



**Planning Commission
Meeting Agenda
July 30, 2024
Bentonville City Hall
Public Hearing: 3:00 PM**

Registration Link: <https://us06web.zoom.us/j/84166025387>

- I. Call to Order**
- II. Approval of Meeting Minutes**
 - 1. July 16th Meeting Minutes** **Approval of Meeting Minutes**
- III. New Business**
 - 1. Plan Bentonville Engagement Update** **Informational**
 - 2. Draft Future Land Use Map Discussion** **Informational**
 - 3. Next Steps** **Informational**
- IV. Other Business**
 - 1. Open Public Comment** **Informational**
 - 2. Recognition of Commissioner's Sanders and Haynie for their years of service.** **Informational**
- V. Adjournment**



**Planning Commission
Meeting Minutes
July 16, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Meeting Recording:

<https://us06web.zoom.us/rec/share/NnZa0mYeYbIJ4Kvwa53ceBCwFduvCDpQQnTN0oCNI0r9oqw25hmKrPuOb5HQhJwU.qcwHq1GJTTPdiwhq?startTime=1721165336000>

Commissioners Present: Reginald Wright (Chair), Rod Sanders, Elaine Kerr, Danny Bennett, Dana Davis, Joe Haynie, Eric Hipp

Commissioners Absent: N/A

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Brittany Chue, Dan Weese, Bonnie Bridges via Zoom, Jon Stanley via Zoom, Keegan Stanton via Zoom

I. Call to Order

- Commissioner Wright calls the meeting to order at 5:00 pm.

II. Approval of Minutes

1. **July 2nd, 2024, Meeting Minutes** **Approval of Meeting Minutes**
 - Motion to approve by Haynie, second by Kerr.
 - Minutes are approved 7-0.

III. Consent Agenda

IV. New Business

Advertised Public Hearings

1. **Benton County Temporary Parking Lot** **Conditional Use Permit***

207, 209, and 215 Northeast 2nd Street ([CU22-0027](#))
Extension from 2022 approved CUP for long-term temporary use (24 months).

 - Mr. Adler provides an overview of the staff report.
 - Commissioner Wright opens the public hearing.
 - Commissioner Wright closes the public hearing.
 - Discussion among commissioners on temporary parking lots and how the hotel cannot open until the parking garage opens.
 - The Commissioners add the following condition: "The CUP will expire 90 days after the parking garage to the south obtains a Certificate of Occupancy."
 - Conditional Use Permit with the amended condition is approved 7-0.
2. **Lopez** **Rezoning***

501 Northwest C Street ([RZ24-0024](#))

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

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Grant Nevill, representing the applicant, is here for any questions.
- Charlotte Stacey of 402 NW 6th Street asks about future development plans outside of a single-story lot, as well as water and sewer availability.
- Commissioner Wright closes the public hearing.
- Discussion on narrative, allowed uses by right for DN-2 zoning, and Municipal Code requirements on water and sewer access for subdivisions.
- Rezone is approved 7-0.

3. **Kirchhofer**

Rezoning*

515 Jefferson Street ([RZ24-0026](#))

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

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Marcella Williams, representing the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Rezone is approved 7-0.

4. **Walmart Campus PUD Revision 10**

**Planned Unit Development
Amendment***

Southeast 8th Street ([PUD20-0002](#))

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Bill Watkins, representing the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Discussion on previous revisions and initiating parking deck construction.
- Planned Unit Development Amendment is approved 7-0.

5. **Catalpa Cottages**

Planned Residential Development*

515 Northwest D Street ([PRD24-0003](#))

Rezoning: R-E, Residential Estate to Planned Residential Development (PRD).

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Mark Haney, the applicant, discusses project revisions based on neighbor's concerns: removing commercial uses, decreasing density, and matching elevations to D Street.
- Melanie Kerr of 509 NW 9th Street, abutting the subject property, is concerned about traffic during school hours, the safety of children, and the long construction process.
- Kevin Green of 419 NW 7th Street wants to see a traffic study done while school is in session and does not want D Street to be widened from his property.
- Jonathan McArthur of 505 NW D Street is concerned about backing out onto D Street traffic and drainage issues causing the elevations on his lot to shift by two feet.
- Shannon Bedore of 502 Bella Vista Road opposes the project because of traffic from multi-unit housing, the potential for imminent domain, and lack of sidewalks.
- Grant Nevill of 705 NW D Street is concerned about PRD parking spot requirements.

- Deborah Elsenhout of 201 NW 7th Street would like to see a 3rd project revision preserving the history and traditions of the neighborhood that create community.
- Sue Ann Overstreet of 707 NW C Street is concerned over land sloping towards the creek and does not think parallel parking spaces are reasonable with the traffic.
- Shannon Reyenga of 612 Bella Vista Road is concerned about tree preservation and fast driving cars on Walton not watching out for pedestrians.
- Janis Sommer of 338 NW 5th Street is worried about rapid development in R-1 neighborhoods at the expense of the charm that brings people to Bentonville.
- Chairman Wright closes the public hearing.
- Discussion between Commissioners and Staff on the ability for Planning Commission to require a traffic study for large scale development stating how many extra cars will be on the road and analyzing car, bike, and pedestrian routes. Commissioners and Staff discuss PRD parking spaces requirements, water and sewer availability and underground detention covered during large scale, issues with the safety of on-street parking, imminent domain only being available for city projects, and appreciating the revisions Mr. Haney made from the first project but wanting to see a plan to address traffic.
- Planned Residential Development is denied 4-3, with Hipp, Bennett, Kerr, and Davis voting against.

V. Other New Business

1. NWA Townhomes

Large Scale Development

Been Road ([LSD24-0018](#))

Waiver 1: *A waiver from Sec. 1400.06 Street Frontage Buffer Landscaping Required to allow for alternative tree planting locations.*

Waiver 2: *A waiver from Sec. 3.4.1 Item 3 of the Stormwater Management and Drainage Manual to match the crown rather than flow line of pipes.*

- Mr. Adler provides an overview of the staff report.
- Discussion during Tech Review of the front elevation on the front door not being proportional to the upper window and variation in color to reflect a residential property.
- Motion to approve Waiver 1 by Sanders, second by Hipp.
- Waiver #1 is approved 7-0.
- Motion to approve Waiver 2 by Sanders, second by Davis.
- Waiver #2 is approved 7-0.
- Commissioner Davis requests to add a condition as follows: "Amend the Been Road facing units to add front of house character elements that address Been Road as approved by the Planning Director."
- Large Scale Development with waivers and the modified condition are approved 7-0.

VI. Old Business

VII. Other Business

1. Plan Bentonville Update

Informational*

Plan Bentonville's feedback portal will launch this week on July 18th, offering a variety of engagement opportunities through office hours, pop-ups, open houses, and an online dashboard that is mobile and desktop friendly. Residents will be able to explore various place types on the story map, see how place types are arranged, and select any parcel on the map to fill out a public survey, which can be accessed on Thursday at PlanBentonville.com.

VIII. Adjournment

- Motion to adjourn by Haynie, second by Hipp.
- Meeting is adjourned.

Plan Bentonville

The what, the why, the now.

What's happening?

Plan Bentonville is a collaborative community effort to map out the city we want to become — the character of development we want to promote and the qualities and lifestyles we want to preserve.

To do this, we're thinking of Bentonville in terms of *place types*. How can we better assemble the things we build — the homes, shops, parks, and work-places — to provide residents with the most possible options in how to live and get around?

Done right, we'll create a diversity of place types across the community where everyone — from the country to the suburbs to the city — can find appealing places to live, work, play, shop, or worship.

Why are we doing this?

We need to preserve our natural assets and foster the community connections that make Bentonville so special. And we need to do it in a financially responsible way.

