Planning Commission
Meeting Agenda
February 20, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/j/89184113726

I. Call to Order

II. Approval of Minutes

1. **Approval of February 6th Meeting Minutes** — **Approval of Meeting Minutes**

III. Consent Agenda

IV. New Business

Advertised Public Hearings

1. **Cottage Courts Ordinance** — **Ordinance***

2. **Payne** — **Rezoning***
   1126 Fillmore Street (RZ24-0002)
   Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential

3. **RLP Developments** — **Rezoning***
   Piercy Road (RZ24-0003)
   Rezoning: R-1, Low-Density Single-Family Residential to A-1, Agriculture
   Future Land Use Map Amendment: Low Density Residential (LDR) to A-1, Agriculture

4. **Museum of Native American History** — **Conditional Use Permit***
   202 Southwest O Street (CU24-0002)
   Event Center in A-1 Zoning

V. Other New Business

1. **Plan Bentonville** — **Informational**

VI. Old Business

VII. Other Business

VIII. Adjournment

Planning Commission
Meeting Minutes
February 6, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Meeting Recording: https://us06web.zoom.us/rec/share/_rxTMCLCzqCIA-2sMB_YBUIPdQH0Vw-p-VvEb24JygEIVny7klx-XxO08Fp7RFVl.avhbWc8dGem4gWZq?startTime=1707256774000

Commissioners Present: Reginald Wright (Chair), Rod Sanders, Elaine Kerr, Eric Hipp, Danny Bennett, Joe Haynie, Dana Davis
Commissioners Absent: N/A
Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Luke Aitken, Dan Weese, Bonnie Bridges, Keegan Stanton (via Zoom), Jon Stanley (via Zoom)

I. Call to Order

- Meeting called to order at 5:00 PM by Chairman Wright.

II. Approval of Minutes

- Motion to approve the minutes as presented by Haynie, second by Davis.
- Minutes are approved 7-0.

III. Consent Agenda

- Without objection, Commissioner Davis requests that Item No.1 under Other New Business be moved to the consent agenda.
- No objections heard; Skylight Apartments is moved onto the consent agenda as item #3.
- Consent Agenda is approved 7-0.

1. **Lots 5 & 6 Vivian Farms Subdivision, Phase 2** **Lot Split**
   South Vaughn Road (LS22-0055)

2. **The Station Phase 2 - Extension** **Large Scale Development Extension**
   1500 SE GRIFFIN DR (LSD22-0064)

3. **Skylight Apartments** **Large Scale Development**
   1906 Southwest 14th Street (LSD23-0052)

IV. New Business

Advertised Public Hearings

1. **Bentonville Schools** **Rezoning***

1801 Southeast J Street (RZ23-0087)

Future Land Use Map Amendment: Public/Semi-Public to Medium Density Residential (MDR)
Rezoning: A-1, Agriculture to R-3, Medium-High Density Multifamily Residential

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Bill Watkins, representing the applicant, speaks to the intent of applicant's request and provides detail on the proposed workforce housing development of the property if the rezoning is approved.
- Brandon Ginglebach, representing the Bentonville Chamber of Commerce, speaks to the organizations support for the requested rezoning due to the applicant's unique approach to addressing the needs of the city for educator and workforce housing.
- Kyle Blankenship, of 1605 SE 21st Street, speaks to concerns around existing drainage capacity of stormwater infrastructure near the subject property.
- Chairman Wright asks Mr. Weese about requirements for development near the floodplain.
- Mr. Weese outlines special permitting requirements to be followed by the applicant.
- Kim Simpson, resident of 1704 SE P Street, speaks in opposition to the proposal stating it will remove valuable potential for expansion of the school itself to accommodate new residents.
- Tammy Philhower, of 1406 SE 21st Street, speaks to potential loss of home values as she owns two homes nearby, and also asks questions on greenway placement with new development potentially coming in.
- James Philhower, of 1406 SE 21st Street, speaks to concerns over loss in home value, traffic safety, and the need for wildlife preservation around the property in question.
- Bill Burkhart, of 2303 SW Birch Street, speaks in support of the request, stating the importance of housing density to nearby existing public services and employment centers.
- Jack Kates, of 1806 SE 18th Street, speaks to his concerns over drainage conditions in the area being exacerbated by possible development on the property in question.
- Chairman Wright closes the public hearing.
- Bill Watkins, representing the applicant, addresses some of the public concern over stormwater drainage, vehicular traffic, and density of the proposed project compared to what could be developed if the applicant were to develop the highest density housing possible under the proposed zoning.
- Mr. Watkins clarifies the 3-year timeline for development if the rezoning is approved.
- Jeff Webster, the applicant (Excellerate Foundation), speaks to details around the Low-Income Tax Credit program and addresses how the housing that could be built, if this request is approved, would be maintained and managed by the Foundation to remain affordable for school faculty and the Bentonville workforce for a minimum of 35 years.

- Commissioner Bennett asks if all of the single-family cottages as part of the project will be deed restricted only to be occupied by school faculty. Mr. Webster confirms that is the case.
- Commissioner Davis asks for Dan Wesse's input on plans to manage traffic in the area.
- Mr. Weese, of the City Engineering Department, speaks to the nearby road network's ability to handle vehicular traffic.
- Matt Loos, of Olson Engineering, representing the applicant, speaks to the intent of the projects engineering team to manage storm water with a mix of surface level and subsurface retention.
- Commissioner Sanders asks for clarification on the future land use designations of surrounding properties.
- Mr. Overstreet confirms the land uses surrounding the property in question are Low Density Residential and Medium Density Residential.
- Commissioner Davis acknowledges the concept plan presented by applicant and stated his belief that this rezoning is different from many seen by the Commission as the concept plan is presented with the Low-Income Tax Credit application and that if approved, must be built within the general parameters of the concept plan. Considering it shows the 2-story single family cottages surround the outer edges of the property to the north, west and south, with multi-family constructed in the center, he believes this rezoning is appropriate for the area.
- Chairman Wright states he agrees, claiming the rezoning is unique in that its intent is very clear.
- Future land use map is approved 6-0 with Commissioner Hipp abstaining.
- Rezoning is approved 6-0 with Commissioner Hipp abstaining.

2. **Crabtree** **Rezoning***

404 Southeast C Street (RZ23-0088)

Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Logan Blalock, of David Harris Construction, represents the applicant and speaks to the owner's intent to maintain the existing single-family character but to build something that takes up more of the property.
- Chairman Wright closes the public hearing.
- Rezoning request is approved 7-0.

3. **Mays** **Rezoning***

1101 Northeast 2nd Street (RZ23-0089)

Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Alexandria Tirado, the applicant, speaks to her intentions to build townhomes on the property to introduce gentle density to this area.

- Kimberly Sparks, of NE 2nd Street, speaks in opposition to the proposal because of her concerns over existing vehicular traffic in the area creating a dangerous environment for children in the neighborhood.
- Ashley Jayansma, of 1105 NE 2nd Street, echoes some of the concerns over child safety in relation to vehicle traffic traveling at high speeds along NE J Street.
- Dan Weese speaks to future road improvements nearby to be made upon completion of the new Walmart Home Office Campus further south on J Street.
- Discussion between the applicant, staff, and the commission regarding nearby higher density development.
- Donna Duncan, of 1301 NW 3rd Street, speaks to her concerns over an overgrown shrub at the sight triangle when turning into J Street, stating she hopes any development would take this into account.
- Ray Fletcher, of 105 NE 2nd Street, speaks in support of the request, stating he believes higher density housing is a great use allowing more affordability for property that fronts directly onto the corner of NE J and NE 2nd near many future attractions.
- Public hearing is closed.
- Commissioner Bennett asks how many townhomes would be possible to build on the property with the requested rezoning of R-2.
- Mrs. Tirado states she may be able to build 4 townhomes at a maximum on the property under the requested R-2 zoning.
- Commissioner Davis speaks in opposition to the request stating it would not be appropriate for the surrounding neighborhood context.
- Future Land Use Map Amendment is denied 7-0.
- Mrs. Tirado requests to withdraw the associated rezoning request.

