



**Planning Commission
Agenda
January 20, 2015**

- I. Call to Order**
- II. Approval of Minutes**
- III. 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' Street
- IV. New Business**
 - 1. Knoll Properties, LLC** **Rezoning***
(I-2, Heavy Industrial to C-3, Central Commercial)
607 Southeast 5th Street
 - 2. Sugar Creek Farm's Airport Facility/Landing Strip** **Conditional Use***
3100 Price Coffee Road
 - 3. Car's, Bikes & BBQ** **Conditional Use***
SW 8th Street (Melvin Ford Parking Lot behind Fire Station #1)
- V. Other Business**
 - a. Statement of Financial Interest**
- VI. Planner's Report**
 - a. GIS Demonstration from Jim Wheelless and Kyle Gjeruldsen**
- VII. Adjournment**

Planning Commission
Minutes
January 6, 2015

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

Present: Joe Haynie, Debi Havner, James Stanley, Rod Sanders and Richard Binns

Absent: Lisa Bohn

Motion by Stanley, seconded by Haynie to approve the minutes of December 16, 2014 as written.
Approved 5-0

No recording of this meeting

Consent Agenda

Item #1

Bike Rack Development: (14-07000036) Lots 9, 20 & 11 T.J. Holland's Subdivision, Property Line Adjustment, SW 'B' Street & Southwest 5th Street.

The applicant is proposing to adjust the property lines that currently divide existing lots 5, 6 & 7 to create lot 9 (0.16 acres), lot 10 (0.11 acres) and lot 11 (0.22 acres) of the T. J Holland's Subdivision. All easements and rights of way are being dedicated per the master street plan along Southwest 'B' Street. Cross access will be provided in the rear along the western property line.

Approved 5-0

New Business

Item #1

Terry Carson, First Bank: (14-13000002) Southwest Regional Airport Boulevard, Greenhouse Road & SW Morning Star Road, Zoned C-1, Neighborhood Commercial.

The applicant has proposed a Planned Unit Development at this location to be known as The Incubator. The PUD would entail 12.26 acres and would consist of office/retail, climate controlled and non-climate controlled storage units, contractor lease/warehouse units and covered parking units.

The purpose and intent of the PUD is to provide a Mixed Use Business Incubator Development that will provide facilities for the public and small businesses.

The applicant has proposed two phases to the project. Phase 1 would consist of 7.96 acres and contain 94,250 square feet of the above mentioned uses and Phase 2 would consist of 4.29 acres and 51,550 square feet of facilities described above. The construction timeline for Phase 1 is from March 2015 to March 2016 and Phase 2 is from March 2017 to October 2017.

All buildings along street frontages or property lines will share a common architectural theme and will comply with the City's Commercial Design Standards. Masonry, stone and cement building materials shall form the majority of the exterior wall area along the perimeter facing buildings and pre-cast materials such as weather-resistant wall siding and steel doors will be used in the areas not visible from the exterior of the development.

The 20% open space requirement is being met and all landscape requirements set forth in Article 1400 of the subdivision code will be adhered to.

No public comment

Approved 5-0

Planners Report

Troy- Planning Commission and City Council Training-January 30, 2015

George Spence: FOI & Ethics

Jim Von Tunglin-Arkansas State Statues and comp plan

Jon-Statement of Financial Interest

Motion by Binns, seconded by Haynie to adjourn

Meeting adjourned

Diane Shastid

Planning Commission Staff Report

Property Line Adjustment: Lot 22, Block 17, Deming's 2nd Addition

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

GENERAL INFORMATION:

H.T.E. Project Number: 14-05000038

Applicant: Jonathan & DeLise Berry

Representative: Jonathan & DeLise Berry

Requested Action: Property Line Adjustment Approval

Location: Northwest 5th Street

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted an application for a property line adjustment that would adjust the existing western property line of the subject property 6.75 feet to the west creating Lot 22 (0.18 acres) Block 17, Deming's 2nd Addition. Right of Way is being dedicated per the master street plan along Southwest 5th Street and a 6.75 feet utility easement is also being dedicated along the newly created western property line.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	-	-
South	Northwest 5 th Street	Collector
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; this lot is vacant with in a redeveloping single family neighborhood.

