Planning Commission
Agenda
February 3, 2015

I. Call to Order

II. Approval of Minutes

III. New Business

1. **Ft. Scott Property, LLC** **Rezoning***
   (A-1, Agricultural to I-1, Light Industrial)
   5808 Southwest Regional Airport Boulevard (west of Walmart Distribution Center)

2. **Tourmaline Urban Lofts** **Planned Residential Development***
   501 Southeast 'D' Street

3. **Bentonville Brewing Company** **Conditional Use***
   1000 Southeast 5th Street

IV. Other Business

V. Planner's Report

VI. Adjournment

***** Denotes public hearing.

Planning Commission
Minutes
January 20, 2015

Meeting called to order at 5:00 p.m. by Debi Havner, Chairperson

Present: Scott Eccleston, Debi Haver, Rod, Sanders, James Stanley, Richard Binns, Joe Haynie and Lisa Bohn.

Motion by Haynie, seconded by Bohn to approve the minutes of January 6, 2015 as written.
Approved 7-0

Consent Agenda

1. Lot 22, Block 17, Deming's 2nd Addition — Property Line Adjustment
   408 Northwest 5th Street

2. Lots 6,7 & 8 Block 10, Dunn & Davis Addition — Property Line Adjustment
   Southwest 5th Street & Southwest 'B'Street

3. Children's Academy — Large Scale Development
   1002 Southwest 'I'

Approved 7-0

New Business:

Item #1
Knoll Properties, LLC (14-09000031) Knoll Properties LLC, Rezoning, 607 Southeast 5th Street, Zoned I-2, Heavy Industrial.
The applicant has requested a rezoning from I-2 to C-3 to develop a wholesale fish market in downtown Bentonville. The proposed use will be wholesale with additional retail and restaurant sale space.
No public comment
Approved 7-0

Item#2
Price Coffee LLC: (14-02000021) Airport Facility/Sugar Creek Farm Strip, Conditional Use, 9617 Price Coffee Road, Zoned A-1
The applicant has submitted a conditional use permit for a land strip and private airport facility to be known a Sugar Creek Farm Strip. Only day light landings and take-offs are allowed at this location. Take offs and landings will not exceed 15 per day. No improvements are being proposed at this time.
No public comment
Approved 7-0

Item #3
Walmart Stores Inc. :(14-02000022)Cars, Bikes & BBQ, Conditional Use,401 Southwest 8th Street(Melvin Ford Parking lot South and West of Fire Station #1)Zoned C-2, General Commercial.
The applicant has submitted a Conditional Use application for a temporary Cars, Bikes & BBQ Show/Event located at 401 Southwest 8th Street. The event will take place on May 8th & 9th from 8:00am – 5:00pm. All activities will take place outdoors. Port-a-potty's will be in use. Parking will be provided both on and off-site, (see attachment). No temporary outdoor lighting will be in use. Approximately 1500 guest and 100 staff members will be in attendance.

No public comment
Approved 7-0

Election of Officers

Chairperson

Motion by Havner, seconded by Eccleston to elect Rod Sanders as Chairperson
Approved 6-0

Vice Chair

Motion by Sanders, seconded by Joe Haynie to elect Richard Binns as Vice Chair.
6-0-1abstain (Binns)

Secretary

Motion by Sanders, seconded by Stanley to elect Debi Haver as Secretary
Approved 6-0-1abstain (Havner)

Planners Report

- January 30, 2015 Planner's Workshop at Arvest Bank Room
- Emphasis of Comprehensive plan

Meeting adjourned

Diane Shastid

PC Meeting of: February 3, 2015

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3126
Fax: (479) 271-5906

REZONING: Ft. Scott Property, LLC A-1, Agricultural to I-1, Light Industrial
Current Planning Division Correspondence: Planning Commission Staff Report

TO:	City of Bentonville, Arkansas Planning Commission
FROM:	Beau Thompson, Planner
THRU:	Troy Galloway, AICP, Community Development Director
DATE:	February 3, 2015

GENERAL INFORMATION

H.T.E. Project Number: 14-09000032

Applicant/Current Owner: Ft. Scott Property, LLC

Representative: Kutak Rock LLP (Terry Pool)

Requested Action: Rezoning

Location: 5808 Southwest Regional Airport Boulevard

Existing Zoning: A-1, Agricultural

Proposed Zoning: I-1, Light Industrial

Future Land Use Map Designation: Industrial

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is a vacant sinlge family farm home with outbuildings in an industrial area.

Previous Rezoning Requests for this Property: There is no record of pervious rezoning's for this property**.**

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Agriculture, Multi-Family Housing & Benton County rural land	R-3, Medium Density Residential, A-1 Agricultural and Benton County	High Density Residential & Agriculture
South	PUD Multi Family/Mixed Use	PUD	Industrial
East	Walmart DC	I-2, Heavy Industrial	Industrial
West	Agriculture & Benton County rural land	A-1 Agricultural and Benton County	Agriculture

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-		-
South	-	Local Street	-
East	Southwest Regional Airport Boulevard		2 lane no curb asphalt with partial turn lane
West	-	Arterial Street	-

LEGAL NOTIFICATIONS

Public Notice: On December 23, 2014, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on January 1, 2015. In addition, staff posted a notice of public hearing sign on the property on January 20, 2015. This DOES meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

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

Finding(s) of Staff: The I-1, Light Industrial zoning district is a recommended zoning classification for the Industrial land use designation that is depicted for this property per the City of Bentonville's Master Land Use plan. This property will add to the industrial designation in an area where public utilities are adequate and transportation infrastructure will support large vehicle traffic. The property is located within close proximity of similar uses.

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

Finding(s) of Staff: The property is located along a State Highway that has a considerable amount of large vehicle traffic at this time. Improvements are currently underway along Southwest Regional Airport Boulevard to better help facilitate traffic to and from the proposed industrial center.

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.

