



**Planning Commission
Agenda
July 7, 2015**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lots 3 & 4 Kennametal Subdivision** **Property Line Adjustment**
1500 & 1602 East Central Avenue
 - 2. Central Investments Office** **Large Scale Development**
400 Southwest 'A' Street
 - 3. Children's Academy** **Large Scale Development Extension**
1002 Southwest 'I' Street
- IV. New Business**
 - 1. RC Stone Borrow, LLC** **Rezoning***
(A-1, Agricultural to R-1, Single Family Residential)
Southwest River Rock Street
 - 2. Central Investments, LLC** **Rezoning***
(I-2, Heavy Industrial to C-2, General Commercial)
1602 East Central Avenue
 - 3. Temporary Gravel Parking (Optimum Alliance, LLC)** **Conditional Use***
909 West Central Avenue
 - 4. Four Wheel Concepts** **Large Scale Development**
3205 Southeast Moberly Lane
 - 5. Bicycle & Pedestrian Plan - Update** **Resolution***
- I. Other Business**
- II. Planner's Report**
- III. Adjournment**

Planning Commission
Minutes
June 16, 2015

The Bentonville Planning Commission called to order at 5:00 p.m. by Richard Binns, Chairman.

Present: Joe Haynie, Greg Matteri, Debi Havner,, James Stanley and Richard Binns.

Absent: Scott Eccleston and Rod Sanders

Troy Galloway- recognize James Stanley for his 20 years of service on the Board of Adjustment. There will be a reception following our meeting tonight.

Mayor McCaslin presented James Stanley with a plaque for his service.

Motion by Havner, seconded by Matteri to approve the minutes with the change from Jon Stanley to James Stanley.
Approved 5-0

Consent Agenda

- | | |
|---|-------------------------|
| 1. Lots 18 & 19, Block 5 of Dunn & Davis Addition
Southwest 'B' Street | Lot Split |
| 2. The BOS Park Phase 1
Green House Rd & SW Regional Airport Boulevard | Large Scale Development |
| 3. Lots 3 & 4 Phillips Valley Addition
NW 'D' Street | Lot Split |

Approved 5-0

New Business:

Item #1

Thomas and Judith Terrell: (15-09000020)Terrell, Rezoning, 202 Southeast 7th Street, Zoned R-1, Single Family Residential.

The applicant has requested a rezoning from R-1, Single Family Residential to D-E, Downtown Edge in order to build a single family home in the downtown area. This property will only be used for residential purposes.

Opened public hearing-

Phil Christoforo- owns rental property at this address 606 SE A Street. Has question regarding how will the houses face the street and how many homes will be built.

Phil will meet with Todd Jacobs to answer his questions.

Approved 5-0

Item #2

Todd Jacobs with Jacobs Group: (15-0800004) Preliminary Plat, Lots 21, 22, 23 & 24, Block 7, Clarks 2nd Addition. 305 Southwest 'C' Street, Zoned R-C2, Central Residential, Moderate Density.

The applicant has submitted a preliminary plat for 0.44 acres located at 305 Southwest 'C' Street. The plat indicates the creation of 4 single family lots to be known as Lots 21, 22, 23, & 24, Block 7, of Jacobs Subdivision. The lot sizes average 4,660 square feet. Improvements will be made to the existing 10' wide alley located along the eastern property line of each proposed lot. Sidewalks will be installed along Southwest 'C' Street. Stormwater detention is not required as part of this development. Both water and sewer services are available to all proposed lots.

The applicants have requested a waiver request to the Off-Site Improvements Requirements Regarding Direct Access to Substandard Streets.

- o (Art 1200, Sec 1200.2.B) Ordinance states when a proposed subdivision has direct access to, or fronts on, an existing road or street which is below current standards, the sub-divider shall be responsible for contributing his proportionate share of the cost of improving said street or road to existing city standards.

Motion by Stanley, seconded by Haynie to approved the waiver request.

Approved 5-0

Motion to approve the preliminary plat of lots 21,22,23 & 24 Block 7 Clark's 2nd Addition.

Approved 5-0

Item #3

The Meadows at Woods Creek, Inc.: (15-08000003)Preliminary Plat, Woods Creek Road, Zoned R-1, Single Family Residential.

The applicant has submitted a preliminary plat for 20.40 acres located along the west side of Woods Creek Road to be known as The Estates at Woods Creek. The plat as provided indicates the creation of 14 buildable and 1 non buildable lot for a total of 15 lots. The lots range in size from 11,520 square feet to 174,257 square feet.

Stormwater detention is being provided on the 1 non-buildable lot. Both water and sewer service are available to the site.

The applicants have requested 2 waiver request:

- o Waiver to the Design Standards – Right-of-Way Dedication: (Art 1100, Sec 1100.5.B) Ordinance states that subdivisions and large-scale developments shall dedicate sufficient right-of-way to bring those streets which the Master Street Plan show to abut or intersect the development into conformance with the right-of-way requirements of the most recently adopted Master Street Plan for said streets.
- o Waiver to the Design Standards – Sidewalks: (Art 1100, Sec 1100.6) Ordinance states that all sidewalk shall be constructed as set forth in the current adopted Standard Street Specification for the City of Bentonville.

Motion by Havner , seconded by Matteri to approve the waiver request for the Waiver to the Design Standards-Right-of-Way Dedication.

Approved 5-0

Motion by Havner, seconded by Haynie to approve the waiver request for the Design Standards-Sidewalks.

Approved 5-0

Motion to approve the preliminary plat of The Estates at Woods Creek Subdivision.

Approved 5-0

Planners Report: TG

-Thru the end of May we have issued 237 Single Family Permits

-The Average evaluation is \$295,000

-We have now automated the process to notify contractors of inspection results.

-Housel Lavene will be in town July 13,14 & 15th-planners will have a combined meeting with city council on July 14 around 3:30

Meeting adjourned

Diane Shastid

Planning Commission Staff Report

Property Line Adjustment: Lots 3 & 4 Kennametal Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: July 7, 2015

GENERAL INFORMATION:

Project Number: 15-05000026

Applicant: Central Investments, LLC

Representative: Morrison Shipley Engineers (Kevin McClaflin)

Requested Action: Property Line Adjustment Approval

Location: 1500 & 1602 East Central Avenue

Existing Zoning: I-2, Heavy Industrial

Land Use Plan: Industrial

BACKGROUND:

The applicant has submitted a property line adjustment for property located at 1500 & 1602 East Central Avenue that resides in the I-2, Heavy Industrial zoning district. The property line adjustment provided by the applicant indicates the creation of two new lots from two existing lots by adjusting the common lot line between the two lots and will be known as Lot 3 (5.46 acres) and Lot 4 (3.52 acres) of Kennametal Subdivision. An access easement and a 20' utility easement are being dedicated with the plat. Water and sewer services are available to both lots.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	East Central Avenue	Arterial
South	-	-
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 site is the location of an existing office building in an established commercial and industrial area.

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

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

Waiver(s): N/A

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

RECOMMENDATION:

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

E CENTRAL AVE

4

3

**PLA
KENNAMETAL
LOTS 3-4**



1 inch = 100 feet

**PROPERTY LINE ADJUSTMENT
KENNAMETAL
OLD LOT 1 NEW LOTS 3 & 4
15-05000026 ZONE I-2**



Planning Commission Staff Report

Large Scale Development: Central Investment Office

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley Thompson, City Planner
PC DATE: July 7, 2015

GENERAL INFORMATION:

Project Number: 15-06000015

Applicant: Central Investments, LLC

Representative: Morrison Shipley Engineers (Kevin McClafin)

Requested Action: Large Scale Development Approval

Location: 1500 & 1602 East Central Avenue

Existing Zoning: I-2, Heavy Industrial (to be rezoned to C-2, General Commercial on July 7, 2015)

Land Use Plan: Industrial

BACKGROUND:

The applicant has submitted a Large Scale Development package for a 3.52 acre project located at 1500 East Central Avenue. The submitted plans propose a 30,000 square feet, two story office building to be known as Central Investments Office. Ninety parking spaces are required and 158 spaces are being provided 6 of which are handicap accessible spaces. The exterior of the building is will be constructed of precast concrete panels, metal panels and glass. Cross access is being provided along the common lot line. Onsite stormwater detention is also being provided along the eastern property line of the site. Both water and sewer services are available to this location.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	571'
Front: Without parking in front	20'	-
Side: Adjacent to non-residential district	7'	7' west/378 east
Side: Adjacent to residential district	30'	-
Rear: Adjacent to non-residential district	20'	48'
Rear: Adjacent to residential district	30'	-
Height	40'	40'
Landscape Coverage	9.8%	10%
Parking		
Standard Stalls	90	152
Handicap Stalls	4	6
Total:	94	158

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	East Central Avenue	Arterial
South	-	-
East	-	-
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 shall be maintained in healthy living condition and all plant material that dies shall be replaced. (Sec 1400.5.C-10)
4. The building will be constructed with similar exterior materials of those submitted and approved by the planning commission.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is the location of an existing office building in an established commercial and industrial area.