A more nuanced approach to land planning and zoning is key. Using *place types*, we'll be better positioned to accommodate population growth while preserving more of our undeveloped land.

What now?

Our previous community input explored growth and transportation preferences, and the potential trade-offs associated with each. Now we're looking at the financial, social, and environmental implications of different *place types* and where in the community those types might make sense.



Learn more,
see the map,
take the survey.



www.planbentonville.com

We need your voice! See our website for current **input opportunities**.

Review and comment on our



Future Land Use Map

It's as easy as 1-2-3.

1.

Scan here  or visit tinyurl.com/planbentonville.

2.

Learn about Place Types, then scroll to review the map.

3.

Explore different properties and submit comments.



Future Land Use

Public Survey

Parcel ID:*

Proposed Place Type:*

This is the Proposed Place Type shown for this property in the map to the right

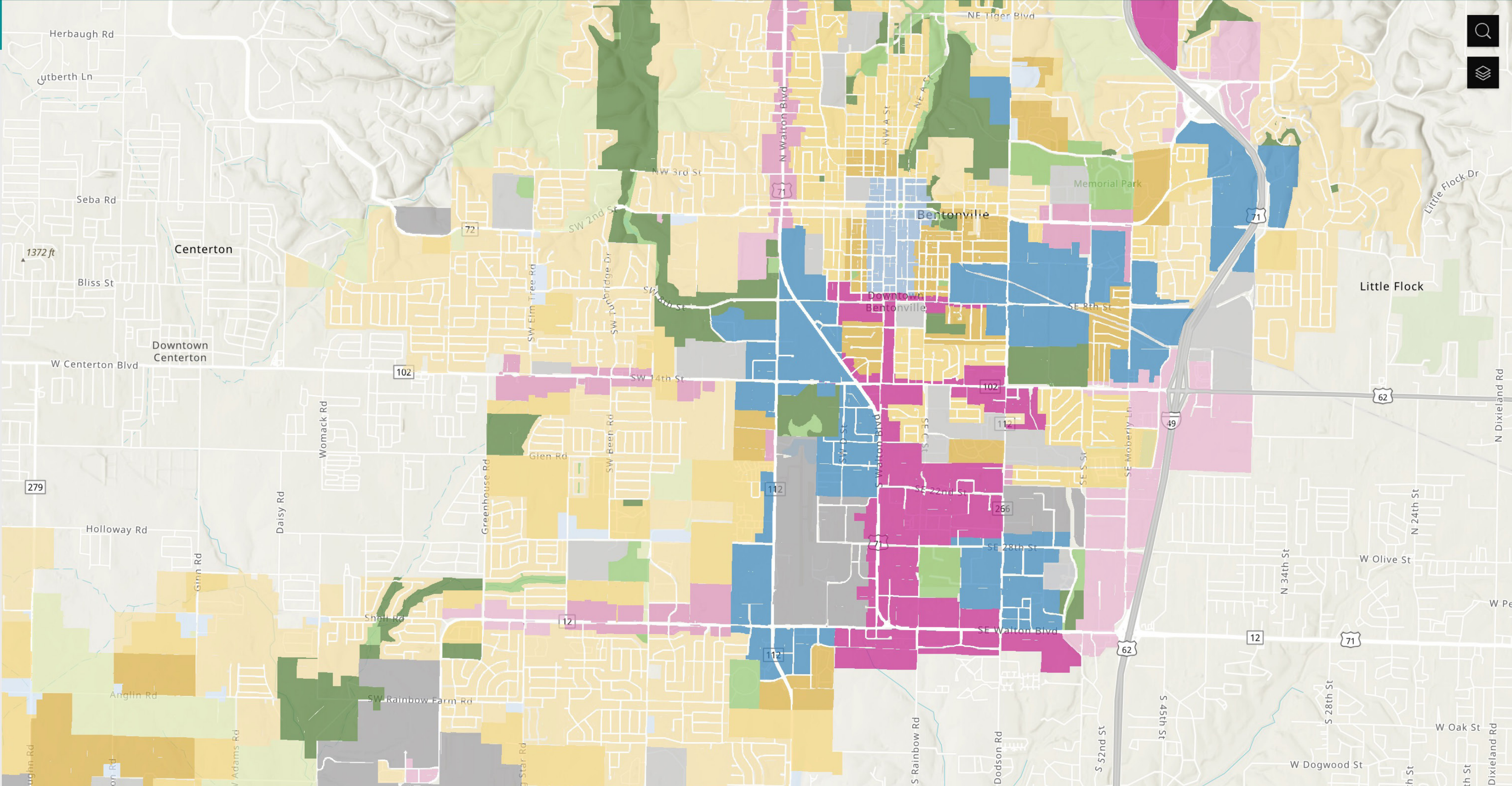
What Place Type do you think is appropriate for this property in the year 2050?*

-Please select-

Please provide any additional comments you would like the team to consider:

Are you a resident of Bentonville?*

-Please select-



Or, participate in person.

Office Hours

Visit City Hall to discuss directly with staff

July 19, 22, 26, 29;
August 2
10am - 1pm

Council Chambers
305 SW A Street

Pop-Ups

Find us where you are

July 23
8am - 10am

The Ledger
240 S Main St.

July 26
Airship
8am - 10am
802 NW A Street

July 26
8th St. Market
11am - 1pm
801 SE 8th Street

July 27
7am - 1pm

Farmers Market
Downtown on
the Square

Open Houses

Drop in to learn, talk with staff, and provide comments

Thaden Fieldhouse
July 18, 4-6pm
2205 SW I Street

Fire Station 1
July 29, 4-6pm
800 SW A Street

Learn and share through Aug. 2: tinyurl.com/planbentonville



PLAN BENTONVILLE

FEEDBACK FOR THE FUTURE

We heard from you during Design Week and drafted a Future Land Use Plan. Take a look and let us know what YOU think.

Attend any of the opportunities below, or visit the online map to provide comments.

OFFICE HOURS

Visit City Hall to talk directly with staff about the proposal.

**JULY 19, 22, 26, 29,
AUGUST 2**

Council Chambers
(305 SW A St)

10 am - 1 pm

POP-UPS

JULY 23

The Ledger
8 am - 10 am

JULY 26

Airship
at the PumpHouse
8 am - 10 am
8th St Market
11 am - 1 pm

JULY 27

Farmer's Market
7 am - 1 pm

OPEN HOUSES

Drop-in to view proposals, provide comments, and talk with staff.

JULY 18

Thaden Field House
(2205 SW I St)
4 pm - 6 pm

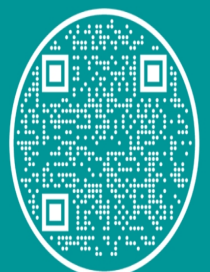
JULY 29

Fire Station 1
(800 SW A St)
4 pm - 6 pm

Displays set up at City Hall, Community Center, Library, Administration Building, Municipal Complex, and the Ledger.



Scan the QR code to learn more and comment on the map.



What are place types?

PLAN
BENTONVILLE

Help us map out the future of our city.