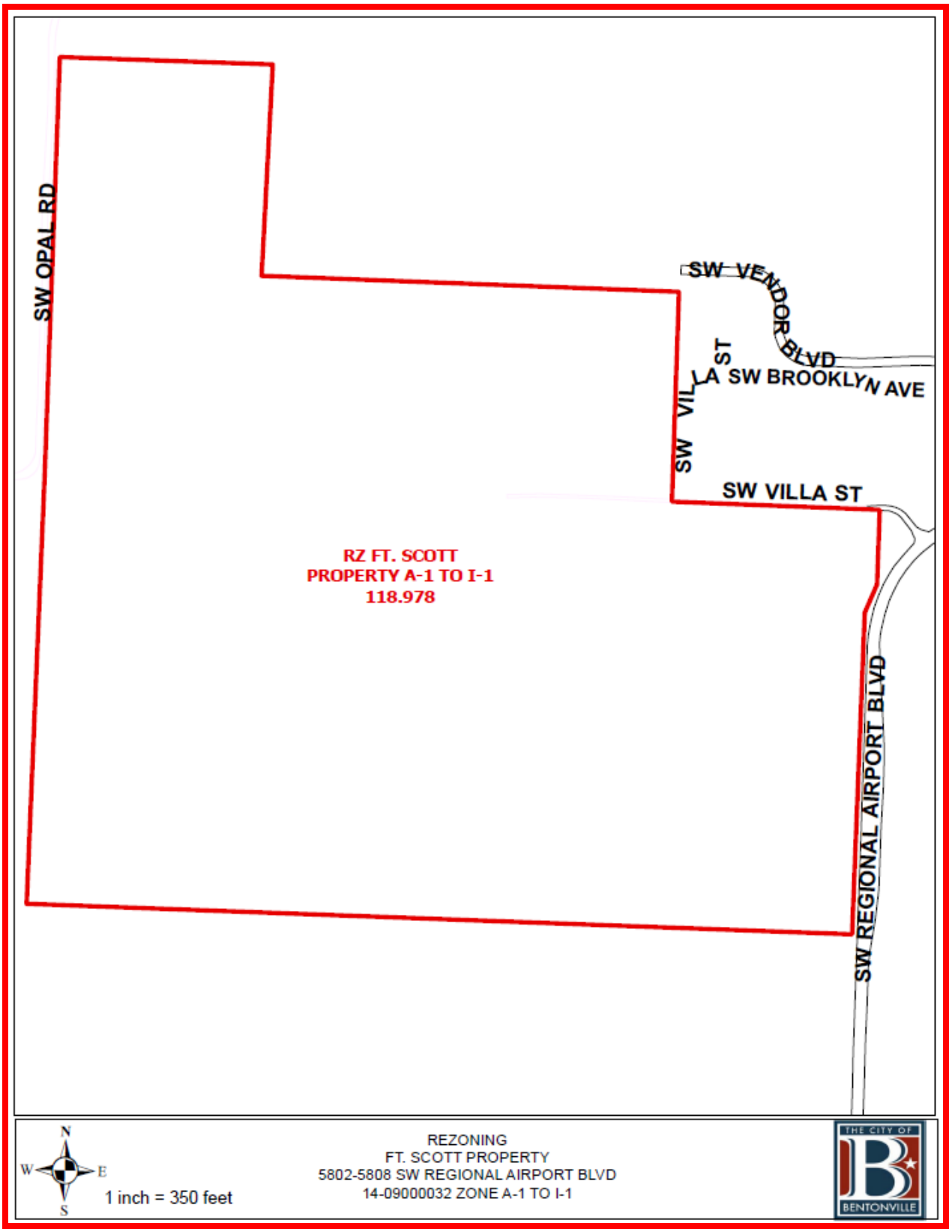
Finding(s) of Staff: Water and sewer is adequate at this location. There is no foreseen adverse impact to public services or emergency services at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The I-1, Light Industrial Zoning designation will add industrial land where public facilities are adequate and other similar uses are already exist. According to the General Plan, the city shall entertain additional industrial designated property when current industrial property has been absorbed. The property is located along a major arterial where improvements are currently underway to better facilitate the additional traffic generated from this industrial development.

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 I-1, Light Industrial.


SW OPAL RD
SW VENDOR BLVD
SW VILLA ST
SW BROOKLYN AVE
SW VILLA ST
RZ FT. SCOTT
PROPERTY A-1 TO I-1
118.978
SW REGIONAL AIRPORT BLVD
N
W
E
S
1 inch = 350 feet
REZONING
FT. SCOTT PROPERTY
5802-5808 SW REGIONAL AIRPORT BLVD
14-09000032 ZONE A-1 TO I-1
THE CITY OF
BENTONVILLE

Rezoning Request Narrative; Parcel Nos. 01-07956-000 and 01-07956-005

The subject property consists of approximately 119 acres located at 10590 SW Regional Airport Boulevard (Hwy. 12) (the "Property"). The property is currently zoned A1 (Agricultural). Ft. Scott Property, LLC is respectfully requesting a rezoning of the Property to I1 (Light Industrial) in order for the future development and use of the Property for warehousing and other light industrial uses consistent with an I1 (Light Industrial) zoning designation.

An industrial zoning designation is consistent with the proposed future use of the Property pursuant to the Bentonville Future Land Use Map. Additionally, the Property is located directly across SW Regional Airport Boulevard from an existing 194 acre parcel, which is also zoned I1 (Light Industrial) and is used for large-scale warehousing and distribution. The 73 acre tract directly to the south of the Property is currently being rezoned to PUD for commercial development and multifamily apartments. The remaining surrounding properties are zoned residential or agricultural and the general area in which the Property is located is rural in nature with the exception of the warehouse and distribution center to the east of the Property.

Ft. Scott Property, LLC intends to use the Property for warehousing and other light industrial uses consistent with an I1 (Light Industrial) zoning designation.

Ft. Scott Property, LLC does not currently have specific development plans for the Property. As such, signage and appearance are unknown at this time, but would be consistent with development plans approved by the City of Bentonville. Traffic would access the property from SW Regional Airport Boulevard.