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

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

Waiver(s): N/A

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

RECOMMENDATION:

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

**NE WILDCAT
WAY**

E CENTRAL AVE

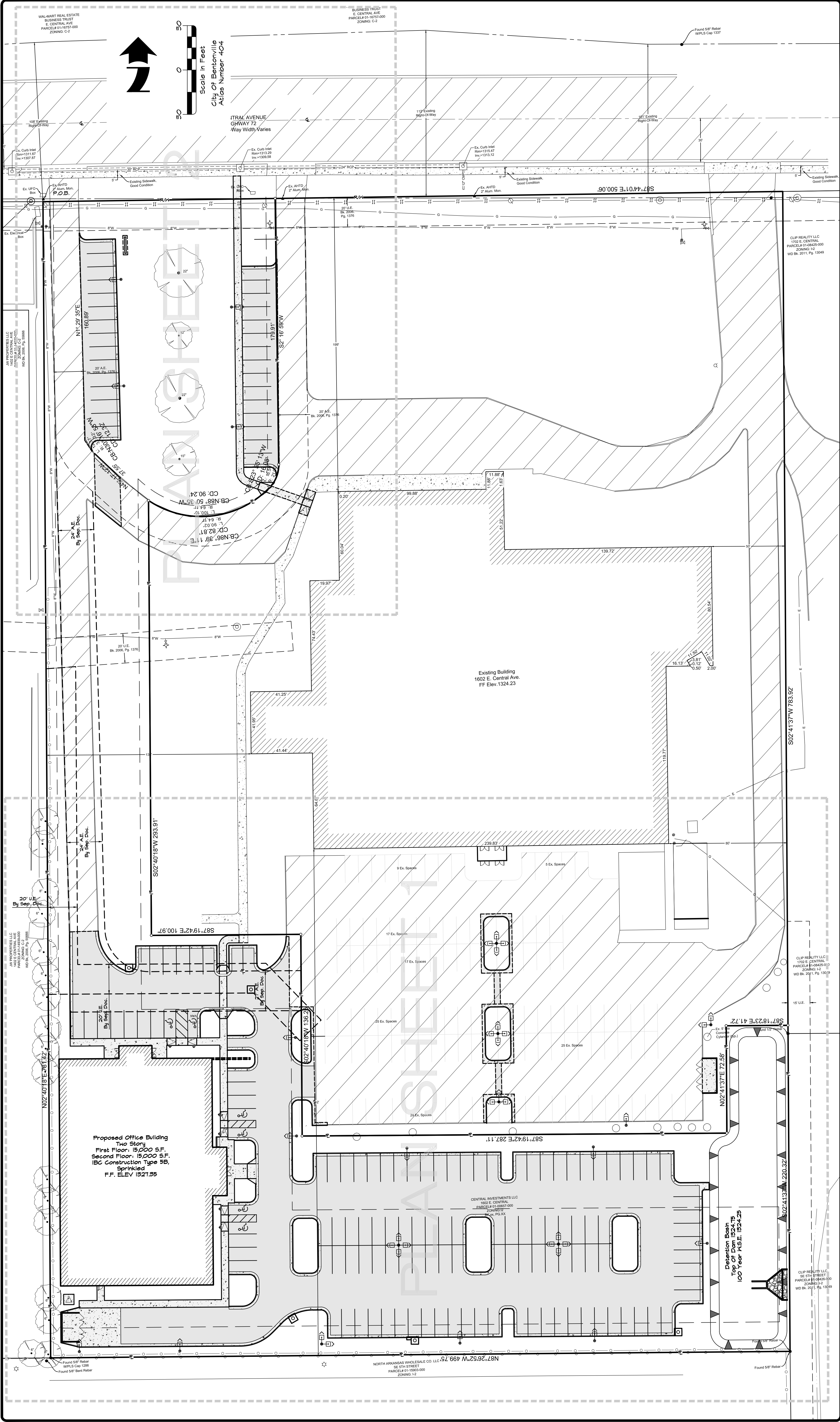
**LSD CENTRAL
INVESTMENTS OFFICE**



1 inch = 150 feet

**LARGE SCALE DEVELOPMENT
CENTRAL INVESTMENTS
KENNAMETAL SUBDIVISION
15-06000015 ZONE I-1 TO C-2**

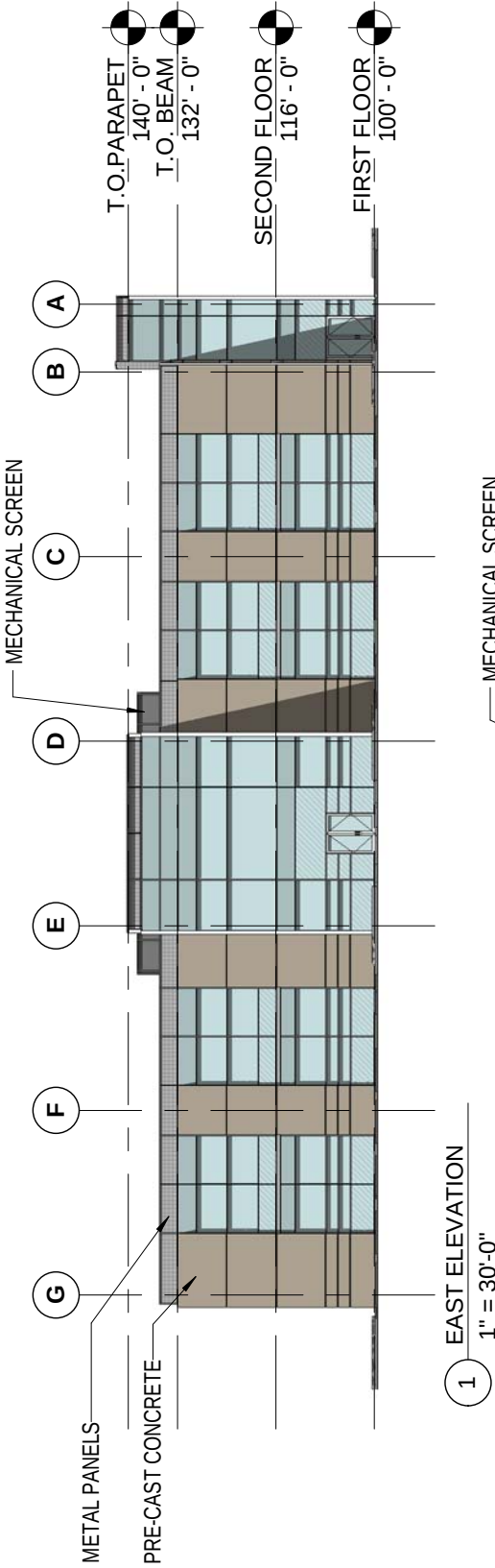




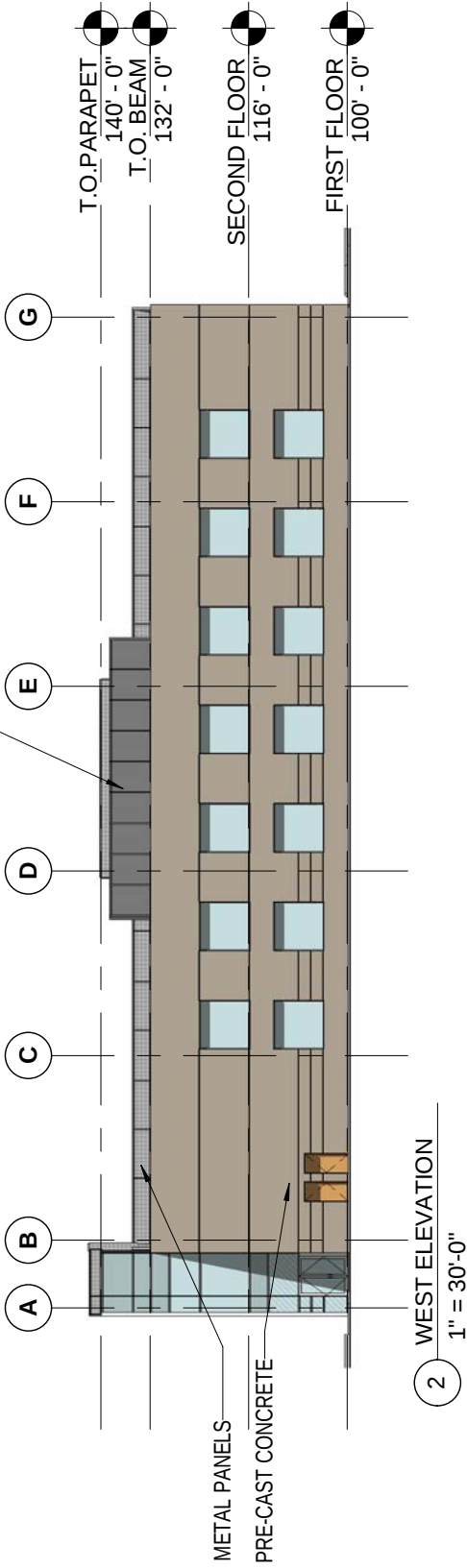
Drawn By:	KDM
Approved By:	JRW
Date:	06.01.15
Project No:	CIN-01
Vertical Scale:	-
Horizontal Scale:	1" = 30'
Plotting Scale:	1
Drawing Name:	Overall Site

FOR REVIEW

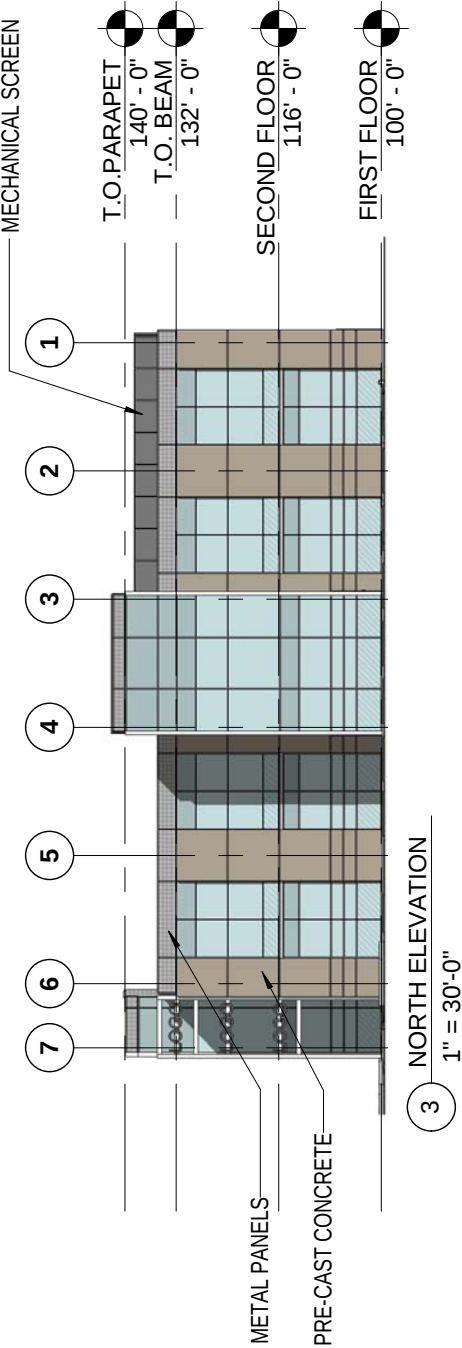
Revision	By	Date



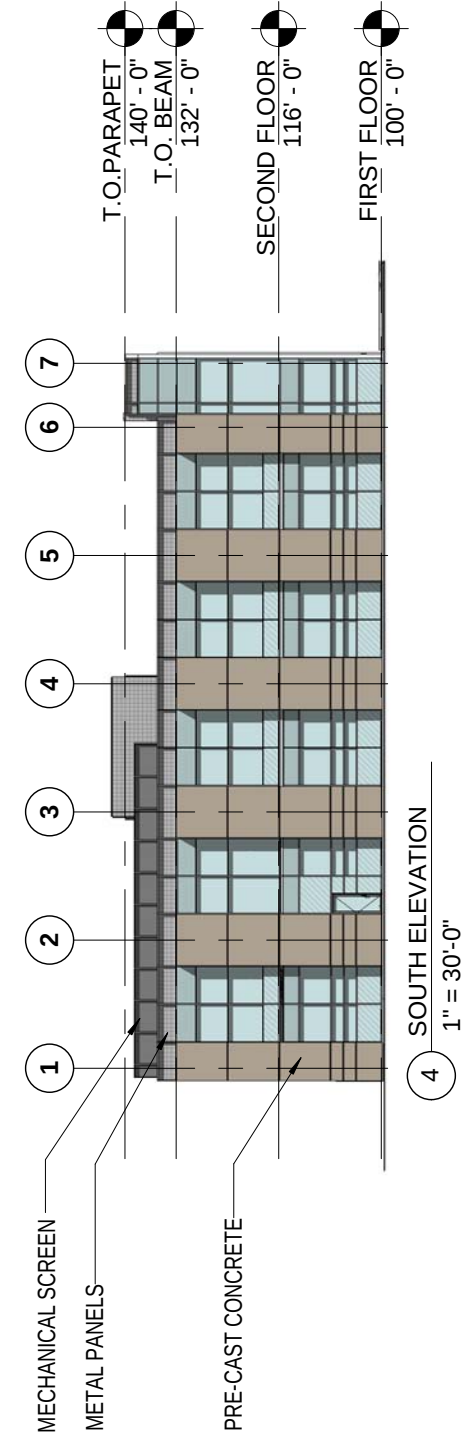
MATERIAL CALCULATION TABLE - EAST ELEVATION			
TOTAL SURFACE AREA: 5,979 S.F.			
MATERIAL	S.F. OF MATERIAL	% OF EACH MATERIAL	
PRE-CAST CONCRETE	1,897 S.F.	32%	
METAL PANELS	426 S.F.	7%	
GLASS	3,656 S.F.	61%	