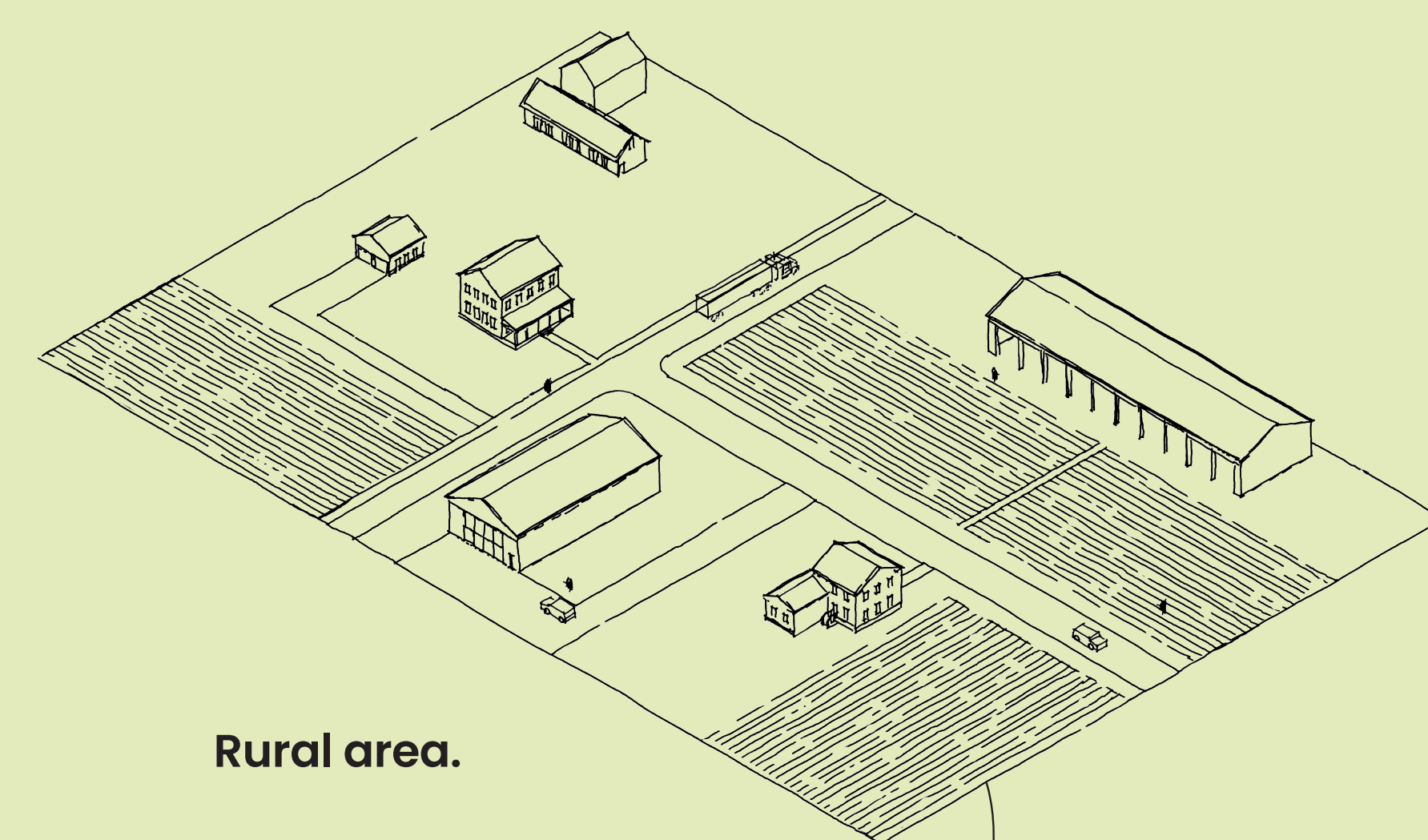
The places we occupy help shape our lives and our lifestyles. They dictate the ease with which we get around — on foot or on wheels — to earn a living, gather with neighbors, run errands, and enjoy our city's many amenities. And, they generate the revenue that pays for infrastructure and city services that support our quality of life.

As we plan the future of Bentonville, we're looking at *place types* as building blocks of an endearing and enduring community — where a diversity of environments can serve a diversity of people, interests, and needs.

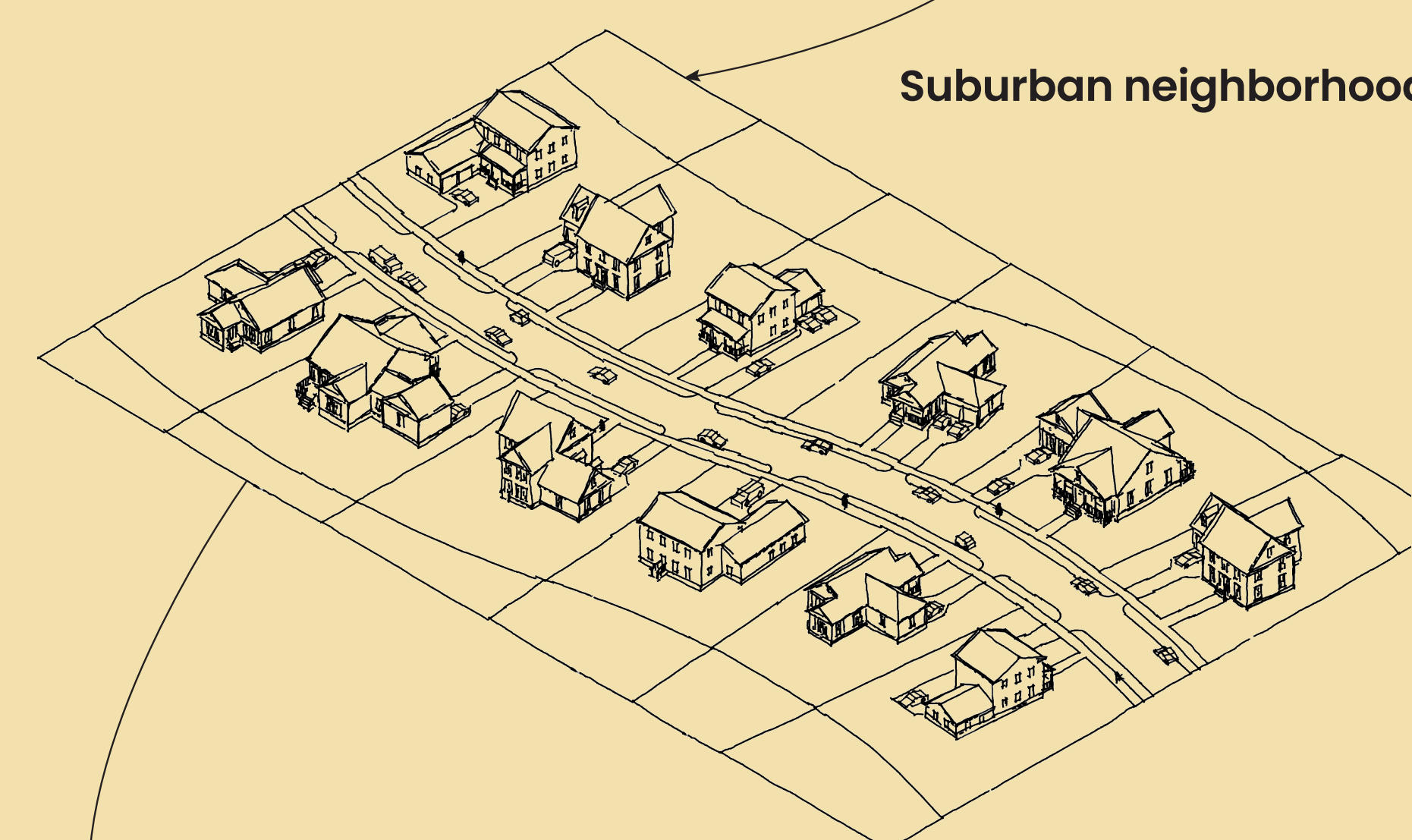
These *place types* are a classification system to shape our future. Rather than focusing on use, as conventional land use categories primarily do, they focus on the look, feel, and complexity of different environments.