4. **Aadhira Pro LLC** **Rezoning***

4300 Town Vu Road (RZ24-0001)

Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Chad Caletka, of CEI Engineering and representing the applicant, speaks to the ownerships justifications for the request as obtaining the ability to build more dense housing to offset increasing construction costs while maintain affordability.
- Donna Duncan, of 1301 SW 11th Street, speaks to concerns over traffic safety along 102 and at the intersection of HWY 102 and SW Tater Black Rd.
- Dan Weese comments on ARDOT (Arkansas Dept of Transportation) process for adding additional traffic signals at SW Tater Black Rd and SE 14th Street.
- Chairman Wright closes the public hearing.
- Discussion between staff and the commission regarding traffic impacts of the development if the requested R-2 zoning is approved.
- Future Land Use Map Amendment is denied 7-0

- Mr. Caletka, on behalf of the applicant, requests to withdraw the associated rezoning request.

5. **Williams** **Conditional Use Permit***

8200 Southwest Regional Airport Boulevard (CU23-0037)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Michael Williams, the applicant, speaks to the intent of this request that allow he and his family to open a new community church on the subject property.
- Chairman Wright closes the public hearing.
- Conditional use is approved 7-0.

6. **Applegate Properties (Vandoit)** **Conditional Use Permit***

1807 Southwest 2nd Street (CU23-0038)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Jamie Cathey, with Visit Bentonville and representing the applicant, speaks to details of the proposed weekend long “van-life” camping event to be held on the subject property.
- Chairman Wright closes the public hearing.
- Conditional use is approved 7-0

7. **Applegate Properties (Bike Fest Parking)** **Conditional Use Permit***

1805 Southwest 2nd Street (CU24-0001)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Jamie Cathey, with Visit Bentonville and representing the applicant, speaks to details of the annual proposed weekend long mountain bike expo and race event to be held on the subject property.
- Chairman Wright closes the public hearing.
- Conditional use is approved 7-0

8. **Walmart Campus PUD Revision** **Planned Unit Development***

Southeast 8th Street (PUD20-0002)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Bill Watkins, representing the applicant, speaks to details of the proposed changes to the Walmart Home Office Campus PUD zoning document and phasing plan to include adding retail shells to be developed within the first floor of the parking decks on the campus.

- Chairman Wright closes the public hearing.
- PUD Revisions are approved 7-0.

9. **Haitham Alley PRD Revision** **Planned Residential Development***

Southwest Parnell Road (PRD22-0004)

Revision to previously approved PRD: realigning SW Bright Road in the northwest corner of the project, lowering the unit count for the multi-family and increasing the unit count for the townhomes for a total of 515 units. (17 unit increase over previously approved)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Libby Topping of Crafton Tull, representing the applicant, makes herself available for questions from the commission.
- Chairman Wright closes the public hearing.
- PRD revisions are approved 7-0.

10. **14th Street Tunnel - Night Work Extension** **Conditional Use Permit***

Southwest 14th Street (CU22-0025)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Clinton Muse of CEI Engineering, representing the applicant, speaks to the proposed timeline extension, clarifying it would extend the current conditional use permit approval through the year 2025.
- Chairman Wright closes the public hearing.
- The new expiration date for the conditional use permit is approved 7-0.

V. Other New Business

2. **Bentonville School Districts - Bus Parking Lot Expansion** **Waiver**

3503 Northwest Marquess Drive (WAV24-0002)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright calls John Brandon to the lectern to provide comments for the applicant.
- John Brandon, nearby property owner, advises that he has no objection to the project but requests the applicant take into account nearby properties in regard to planning their lighting and drainage changes so as to shield nearby properties from adverse impacts.
- Discussion between the commission and staff regarding details of the proposed tree planting location waiver.
- Waiver is approved 6-0, with Commissioner Hipp abstaining.

3. **O'Reilly Auto Parts** **Waiver**
Southwest Regional Airport Blvd. (WAV24-0003)

- Mr. Adler provides an overview of the staff report.
- Kip Williams of OWN Engineering, representing the applicant, speaks to the applicants reasoning in applying for a waiver from building placement requirements, stating that the applicant's business model is focused on patron parking being located mainly in front of the building.
- Discussion between the commission, the applicant, and staff regarding details of the proposed building location waiver, to include discussion on the changes needed to drainage, cross access, and parking location proposed, if the waiver is denied.
- Mr. Williams requests that the waiver discussion be tabled to allow time to discuss options with the property owner/applicant to determine if they want to amend their request.
- Motion by Sanders to table the request, second by Haynie.
- Waiver request to table approved 7-0.

VI. Old Business

VII. Other Business

VIII. Adjournment

Motion vy Haynie to adjourn the meeting, second by Hipp.

Meeting adjourned @ 7:27 PM

Cottage Court Zoning

PC Date: 2/20/2024
Reviewer: Tyler Overstreet, AICP, Planning Director

Type	Amendment
Code Impacted	Zoning Code
Section(s)	Articles 201, 401, 501 & 601
Recommendation	APPROVAL

REQUEST

Approval of an ordinance amending the Zoning Code to establish cottage courts as an acceptable land use.

PROPOSED CHANGES

In Art. 201 Definitions:

- **Sec. 201.02 Definition of Terms and Uses.**
  - Add *Dwelling, Cottage Court* definition.
  - Amend *Dwelling, Multi-Family* by excluding cottage court.
  - Amend *Dwelling, Townhouse* to limit to six units.
  - Amend the definition of *Dwelling, Two-Family*.

In Art. 401 Zoning District Regulations:

- **Sec. 401.07 Residential (R) District Regulations:**
  - Amend *Lot and Area Standards* to add a Cottage Court building type to R-1, R-2, R-3 and R-4 districts.
  - Reference Cottage Court setback requirements in Sec. 601.07.
- **Sec. 401.07-B Downtown Neighborhood (DN) Districts Regulations:**
  - Amend *Building Types Allowed* to include Cottage Court in DN-1, DN-2, DN-3, and DN-4.
  - Amend to allow ground-floor commercial uses in multifamily buildings.
  - Amend *Lot and Area Standards* to add Cottage Court to DN-1, DN-2, DN-3 and DN-4.
  - Reference Cottage Court setback requirements in Sec. 601.07.

In Art. 501 Off Street Parking and Loading:

- **Sec. 201.06 Number of Off-Street Parking Spaces required.**
  - Amend so that the RC-2 and RC-3 space requirements are applicable to all Downtown Neighborhood (DN) Districts.

In Article 601 Use Regulations:

- **Add Sec. 601.35 Cottage Courts.**
  - Add regulations for cottage court developments, including applicability, maximum number of units per lot, set back standards, height and roofs, open space, pedestrian connectivity, parking, bicycle parking, design requirements, and approval process.

ORDINANCE NO. _____

AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE APPENDIX A ZONING CODE TO ESTABLISH REGULATIONS FOR COTTAGE COURT DEVELOPMENT; AND FOR OTHER PURPOSES.

WHEREAS, a variety of housing types is

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That Bentonville Municipal Code, Appendix A Zoning Code, shall be and is hereby amended with *Attachment A: Cottage Court Zoning*, an electronic copy and hard copy of which is on file with the City Clerk and is hereby adopted by references as though it were copied herein fully.

Section 2: That Bentonville Municipal Code, Appendix A Zoning Code, Sec. 401.04 Table of Uses for Zoning Districts shall be and is hereby amended by deleting adding the following use:

RESIDENTIAL	Use Regs.	A1	RE	R 1	R 2	R 3	R 4	R - MH	R-ZL	RC -2	RC-3	RO	DN -1	DN -2	DN -3	DN -4	C 1	C 2	C 3	DC	DE	I1	I2
Dwelling, Cottage Court	601.35			C	●	●	●						●	●	●	●					●		

Section 3- Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

Attachment A
Cottage Court Zoning

Underline text to be added; strikethrough text to be deleted.
Any sections(s) or text not included in this attachment remain as currently approved.

Article 201 Definitions: Sec. 201.02 Definitions of Terms and Uses

Dwelling: A building or part of a building designed or primarily used for human habitation containing permanent facilities for living, sleeping, cooking, and sanitation for occupancy by one or more families. This definition does not include a recreational vehicle trailer, hotel, dormitory, hospital or other accommodations for the transient public or group living or sleeping accommodations.

Dwelling, Accessory: A habitable living unit added to, created within or detached from a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking and sanitation.

Dwelling, Cottage Court: A group of no less than four and no more than 12, detached structures arranged around a shared courtyard visible from the street. Each unit has its own separate entrance oriented towards the shared courtyard.