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

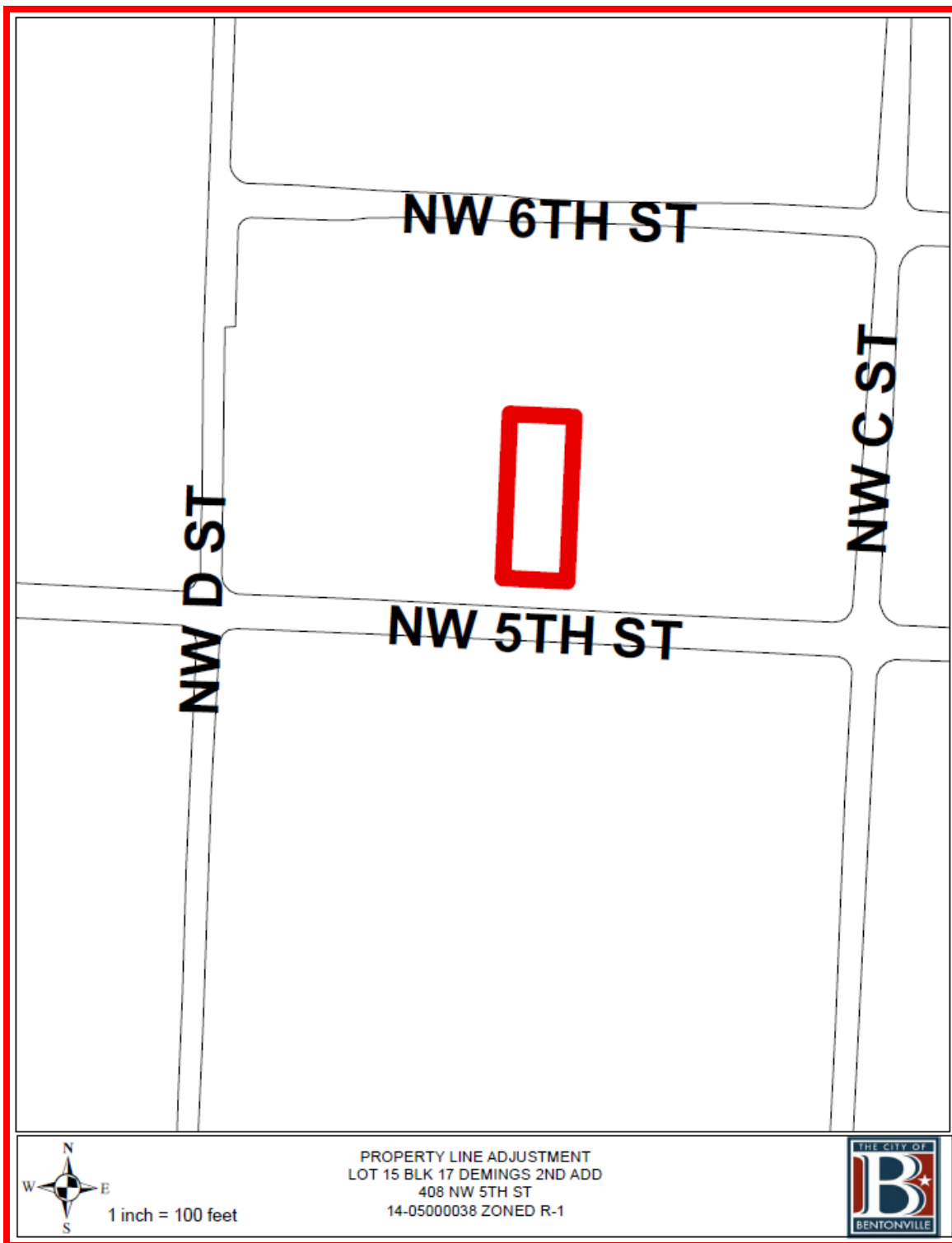
Water / Sewer: Per the G.I.S. site, water and sewer are available at this location.

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 this item be **APPROVED**.



Planning Commission Staff Report

Property Line Adjustment: Lots 6, 7 & 8 Dunn & Davis Addition

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

GENERAL INFORMATION:

H.T.E. Project Number: 14-07000038

Applicant: Bike Rack Development (Jake Newell)

Representative: Bike Rack Development (Jake Newell)

Requested Action: Property Line Adjustment Approval

Location: Southwest 5th Street & Southwest 'B' Street

Existing Zoning: DE, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant is proposing to adjust the property lines that currently divide existing lot 11 of the T.J. Hollands Subdivision and the lot lies of the existing Lot 3 of the Dunn & Davis Addition to create 3 new lots to be known as Lot 6 (0.11 acers), Lot 7 (0.11 acers) and Lot 8 (0.11 acers) of the Dunn & Dais Addition Subdivision. Right of Way is being dedicated per the master street plan along Southwest 5th Street and Southwest 'B' Street. Cross access will be provided in the rear along the western property line through a separate easement document to allow rear access to the newly created lots.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	DE, Downtown Edge	Downtown Mixed Uses Residential
South	DE, Downtown Edge	Downtown Mixed Uses Residential
East	R-1, Single Family Residential	Mixed Use
West	DC, Downtown Core	Downtown Mixed Uses Residential

STREETS

Direction	Name	Classification
North	-	-
South	Southwest 5 th Street	Local
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; all three lots are vacant.