Water (12") runs along the eastern boundary of the Property. Sewer (Force Main) runs along SW Regional Airport Boulevard to the east of the Property.

PC Meeting of: February 3, 2015

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3126
Fax: (479) 271-5906

Planning Commission Staff Report
REZONING: Tourmaline Urban Lofts, R-3, Medium Density Residential to PRD, Planned Residential Development

TO:	City of Bentonville, Arkansas Planning Commission
FROM:	Jon Stanley, Planner
THRU:	Troy Galloway, AICP, Community Development Director
DATE:	February 3, 2015

GENERAL INFORMATION

H.T.E. Project Number: 14-01700004

Applicant/Current Owner: Picture Real Estate Development Corporation

Representative: Caitlin Kelly

Requested Action: Rezoning

Location: Southwest Regional Airport Boulevard, Greenhouse Road & SW Morning Star Road

Existing Zoning: R-3, Medium Density Residential

Proposed Zoning: PRD, Planned Unit Development

Future Land Use Map Designation: Downtown Mixed Use Residential

BACKGROUND / HISTORY

The applicant has proposed a Planned Residential Development at this location to be known as Tourmaline Urban Lofts. The PRD would entail 0.86 acres and would consist of 5 cluster with 3units in each cluster for a total of 15 single family semi-attached townhomes ranging in size from 19`0 to 2027 square feet and would be for individual sale.

A variance was granted by the Board of Adjustments on October 22, 2014 for Minimum District Area Requirements for a PRD.

The purpose and intent of the PRD is to provide a progressive residential "pocket community" for people who want to live and work within a vibrant, eclectic, neighborhood by applying Smart Growth and Traditional Neighborhood Design principals.

The applicant has proposed to construct the project in a single phase with a density of 18 dwelling units per acre.

They are proposing to meet the 15% open space requirement by designating 20% of the project area to a "edible landscape" that will consist of fruits and nuts that are native to this region as well as a commons area that is accessible to the general public and a rainwater collection system that will be used to provide irrigation for the vast array of landscaped areas.

The majority of the exterior wall area for each building will be constructed of Board & Batten (Hardiepanel & Hardieplank) Siding, Rusted Corten Steel and Perforated Metal and fiberglass windows. Each home will share a common architectural theme and will comply with the City's Commercial Design Standards.

Property Description/Site Inspection: A site inspection was completed; this property is currently a vacant multifamily development in a redeveloping area of southeast downtown.

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

SURROUNDING LAND USES & ZONINGS:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	City Trail	Public & C-1, Neighborhood Commercial	Mixed Use
South	Single Family Residence	R-3, Medium Density Residential	Downtown Mixed Use Residential
East	Single Family Residences	R-3, Medium Density Residential	Downtown Mixed Use Residential
West	Single Family Residences	R-1, Single Family Residential	Downtown Mixed Use Residential

SURROUNDING STREETS AND CLASSIFICATIONS:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	-	-	-
West	Southeast 'D' Street	Local	2 lane asphalt

LEGAL NOTIFICATIONS

Public Notice: On **January 17, 2015**, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **January 1, 2015**. In addition, staff posted a notice of public hearing sign on the property on **January 20, 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: According to Policy LU-16 Infill Development of the General Plan "The City shall encourage the development of mixed-use and residential projects with in the downtown area to increase the community's housing stock and to enhance the vitality of downtown businesses. Policy LU-23 Housing Types states "the City should encourage the development of a mix of housing types to meet the needs of residents…".
The proposed rezoning will meet the intent of both policies therefore the request is consistent good land use planning and the general plan.

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

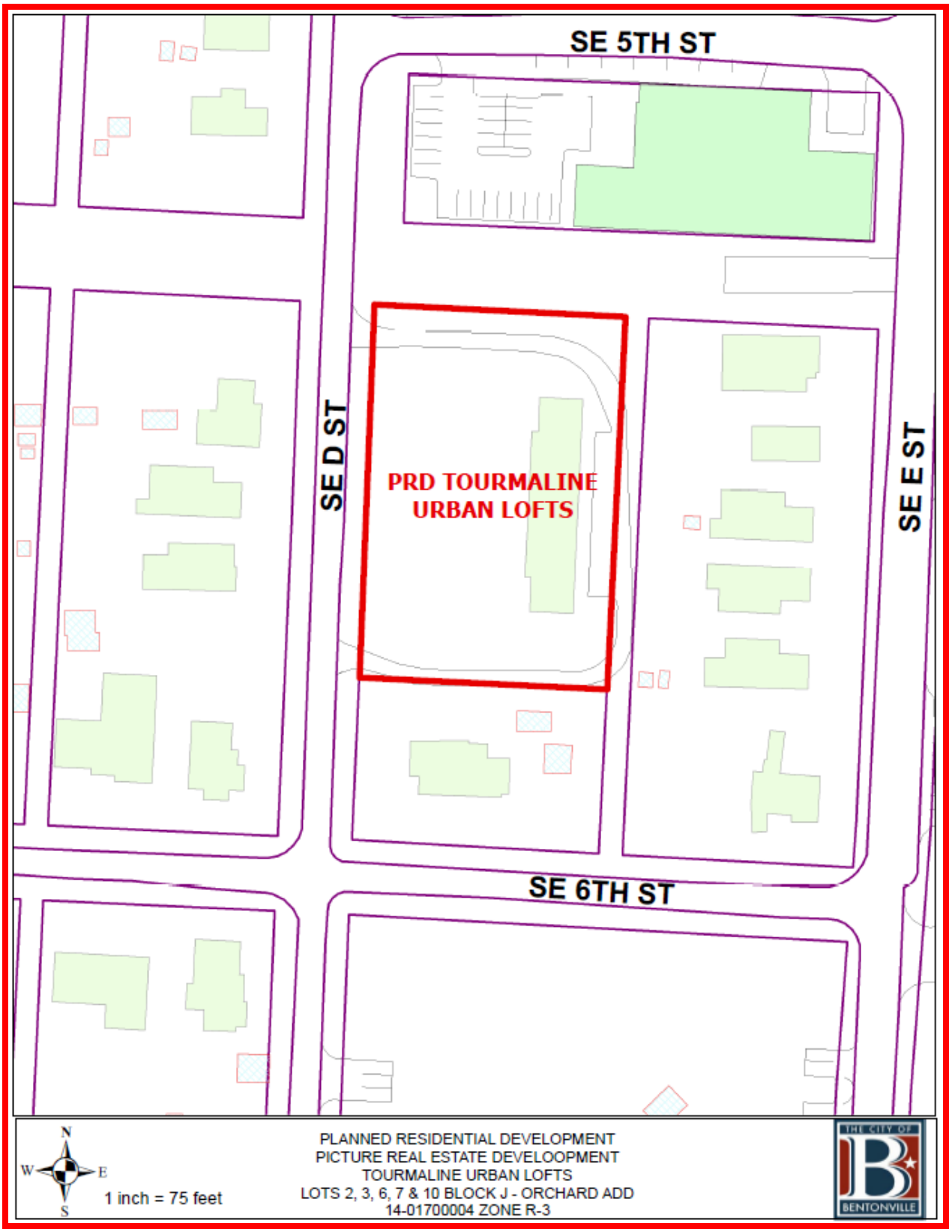
Finding(s) of Staff: The proposed development will not create an increase to traffic danger in the area. Current road conditions will be assessed during the Large Scale Development process.