Each individual *place type* visualizes its own unique character and function by combining land use with transportation amenities and building forms. They don't necessarily describe what exists today, but rather the desired vision of what a place can, with intention, become.

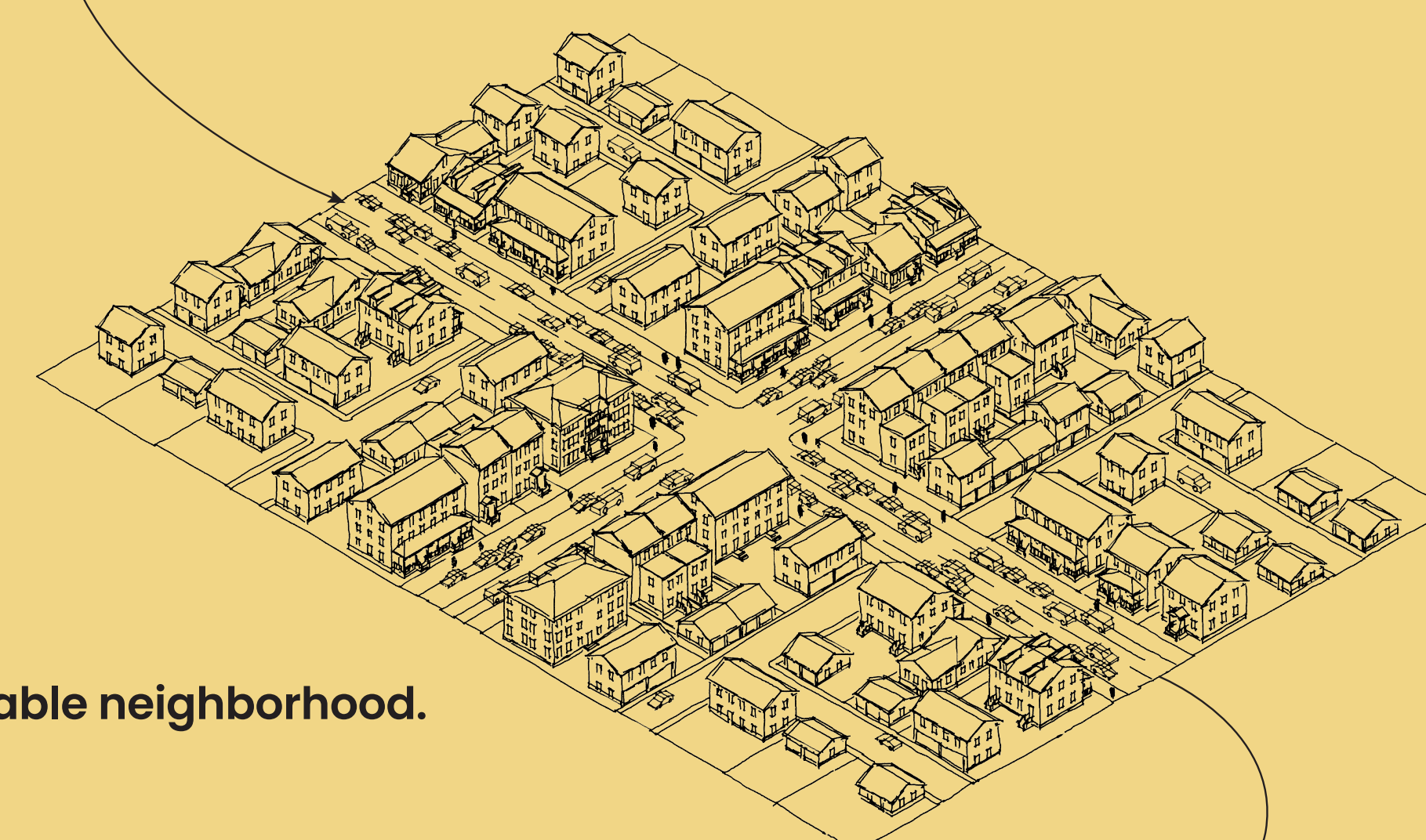
From the country to the suburbs to the city, a place for everyone and everything



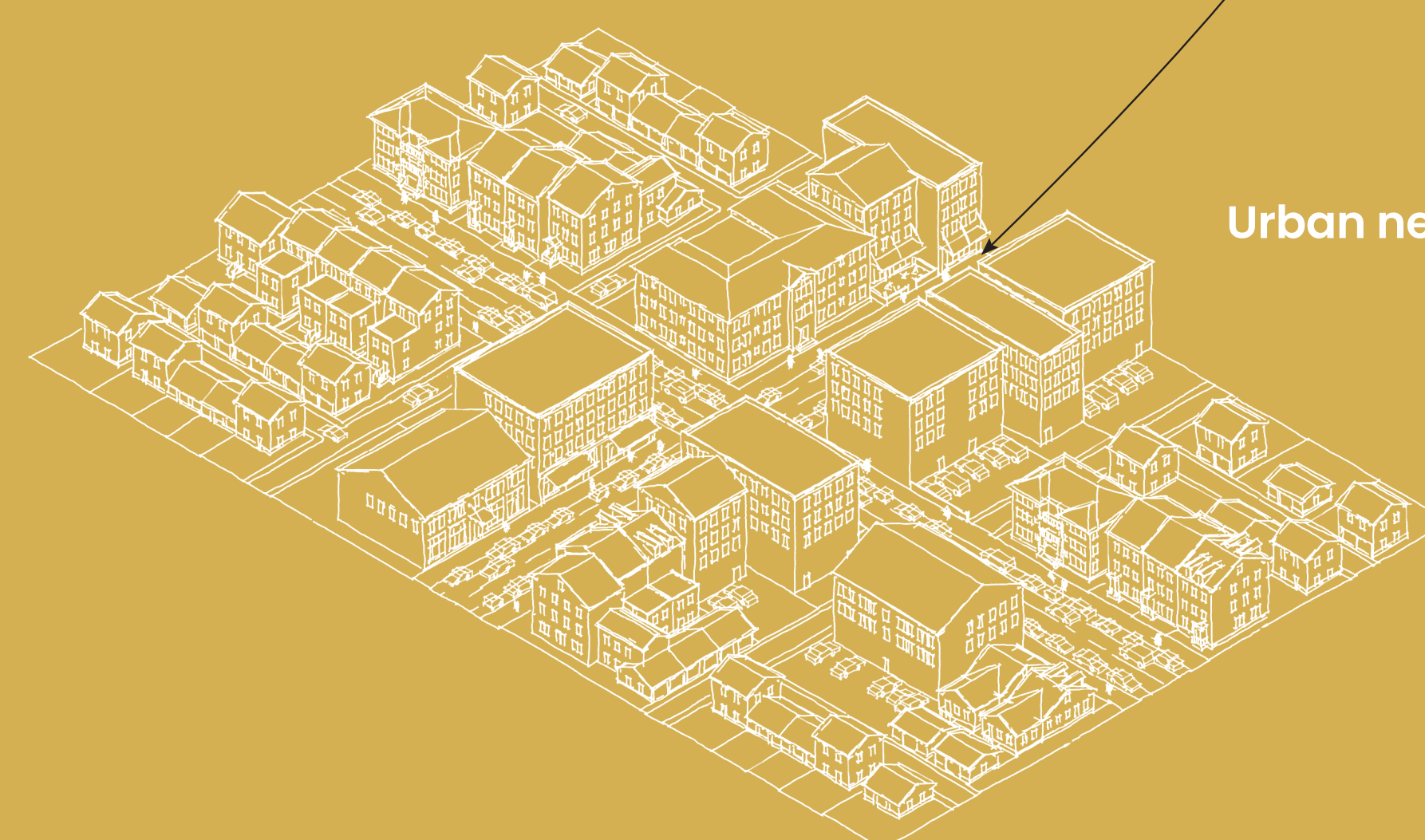
Rural area.