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

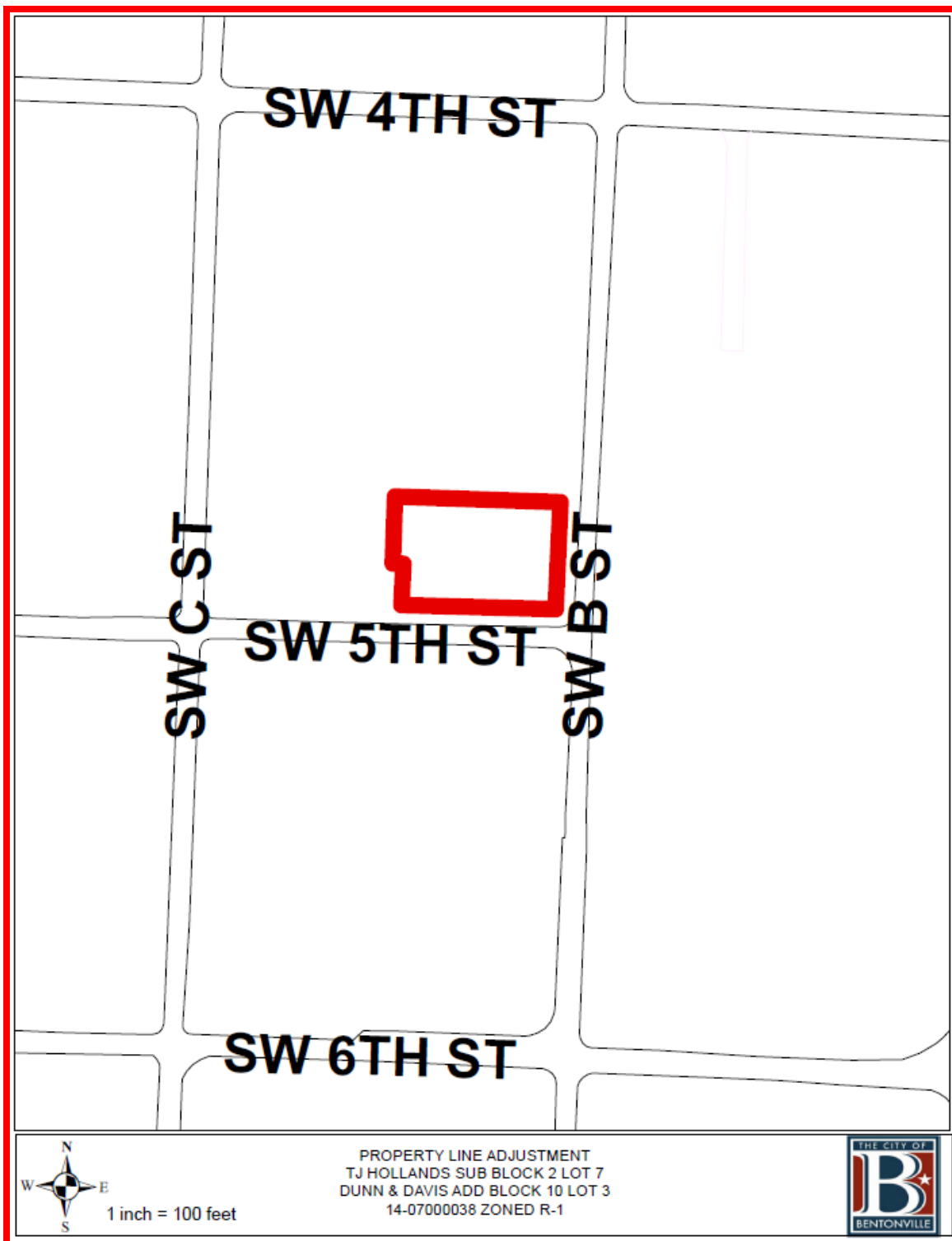
Water / Sewer: Per the G.I.S. site, water and sewer are available at this location.

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 this item be **APPROVED**.



Planning Commission Staff Report

Large Scale Development: Children's Academy

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

GENERAL INFORMATION:

Project Number: 14-06000028

Applicant: WPC, LLC

Representative: W/S Management

Requested Action: Large Scale Development Approval

Location: 1002 Southwest 'T' Street

Existing Zoning: C-1, Neighborhood Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted Large Scale Development plans for a 14,892 square feet educational facility to be known as the Children's Academy. Fifty two parking spaces are required and 52 spaces are being provided, 2 of which are ADA spaces. 20 of the provided spaces are for pick-up and drop-off traffic only. On-site storm water detention is being provided within the parking lot. The exterior of the building is to be constructed of cement board lap siding (Hardie Board) and stone veneer.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: With parking in front	50'	87'
Front: Without parking in front	20'	-
Side: Adjacent to non-residential district	7'	163' North / 51' South
Side: Adjacent to residential district	30'	-
Rear: Adjacent to non-residential district	20'	79'
Rear: Adjacent to residential district	30'	-
Height	40'	25'-6"
Landscape Coverage	8%	8%
Parking		
Standard Stalls	50	50
Handicap Stalls	2	2
Total:	52	52

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use Plan Classification
North	A-1, Agricultural	Office
South	I-2, Heavy Industrial	Commercial
East	C-2, General Commercial	Commercial
West	I-2, Heavy Industrial	Commercial

STREETS:

Direction	Name	Classification
North	-	-
South	-	-
East	Southwest 'T' Street	Arterial
West	-	-

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.
2. All technical review comments must be addressed before building permits will be issued.
3. All landscaping will be maintained in healthy living condition and all plant material that dies shall be replaced.
4. The building will be constructed with similar exterior materials of those submitted and approved by the planning commission.
5. The applicant must provide the City of Bentonville with an official ruling from the FAA in regards to the height of structure prior to building permit issuance.