Dwelling, Manufactured: A dwelling unit constructed in a factory in accordance with and meeting the definitions set forth in the Federal Manufactured Home Construction and Safety Standards, 24 C.F.R. pt. 3280, promulgated by the United States Department of Housing and Urban Development under the authority of 42 U.S.C. 5401 et. seq., as it existed on January 1, 1976 and as defined in the Arkansas State Statute Sec. 20-25-102.

Dwelling, Modular: A factory built structure produced in accordance with the standards set forth in the City of Bentonville Building Code and designed to be used as a dwelling unit with a foundation when connected to the required utilities.

Dwelling, Multi-Family: A residence designed for or occupied by three or more families with separate housekeeping and cooking facilities for each. This use shall include apartment houses, and multiple family dwellings. This definition shall not include "dwelling, townhouse or row house," or "dwelling, cottage court," which are separately defined. or "dwelling, condominium" which are separately defined.

Dwelling, Single-Family: A detached dwelling primarily designed for or occupied by one family only.

Dwelling, Single-family attached: Two side-by-side single-family dwellings attached by a common wall extending from the ground to the roof, with all exits opening directly to the outside, and each unit located on or capable of being located on a separate lot.

Dwelling, Townhouse structure: A dwelling structure consisting of three or more, but no more than six, attached townhouse dwelling units.

Dwelling, Townhouse unit: A single dwelling unit in a townhouse structure attached to the adjoining dwelling unit by a common wall extending from the ground to the roof with all exits opening directly to the outside, and each unit located on, or capable of being located on, a separate lot.

Dwelling, Townhouse or Row House - End Block: A townhouse or row house development located at the end of a block.

*Dwelling, Two-Family*_*:* ~~A dwelling structure designed for or occupied by two families only with separate living, sleeping, cooking, and sanitation facilities for each dwelling unit and not located on or capable of being located on a separate lot.~~A small, 1 to 2-story, detached structure that consists of two dwelling units arranged either side-by-side or stacked one above the other, each with an entry from a public right-of-way. This definition shall include a duplex and shall not include "dwelling, accessory" or "dwelling, single-family attached", which are separately defined.

Dwelling Unit: A room or group of rooms forming a single complete, independent living unit with permanent facilities for living, sleeping, cooking, and sanitation.

Dwelling, Zero Lot Line: A single detached dwelling unit that is constructed on a side property line of said lot; such that the wall located on the side property line should be "blank" with no openings of any type allowed.

Sec 401.07 Residential (R) Districts Regulations

(b) *Residential (R) districts lot and area standards*.

(1) *Standards*. The table below establishes minimum residential lot and area standards.

RESIDENTIAL (R) DISTRICTS LOT AND AREA STANDARDS						
District	Building type	Min. Lot area (sq. ft.)	Min. Land area/ Dwelling unit (sq. ft.)	Minimum lot width	Max. lot coverage	
					Interior lot	Exterior/ corner lot
R-E	All	87,120 (2 acres)	--	100'	10%	15%
R-1	Cottage Court	10,000	2,500	100'	50%	55%
	All others not listed	6,000	--	60'	40%	45%
R-2	Single-family	5,000	--	50'	40%	45%
	Two-family	5,000	--	50'	50%	55%
	Cottage Court	8,000	2,000	80'	50%	55%
	Townhouse - unit	2,000	--	20'	--	--
	Townhouse - structure	6,000	2,000	60'	65%	70%
	All others not listed	6,000	6,000	60'	40%	45%
R-3	Single-family	5,000	--	50'	40%	45%
	Two-family	5,000	--	50'	50%	55%
	Cottage Court	6,000	1,500	60'	50%	55%
	Townhouse - unit	2,000	--	20'	--	--
	Townhouse - structure	6,000	2,000	60'	65%	70%
	Multi-family	6,000	1,500	60'	65%	70%
	All others not listed	10,000	--	100'	50%	55%
R-4	Single-Family	5,000	--	50'	40%	45%
	Two-family	5,000	--	50'	50%	55%
	Cottage Court	6,000	1,500	60'	50%	55%

RESIDENTIAL (R) DISTRICTS LOT AND AREA STANDARDS						
District	Building type	Min. Lot area (sq. ft.)	Min. Land area/ Dwelling unit (sq. ft.)	Minimum lot width	Max. lot coverage	
					Interior lot	Exterior/ corner lot
	Townhouse - unit	2,000	--	20'	--	--
	Townhouse - structure	6,000	2,000	60'	65%	70%
	Multi-family	10,000	800	100'	50%	55%
	All others not listed	10,000	--	100'	50%	55%
R-MH	Manufactured home lots	4,500	4,500	50'	30%	35%
	Manufactured home parks	11,000	3,500	60'	30%	35%
	All others not listed	7,000	7,000	65'	40%	45%
R-ZL	Zero lot line	4,000	--	40'	60%	65%
R-O	Single-family	6,000	--	60'	40%	45%
	Two-family	7,000	--	70'	50%	55%
	All others not listed	6,000	6,000	60'	60%	65%
R-C2	Single-family and all others not listed	4,000	--	35', rear access via alley or private drive; 50', no rear access via alley or private drive	--	--
	Two-family Townhome structure - End block	--	2,000	20', rear access via alley or private drive; 25', no rear access via alley or private drive	--	--
R-C3	Single-family	3,000	--	15'	70%	75%
	Two-family	7,000	--	15'	70%	75%
	Townhome structure	--	1,200	15' per unit	No max.	No max.
	Multi-family	--	1,200	No minimum	No max.	No max.
	All others not listed	4,000	--	15'	70%	75%

(c) *Residential (R) districts setback standards*.

(1) *Standards*. The table below establishes the minimum residential setback standards.

(2) *Cottage Courts*. The setback requirements for *Dwelling, Cottage Court* are regulated in Section 601.17 of the Zoning Code.

~~(2)~~(3) *Garages*.

a. *Street facing garage*. The minimum front setback for street facing garages shall be 30 feet from the property line that the garage faces.

b. *Side or rear-loading garage*. The minimum front setback for side- or rear-loading garages shall be 20 feet from the front property line. The minimum garage setbacks apply to attached and detached garages.

c. *Garages in R-C2 and R-C3 districts*. In the R-C2 and R-C3 districts, when a rear alley or rear private drive exists or is platted, a rear-loading garage is required. When no rear alley or rear private drive exists or is platted, a front-loading garage is allowed, but must be pushed toward the rear lot line and must be recessed a minimum of 6 feet from the front façade of the building.

~~(3)~~ *Easements*. Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

(d) *Residential (R) districts height standards*. The table below establishes the maximum height allowed in residential (R) districts.

(1) *Standards*.

RESIDENTIAL (R) DISTRICTS HEIGHT STANDARDS	
District	Maximum height allowed
RE, R-1, R-2, R-MH, R-ZL	36'
R-3, R-C2, R-C3, RO	40'
R-4	50'

(2) *Guidelines*. New infill structures should be constructed at a height that is compatible to the adjacent structures. If at all possible, the new dwelling should have a height within an acceptable percentage to the Planning Commission to ensure compatible massing, scale and to prevent the overshadowing of the adjacent structure(s).

(3) *Exceptions*. The principal use building or structure may exceed the maximum allowed height when an additional one foot of interior side yard setback is provided for each two feet of additional height. This exception does not apply to zero lot line buildings.

Sec 401.07-B Downtown Neighborhood (DN) Districts Regulations

(a) *Description and purpose*.

(1) *DN-1, Downtown Low Density Residential purpose*. The intent of the DN-1 district is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

(2) *DN-2, Downtown Medium Density Residential purpose*. The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

(3) *DN-3, Downtown High Density Residential purpose*. The intent of the DN-3 district is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district.

(4) *DN-4, Downtown Mixed-use Residential purpose*. The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

~~1.~~(b) *Design Standards*. This Code Section is not inclusive of all development requirements for Downtown Neighborhood (DN) districts. For additional information, reference Section 1100.22 of the Land Development Code.

~~(b)~~(c) *DN districts building types allowed*.

(1) *Standards*. For the purposes of the Downtown Neighborhood districts, all structures must be classified as one of the building types below, as defined in Article 201, Definitions.

	Single-family	Cottage Court	Two-family	Townhouse		Multi-family		Mixed-use
				Block-end	Mid-block	Block-end	Mid-block	
DN-1	●	●						
DN-2	●	●	●	●				
DN-3	●	●	●	●	●	●		
DN-4	●	●	●	●	●	●	●	●

(2) *Commercial buildings*. Commercial uses allowed in the DN-3 and DN-4 districts shall be located within a mixed-use building unless Planning Commission approves a conditional use permit for a single-use commercial building.