MATERIAL CALCULATION TABLE - WEST ELEVATION			
TOTAL SURFACE AREA: 5,979 S.F.			
MATERIAL	S.F. OF MATERIAL	% OF EACH MATERIAL	
PRE-CAST CONCRETE	4,059 S.F.	69%	
METAL PANELS	510 S.F.	10%	
GLASS	1,242 S.F.	21%	



MATERIAL CALCULATION TABLE - NORTH ELEVATION			
TOTAL SURFACE AREA: 4,142 S.F.			
MATERIAL	S.F. OF MATERIAL	% OF EACH MATERIAL	
PRE-CAST CONCRETE	1,177 S.F.	28%	
METAL PANELS	277 S.F.	7%	
GLASS	2,688 S.F.	65%	



MATERIAL CALCULATION TABLE - SOUTH ELEVATION			
TOTAL SURFACE AREA: 4,142 S.F.			
MATERIAL	S.F. OF MATERIAL	% OF EACH MATERIAL	
PRE-CAST CONCRETE	1,519 S.F.	37%	
METAL PANELS	441 S.F.	10%	
GLASS	2,182 S.F.	53%	

Planning Commission Staff Report

Large Scale Development Extension: Children's Academy

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: July 7, 2015 and January 20, 2015 (original)

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 a Large Scale Development extension 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. The proposed extension will expire January 7, 2016

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.