ISSUES / ANALYSIS:

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

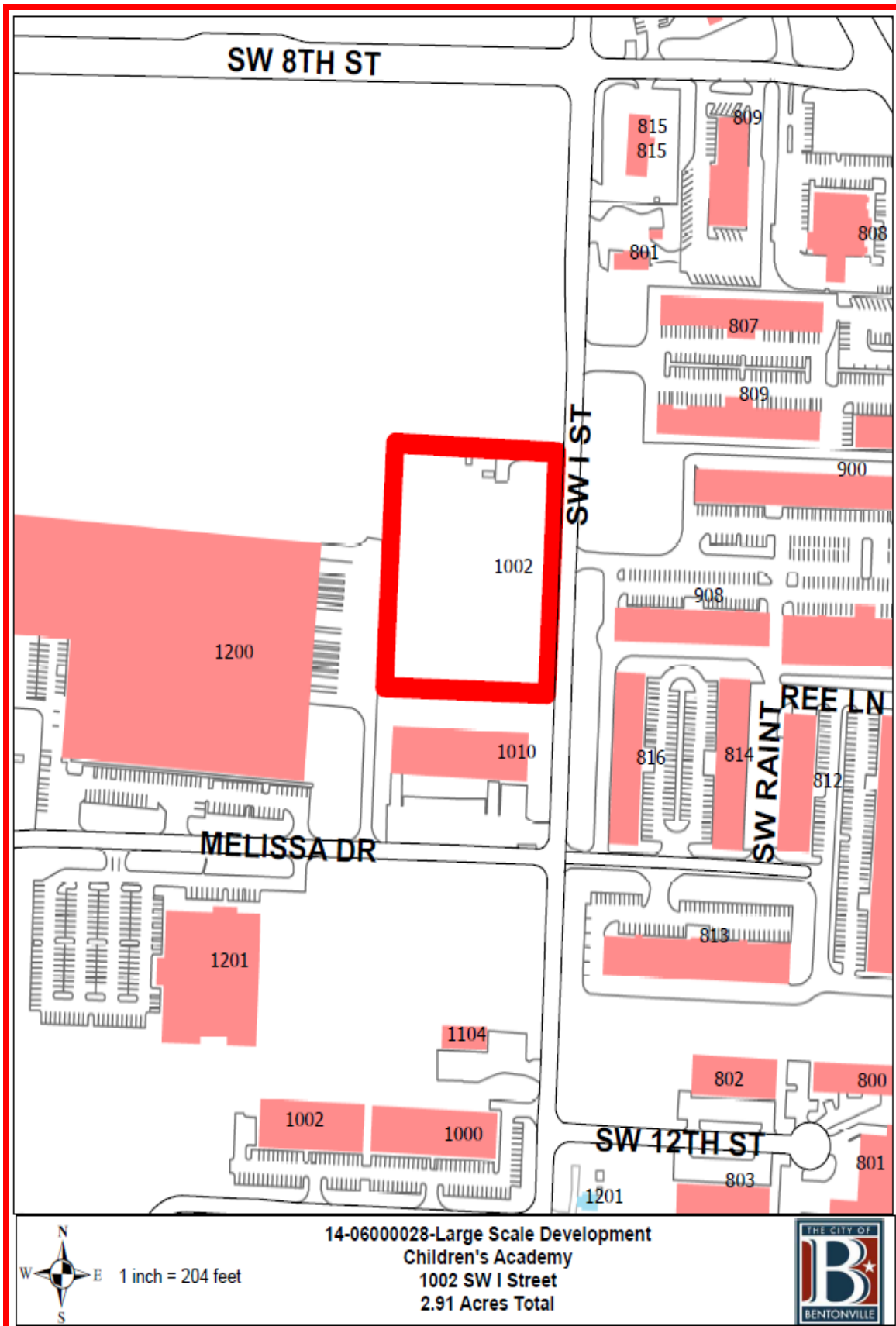
Drainage Report: A drainage report/letter was submitted and tentatively approved by the city engineer.

