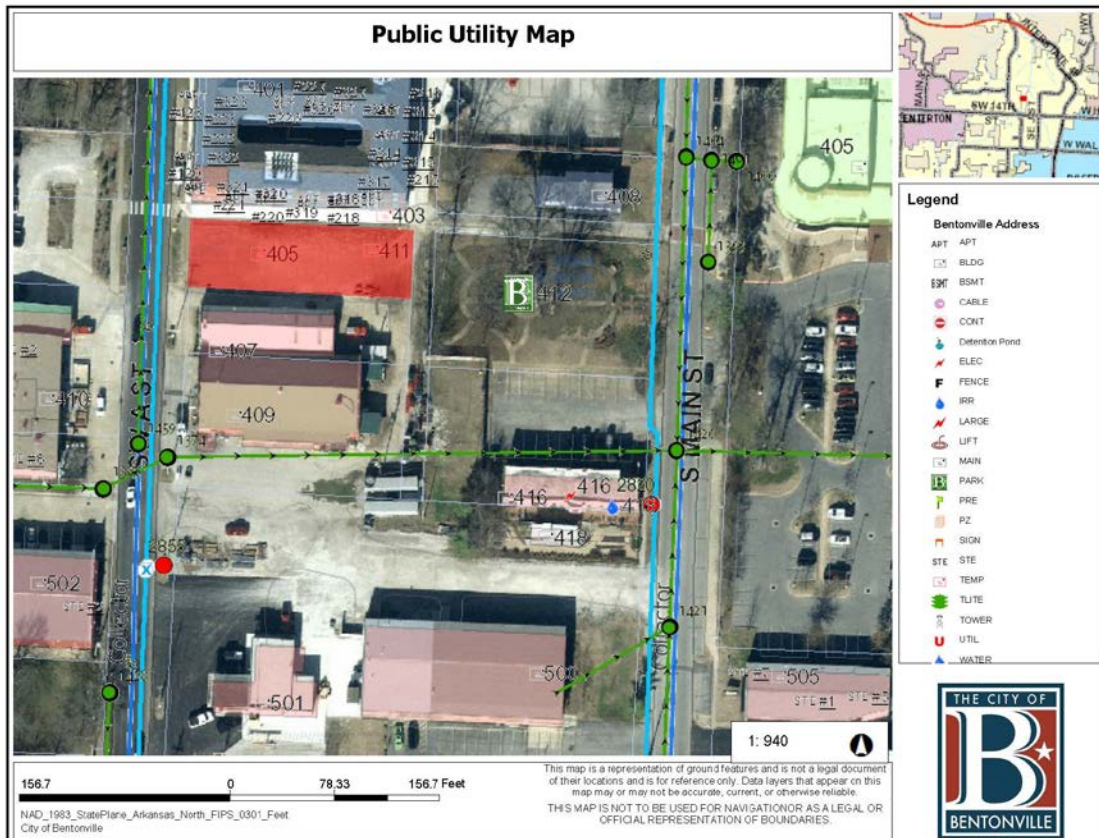
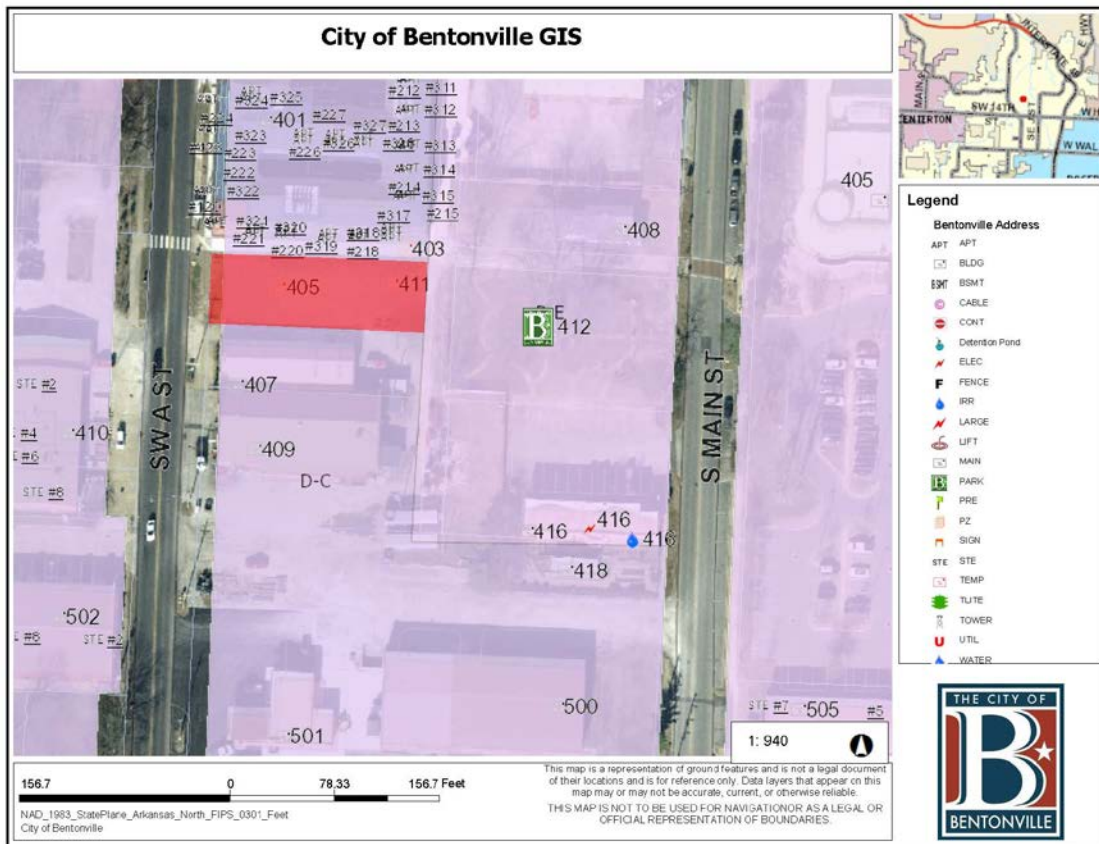
On August 23, 2016, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on September 2, 2016. This meets legal noticing requirements and is adequate for the scope of this project. Staff has not been contacted regarding this request.