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: Water and Sewer infrastructure is adequate for the proposed use at this location.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of the rezoning from **R-3, Medium Density Residential** to **PRD, Planned Residential Development** as submitted by the applicant.


SE 5TH ST
SE D ST
PRD TOURMALINE
URBAN LOFTS
SE E ST
SE 6TH ST
N
W
E
S
1 inch = 75 feet
PLANNED RESIDENTIAL DEVELOPMENT
PICTURE REAL ESTATE DEVELOOPMENT
TOURMALINE URBAN LOFTS
LOTS 2, 3, 6, 7 & 10 BLOCK J - ORCHARD ADD
14-01700004 ZONE R-3
THE CITY OF
BENTONVILLE

picture
REAL ESTATE DEVELOPMENT

To: Beau Thompson, Planner - City of Bentonville
Re: Tourmaline Urban Lofts | 501 SE "D" Street, Bentonville, AR 72712
Date: December 29, 2014
Rev: January 20, 2015 – Second Submittal

PLANNED RESIDENTIAL DEVELOPMENT APPLICATION
C. Written Description

1. Justification of Compliance with the Intent of the PRD
Zoning Ordinance Article 401.13.A.3 Intent

Background: Variance Granted for PRD:
The City of Bentonville Board of Adjustments granted a Variance to picture Real Estate Development on October 22, 2014 to develop the subject property at 501 SE D Street in Bentonville in conformance with the Article 401.13 Planned Residential Development (PRD) regulations instead of the Article 401.7 Residential Districts regulations.

Project Description:
Tourmaline Urban Lofts is designed by picture Real Estate Development - architect/developers whose projects contribute to urban communities poised for transformation and creative initiatives. Tourmaline is a progressive residential "pocket community" designed for people who want to live and work within a vibrant, eclectic, neighborhood. Located in the newly created Market District, Tourmaline is within one mile of the cultural, entertainment, and civic amenities of Downtown Bentonville's Historic Square and Arts District, and will be at the epicenter of the Market District's culinary arts developments currently in development at the Kraft and Tyson plants.

Designed as a courtyard scheme, all vehicular access and parking is at the back of the property, except for the parking lot for Complex E that is accessed from SE D Street. The Lofts are two and three-stories with private and semi-private outdoor spaces, clustered around a beautifully landscaped Commons containing an urban orchard. The Commons will be maintained by a Property Owner's Association.

Meeting the Intent of the PRD:
Article 401.13 Planned Residential Development (PRD) encourages the development of high-quality housing types in a variety of densities. Application of urban design principals known as Smart Growth and Traditional Neighborhood Design are desired.

Tourmaline Urban Lofts meets the intent of the PRD with creativity and innovation to the following goals listed in 401.13.3 Intent:

1. *A maximum choice in the types of environment and living units available to the public:* Tourmaline Urban Lofts are for-sale "fee simple" townhomes. The townhome is a

residential product that is growing in popularity in Bentonville, as evidenced by the "Lamplighter Townhomes" on NW A Street and "A Street Townhomes" by Anderson Holdings, both currently under construction, with pre-sales of some units.

2. *A variety of housing types that effectively meets the varying price points of the community:*
   The Lofts are designed for a wide variety of demographics. They are configured in four layouts, containing different amenities, and will be marketed at varying price points.

3. *Energy-efficient site design or building features:*
   The buildings are designed with environmentally friendly materials and design practices. Sustainable design strategies are used, including natural day lighting; high efficiency heating and cooling systems; low consumption plumbing fixtures; durable building materials from sustainable sources; rainwater harvesting; and use of hardy native plants.

4. *A minimum of fifteen percent (15%) common, useable open space and recreation areas:*
   A shared Commons planted as an urban orchard is literally and figuratively the center of the Tourmaline community. Native fruit and nut trees and bushes will be planted on the property and along the public right of way on SE D Street and along the Downtown Trail, so that enjoyment of this diverse landscape is available to the residents and non-residents alike. The Commons comprises 20% of the property square footage (not including walking paths, parking and driveways).

5. *A pattern of development which preserves natural features and prevents soil erosion:*
   The applicants assessed the existing trees' species and health and learned that all but one are on Bentonville's prohibited planting list. As Tourmaline's design developed to include an "edible landscape," the decision was made to remove and replace all trees with carefully selected and located new trees and plants. By hiring the highly talented professional civil and landscape firm DCI, picture is able to create an innovative landscape that incorporates local sustainable practices to produce a richly textured natural environment. Plantings on City right-of-way will be coordinated with the City of Bentonville for acceptability given the tree species standards defined as Approved and Prohibited in the Subdivision Ordinance Article 1400. Soil erosion will be prevented through careful grading and utilization of a rainwater collection and retention system.