~~(2)~~(3) *Integrated Commercial Uses*. Ground-floor commercial uses are permitted in multi-family buildings subject to the design criteria outlined in Section 1100.22 of the Land Development Code.

~~(c)~~(d) *DN districts lot and area standards*.

(1) *Standards*. The table below establishes the lot and area standards for all development in the Downtown Neighborhood districts. Accessory dwelling units (ADUs) are permitted in DN-1 and DN-2 on lots with single-family structures and do not require additional land area per the table below, but are subject to additional standards in Article 601.02 Accessory dwelling units.

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS LOT AND AREA STANDARDS							
				Lot Width		Max. Lot Coverage Ⓒ	
District	Building Type	Min. Lot Area (sq. ft.) Ⓐ	Min. Land Area/ Dwelling Unit (sq. ft.)	Min. Lot Width Ⓑ	Max. Lot Width	Interior lot	Exterior/ corner lot
DN-1	Single-family	5,000	--	50'	--	40%	45%
	Cottage Court	10,000	2,500	100'	--	50%	55%
DN-2	Single-family, alley access	4,000	--	40'	--	50%	55%
	Single-family, no alley access	5,000	--	50'	--	50%	55%
	Single- family attached - unit	2,000	--	20'	--	--	--
	Single-family attached - structure, alley access	4,000	--	40'	--	50%	55%
	Single-family attached - structure, no alley access	5,000	--	50'	--	50%	55%
	Cottage Court	8,000	--	80'	--	50%	55%
	Two-family, alley access	4,000	--	40'	--	50%	55%
	Two-family, no alley access	5,000	--	50'	--	50%	55%
	Townhouse unit	2,000	--	20'	--	--	--
	Townhouse structure	7,500	2,500	75'	--	60%	65%
DN-3	Single-family, alley access	4,000	--	40'	~~--~~55'	50%	55%

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS LOT AND AREA STANDARDS							
				Lot Width		Max. Lot Coverage Ⓒ	
District	Building Type	Min. Lot Area (sq. ft.) Ⓐ	Min. Land Area/ Dwelling Unit (sq. ft.)	Min. Lot Width Ⓑ	Max. Lot Width	Interior lot	Exterior/ corner lot
	Single-family, no alley access	5,000	--	50'	~~--~~65'	50%	55%
	Single-family attached - unit	2,000	--	20'	--	--	--
	Single-family attached – structure, alley access	4,000	--	40'	55'~~--~~	50%	55%
	Single-family attached – structure, no alley access	5,000	--	50'	65'~~--~~	50%	55%
	Cottage Court	6,000	--	60'	--	50%	55%
	Two-family, alley access	4,000	--	40'	55'~~--~~	50%	55%
	Two-family, no alley access	5,000	--	50'	65'~~--~~	50%	55%
	Townhouse unit	2,000	--	20'	--	--	--
	Townhouse structure	6,000	2,000	60'	--	65%	70%
	Multi-family: Block-end, Mixed-Use, Commercial, and others not listed~~Multi-family and all others not listed~~	10,000	800	100'	--	65%	70%
DN-4	Single-family, alley access	4,000	--	40'	50'	50%	55%
	Single-family, no alley access	5,000	--	50'	~~--~~60'	50%	55%
	Single-family attached - unit	2,000	--	20'	--	--	--
	Single-family attached –	4,000	--	40'	~~--~~50'	50%	55%

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS LOT AND AREA STANDARDS							
				Lot Width		Max. Lot Coverage Ⓒ	
District	Building Type	Min. Lot Area (sq. ft.) Ⓐ	Min. Land Area/ Dwelling Unit (sq. ft.)	Min. Lot Width Ⓑ	Max. Lot Width	Interior lot	Exterior/ corner lot
	structure, alley access						
	Single-family attached – structure, no alley access	5,000	--	50'	~~—~~60'	50%	55%
	Cottage Court	6,000	--	60'	--	50%	55%
	Two-family, alley access	4,000	--	40'	50'	50%	55%
	Two-family, no alley access	5,000	--	50'	~~—~~60'	50%	55%
	Townhouse unit	2,000	--	20'	--	--	--
	Townhouse structure	6,000	2,000	60'	--	65%	70%
	Multi-family	8,000	800	80'	--	75%	80%
	Mixed-use, Commercial, and all others not listed	10,000	800	80'	--	75%	80%

(2) *Street frontage. All lots in the DN districts shall have a minimum street frontage of 20'.*

(e) *DN districts setback standards*. The table below establishes the setback standards for the Downtown Neighborhood districts.

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS: MINIMUM SETBACK STANDARDS								
District	Building type	Front Yard		Side Yard				Rear Yard (R)
				Exterior / Corner Side Yard (CS)		Interior Side Yard (S)		
		Min. (F1)	Max. (F2)	Min.	Max.	Detached Yard	Attached Yard	
DN-1	All	15'	25'	15'	--	7'	0'	25'

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS: MINIMUM SETBACK STANDARDS								
District	Building type	Front Yard		Side Yard				Rear Yard (R)
				Exterior / Corner Side Yard (CS)		Interior Side Yard (S)		
		Min. (F1)	Max. (F2)	Min.	Max.	Detached Yard	Attached Yard	
DN-2	Single-family and Two-family	12'	25'	12'	25'	7'	0'	25'
	Townhouse: block-end, and all others not listed	12'	25'	12'	25'	10'	0'	25'
DN-3	Single-family and Two-family	10'	20'	10'	20'	7'	0'	25'
	Townhouse	10'	20'	10'	20'	10'	0'	25'
	Multi-family: Block-end, Mixed-Use, Commercial, and others not listed	10'	20'	10'	20'	10'	0'	15'
DN-4	Single-family & two-family	8'	15'	8'	15'	7'	0'	25'
	Townhouse	8'	15'	8'	15'	10'	0'	25'
	Multi-family	8'	15'	8'	15'	10'	0'	15'
	Mixed-use, Commercial and others not listed	0'	15'	0'	15'	0', 12' if adjacent to a non-mixed-use building	0'	15'

(2) *Cottage Courts*. The setback requirements for *Dwelling, Cottage Court* are regulated in Section 601.17 of the Zoning Code.

(f) *DN districts height standards*. The table below establishes the maximum height allowed in the Downtown Neighborhood districts.

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS: HEIGHT STANDARDS				
District	Single-family / Two-family	Townhouse	Multi-family	Mixed-use and Commercial
DN-1	36'	--	--	--
DN-2	36'	36'	--	--
DN-3	40'	40'	40'	--
DN-4	40'	40'	50'	50'

Sec 501.06 Number Of Off-Street Parking Spaces Required

(e) *R-C2, Central Residential - Moderate Density and R-C3, Central Residential High Density Districts and Downtown Neighborhood (DN) Districts.*

(1) *Standards*.

a. One (1) parking space per dwelling unit shall be provided for ~~multi-family~~residential development. This may be achieved via on-site parking, on-street parking or a shared parking agreement.

b. In a mixed-use project, parking shall be clearly marked for residents to distinguish it from employee or customer parking.

c. Surface parking shall be located at the side or the rear of the building to ensure that entering and exiting vehicles do not interrupt pedestrian movement at the front of the building.

d. Alleys shall remain clear and passable at all times.

~~e. *Guidelines.*~~

~~f.~~e. Shared parking access and facilities are encouraged where practical. Joint use of required parking spaces may occur where two or more establishments on the same site or on separate sites are able to share the same parking spaces because their parking demands occur at different times. In order to utilize shared parking to meet parking standards, an agreement should be submitted as part of the City's site development review process.

~~a. Structured parking should be located underground or be designed to resemble a street level building.~~

~~(f) Access to parking via rear driveways and alleys is appropriate where possible.~~

~~(g)~~(f) *Standards*. Off-street parking shall be provided in accordance with the following schedule, with the exception of the DC and DE district, already provided for in Section 501.6(d)(1) above:

Sec 601.35 Cottage Courts

(a) *Applicability.* The regulations in this section shall apply to all dwelling units and developments that meet the definition of *Dwelling, Cottage Court* in Article 201 of the Zoning Code.

(b) *Maximum Number of Cottage Court Units per lot.* The maximum number of cottage court units permitted on a single lot is 12, subject to the land area per dwelling requirements of Article 401 of the Zoning Code.