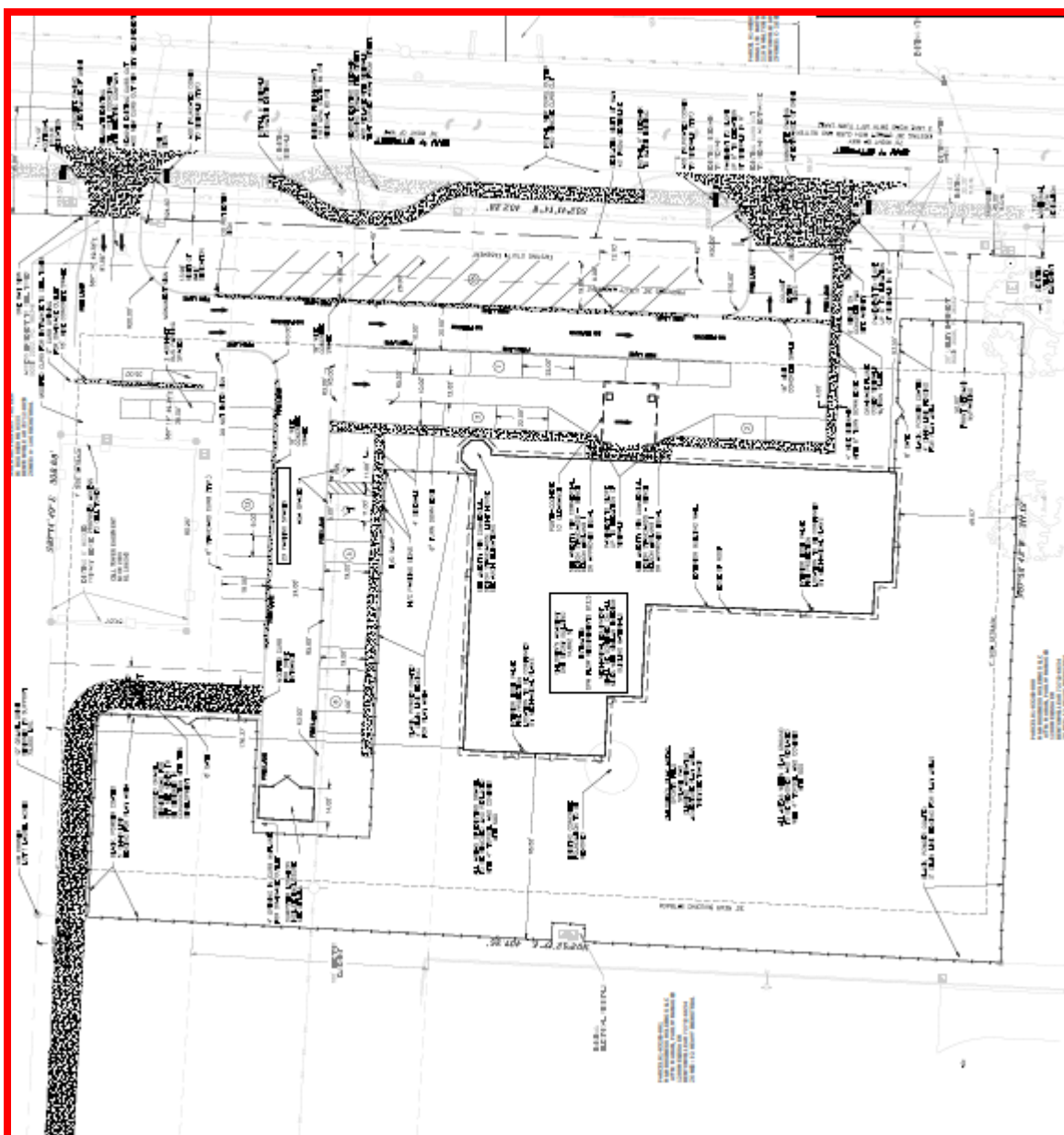
Water / Sewer: Per the G.I.S. site, water and sewer **ARE** available to this site.

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

RECOMMENDATION:

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









PC Meeting of: January 20, 2015

The City of Bentonville, Arkansas

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

**REZONING: Knoll Properties LLC I-2, Heavy Industrial to C-3, Central Commercial
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: January 20, 2015

GENERAL INFORMATION

H.T.E. Project Number: 14-09000031

Applicant/Current Owner: Knoll Properties, LLC

Representative: Peter Farmer with Sandcreek Engineering

Requested Action: Rezoning

Location: 607 Southeast 5th Street

Existing Zoning: I-2, Heavy Industrial

Proposed Zoning: C-3, Central Commercial

Future Land Use Map Designation: Mixed Use

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is a vacant industrial building in a mixed use area.

Previous Rezoning Requests for this Property: There is no record of previous rezonings.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	City Utility Facility	I-2, Heavy Industrial	Mixed Use
South	Vacant Kraft Plant	I-2, Heavy Industrial	Mixed Use
East	Floodplain and warehousing	I-2, Heavy Industrial	Commercial
West	Heating and Air Shop	C-2, General Commercial	Mixed Use

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North			
South	Southeast 5 th Street	Local Street	2 lane no curb, gutter or striping
East			
West	Southeast E Street	Local Street	2 lane no curb, gutter or striping

LEGAL NOTIFICATIONS

Public Notice: On December 18, 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 December 18, 2014. In addition, staff posted a notice of public hearing sign on the property on January 5, 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 C-3, Central Commercial zoning district is a recommended zoning classification for the Mixed Use future land use designation per the City of Bentonville General Plan. The mixed use district.

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 will not change current traffic conditions at this location. The proposed zoning is located within the downtown area where the city's street grid infrastructure is adequate and offers motorists an array of options with traveling in all directions

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 for the uses allowed within the C-3 zoning district. Emergency services are provided at a level that is acceptable.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request IS consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Mixed Use. The C-3 zoning designation will allow a mixed of uses within the area surrounding the market district to help facilitate the redevelopment of that district. The C-3 designation will also provide goods, services, and housing opportunities that are complimentary to other uses within and surrounding the district.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends APPROVAL of this rezoning from I-2, Heavy Industrial to C-3, Central Commercial.

Rezone Narrative
Blu Group Wholesale Fish market
607 SE 5th Street
Bentonville, AR 72712

Parcel #01-03608-000
Owner: Knoll Properties LLC
Address: 607 SE 5th St
Bentonville, AR 72712
Zoning I-2
Parcel 1 of Block P
of Orchard Addition
0.53 Acres +/-
22,948 Sq. Feet

Current Zoning: I-2

Proposed Zoning: C-3

Current owner & Sales info: The current owner is Knoll Property LLC is currently developing a wholesale fish market in downtown Bentonville. The proposed use will be wholesale with additional retail and restaurant sale space incorporated.