6. *A creative approach to the use of land and related physical development:*
   The landscaped environment is designed with the same high level of consideration as the architecture. Plantings are integrated with the buildings and parking areas to provide visual privacy screenings. In their groupings they create informal gathering places.
   By planting regional fruits and nuts, the urban orchard ties into the High Southern Cuisine culinary arts movement that is creating a distinctive name for Bentonville cuisine.

7. *Efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs:*
   The site design is organized to bring utilities onto and through the site with the greatest efficiency possible. The layout is based on input from City engineering staff.

8. *Environment of stable character in harmony with surrounding development;*
   The Tourmaline Urban Lofts aims to set a precedent for successful urban infill development that fits in comfortably with its neighbors, despite being of higher density. The diversity of the trees and plants in the central Commons will create a beautiful natural scene from many vantage points, including the street and the trail.

9. *Efficient use of infrastructure;*
   See number 7 above.

10. *High quality architectural design, placement, relationship and orientation of structures.*
    The design of Tourmaline integrates lessons learned from a variety of contemporary medium density residential projects, progressive architectural residential design and construction practices, sustainable civil and landscape design, and New Urbanism theory and practice.

    Essential to the success of a residential development that seeks to create a community is to ensure that each home is a place of privacy and respite. The Lofts are carefully designed to have a variety of spaces that are private, semi-private and shared, to allow the residents a choice in their level of social ability with their neighbors. Views in and out of the windows and yards are considered, with landscape and decorative metal artwork serving to provide visual screening.

11. PRD 1st Submittal Review Comment #8: In the narrative and the site plan address the screen of the mechanical equipment.
    Applicant's Response: At Tourmaline, no mechanical equipment will be visible from the Commons, SE D Street, SE Tourmaline Mews or the adjacent Downtown Trail.
    At units with side yards, the equipment will be located in the yard, screened by the yard fence. At units without side yards, the mechanical equipment will be located at the rear of the building on the second floor, screened by a parapet wall.

2. Description of proposed residential land uses, zoning, and percentage of land area devoted to each.

The applicants propose to develop a moderate-density residential development of fifteen (15) semi-attached townhomes at a density of **18 DU per acre** per the following logic:

In its "Residential Intensification Recommendations" section, the SE Downtown Area Plan recommends that higher residential densities be located inside the Experience Districts, and on their edges and nodes. The subject property is within the edge of the

Market District, where the recommendation is for Moderate Density. The City's Zoning Ordinance has one existing "Moderate Density" zone, namely the "R-C2 Central Residential – Moderate Density," which has a maximum density of **18 DU per acre**. For that reason, the density proposed for Tourmaline Urban Lofts is 18 DU per acre.

3. **Description of structural design.**

(a) Buildings are sensitive to the landscape, in that they are carefully oriented to have views towards and direct physical access into the Commons. Building and landscape materials are part of the same overall project aesthetic.

(b) The public entry to the project will be from SE D Street, through the urban orchard in the Commons. Project name and address signage will be custom-designed and fabricated by an artist.

(c) Main entrances to the homes are oriented towards the shared Commons in all cases except for Complex E, whose front doors face SE D Street and are access directly from the sidewalk.

(d) The architectural design of the project uses unifying materials, proportions and colors to create a sense of community throughout.

(e) Human scale features occur throughout the landscape design, with its variety of materials, pathways and informal meeting spots, and in the architecture at the exterior terraces, verandas and courtyards.

(f) Varying Roof lines and material articulation are part of the design.

(g) Building facade materials are primarily cement board and architectural metal siding. The design intent for the complex as a whole is to be an intentionally neutral backdrop for an extraordinary array of natural landscape colors, shadows, sounds, creatures, smells and foods, all transforming with the change of seasons.

4. **Description of compliance with PRD Development criteria.**

C. Modification of Development Standards

1. Modifications Permitted, as follows:

	Existing Zone R-3	**Proposed Zone per PRD**
Density	12 Dwelling Units per Acre	18 Dwelling Units per Acre
Building Setbacks		
Front	20'	0'
Back	25'	0' Model A, 4' Model B
Ext Side - Model A	20'	0'
Ext Side - Model B	20'	7.5'
Int Side	10'	0'
Height of Buildings	40'	40' (30' at Alley)
Lot Size Min	6,000sf	1,000sf
Lot Depth Min	100 ft	50'

Lot Width Min	60 ft	20'
Required Off-Street Parking	2 Spaces/DU	2 Spaces/DU = 30 Total
Street Width of Platted Alley	Platted as 16'	20' wide (per Fire Marshall)

D. PRD Development Criteria

1. Common Open Space and Recreation Requirements; a. Standards

i. Minimum Area required is 15%. Proposed is 20% not including Paths, Parking and Driveways.

ii. Equitable Distribution. The buildings are located around the perimeter of the Commons, with each unit having access to the Commons for passive and semi-active recreation.

iii. Preservation. Provisions for the maintenance of the Commons landscape shall be contained in the Property Owner's Association agreement.

iv. Accessibility. The Commons will be accessible to the general public as well as the residents.

5. Phasing

Phasing of construction is not proposed.