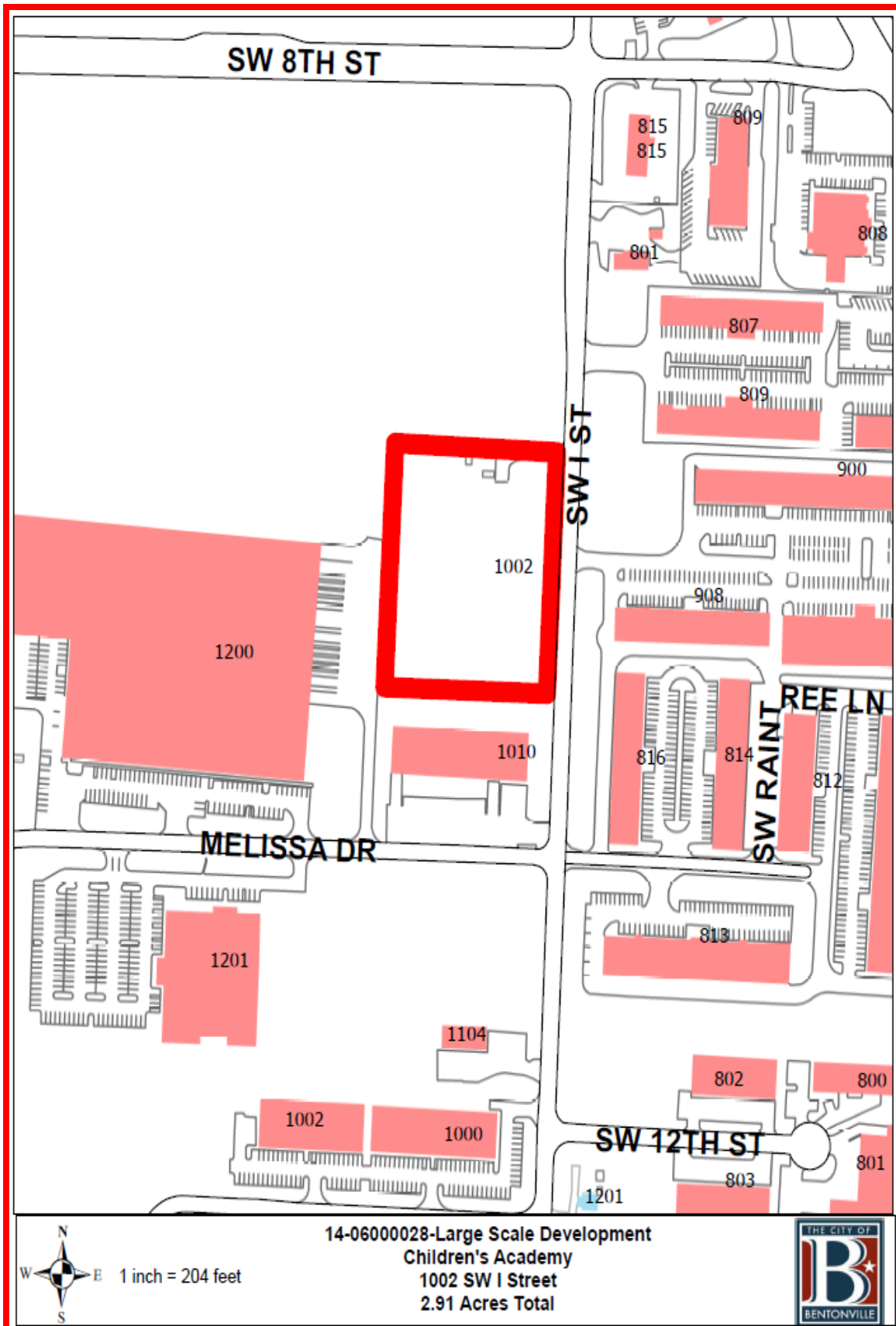
Drainage Report: A drainage report/letter was submitted and tentatively approved by the city engineer.

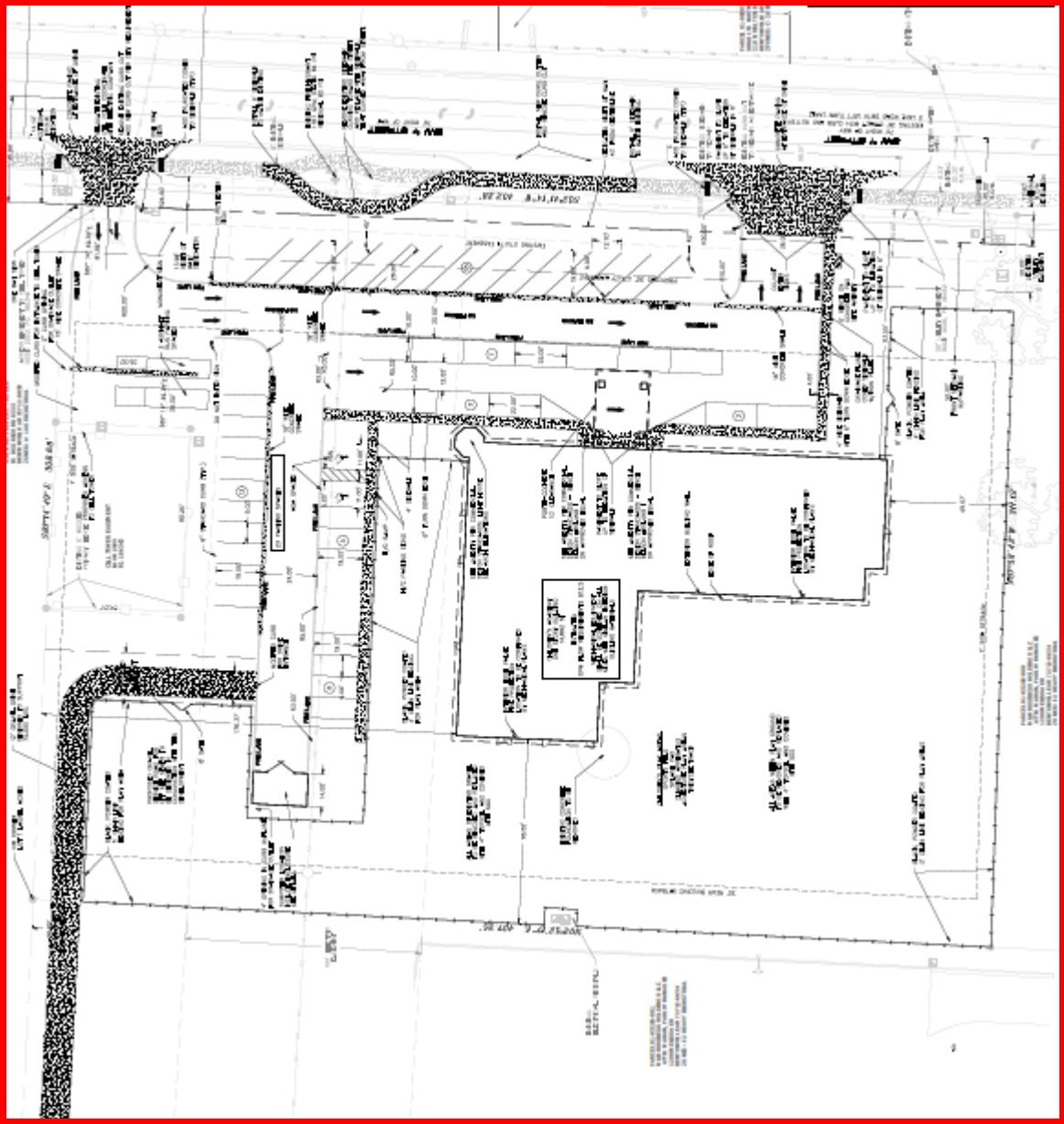
Water / Sewer: Per the G.I.S. site, water and sewer **ARE** available to this site.