Suburban neighborhood.

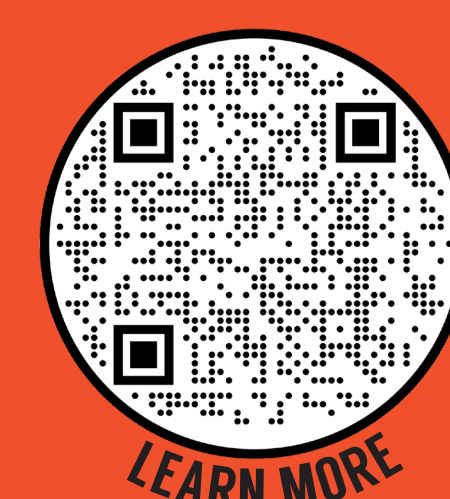


Walkable neighborhood.



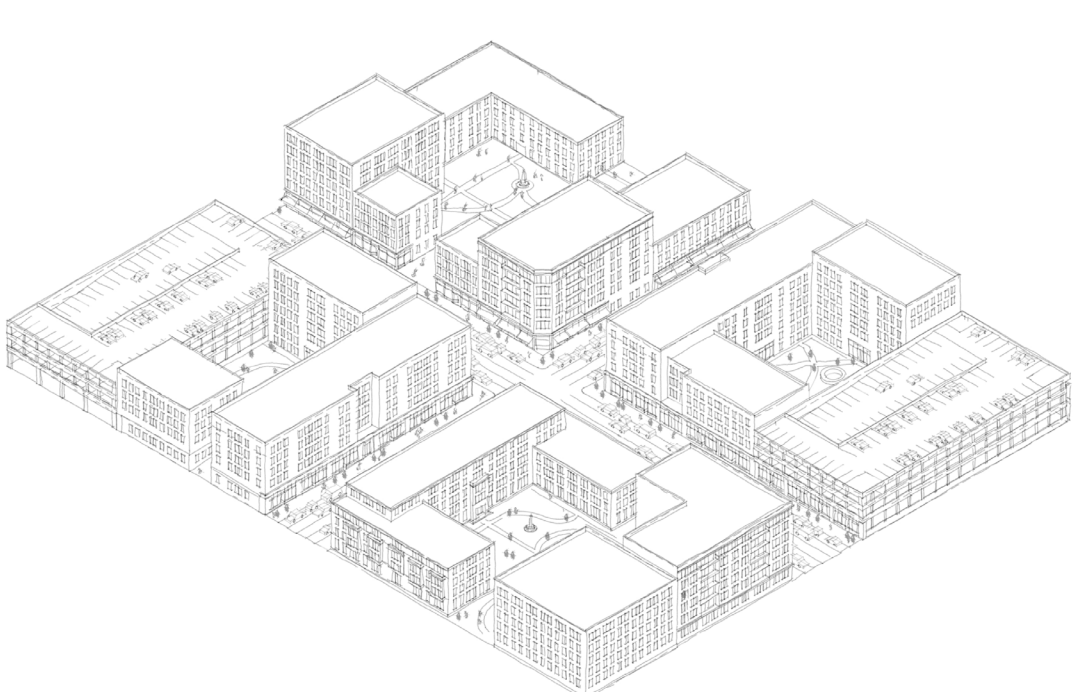
Urban neighborhood.

Learn more about place types, review their proposed locations on our draft Future Land Use Map, and submit your comments at planbentonville.com.



PLACE TYPES

Regional Center



Regional Centers are typically hubs of concentrated white collar employment, together with the smaller businesses — like restaurants, office supplies, and other services — that support them. They are also a good place for more concentrated housing in close proximity to abundant jobs. Walmart’s emerging corporate campus is one example, Uptown Rogers is another. Delivering the city’s highest financial performance, these areas play an important role in generating the money that local residents use to pay for housing and goods, and also support a robust economy of complementary businesses.

\$0

\$130,966

Annual Net Contribution by Acre

15 du/ac

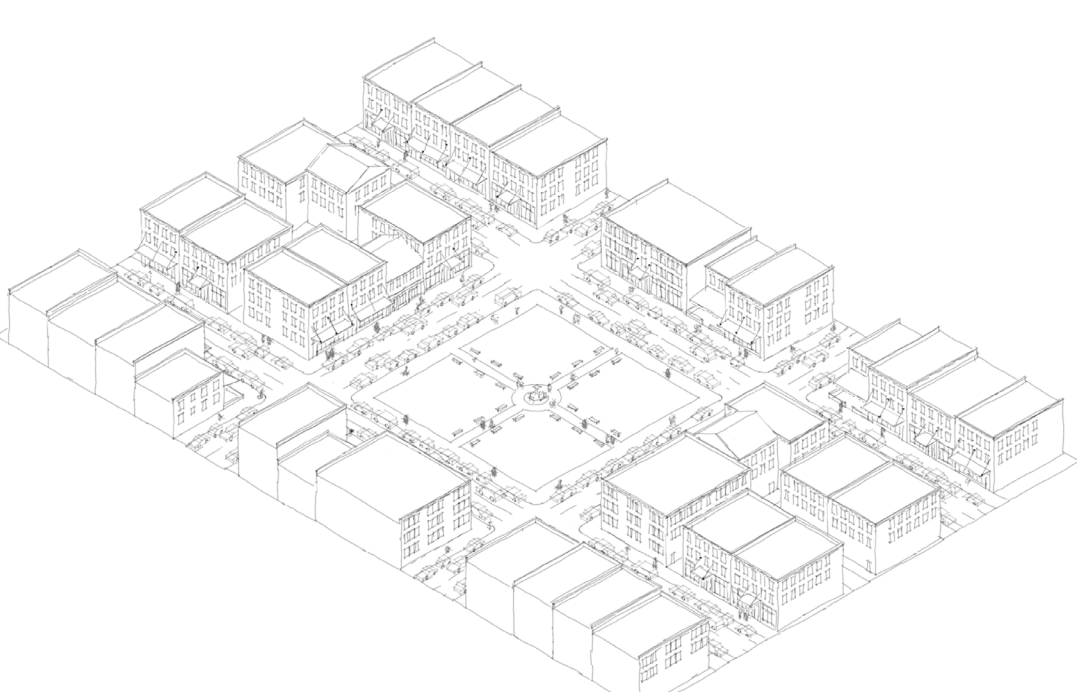
35 j/ac

House per Acre

Jobs per Acre

Anticipated building height: 5 stories

City Center



City Centers are places like the Downtown Bentonville Square and its surrounding blocks, with jobs, entertainment, convenience retail, daily services, and housing at a variety of scales — from single story shops to office and residential buildings. These types and uses, as well as churches and other civic buildings, makes for the city’s most active, compact and walkable space. Accordingly, City Centers are substantial contributors to the city’s budget.