Planning Commission Staff Report
Conditional Use: Bentonville Brewing Company
Project Number: 14-02000023

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: February 3, 2015

GENERAL INFORMATION:

Applicant/Owner: T & J of NWA, LLC

Representative: Lee Robinson

Requested Action: Conditional Use Permit Approval

Location: 1000 Southeast 5th Street, Suite 'A'

Existing Zoning: I-2, Heavy Industrial

Land Use Plan: Commercial

Proposed Use: Microbrewery/Tap/Tasting Room

BACKGROUND:

The applicant has submitted a Conditional Use application for a microbrewery with associated tap/tasting room for property located at 1000 Southeast 5th Street. Hours of operation for the brewery are from 6:00am to 4:00pm, 7 days a week and the tap/tasting room 4:00pm to 12:00am Monday through Friday, Saturday from 1:00pm to12:00am and Sunday 2:00pm to10:00pm. No alcohol sales will be allowed for off-site consumption after the hour of 10:00pm on any given day. The existing parking lot will be restriped and will allow shared parking for at least 50 vehicles. A screen fence and landscape buffer will be installed for the proposed outdoor patio area to aid in screening from the nearby residential properties. The applicant anticipates 30 to 40 patrons per day with 1 to 2 delivers per week and will have 2 full time and 2 to 4 part time employees.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential & R-3, Medium Density Residential	Medium Density Residential
South	C-2, General Commercial	Commercial & Mixed Use
East	I-2, Heavy Industrial	Commercial
West	C-1, Neighborhood Commercial	Commercial

STREETS

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

Site Inspection*:* A site inspection was completed; this property is an empty suite within an otherwise occupied facility.

Public Notice: On **January 1, 2015** a notice was published in the *Arkansas Democrat-Gazette, Northwest Arkansas Addition* and a public hearing notice sign was posted on the property on **January 29, 2015**. This meets legal noticing requirements and is adequate for the scope of this project.

STANDARD CONDITIONS OF APPROVAL:

1. All technical review comments must be addressed before building permits are issued.
2. The conditional use shall be allowed for a 2 years at which time the conditional use must be renewed.

ISSUES / ANALYSIS:

SEC. 301.6. Planning Commission

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

1. The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.
2. The proposed land use shall be compatible with other area properties located near it.
3. The proposed use shall be in compliance with the provision of "Conditional Uses" as set out in this Ordinance.
4. The proposed use shall be in conformance with all applicable provisions stated in this Ordinance for the district in which the use is to be located. The use shall facilitate public convenience at that location.
5. The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this Ordinance and ingress and egress and pedestrian ways shall be adequate.
6. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.
7. Landscaping and screening of the proposed use shall be in accordance with these Ordinance regulations and the City of Bentonville landscaping regulations.
8. Proposed use signage shall be in accordance with the provisions of this Ordinance.
9. Open space located on the proposed use shall be maintained by the owner/developer.
10. The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this Ordinance.

11. The Planning Commission shall in no case authorize less than minimum requirements of the Ordinance relating to height, area, setbacks, parking or landscaping.

12. The Planning Commission shall not permit any use in a zone as a conditional use that is not permitted under the Zoning Ordinance.

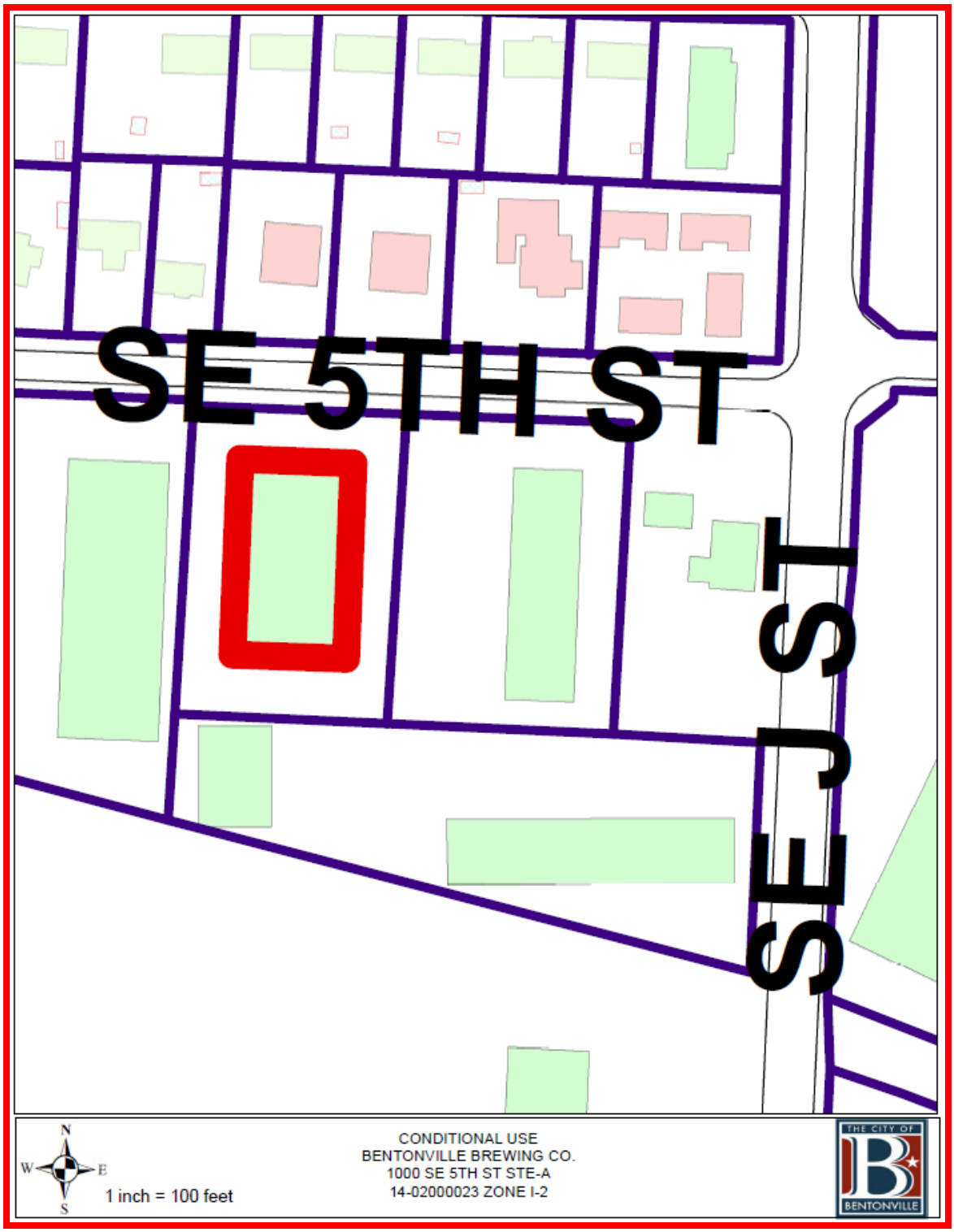
The conditional use is allowed on appeal in the (**I-2, Heavy Industrial)** district.