Reason for rezone: The current zoning does not allow for the above listed uses. A rezone would change the site from industrial I-2 to commercial C-3, which aligns with the city master plan for the area and has been the recommendation of city staff.

How will property relate to surrounding properties: If the property changes to C-3 it would align with neighboring properties and the long term city plan for growth in the area.

Use: The use would be wholesale, retail, and restaurant mixed use.

Traffic: The current city infrastructure would be adequate to accommodate the use if rezoned.

Signage: All signage to comply with city ordinances and regulations.

Appearance: Proposed improvements will be a significant improvement to site and surrounding area.

Planning Commission Staff Report
Conditional Use: Airport Facility/ Sugar Creek Farm Strip
Project Number: 14-02000021

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

GENERAL INFORMATION:

Applicant: Price Coffee LLC

Representative: Doug Bryant

Requested Action: Conditional Use Permit Approval

Location: 9617 Price Coffee Road

Existing Zoning: A-1, Agricultural

Land Use Plan: Public

Proposed Use: Airport Facilities

BACKGROUND:

The applicant has submitted a conditional use permit for a land strip and private airport facility to be known as 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.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	Benton County	Residential Estate
South	Expired Planned Unit Development	Low Density Residential
East	Benton County	Low Density Residential
West	Benton County	Medium Density Residential

STREETS

Direction	Name	Classification
North		
South	Price Coffee Road	Arterial
East		
West		

Site Inspection: A site inspection was completed; this property is currently **vacant** agricultural land.

Public Notice: On **December 18, 2014** 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 13, 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 permit will expire 2 years from the date of approval.

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.

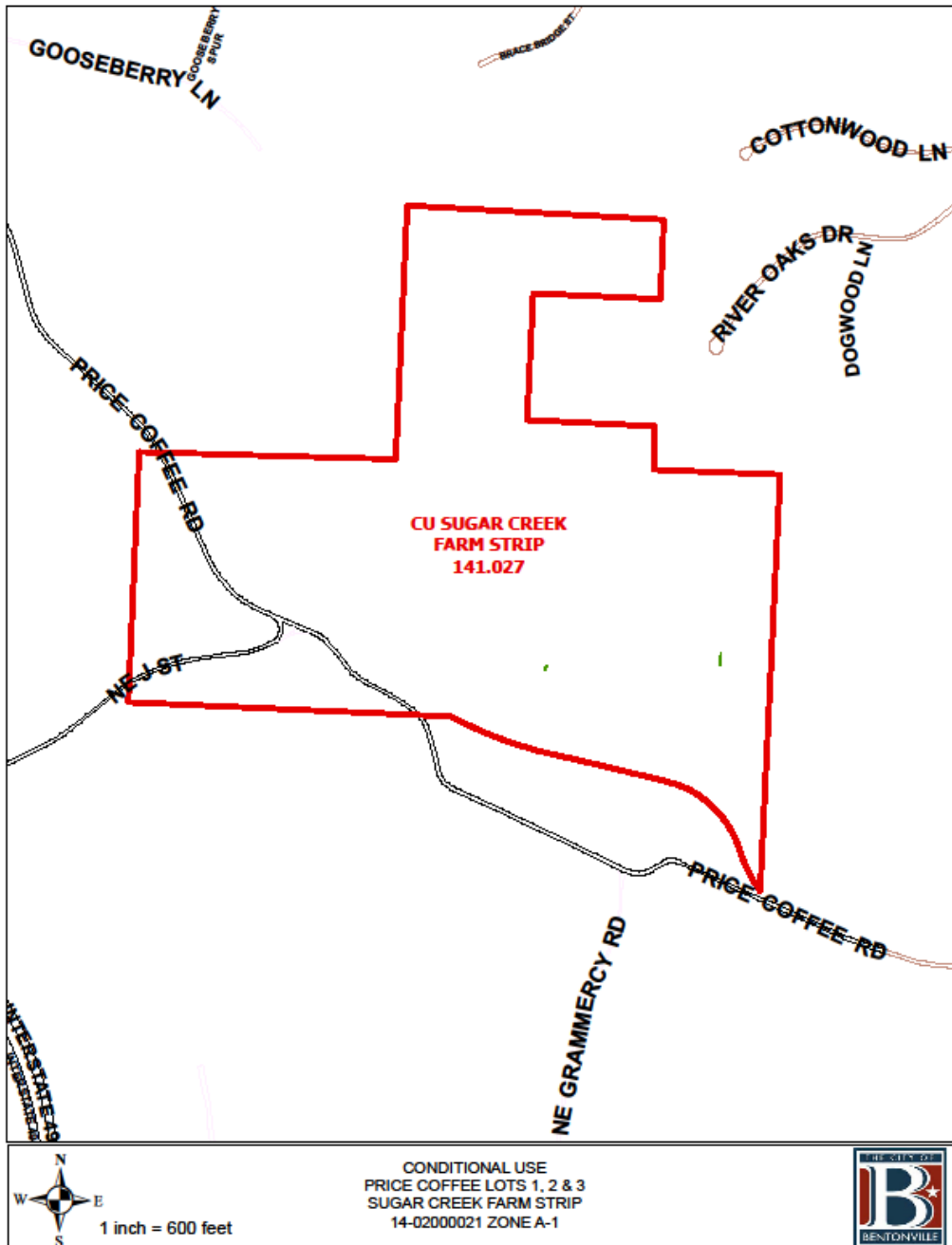
The conditional use is allowed on appeal in the (A-1, Agricultural) district.