\$0

\$96,600

Annual Net Contribution by Acre

15 du/ac

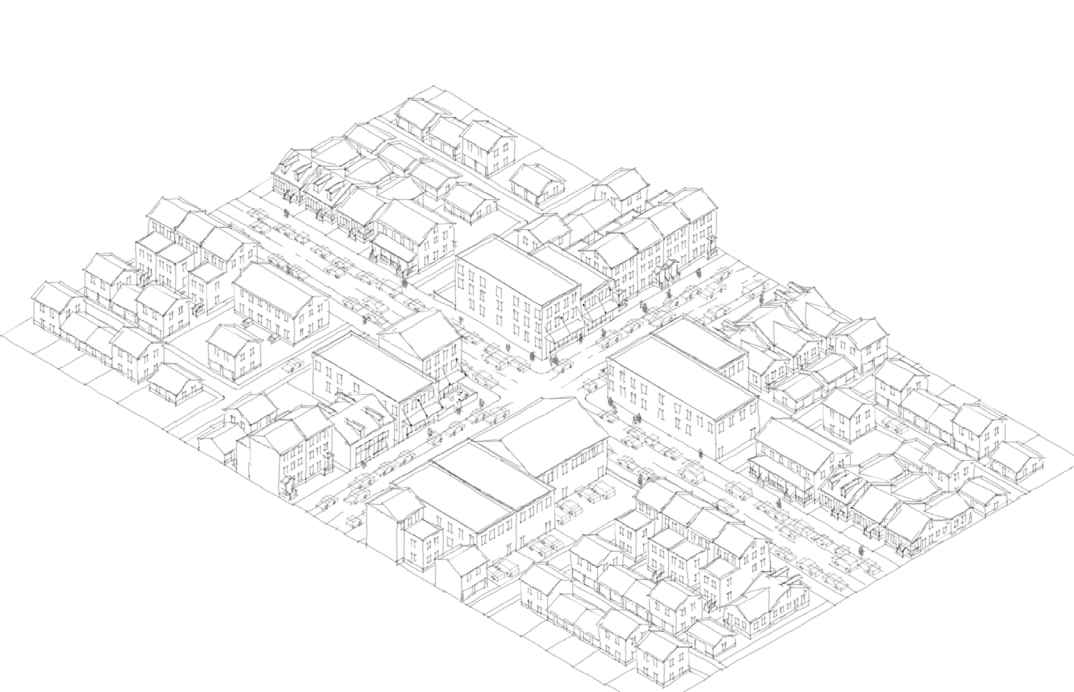
35 j/ac

House per Acre

Jobs per Acre

Anticipated building height: 4 stories

Neighborhood Center



Neighborhood Centers are the physical glue between neighborhoods — providing a human-scaled destination where surrounding neighbors can walk or bike, gather in fellowship, dine out, or pick up basic daily needs. Beyond this village-like center, nearby townhomes, small apartment buildings, and small homes transition to less concentrated surrounding neighborhoods. Solid contributors of sales tax and concentrated property tax to the city’s budget.

\$0

\$17,389

Annual Net Contribution by Acre

15 du/ac

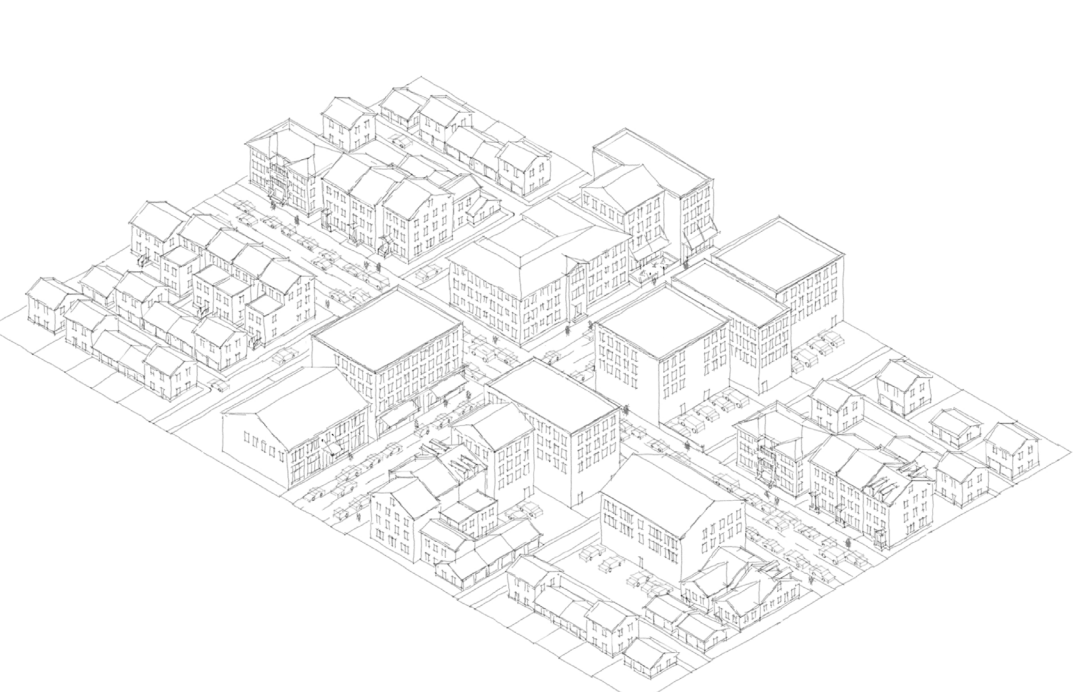
35 j/ac

House per Acre

Jobs per Acre

Anticipated building height: 2 stories

Urban Neighborhood



Urban Neighborhoods are the city’s highest intensity neighborhoods, defined primarily by multi-family buildings and townhomes but with some single family and smaller commercial uses mixed in. Catering to those seeking more flexible, lower maintenance lifestyles, they provide considerable housing in a relatively small footprint and support walking and biking as viable transportation alternatives. Financially, Urban Neighborhoods are net positive and significantly reduce the amount of land needed for growth.

\$0

\$27,764

Annual Net Contribution by Acre

15 du/ac

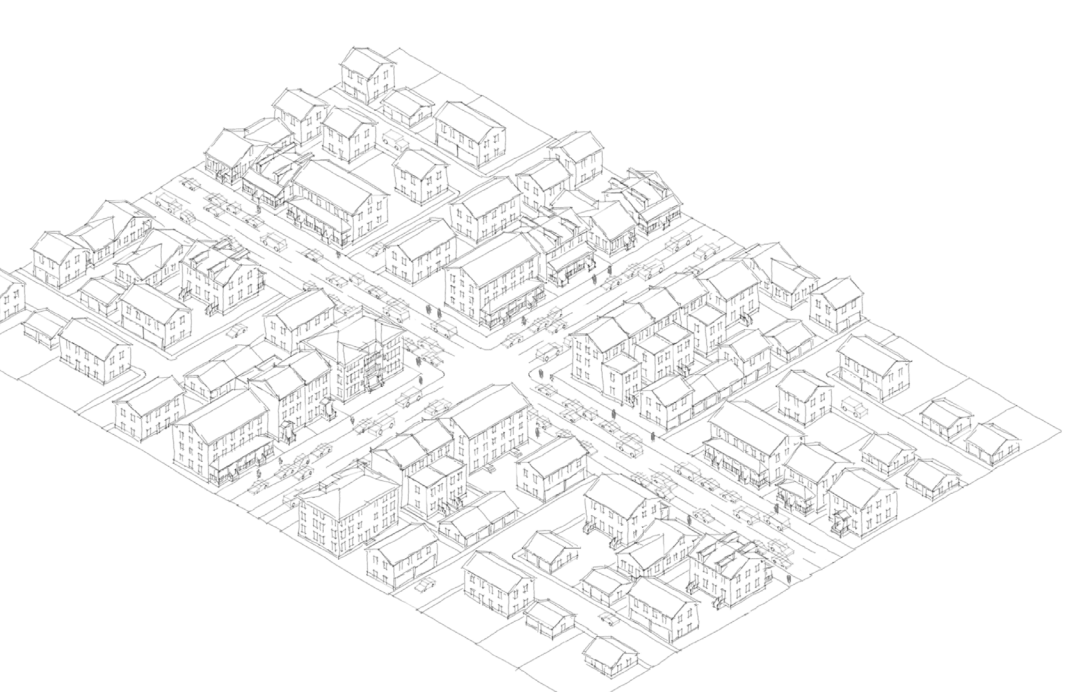
35 j/ac

House per Acre

Jobs per Acre

Anticipated building height: 3 stories

Walkable Neighborhood



Walkable Neighborhoods combine compatibly-scaled single family homes, townhomes, and apartment buildings in a neighborhood setting. They provide a high degree of housing diversity, allowing those of different incomes and stages of life to share the same neighborhood. They also support some small neighborhood shops and are often near Neighborhood Centers and parks, making it easy to walk and bike for frequent trips. Financially, mixed neighborhoods don’t fully cover their costs, but by providing housing in a compact footprint, they reduce the amount of land needed for growth.