Allowed under the Protective Covenants of the subdivision. Not applicable

To date staff **HAS** NOT received public comment regarding this request.

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.


SE 5TH ST
SE J ST
N
W
E
S
1 inch = 100 feet
CONDITIONAL USE
BENTONVILLE BREWING CO.
1000 SE 5TH ST STE-A
14-02000023 ZONE I-2
THE CITY OF
BENTONVILLE

A. Proposed Use and Reason: 7BBL Microbrewery and Tap Room

B. Site Plan: See attached

C. Hours and days of operation proposed

Brewery – Monday – Sunday 6:00 am to 4:00 pm as needed

Taproom/Tasting Room – no off premise sale after 10:00 PM

1. Monday through Friday 4:00 PM to 12:00 PM
2. Saturday 1:00 PM to 12:00 PM
3. Sunday 2:00 PM to 10:00 PM

D. Indoor and Outdoor areas to be utilized
   1. Indoor - Approximately 2500 total square feet of which 1500 sq. ft. used for brew house, walk-in cooler, storage and bathrooms and 1000 sq. ft. used for tap/tasting
   2. Outdoor – 450 sq ft patio surrounded by 60" fence, mesh screen, photinia shrubs to reduce noise. No amplified sound in the patio area. Will submit patio plan for approval prior to installation

E. Planned indoor and outdoor structural changes – No structural changes. We will add a floor drain and couple of sink drains which require cutting the slab.

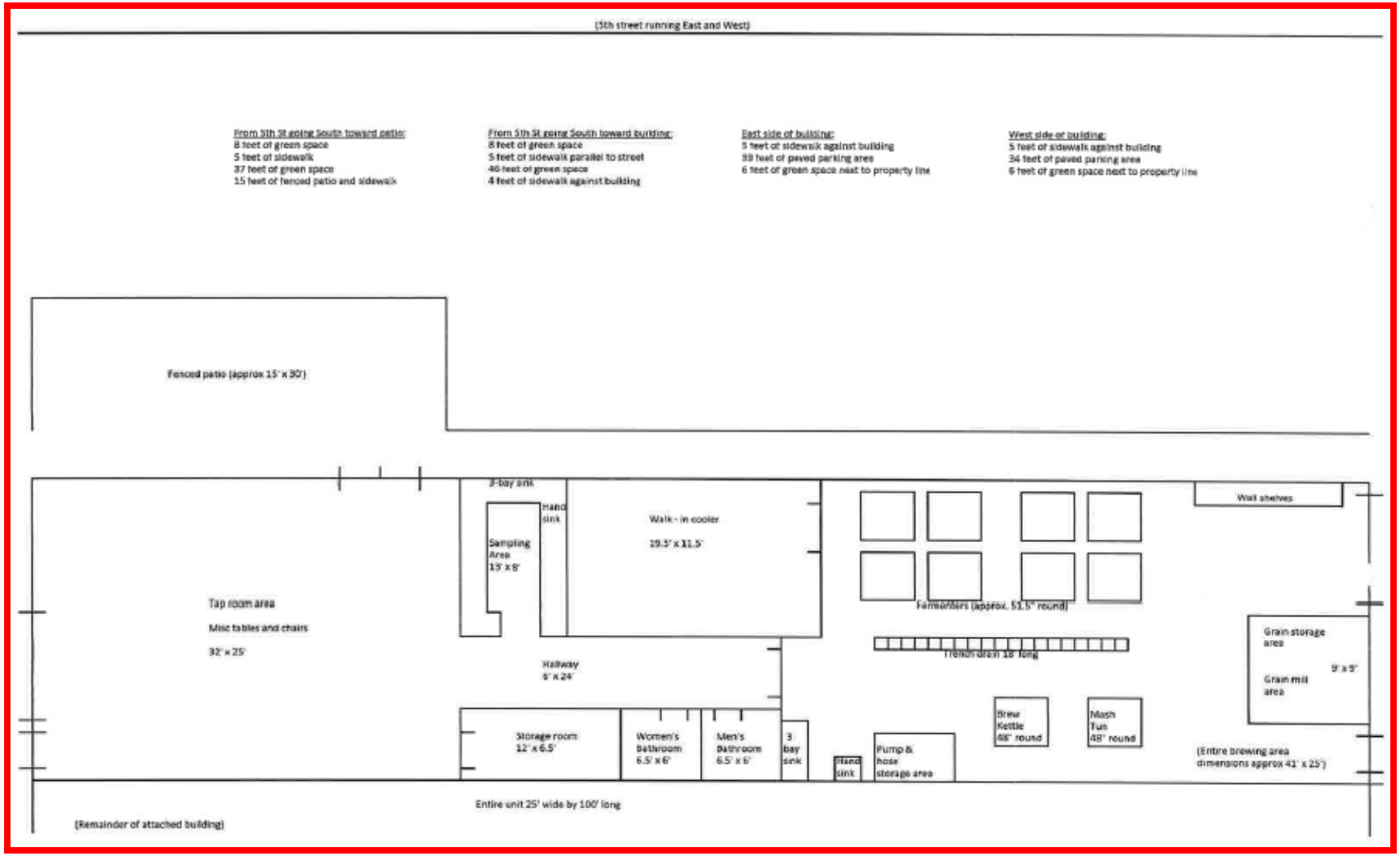
F. Parking Needs – see attachment showing parking on each to building for at least 40 vehicles. The hours when will utilize the most parking other tenants are not operating. We will be good neighbors and keep the parking area clean. Parking spaces on the east side by brewery entrance will be striped to ADA standards including 2 handicap parking spots including one that is van accessible.