Standard Conditions of Approval

1. All technical review comments must be addressed before a building permit will be issued.
2. All areas not being utilized shall be vegetated and the entire site shall be revegetated once the conditional use has expired.
3. Hours of operation shall be Monday–Friday, 7:00am to 7:00pm. Occasional work may occur on Saturdays.
4. The conditional use permit shall expire on November 20, 2017.

Recommendation

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



Conditional Use Permit Narrative for 405 SW A Street, Bentonville, Arkansas

This property is currently zoned D-C (Downtown Core). The proposed use for this property is to accommodate an office compound and lay down area to support the construction of the Clark's Second Commercial Development project located just to the northwest. The property is anticipated to be used in this manner for approximately 14 months. The office is intended to be used for the construction manager's staff and occasional meeting space for contractors. "Traffic" to and from the site is anticipated to be light with the number of construction manager's employees to be 4-6 on a daily basis. Please see the attached site layout sketch.

It is anticipated that the typical hours of operation will be between 7:00am and 7:00pm M-F. At times there may be a need to work outside of these normal hours of operation with occasional work on Saturdays as well.

The area will be fenced from approximately 35' from the west property line with main access being from the alley that borders the east side of the property. A mobile office unit will be the only anticipated structure within the fenced area. The balance of the area will be used for parking and material "laydown" and storage. There could be a need for security lighting on-site at some point during the duration of this use.

The first 35' from the west property line will remain for the use of the food truck currently on the property.