\$0

-\$4,050

Annual Net Contribution by Acre

15 du/ac

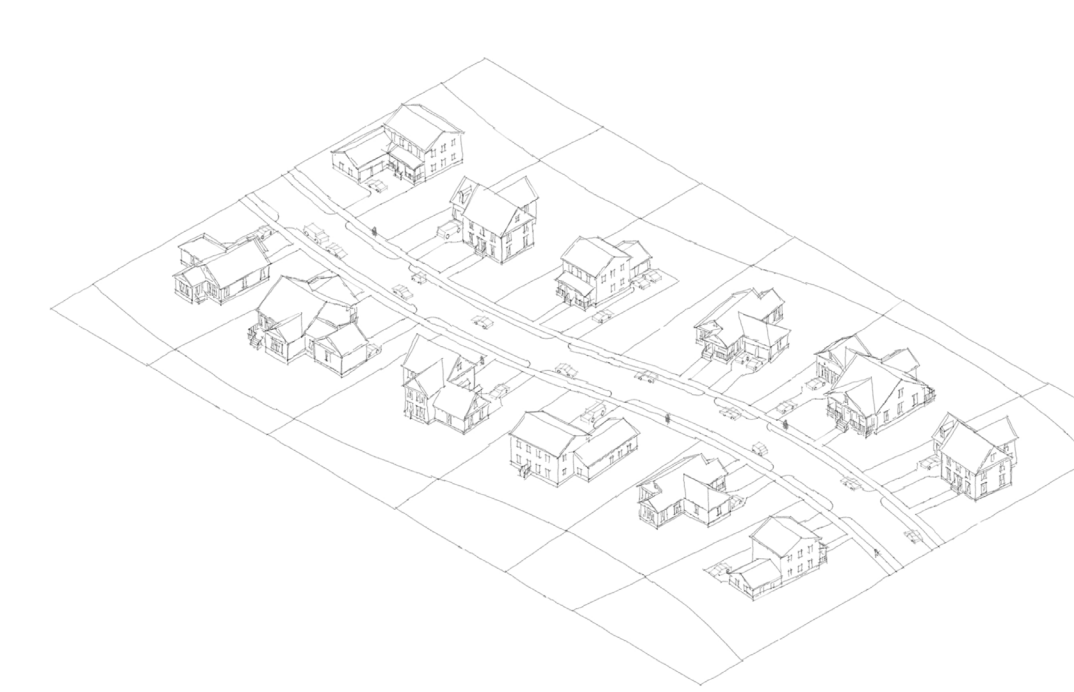
35 j/ac

House per Acre

Jobs per Acre

Anticipated building height: 2 stories

Suburban Neighborhood



Suburban Neighborhoods commonly referred to as subdivisions, consist mainly of single family homes on comparatively larger lots. Quieter and more removed from most commercial areas, they’re often preferred by growing families and typically require car trips for most needs. They don’t cover their own costs, but provide much needed housing for a large segment of the community, particularly families.

\$0

-\$13,697

Annual Net Contribution by Acre

15 du/ac

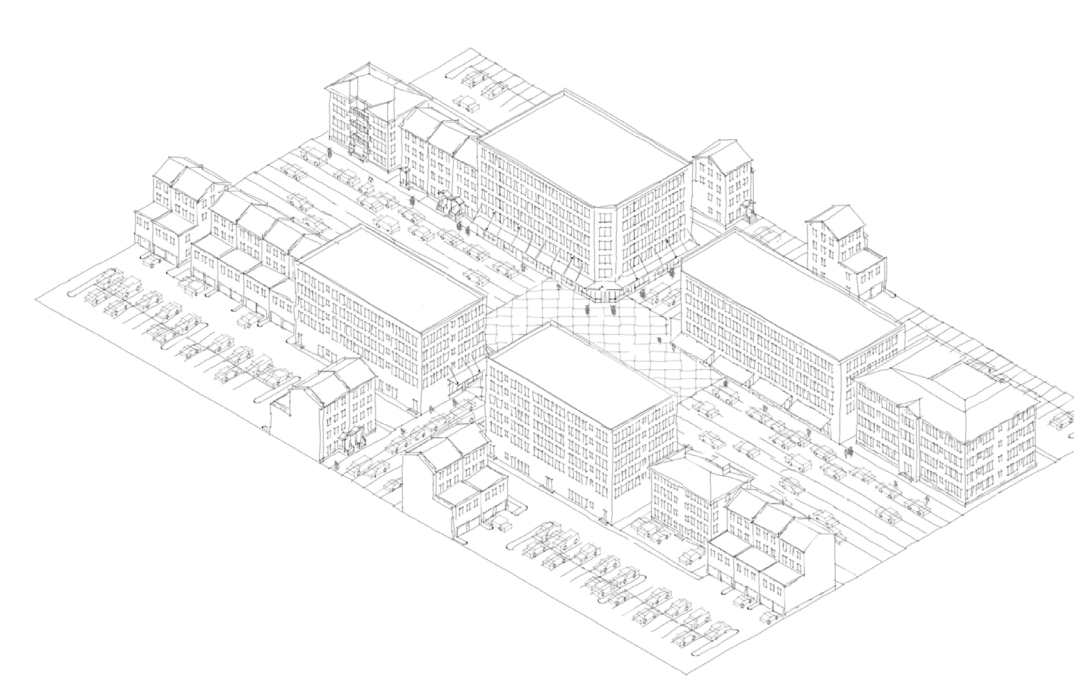
35 j/ac

House per Acre

Jobs per Acre

Anticipated building height: 2 stories

Urban Corridor



Urban Corridors are primary thoroughfares fronted by larger multi-family and office buildings interspersed with neighborhood-serving commercial uses. They feature development on unbuilt properties as well as new uses added to properties only partially built out. Comparable to but more intense than Walkable Corridors, they allow for large numbers of people to safely walk or bike to jobs and daily needs. Urban Corridors are strong tax contributors, outperforming all other place types except Regional and City Centers.