(1) *Exceptions*. Developments located in the R-3 and R-4 districts are exempt from the maximum number of cottage court units per lot requirement but must meet all other requirements of this Section.

(c) *Setback Standards*. The table below establishes the minimum setback and unit separation standards for Cottage Courts.

Standard	Requirement
Front Setback	10 foot minimum and 20 foot maximum
Side Setback	7 feet
Rear Setback	7 feet
Minimum distance between units	7 feet

(d) *Height and Roofs*. Cottage Court units shall be a maximum of two- and one-half stories in height.

(e) *Open Space*.

(1) *Minimum Common Open Space/Unit.* Cottage Court developments shall provide a minimum of 500 square feet of common, usable open space per unit. The open space shall be adjacent to a public street or public trail.

a. No dimension of a common open space area used to satisfy the minimum square footage requirement shall be less than ten feet.

b. Required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.

c. Common open space shall be improved for passive or active recreational use, garden/food production, social gathering spaces or landscaped areas. Examples may include but are not limited to courtyards, orchards, landscaped picnic areas, plazas or gardens. A detailed site plan of the common open space depicting the design and amenities of the space shall be reviewed with the site plan for approval.

d. Amenities such as permanent or movable seating, landscaping, trails and paths, barbeque or eating facilities, covered shelters or water features shall be included within the common open space. Low Impact Development stormwater

management facilities may be placed within the common open space when they are integrated with the amenities listed above.

(2) *Private Open Space.*

a. *Minimum Area.* Each cottage court unit shall be provided with a private open space of a minimum of 250 square feet with no dimension less than 10 square feet. Private open space shall be contiguous to each cottage court unit and in intended for the private use of the individual resident.

b. *Fencing.* Private open spaces shall have a maximum fence height of 6-feet. Private open space fences located between the cottage court unit and public streets, public trails, or the common open space, however, shall have a maximum height of 4-feet.

(f) *Pedestrian Connectivity.*

(1) All buildings and common spaces shall be served by a pedestrian circulation system that connects to an existing or planned public sidewalk or trail system.

(g) *Parking.*

(1) *Minimum Spaces Required.* Cottage Court Developments shall provide parking proportionate to the square footage of cottage court dwelling units established below:

a. Dwelling units 1,250 square feet or less shall provide one parking space per unit.

b. Dwelling units greater than 1,250 square feet shall provide 1.5 spaces per unit.

(2) *Location.* Parking shall be located inside a structure detached from cottage court units or outside a structure subject to the following:

a. The parking is screened from direct street view by one or more street facades, by garage doors, or by a fence and landscaping.

b. Parking between structures is only allowed when it is located toward the rear of the principal structure and is served by an alley or private driveway.

c. Parking may not be located in the front yard.

d. Parking may be located between any structure and the rear lot line of the lot or between any structure and a side lot line, which is not a street side lot line.

e. Designated on-street parking spaces may be counted towards the minimum parking requirements of this section.

(h) *Bicycle Parking.*

(1) *Minimum Spaces Required.* Cottage Courts shall provide a minimum of one bicycle parking space per dwelling unit.

(2) *Design.* The design and siting of bicycle parking spaces shall be consistent with the recommendations of *Essentials of Bike Parking,* published by the Association of Pedestrian and Bicycle Professionals.

(i) *Design Requirements.*

(1) *Materials and design*. Front, side, and rear building facades visible from any public street or trail, or the common open space, shall incorporate attractive design materials and massing elements that create visual interest and a character consistent with surrounding development. Such design and massing elements could include porches or stoops, dormers, varied roof lines planar modulation or varied façade materials.

(2) *Unit Orientation.* All cottage court units must abut the shared, common open space. Cottage Court units adjacent to a public street or trail may orient their primary façade towards either the public street/trail or the common open space. In this case, both the façade that fronts the public street and the façade that fronts the open space must incorporate design and character elements consistent with this Article. Units that are not adjacent to the public street/trail, must orient towards the common open space.

(3) *Porches.* Cottage Court Units should incorporate usable, front porches that orient towards either the public street or common open space, depending on unit location.

(4) *Functional character elements*. Where appropriate, character elements shall be fully functional. Dormers shall be constructed to allow for occupiable space, and porches shall be a minimum depth of 6' to allow for regular use.

(5) *Exterior materials*. Exterior façade materials and details should be consistent with the character of the surrounding context.

(j) *Approval Process.*

(1) Cottage Court Developments may be approved through the administrative Large Scale Development process, outlined in Section 700.04 of the Land Development Code.

(2) Cottage Court Units shall be subject to all building and fire safety permitting requirements.

Payne

1126 Fillmore Street

PC Date: 2/20/2024

Staff Report Details

Project Number	RZ24-0002
Applicant / Current Owner	SunGroup LLC / Margaret Payne
Site Area	+/- 0.29 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	N/A
Related projects	N/A

Property Description

This property is located along Fillmore Street. It is currently zoned R-1, Single Family Residential and is currently vacant land. Adjacent zonings are R-1, Single Family Residential, DN-2, Downtown Medium-Density Residential, and A-1, Agriculture.

Project Details

N/A

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Plan depicts this property as Medium Density Residential (MDR) and is surrounded by Medium Density Residential (MDR) and Open Space land use.
Medium-density residential areas include townhouses or duplex residential properties with a typical density of 8–12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district. The proposed zoning of DN-2 is consistent with the Future Land Use Plan and is compatible with the surrounding development patterns within this area of the city.

Conclusion

This request is consistent with the Future Land Use Plan, and it is consistent with the uses of the surrounding zoning districts and development patterns located in the vicinity.

Additional Details

N/A

RZ24-0002
REZONE
1126 FILLMORE STREET

January 12, 2024

City of Bentonville
305 SW A St.
Bentonville, AR 72712

Rezoning Narrative

Current Zoning Designation: R-1

Proposed Zoning Designation: DN-2

Explanation: Homex International LLC proposes to rezone the property at 1126 Fillmore St, Bentonville AR 72712 (Parcel 01-04622-000) from R-1 to DN-2 in order to update the zoning to match the Future Land Use Map.

Reason to Rezone: The current zoning of R-1 is not reflective of the projected future land use plans. DN-2, the requested change, is compatible with what is allowed under medium density residential zoning.

Change of Future Land Use Map: No change is requested to the Future Land Use Map; this rezone will bring the parcel into consistent zoning with the surrounding parcels.

Statement of how the property will relate to surrounding properties: Other surrounding properties that front Fillmore St are zoned R-1, R-3, and DN-2.

Use: The future use will be consistent with what is allowed with the DN-2 zoning requirements.

Traffic: Traffic flow will fit into the expected future plans for the street.

Signage: None proposed at this time.

Utilities: 6" water line and an 8" gravity sewer line are both available along Fillmore Street, located along the western edge of the parcel.

Respectfully,

Alexandra Tirado
President / COO
Homex International LLC
479-367-1634

RLP Developments

Piercy Road

PC Date: 2/20/2024

Staff Report Details

Project Number	RZ24-0003
Applicant / Current Owner	Halff Associates/RLP Developments, LLC
Site Area	+/- 11.1 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	A-1, Agriculture
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	A-1, Agriculture
Development Type / Use	
Related projects	

Property Description

The subject property is located along Piercy Road, east of the intersection of Piercy Road and Southwest Barron Road. The property has direct access to Piercy Road. There is currently no use as the property is vacant, with a zoning designation of R-1, Low-Density Single-Family Residential and a land use designation of Low Density Residential (LDR). Surrounding zoning districts include A-1, Agriculture to the south and west, R-1, Low-Density Single-Family Residential to the north, and unincorporated county to the east.

Project Details

The applicant is requesting a rezoning of the property from R-1, Low-Density Single-Family Residential to A-1, Agriculture and a land use amendment from Low Density Residential (LDR) to A-1, Agriculture. The applicant states that the land will be either retained for personal use or be used for a future wedding venue, which would be permitted in A-1 zoning with a Conditional Use Permit. The subject property was rezoned to R-1 under project RZ22-0065 in December of 2022.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The subject property falls under Priority Area 3 of the Community Plan, indicating edge growth opportunities where existing utility services are available. While existing infrastructure exists due to the proximity to the Walnut Grove subdivision across Piercy Road, outside of the subject property, little R-1 zoning has made its way south of Piercy Road in this western area of Southwest Bentonville. It would not be inappropriate for this property to revert to an A-1 zoning, even as it was recently rezoned to R-1.