Allowed under the Protective Covenants of the subdivision. Not applicable

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

RECOMMENDATION:

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



Conditional Use Application Narrative

A. Proposed use and reason for the proposed use;

Using the existing elevations, landing and taking off aircraft on a farm strip.

B. Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;

The area in white is the area for aircraft landing and taking off.



C. Hours of operation, including days of the week;

The farm strip would not allow operations during times of darkness and will keep operations down to 15 takeoffs and landings per day, 7 days a week.

D. Indoor and outdoor areas to be utilized;

The barn north of the strip could be used for storage of equipment.

E. Planned indoor and outdoor structural changes;

The pedestrian bridge that has been displaced will be restored if usable.

F. Parking needs required for the proposed use including existing and proposed - provide a sketch of the traffic flow pattern (if applicable);

Not Applicable

G. Planned outdoor lighting changes;

None

H. Anticipated patrons, clients, deliveries, and / or customers (average per day);

As stated above, no more than 15 takeoffs and landings per day.

I. Proposed number of employees; and, Photographs of the property.

There are no employees that will be associated with the use of the land as a farm strip.

Planning Commission Staff Report
Conditional Use:. (Cars, Bikes & BBQ)
Project Number: 14-02000022

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: January 20, 2014

GENERAL INFORMATION:

Applicant/Owner: Walmart Stores Inc.

Representative: Walmart Stores Inc. (Cars, Bikes & BBQ)

Requested Action: Conditional Use Permit Approval

Location: 401 Southwest 8th Street (Melvin Ford Parking lot south and west of Fire Station #1)

Existing Zoning: C-2, General Commercial

Land Use Plan: Mixed Use

Proposed Use: Car, Bike & BBQ event/show

BACKGROUND:

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.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	DC, Downtown Core	Downtown Mixed Use & Mixed Use
South	R-1, Single Family Residential	Mixed Use
East	DC, Downtown Core	Mixed Use
West	C-3, Central Commercial	Commercial

STREETS

Direction	Name	Classification
North	Southwest 8 th Street	Arterial
South	-	-
East	Southwest 'A' Street	Collector
West	Southwest 'E' Street	Local

Site Inspection: A site inspection was completed; this property is a parking lot located in a mixed use area.

Public Notice: On **December 18, 2014** 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 13, 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.

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 **(DC, Downtown Core)** 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**.



**2015 ACH Support Document and Addendum
for
City 'Conditional Use' Permit Submission R1**

INDEX

- A. Name and Location**
- B. Site Plan**
- C. Hours of Operation'**
- D. Indoor and Outdoor Areas**
- E. Planned Indoor and Outdoor Areas**
- F. Parking**
- G. Planned Outdoor Lighting**
- H. Anticipated Attendance**
- I. Volunteers**
- J. Photographs**
- K. Primary Contacts**

ADDENDUM

- **See Section B ADDENDUM ‘Maps’ below on:**
 - o Event Location
 - o Traffic Flow
 - o Space Count
 - o Parking Locations
 - o Vendor and Booth Locations
 - o Signing Locations

C. Hours of Operation:

- **Date and Time Line:**

- Setup: Friday May 8th, 2015
- Event: Saturday, May 9th, 2015
- Location: Melvin Ford Parking Lot
 - o Across from the WMT Global People Center,
 - o West side of the Bentonville Fire Department, Station 1
 - o Address 800 SW 'A' Street, Bentonville, AR 72712
- Business Partner Booth Setup: 8 a.m.
- Registered Vehicle Setup: 9 a.m.
- Car & Bike Show: 10 a.m. – 2 p.m.
- Award Announcements: 2 p.m. – 3 p.m.
- Clean-up / Teardown 3 – 5 p.m.

D. Indoor and Outdoor area's to be utilized:

- Outdoor only on map

E. Planned Indoor and Outdoor area's to be utilized:

- Only outdoor area's will be utilized

F. Parking needs required for the proposed use including existing and proposed-provide a sketch of the traffic flow pattern:

- There parking lot will be organized with cones and flags to direct traffic. Only participants & volunteers for the event will be able to come onto the parking lot for event setup. All of other attendees will have to park across from the Wal-Mart Corporate Office Main Entrance.

G. Planned outdoor lighting changes:

- No lighting will be needed; event takes place during the day. However, the parking lot area is well lit if needed.