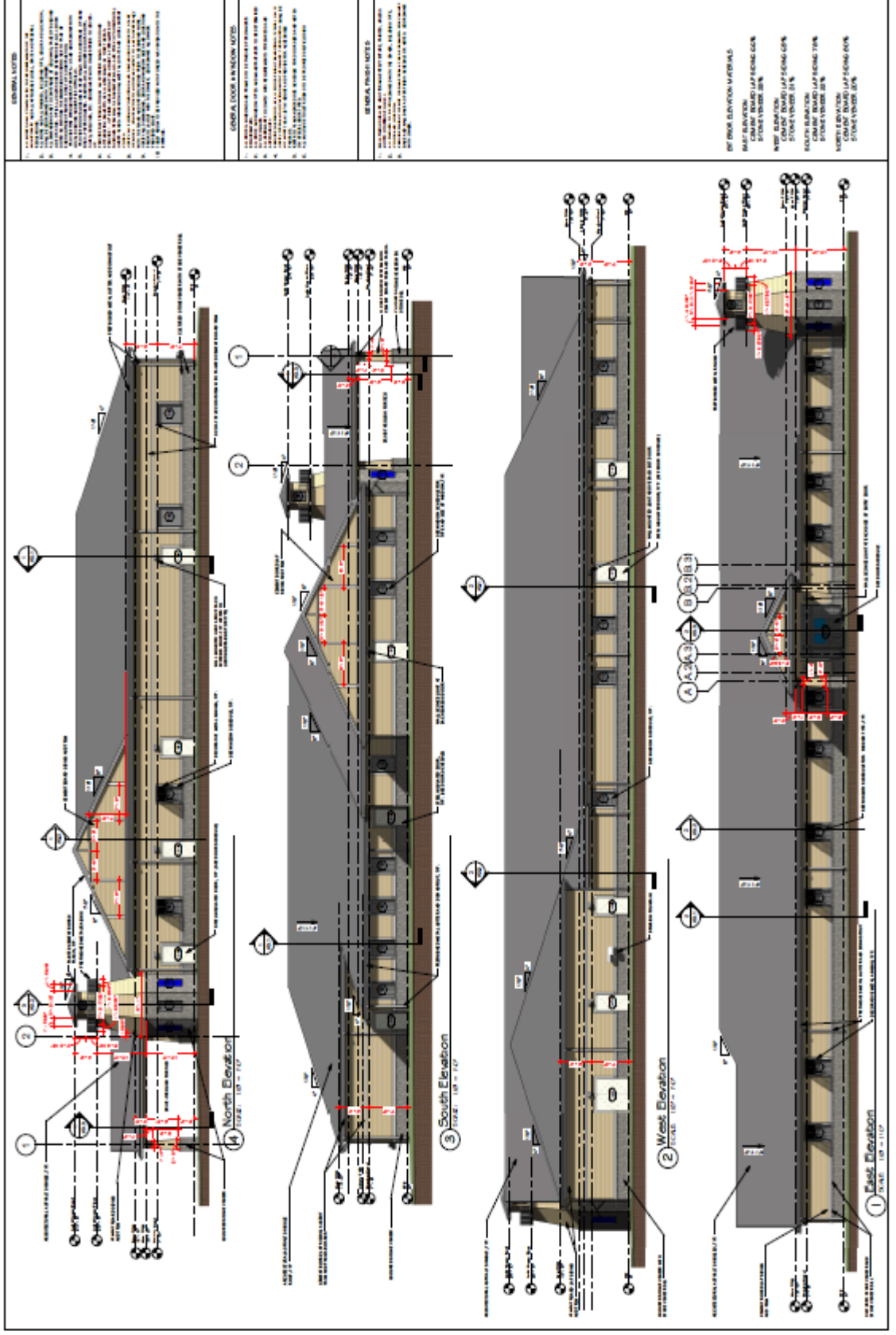
Analysis / Conclusion: This large scale development **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL** of the **Large Scale Development extension**.







GENERAL NOTES:

1. SEE GENERAL NOTES TO THE PROJECT FOR MATERIALS AND FINISHES.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL ELEVATIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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GENERAL ELEVATION NOTES:

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PC Meeting of: July 7, 2015

The City of Bentonville, Arkansas

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

REZONING: RC Stoneborrow, LLC (Stoneburrow Subdivision Ph 1) A-1, Agricultural to R-1, Single Family Residential

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: July 7, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000022

Applicant/Current Owner: RC Stoneborrow, LLC

Representative: Crafton Tull (Daniel Ellis)

Requested Action: Rezoning

Location: Southwest River Rock Street (Stoneburrow Subdivision Ph 1)

Existing Zoning: A-1, Agricultural

Proposed Zoning: R-1, Single Family Residential

Future Land Use Map Designation: Low Density Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; the property is vacant single family lots in a developing residential subdivision.

Previous Rezoning Requests for this Property: There are no known rezonings at this location.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Residence	R-1 Single Family Residential	Low Density Residential
South	Single Family Residence	R-1 Single Family Residential	Low Density Residential
East	Detention Pond	A-1, Agricultural	Low Density Residential
West	Single Family Residence	R-1 Single Family Residential	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	Southwest Fieldstone Boulevard	Local	2 lane asphalt curb & gutter
East	-	-	-
West	Southwest River Rock Street	Local	2 lane asphalt curb & gutter

LEGAL NOTIFICATIONS

Public Notice: The property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site on **June 2, 2015** and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **June 6, 2015**. In addition, staff posted a notice of public hearing sign on the property on **June 23, 2015**. This **DOES** meet legal notification requirements due to the applicant failing to notify all property owners within 200 feet of said parcel.

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 Master Land Use plan depicts this property as Low Density Residential. Policy LU-23 Housing Types within the General Plan states “the City should encourage the development of a mix of housing types to the meet the needs of residents...”. The rezoning request is consistent with good land use planning and the general plan and will meet the intent of the policy.

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

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

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

Finding(s) of Staff: The proposed zoning will not adversely impact the public infrastructure. Emergency services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

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

STAFF RECOMMENDATION

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

A-1

TOWN VU RD

R-1

**SW
RIVER ROCK
ST**

R-1

A-1

SW FIELDSTONE BLVD

R-1

R-1



1 inch = 75 feet

REZONING
STONEBURROW SUBDIVISION PHASE I
LOTS 183, 184, 185 & 186
15-09000022 ZONE A-1 TO R-1





June 1, 2015

Mr. Beau Thompson
Planner
City of Bentonville
305 Southwest A Street
Bentonville, AR 72712

RE: Lots 183-186 of Phase 1 of the Stoneburrow Subdivision

Mr. Thompson,

We are requesting a change in zoning for the 4 lots listed above from A-1 to R-1. These lots were platted to be residential in nature when the subdivision was created several years ago. Each lot is less than a 0.25 acres in size and is too small to serve any agricultural purpose. In addition the building setback requirements in the agricultural zoning basically create a lot with no buildable area. As these lots were part of a larger residential subdivision utilities are readily available and the structures will be single family dwelling units. There should be no impact to traffic and no signage will be placed on the properties. If you should have any further questions please feel free to give me a call.

Crafton Tull

Daniel P. Ellis, P.E.
Vice President



PC Meeting of: July 7, 2015

The City of Bentonville, Arkansas

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

REZONING: Central Investments, LCC, I-2, Heavy Industrial, to C-2, General Commercial

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: July 7, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000023

Applicant/Current Owner: Central Investments, LLC

Representative: Morrison Shipley Engineers (Kevin McClafin)

Requested Action: Rezoning

Location: 1500 East Central Avenue

Existing Zoning: I-2, Heavy Industrial

Proposed Zoning: C-2, General Commercial

Future Land Use Map Designation: Industrial

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; the property is vacant single family lots in a developing residential subdivision.

Previous Rezoning Requests for this Property: There are no known rezonings at this location.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Vacant commercial Parcel	C-2, General Commercial	Mixed Use
South	Industrial Warehousing	I-2, Heavy Industrial	Office
East	Commercial Office	I-2, Heavy Industrial	Industrial & Office
West	Commercial Office	C-2, General Commercial	Office

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	East Central Avenue	Arterial	5 lane asphalt curb & gutter
South	-	-	-
East	-	-	-
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: The property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site on **June 3, 2015** and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **June 6, 2015**. In addition, staff posted a notice of public hearing sign on the property on **June 23, 2015**. This **DOES** meet legal notification requirements due to the applicant failing to notify all property owners within 200 feet of said parcel.

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-2, General Commercial zoning designation is a recommended zoning for this property. This location will provide goods and services along an already established commercial corridor.