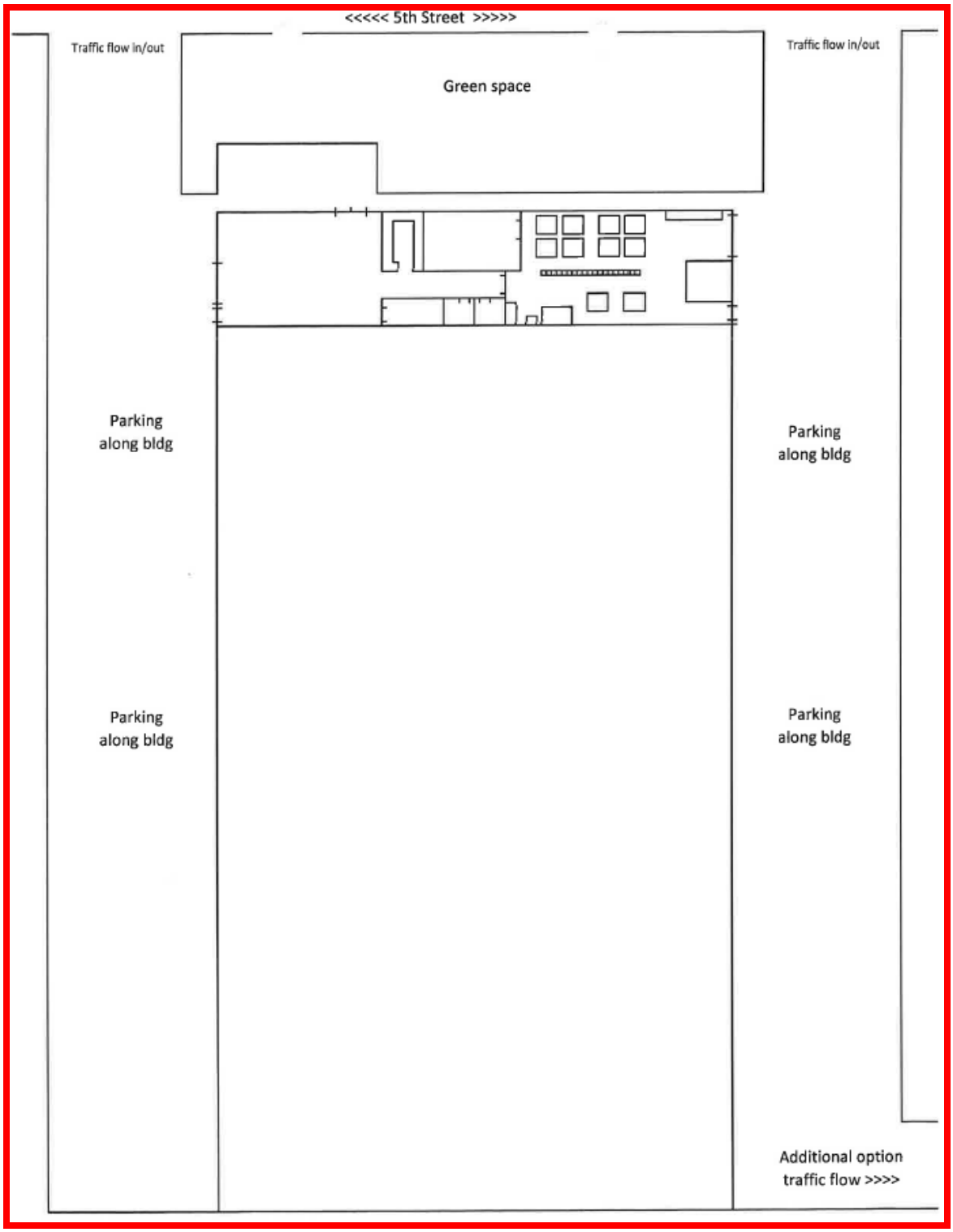
G. Planned outdoor lighting changes – if patio area approved will add light around the patio area.

H. Anticipated patrons, customers and deliveries
   1. 30 to 40 Patrons/customers to the taproom per day
   2. Delivery – 1 to 2 commercial deliveries received per a week

I. Proposed number of employees – 2 fulltime and 2 to 4 part time employees

J. See attached


(5th street running East and West)
From 5th St going South toward patio:
8 feet of green space
5 feet of sidewalk
37 feet of green space
15 feet of fenced patio and sidewalk
From 5th St going South toward building:
8 feet of green space
5 feet of sidewalk parallel to street
46 feet of green space
4 feet of sidewalk against building
East side of building:
5 feet of sidewalk against building
39 feet of paved parking area
6 feet of green space next to property line
West side of building:
5 feet of sidewalk against building
34 feet of paved parking area
6 feet of green space next to property line
Fenced patio (approx 15' x 30')
3-bay sink
Hand sink
Sampling Area 15' x 8'
Walk - in cooler
19.5' x 11.5'
Wall shelves
Tap room area
Misc tables and chairs
32' x 25'
Fermenters (approx. 51.5" round)
Trench drain 18' long
Hallway 6' x 24'
Grain storage area
9' x 9'
Grain mill area
Brew Kettle 48" round
Mash Tun 48" round
Storage room 12' x 6.5'
Women's Bathroom 6.5' x 6'
Men's Bathroom 6.5' x 6'
3 bay sink
Hand sink
Pump & hose storage area
(Entire brewing area dimensions approx 41' x 25')
Entire unit 25' wide by 100' long
(Remainder of attached building)


<<<<< 5th Street >>>>>
Traffic flow in/out
Traffic flow in/out
Green space
Parking along bldg
Parking along bldg
Parking along bldg
Parking along bldg
Additional option traffic flow >>>>