H. Anticipated patrons, clients, deliveries and/or customers (average per day);

- 1500

I. Proposed number of employees; and or volunteers:

- 100

J. Photographs of the property:

- See – ADDENDUM

K. Contacts for Event

- Steve Evans 479-866-9875 – sevan13@wal-mart.com
- Patrick Brown 816-651-9698 – Patrick.Brown@walmart.com
- Suzanne Harmon 479-466-0271 – Suzanne.harmon@walmart.com
- Monica Ortiz 417-456-2724 – m1cantr@wal.mart.com

ADDENDUM

Section B – Event Location

5th Annual Walmart ISD & CMNH Cars, Bikes, and BBQ Planning Maps

Version 6c - 5.7.14

Car Show Event Overview Map

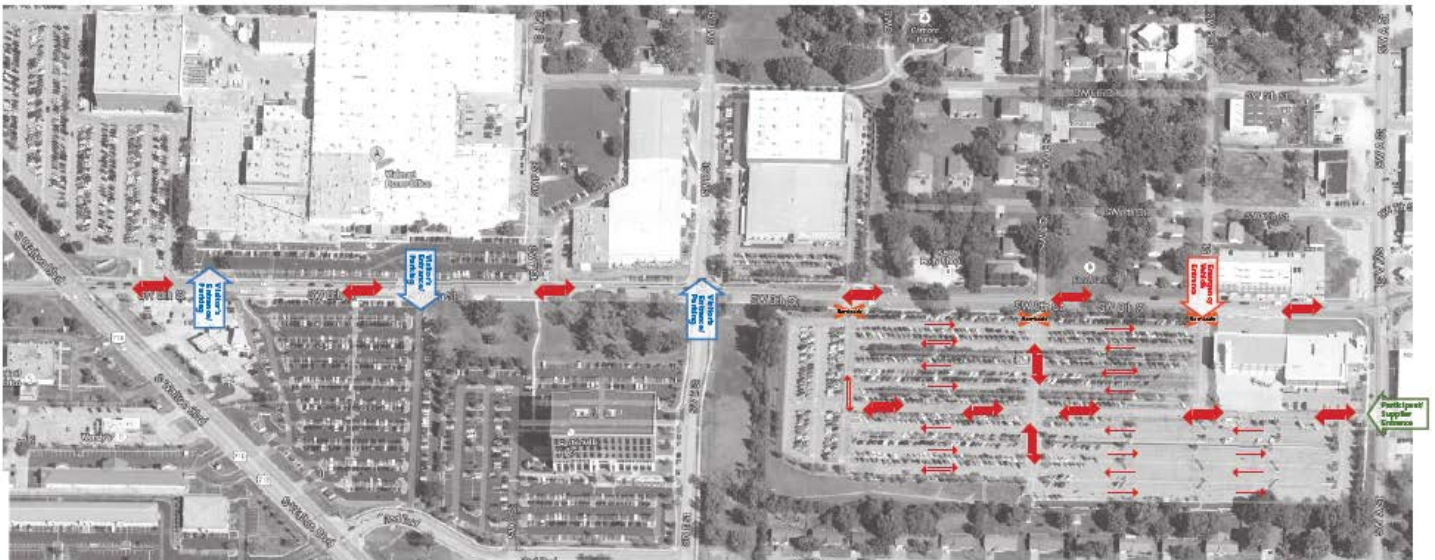


Section B – Traffic Flow

5th Annual Walmart ISD & CMNH Cars, Bikes, and BBQ Planning Maps

Version 6c - 5.7.14

Car Show Visitor Parking and Participant Entrances, Barricades, and Main Traffic Flow





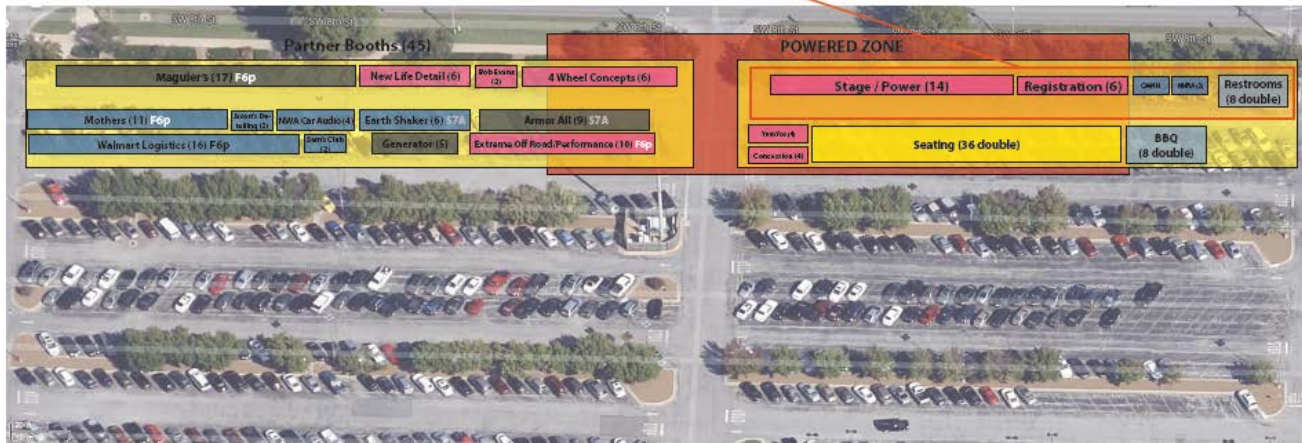
Section B – Vendor and Booth Locations

5th Annual Walmart ISD & CMNH Cars, Bikes, and BBQ Planning Maps

Version 6c - 5.7.14

Car Show Event Registration, Stage, and Philanthropy Partner Booth Overview

Needs Power No Power



Section B – Signing Locations

5th Annual Walmart ISD & CMNH Cars, Bikes, and BBQ Planning Maps

Version 6c - 5.7.14

Car Show Event Signing Placement Locations