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

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

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

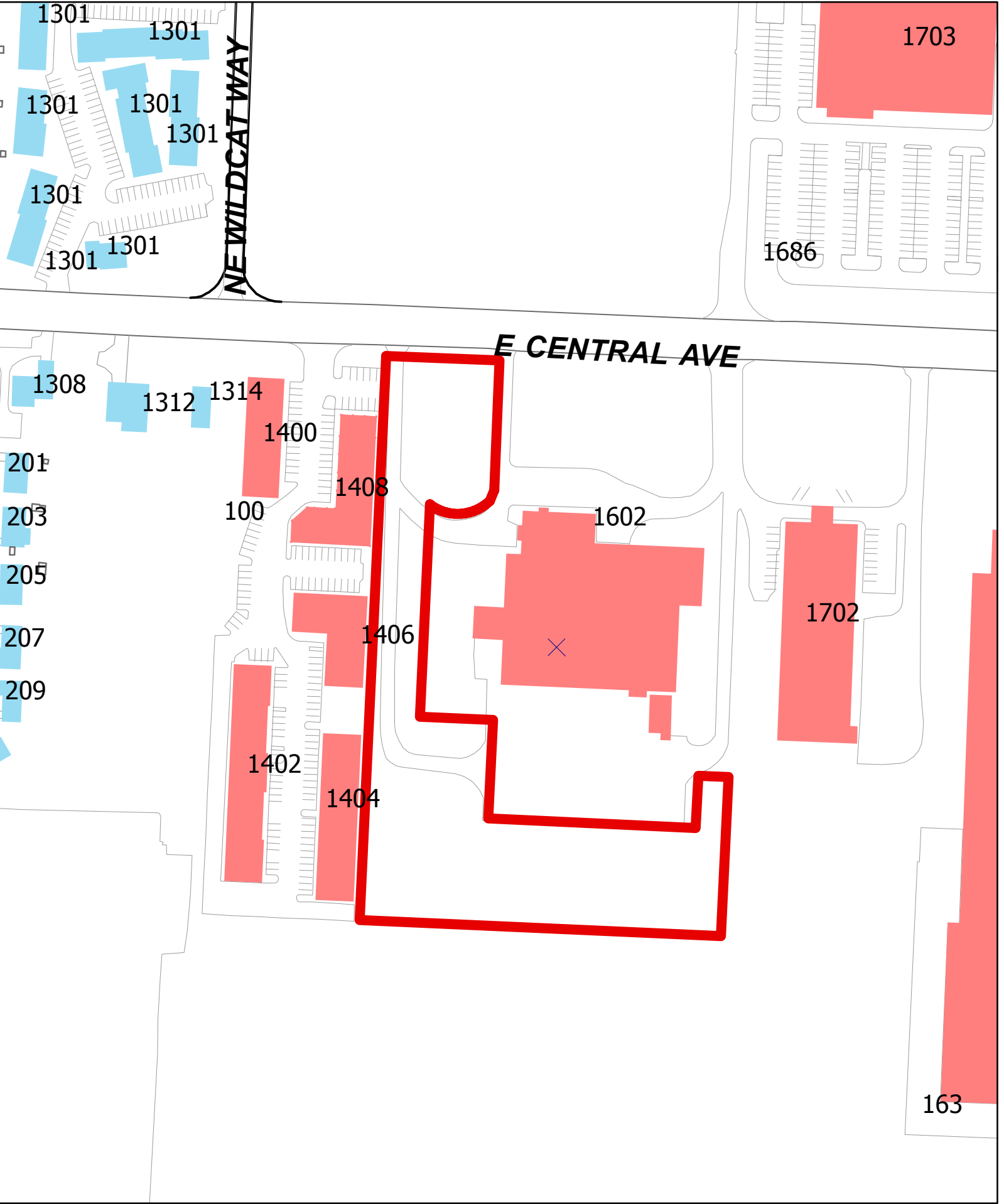
Finding(s) of Staff: The proposed zoning will not adversely impact the public infrastructure. Emergency services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request **IS** consistent with the City of Bentonville's General Plan and will be consistent with the transition from the I-2 Heavy Industrial zoning on the south side and the commercial corridor of East Central Avenue to the north.

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-2, General Commercial**.





June 1, 2015
City of Bentonville Planning Department
Contact: Beau Thompson
315 S.W. "A" St.
Bentonville, AR 72712
Telephone: (479) 271-3126

**Re: 1602 E. Central Avenue, Bentonville, AR
Rezoning Request**

On behalf of Central Investments, LLC, please find attached a rezone application, the rezone application fee (\$275.00), the rezone legal description, and copies of the property warranty deeds for a proposed rezone of approximately 3.52 acres located at 1602 E. Central Avenue. This property is located on the south side of E. Central Avenue (Highway 72), approximately 1,570 Feet east of SE "J" Street. The proposed lot is being created by a property line adjustment submitted as a part of this project. Also included with this application are a list of surrounding property owners, the site vicinity map, the notice of public hearing, and the certified mail receipts.

The existing site is comprised of two lots, one approximately 8.4 acres and one approximately 0.6 acres. The large lot currently has an existing office building and associated parking. A portion of the large lot is undeveloped, and said portion is being combined with the smaller lot to create the subject property. The remaining lot with the existing building will not be rezoned as a part of this project. A two story office building and associated parking is currently proposed for the subject property. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

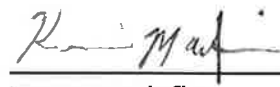
- The properties are currently zoned I-2, Heavy Industrial; the proposed zoning would be C-2, General Commercial. The site is proposed to be rezoned to accommodate the development of a proposed office building and the associated parking.
- The rezone is requested in order to reduce setbacks and to accommodate the proposed height of building. The plan for the site is to build a two story office facility.

2407 S.E. Cottonwood Street, Suite 1
Bentonville, AR 72712
479.273.2209
morrisonshipley.com

- The proposed zoning will match the zoning of the site to the west and north of the proposed site. This facility will have office space and possibly retail space.
- The proposed use of the property is a two-story office facility, approximately 30,000 S.F. (15,000 S.F. each story). Exterior parking lot is proposed and the development will include a detention basin. There are 152 planned parking spaces located on the basement, and second and third levels.
- Signage is preliminarily anticipated to be located on the building. A new pylon sign is proposed near the northeast corner of the proposed building.
- The planned exterior for the facility is shown on the attached drawings.
- An existing eight inch gravity sanitary sewer main is located along the south side of E. Central Avenue, fronting the proposed site. There is an existing eight inch water main located along the south side of E. Central Avenue and along part of the west side of the proposed lot. There are also existing electric power lines running along the south side of E. Central Street. Service lines for the proposed building will connect to said existing utility mains.

Thank you for your review and consideration of this project. If you should have any questions, comments, or need additional information, please feel free to contact me.

Sincerely,
Morrison Shipley Engineers, Inc.



Kevin McClafline
Project Manager

Planning Commission Staff Report
Conditional Use: Optimum Alliance Temp. Parking
Project Number: 15-02000009

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, Planner
PC DATE: July 7, 2015

GENERAL INFORMATION:

Applicant: Optimum Alliance, LLC

Representative: Deborah Owens

Requested Action: Conditional Use Permit Approval

Location: 909 West Central Avenue

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

Proposed Use: Temporary Gravel Parking

BACKGROUND:

The applicant is requesting a conditional use permit for a temporary gravel parking area to be constructed at 909 West Central Avenue. The use of the property has recently changed from residential to office. The applicant is requesting temporary gravel be installed while she acquires and assesses potential development plans. The parking will be utilized by the current employees only. No customers visit the site. The hours of operation are from 8:00am to 5pm Monday through Friday. The conditional use shall run with the current use for a period of time not to exceed 6 months.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-O, Residential Office and C-2, General Commercial	Commercial
South	C-2, General Commercial	Commercial
East	C-2, General Commercial	Commercial
West	C-2, General Commercial	Commercial

STREETS

Direction	Name	Classification
North	West Central Avenue	Arterial Street
South		
East		
West		

Site Inspection: A site inspection was completed; this property is currently the site of a residential structure being used as an office with a gravel parking lot.

Public Notice: On **June 6, 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 **June 22, 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. A defined edge must be placed on the gravel parking lot to help define the area.
3. The Conditional use is valid for 6 months from time of approval and shall expire January 7, 16.

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 **(C-2, General Commercial)** district.

Allowed under the Protective Covenants of the subdivision. Not applicable

To date staff **has not** been contacted regarding this request.

RECOMMENDATION:

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



OPTIMUM ALLIANCE, LLC
P.O. BOX 1434
BENTONVILLE, AR 72712
479-268-6775 (PHONE)
479-268-6776 (FAX)

May 29, 2015

Planning Commission
City of Bentonville
305 SW A Street
Bentonville, AR 72712

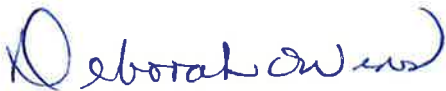
We are requesting Temporary Gravel Parking for our office location at 909 W. Central Ave. We have a small office of 5 employees, 1 of which is part-time. We are in the office from 8:00 am to 5:00 pm Monday through Friday.

The property was purchased in October, 2014 and the condition of the driveway was so muddy and messy during the rain, snow and ice that employees were having a hard time getting in to the office safely. We decided to put gravel in as a temporary solution, not knowing it was against city ordinances.

The plan is to consult an Engineering firm who can advise what steps we can take to expand and what type of office we can build that would accommodate an additional 3-4 employees in the future. There are no planned indoor or outdoor structural changes. We require 5 parking spaces at the moment and one of the employees actually walks to work. Currently, we are parked at an angle and we know we need to be parked straight facing the fence so that the employees can back up and drive forward onto the street.

We are in the Trailer relocation business throughout the United States and we have no clients that come through the door. We request this temporary use in order to contact a Civil Engineering firm to find out what options are available to us.