Public Comment

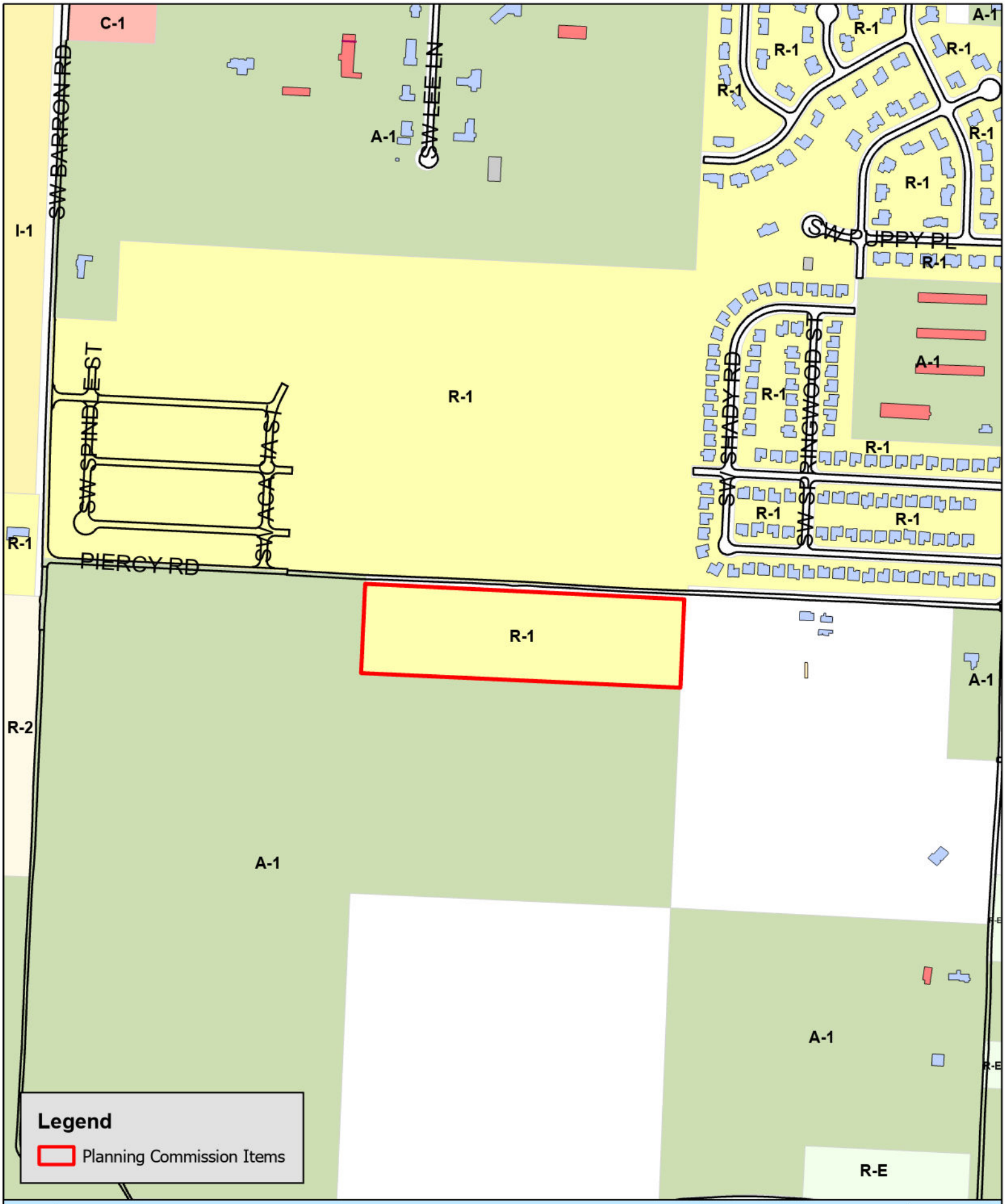
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

The subject property is situated somewhat uniquely in that it has access to utilities and infrastructure while being in the Edge Growth priority area. This would seemingly qualify the subject property for development, as evidenced by the rezoning to R-1 about a year and a half ago. However, while the property is open to development, it is not obligatory, and so it is equally appropriate for this property to be zoned A-1. A-1 zoning is consistent with the surrounding development pattern and zoning south of Piercy Road but not consistent with the alignment policy for the Low Density Residential Future Land Use classification.

Additional Details



RZ24-0003
REZONE R-1 to A-1
Piercy Road

halff

January 30, 2024

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

Re: ***RLP Developments, LLC, Piercy Road***
Bentonville, AR 72713
Rezoning Request

We are representing RLP Developments, LLC to rezone property on the south side of Piercy Road that is to the southwest of High Meadows subdivision and just south of Walnut Grove Subdivision. The property is currently undeveloped, and the owner would like to return the property back to A-1, Agricultural to facilitate retaining this tract of land for personal use, as well as a wedding venue location.

1. The current zoning designation is R-1, Low Density Single Family Residential. The proposed zoning designation is A-1 Agricultural.
2. The A-1 designation will allow the owner to develop the property as needed based on personal need and for a potential wedding venue.
3. Currently, future land use for this property is Low Density Residential, so we are requesting future land use be amended to Agricultural to allow A-1 Zoning.
4. The use of the property will be determined in the future and will follow Bentonville Municipal Code.
5. The property will have access points to Piercy Road to the north.
6. Signage, if any, will meet all city sign ordinances.
7. The appearance of the development is not known at this time. The development will follow the Bentonville Municipal Code.
8. There will be an 8" PVC waterline and 8" PVC sanitary sewer line via the Walnut Grove Subdivision to the north of this property.

Sincerely,
Halff

Carl Cooney, Jr. P.E., CFM
Project Engineer

	Museum of Native American History
	202 Southwest O Street
	PC Date: 2/20/2024

Staff Report Details

Project Number	CU24-0002
Applicant / Current Owner	MUSEUM OF NATIVE AMERICAN HISTORY INC
Site Area	+/- 1.64 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	N/A
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	N/A
Development Type / Use	Museum
Related projects	N/A

Property Description

The subject property is located at 202 Southwest O Street. It is immediately adjacent to and south of the Museum of Native American History. The area has been used for events held at the Museum in the past and is considered a grandfathered use.

Project Details

The applicant is requesting a conditional use permit to allow the two existing structures on this property to serve as an auxiliary use to the Museum of Native American History. The space would provide extra storage, workspace, and small events space for meetings, gatherings, parties, and weddings. These spaces are also intended to be used by students on a field trip hosted at the main Museum of Native American History building to teach lessons or eat a meal.

Relationship to the General Plan / Projected Traffic Impact

Per the provided narrative, the main museum hours will correspond with the site described, 9:00 am-5:00 pm Tuesday- Saturday, as well as occasional hours rented outside the normal operating hours, 7 days a

Relationship to the General Plan / Projected Traffic Impact

week from 8:00 am until 11:00 pm. The existing parking areas provide enough parking spaces to meet the parking requirements for a museum use of this nature.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