Respectfully,



Deborah Owens
Optimum Alliance, LLC

Planning Commission Staff Report

Large Scale Development:

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: July 7, 2015

GENERAL INFORMATION:

Project Number: 15-06000014

Applicant: Jason Williams

Representative: Civil Design Engineers (Ferdi Fourie)

Requested Action: Large Scale Development Approval

Location: 3205 Southeast Moberly Lane

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development for a 1.51 acre piece of property located at 3205 Southeast Moberly Lane. The plans as provided indicate the development of a 9,043 square feet commercial retail facility to be known as Four Wheel Concepts. Twelve parking spaces are required and 22 parking spaces are being provided of which 1 is handicap is accessible. The exterior of the building is to be constructed of Hardie panel siding, architectural concrete block and metal trim. On-site storm water detention is being provided. Water and sewer services are available to this property.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	76'
Front: Without parking in front	20'	-
Side: Adjacent to non-residential district	7'	11'
Side: Adjacent to residential district	30'	-
Rear: Adjacent to non-residential district	20'	42'
Rear: Adjacent to residential district	30'	-
Height	40'	18'
Landscape Coverage		10%
Parking		
Standard Stalls	11	21
Handicap Stalls	1	1
Total:	12	22

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Commercial
South	C-2, General Commercial	Commercial
East	C-2, General Commercial	Commercial
West	C-2, General Commercial	Commercial & Industrial

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	-	-
West	Southeast Moberly Lane	Arterial

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.
2. All technical review comments must be addressed before building permits will be issued.
3. All landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced. (Sec 1400.5.C-10)
4. The building will be constructed with similar exterior materials of those submitted and approved by the planning commission.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently vacant in an established commercial area.

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

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

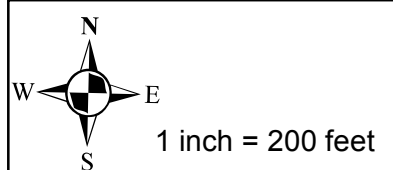
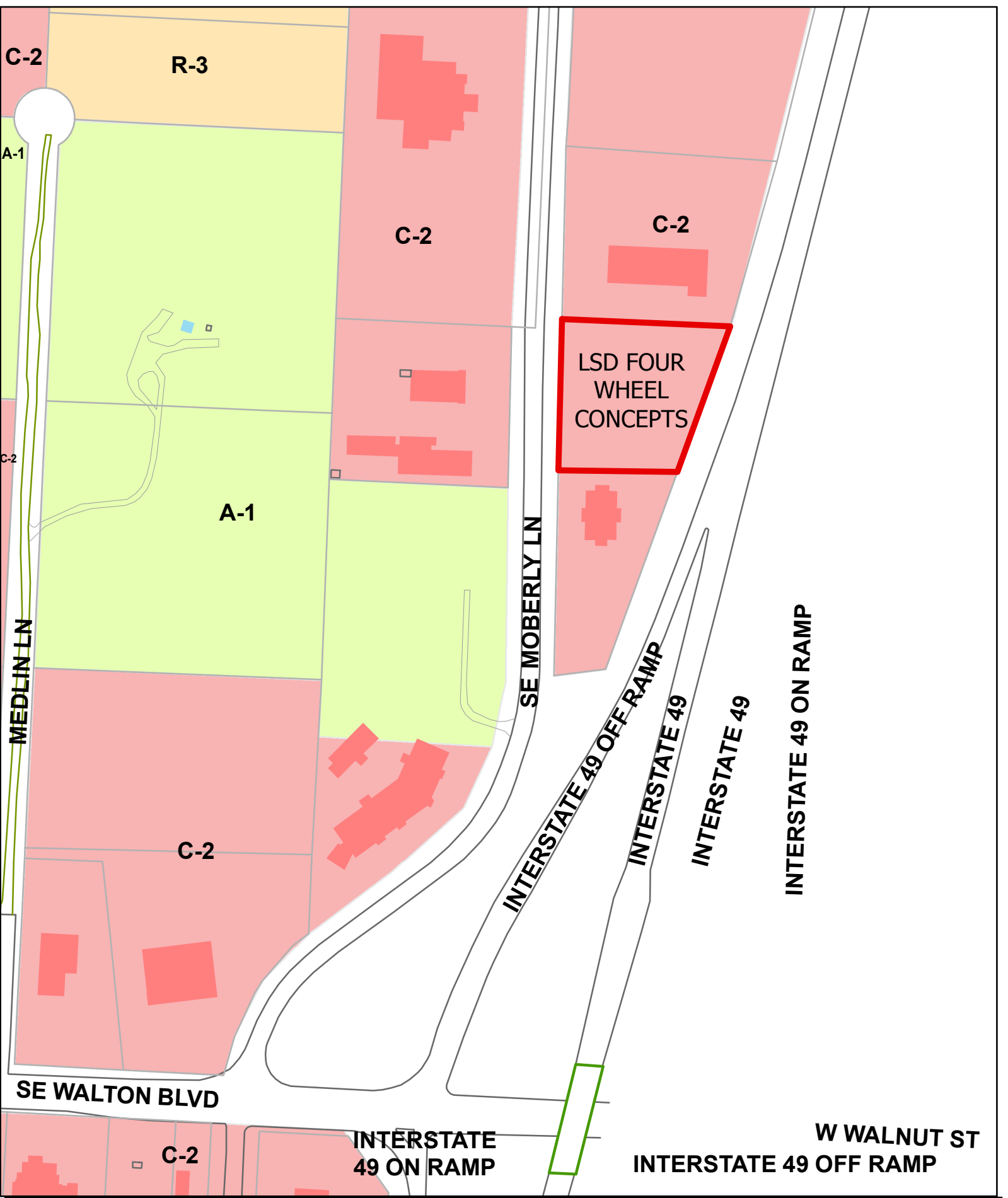
Waiver(s): The applicant has submitted 1 waiver request:

- o **Waiver to Direct Access to Substandard Streets Requirements:** (Art 1200, Sec 1200.2.B) Ordinance states that when a proposed subdivision has direct access to, or fronts on, an existing road or street which is below current standards, the subdivider shall be responsible for contributing his proportionate share of the cost of improving said street or road to the existing city standards.

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

RECOMMENDATION:

Staff has reviewed this application and recommends **this item be TABLED** at the request of the applicant. (See attached Table request letter)



**LARGE SCALE DEVELOPMENT
FOUR WHEEL CONCEPTS
15-06000014 ZONE C-2**



Jon Stanley

From: Ferdi Fourie <ffourie@civilde.com>
Sent: Thursday, July 02, 2015 11:56 AM
To: Ben Peters
Cc: John Easterling; Beau Thompson; Jon Stanley
Subject: Re: Tabled
Attachments: ffourie.vcf

Ben,

Per our conversation, we request to table Four Wheel Concepts from the July 7 meeting and rescheduled for the July 21 Planning Commission meeting. This will give us some time to resolve the outstanding drainage issues before the Planning Commission meeting. I will revise the drawings per our discussion today and be in touch by next Thursday with a new proposal. We will also work on some better exhibits as it relates to the building.

Thank you for your time!

Ferdi

Ferdi Fourie, P.E.
Civil Design Engineers, Inc.
4847 Kaylee Avenue, Suite A
Springdale, AR 72762
Cell : (479) 381-1066

On 7/2/2015 10:35 AM, Ben Peters wrote:

Ferdie,

We will need a request to table.

Ben

Sent from my iPhone



June 22, 2015

Planning Commission
City of Bentonville
305 Southwest A street
Bentonville, AR 72712

Ferdinand Fourie, P.E.
Project Manager
4847 Kaylee Avenue-Suite A
Springdale, Arkansas 72762
479.381.1066 Telephone
479.872.7118 Facsimile

**Re: Request for Waiver of Offsite Street Improvements
Four Wheel Concepts
Large Scale Development #15-06000014**

Please accept this as a request for waiver of Article 1200 of the Subdivision Code for Off-Site Improvements.

This project is located along Moberly Lane which is designated as a proposed Arterial street with 90-feet right-of-way on the current Master Street Plan.

The project is located on a relative small property of 1.51 acres with only 267 feet of street frontage located more or less at the sag point of the vertical alignment for Moberly Lane where two 45-inch by 30-inch elliptical reinforced concrete culverts crosses the street.

These culverts convey drainage from a drainage basin of about 67-acres and currently show to be adequate to carry drainage up to a 25-year storm event without street overflow. It may be necessary to upsize the capacity for these culverts either by reconstruction or possibly raising the vertical street alignment for Moberly Lane that will increase the upstream head elevation and prevent street overflow up to a 100-year storm event.

However, to prevent the possibility of additional drainage issues along Moberly, it is recommended that such vertical realignment only be accomplished as part of a street improvement project for the entire street.

This project will not add significant traffic to Moberly Lane which would cause street improvements to be required.

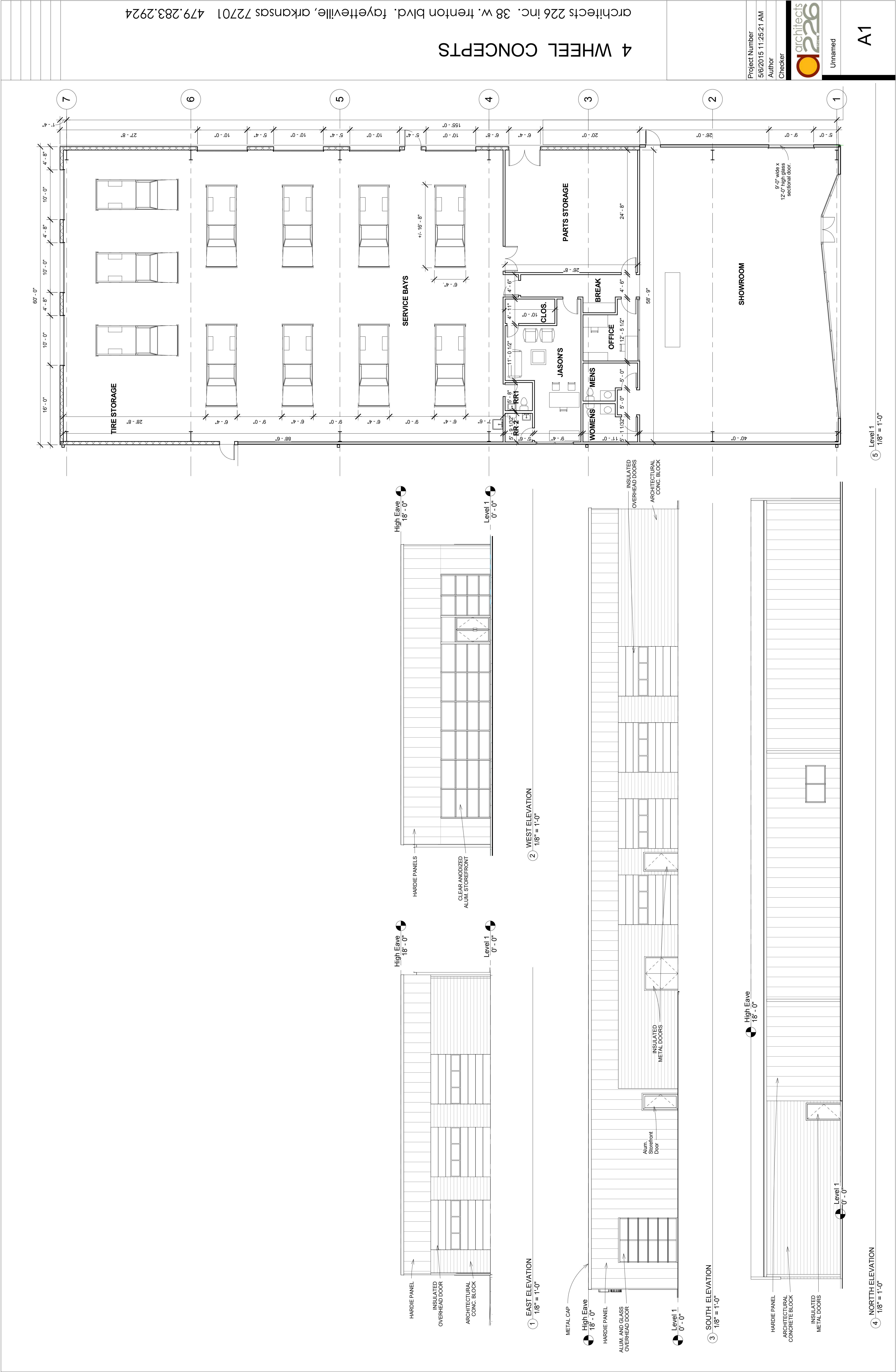
The applicant proposes to dedicate right-of-way along the property in accordance with the Master Street Plan. This amounts to a dedication of 14-feet of property along this street frontage.

Please let me know if you have any questions.

Thank you,

Ferdi Fourie, P.E.
Project Manager
FF/FF





4 WHEEL CONCEPTS

architects 226 inc. 38 w. trenton blvd. fayetteville, arkansas 72701 479.283.2924

Project Number
5/6/2015 11:25:21 AM
Author
Checker



Unnamed

A1

5 Level 1
1/8" = 1'-0"

4 NORTH ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"

Planning Commission Staff Report

Resolution: Bicycle and Pedestrian Master Plan – 2015 Update

TO: Bentonville Planning Commission Members
FROM: Troy Galloway, AICP, Community and Economic Development Director
Shellie Kerr, AICP, Planning Services Manager and
David Wright, Parks and Recreation Director
PC DATE: July 07, 2015

BACKGROUND

The Northwest Arkansas Regional Planning Commission (NWARPC) completed the Northwest Arkansas Regional Bicycle and Pedestrian Master Plan last fall. The plan is built upon a balanced approach to engineering, education, encouragement, enforcement, and evaluation. This approach provides a regional framework for policies, projects and programs that can be implemented at the local level. The regional plan includes Individual Community Action Plans for cities in the region, including one for Bentonville.

NWARPC has requested each city to endorse the regional plan and to update their community bicycle and pedestrian plans in accordance to the proposed Individual Community Action Plans.

PURPOSE

The purpose of this agenda item is to endorse the Northwest Arkansas Regional Bicycle and Pedestrian Master Plan and to adopt the Bentonville Bicycle and Pedestrian Master Plan – 2015 Update. Bentonville’s updated plan incorporates the recommendations in Bentonville’s Individual Community Action Plan provided in the regional plan.

PROPOSED CHANGES

The following are the key changes proposed in Bentonville’s Bicycle and Pedestrian Master Plan – 2015 Update.

Ch. 1 Introduction

- Added a purpose for the update - *Page 1.3*
- Added a description of the six E’s (Engineering, Education, Encouragement, Enforcement, Evaluation, and Equity) - *Page 1.4*

Ch. 2 Facilities

- Revised facility descriptions for consistency with the NWA Regional Plan – *Page 2.1*
- Added 2015 trail miles – *Page 2.2*
- Added North Walton trail as an existing trail to the Existing Trail Facilities table – *Page 2.3*
- Added new Existing Trails and Paths map – *Page 2.5*
- Added seven new shared roadways (these were street sections where sharrows were recently installed) to the Shared Roadways table – *Page 2.9*
- Added a new Shared Roadways map – *Page 2.11*

Ch. 3 Action Plan

- Added policies from the NWA Regional Plan – *Page 3.2*
- Revised time frames on the Implementation tables – *Pages 3.4 -3.13*
- Removed several projects that have been completed – *Pages 3.4 – 3.12*
- Added two new projects to the Implementation as shown on the NWA Regional Plan:
 - (1) Sidepath on Rainbow Road to connect to Cave Springs – *Page 3.7*
 - (2) Sidepath on Hwy 102 to connect to Centerton – *Page 3.8*
- Added a section on Evaluation to the Implementation table – *Page 3.13*
- Added a new Bicycle and Pedestrian Master Plan map – *Page 3.15*

Ch. 4 Design Standards

- Revised terms for consistency with regional plan – *Pages 4.3, 4.6, 4.11,*
- Added standards for a separate bikeway – cycle track; bicycle boulevard – *Pages 4.9, 4.10*
- Referenced use of the regional greenway wayfinding signage standards – *Page 4.30*

Changes to Master Plan Map:

Paths and Trails:

- Changed proposed Downtown Trail Extension to existing
- Changed portion of North Walton Trail from proposed to complete
- Added arrows showing proposed connections to Centerton, Rogers and Cave Springs trail systems.
- Highlighted the Razorback Greenway and Heritage Trails
- Extended 8th Street sidepath east to connect to proposed Water Tower Rd sidepath and to the west to Elm Tree Rd
- Added sidepath to Hwy 102 between SW I Street and Centerton
- Added sidepath to NW 3rd Street

Shared Roadways:

- Changed proposed shared roadways on 18th Street and Woods Creek to existing.
- Added existing shared roadways on Bright Road, Citizens Circle, and Battlefield Rd.

RECOMMENDATION

Staff recommends that Planning Commission recommend to City Council that the Bentonville Bicycle and Pedestrian Master Plan – 2015 Update be approved.