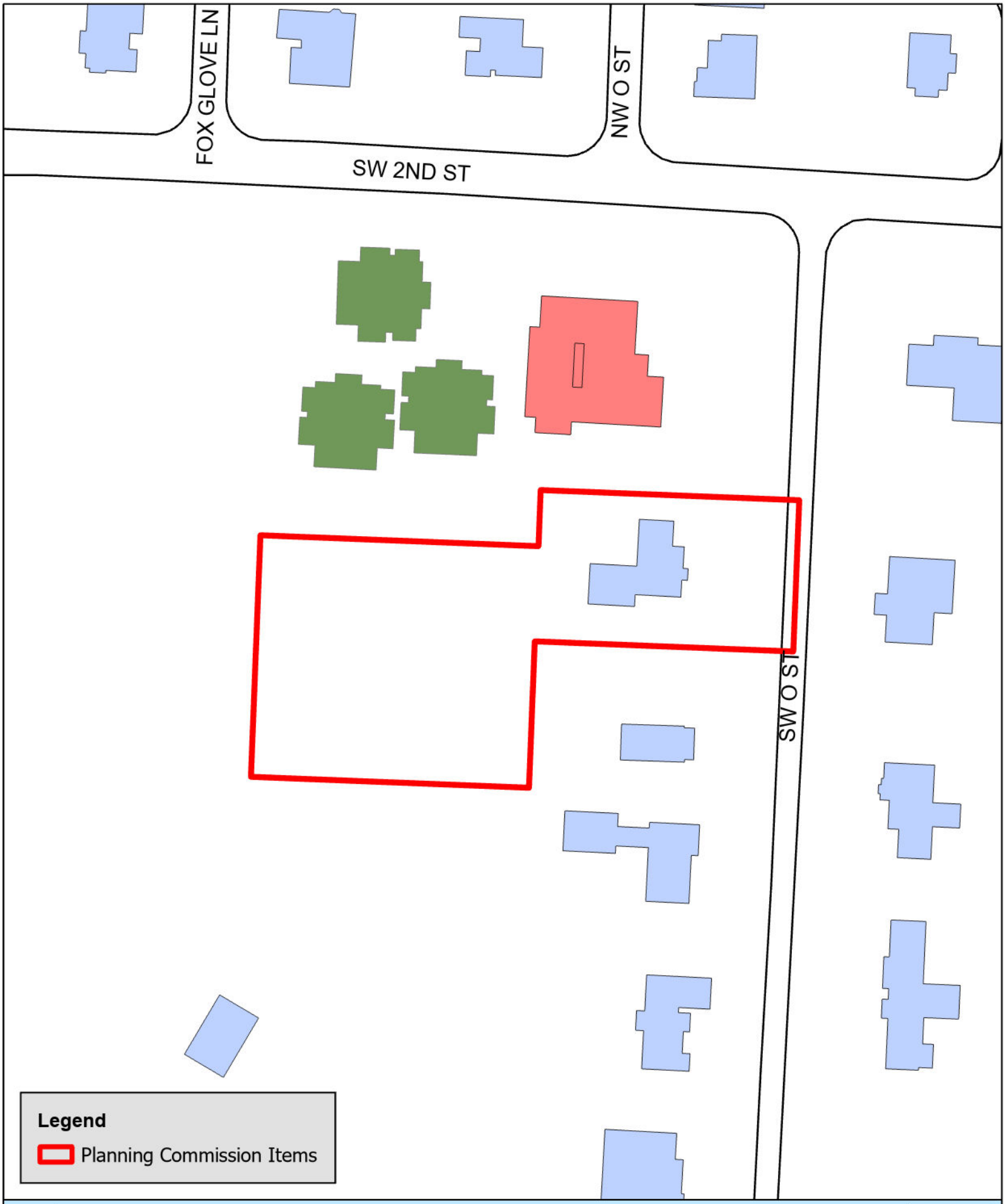
Per the applicant, The property is used by the Museum of Native American History with its regular employees (6), volunteers (4), and museum visitors (average 100 a day). When these buildings are used as temporary exhibition sites, they will be open to museum visitors between designated hours, hosting between 10 and 200 guests a day. When the building is used as a rental space, gatherings will exceed no more than 100 people.

Conclusion

If the planning commission approves the conditional use permit then the following conditions of approval shall apply:

1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any necessary permitting requirements.
2. This conditional use permit shall be valid in perpetuity unless revoked as given below.
3. The Director of Community Development may revoke this Conditional Use Permit with 30 days notice after any violation of the noise ordinance.
4. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.
5. The applicant shall obtain a Commercial Alteration Permit to allow the structures to be used in a commercial setting.

Additional Details



CU24-0002
Conditional Use
Museum of Native American History Activity Center

Narrative

The property described above will serve as an auxiliary site to the Museum of Native American History to be used for events. This includes rented or reserved events such as weddings, field trips, or meetings and museum related events.

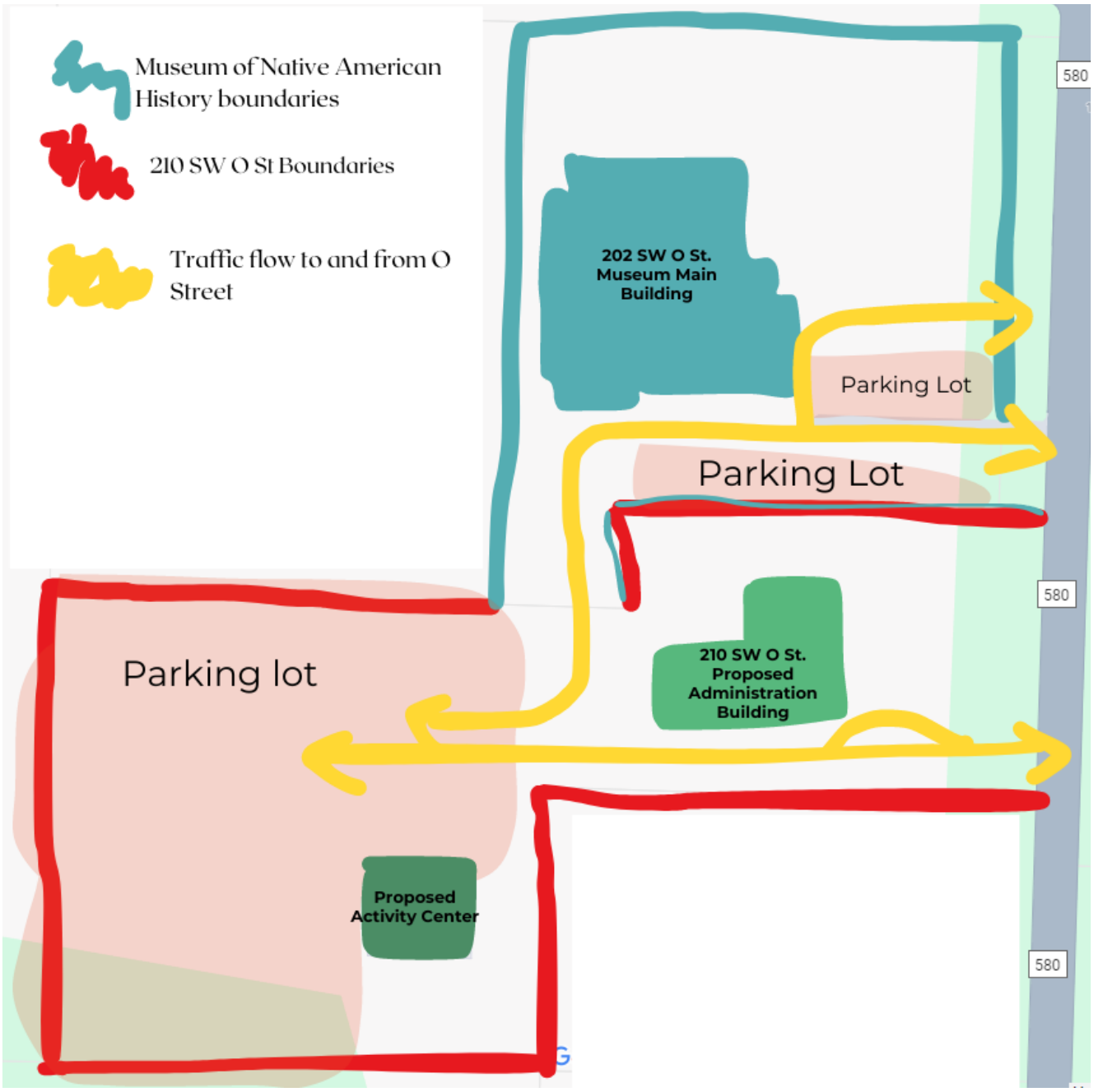
Main museum hours will correspond with the site described 9:00 am-5:00 pm Tuesday-Saturday as well as occasional hours rented outside of the normal operating hours, 7 days week 8:00 am until 11:00 pm.

There are no planned changes to the property at this time.

Adequate parking exists on site as well as use of the main Museum of Native American History existing parking lot.

There are no changes planned to outdoor lighting at this time.

The property is used by the Museum of Native American History with its regular employees (6), volunteers (4), and museum visitors (average 100 a day). When the building located on the gravel parking lot is used as a temporary exhibition site, it will be open to museum visitors between designated hours, hosting between 10 and 200 guests a day. When the building is used as a rental space, gatherings will exceed no more than 100 people.


Museum of Native American History boundaries
210 SW O St Boundaries
Traffic flow to and from O Street
202 SW O St. Museum Main Building
Parking Lot
Parking Lot
Parking lot
210 SW O St. Proposed Administration Building
Proposed Activity Center
580
580
580

PLAN BENTONVILLE

www.planbentonville.com

Promote what we want.

Preserve what we love.

Pop-Ups

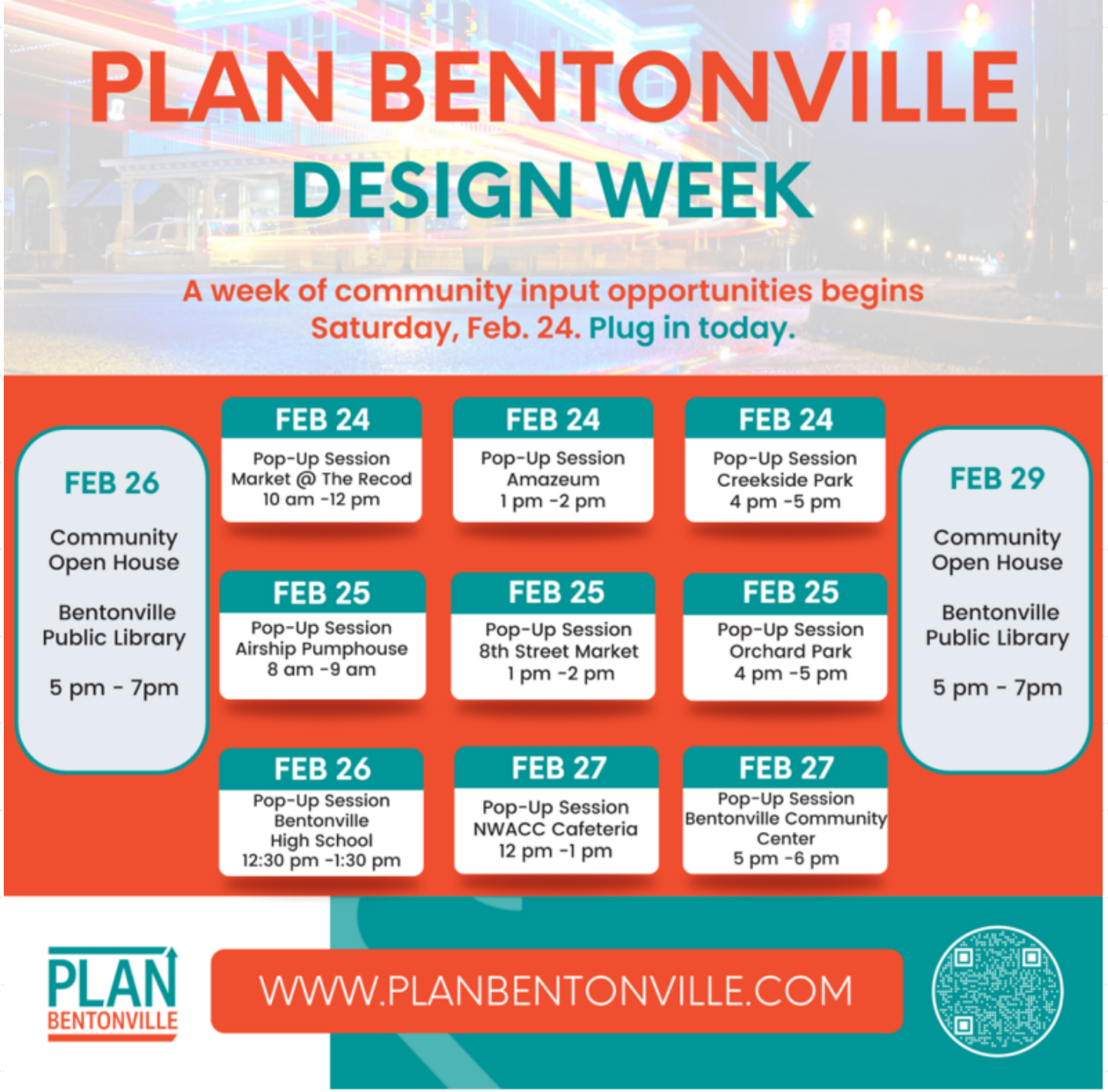
The Plan Bentonville Pop-Ups are an opportunity for residents and others, in the course of their daily routines, to share thoughts on the city's future growth. Drop by, chat with members of the project team, learn more about Plan Bentonville, and let us know what you think.

Open Houses

Nearly 2,000 Bentonville residents have shared their thoughts on how and where we should grow in the future, providing a solid foundation of community sentiment to work from. The Plan Bentonville Open Houses are where you can see and comment on the resulting proposals taking shape over the course of the week.

Those ideas will then be refined based on community input. Open house forum, drop by any time during the two-hour window.

PLAN BENTONVILLE


PLAN BENTONVILLE
DESIGN WEEK
A week of community input opportunities begins
Saturday, Feb. 24. Plug in today.
FEB 26
Community Open House
Bentonville Public Library
5 pm - 7pm
FEB 24
Pop-Up Session
Market @ The Recod
10 am -12 pm
FEB 24
Pop-Up Session
Amazeum
1 pm -2 pm
FEB 24
Pop-Up Session
Creekside Park
4 pm -5 pm
FEB 25
Pop-Up Session
Airship Pumphouse
8 am -9 am
FEB 25
Pop-Up Session
8th Street Market
1 pm -2 pm
FEB 25
Pop-Up Session
Orchard Park
4 pm -5 pm
FEB 26
Pop-Up Session
Bentonville High School
12:30 pm -1:30 pm
FEB 27
Pop-Up Session
NWACC Cafeteria
12 pm -1 pm
FEB 27
Pop-Up Session
Bentonville Community Center
5 pm -6 pm
FEB 29
Community Open House
Bentonville Public Library
5 pm - 7pm
PLAN BENTONVILLE
WWW.PLANBENTONVILLE.COM

NEARLY 2,000 OF YOUR NEIGHBORS ARE SHAPING A BRIGHTER FUTURE.

WILL YOU JOIN THEM?

Since we launched our Plan Bentonville survey last Fall, nearly 2,000 residents have helped light the way forward on future growth and development issues, neighborhood identity, quality of life, local transportation and more. **Shouldn't you be among them?**

A week of community input opportunities begins Saturday, Feb. 24. Plug in today.

PLAN BENTONVILLE

Keeping Bentonville Bentonville in an era of rapid growth.

Visit **www.planbentonville.com** to learn more.

Keeping Bentonville Bentonville in an era of rapid growth.

With your help and vision, our community values can continue to shine.

What's Plan Bentonville?

As we face growth with no signs of slowing, Plan Bentonville is how we'll ensure that the development we want is the development we get. Where we want it. Purposeful, and aligned with our collective ambitions and priorities.

It's an effort — through a year of collaboration with the community — to clarify exactly what those ambitions and priorities are, then visualize them on a new Future Land Use Map (FLUM). A FLUM is a state-mandated, 30,000 foot view of the city, visualizing our desired development forms, character, uses, and transportation infrastructure, as well as where each should occur. It illustrates the city we want to become and, once completed, will serve as the foundation for revised zoning regulations that can make it all real.

Done right, we'll preserve the character we value most while growing in ways that better serve the needs of our community — more efficiently, environmentally and endearingly.

Why should I participate?

Bentonville is our home and home should be a reflection of who we are, collectively. The more voices making up the chorus, the sweeter the sound.

Our lives here aren't just one thing. Oftentimes we live, work, play, shop, recreate and worship in different places. What character do we want those places to embody? How do we want our streets to feel and function? Where in the city should we encourage desired growth and where do we seek to preserve the qualities we love?

Together we can broaden our capacity to thrive, knowing we've created a place where, if we choose, we can find a home, stay and grow old, and where our children will have the opportunity to do the same. A neighborly place of familiarity, unity, and pride.

Plan Bentonville is your chance to be the change (or the absence of change) you want to see in our city — a once-in-a-generation opportunity. Don't miss out.

How can I get involved?

We'll have a variety of input and collaboration opportunities over the coming year as the project moves forward. In the near term, make plans now to connect with the Plan Bentonville team during the **week beginning Saturday, February 24** when we'll be hosting a series of pop-up events around town as well as two public open houses.

Visit **planbentonville.com** for all the latest details and information.

PLAN BENTONVILLE

THE CITY OF B BENTONVILLE

www.planbentonville.com

PLAN BENTONVILLE

www.planbentonville.com

Spread the Word!