\$0

\$76,748

Annual Net Contribution by Acre

15 du/ac

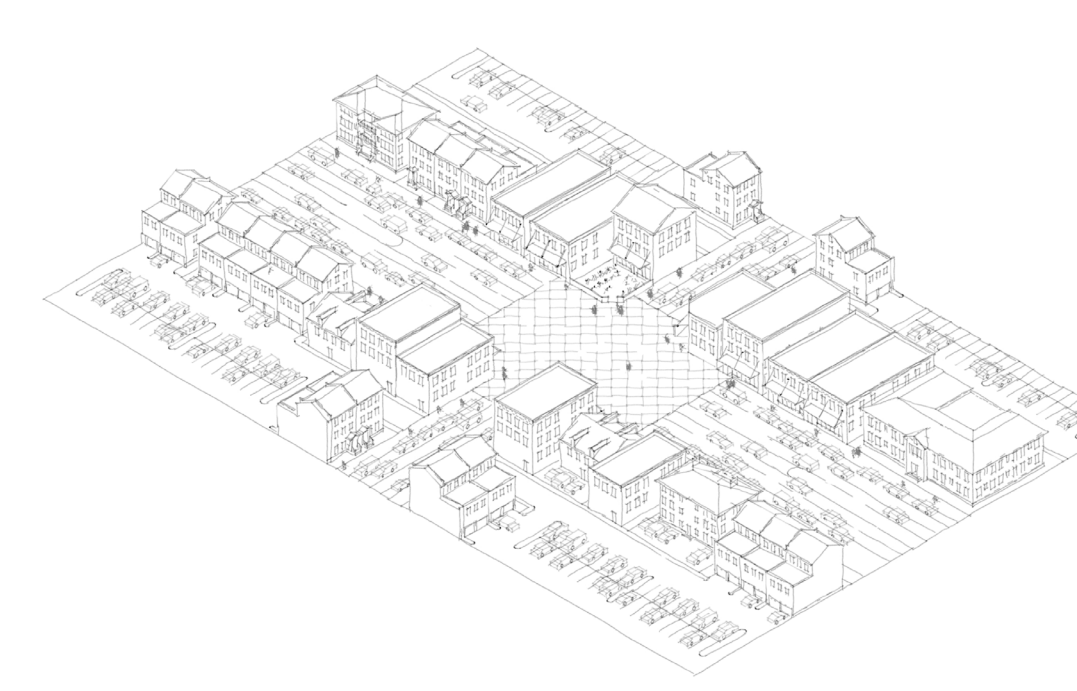
35 j/ac

House per Acre

Jobs per Acre

Anticipated building height: 4 stories

Walkable Corridor



Walkable Corridors are former arterial roadways lined by strip-commercial uses that have the potential through mixed use infill development to become Neighborhood Centers in linear form — human-scaled, connected destinations where adjacent neighbors can safely walk or bike to retail and services. Better housing and jobs performance than Suburban Corridors as an alternative land use along arterial roadways.

\$0

\$16,307

Annual Net Contribution by Acre

15 du/ac

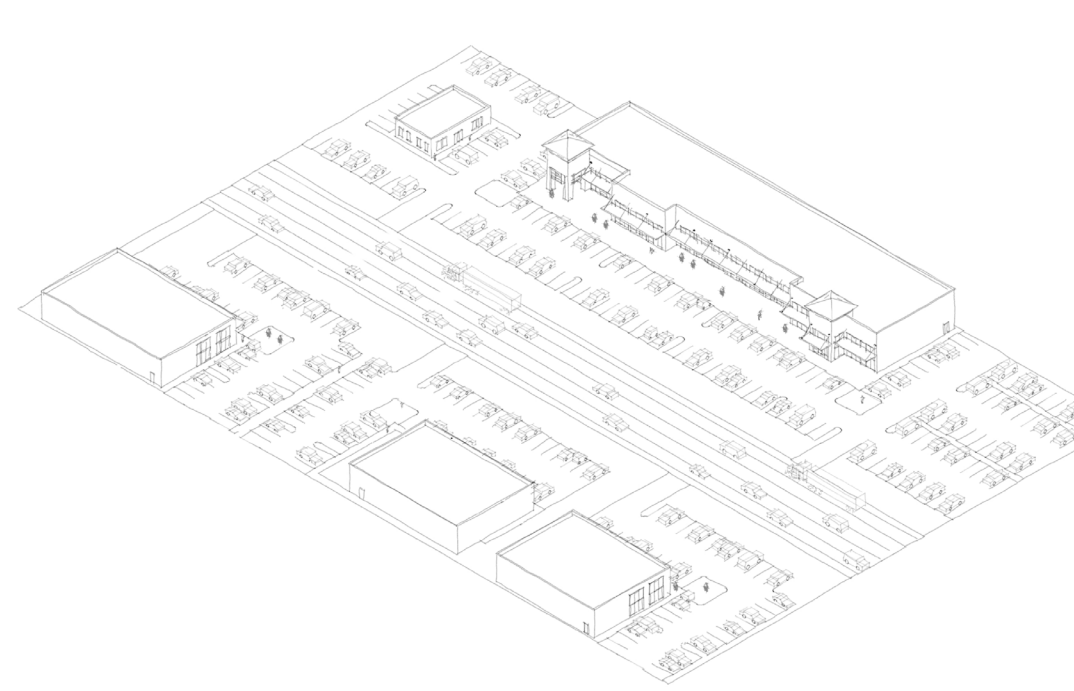
35 j/ac

House per Acre

Jobs per Acre

Anticipated building height: 3 stories

Suburban Corridor



Suburban Corridors are areas comprised of large format retail environments like big box stores, shopping malls, strip centers, and car sales, as well as residential developments serving regional commuters. Because these areas cater to those traveling primarily by car, they feature large parking areas and related drainage which limits their financial performance. Nonetheless, largely through sales tax revenue, Suburban Corridors generate more than their associated costs.

\$0

\$17,591

Annual Net Contribution by Acre

15 du/ac

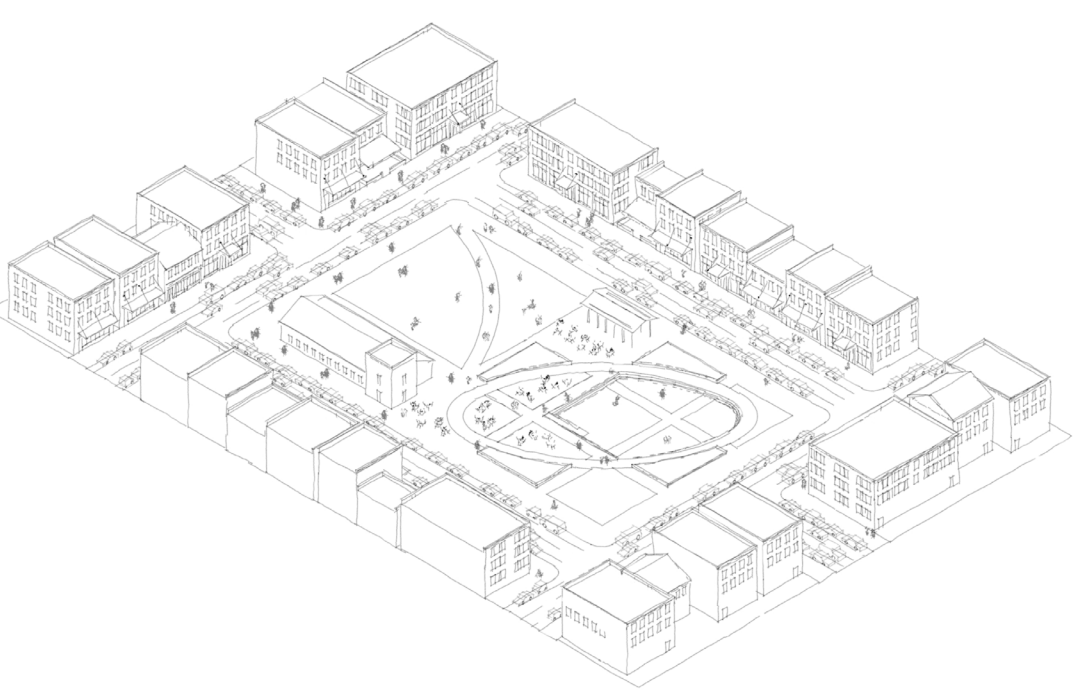
35 j/ac

House per Acre

Jobs per Acre

Anticipated building height: 1 story

Recreation



Recreation refers to both public and privately owned properties that contribute to community enjoyment and well-being. This includes the city’s parks and recreational amenities, gathering spaces, bike trails, and museums.

\$0

-\$1,373

Annual Net Contribution by Acre

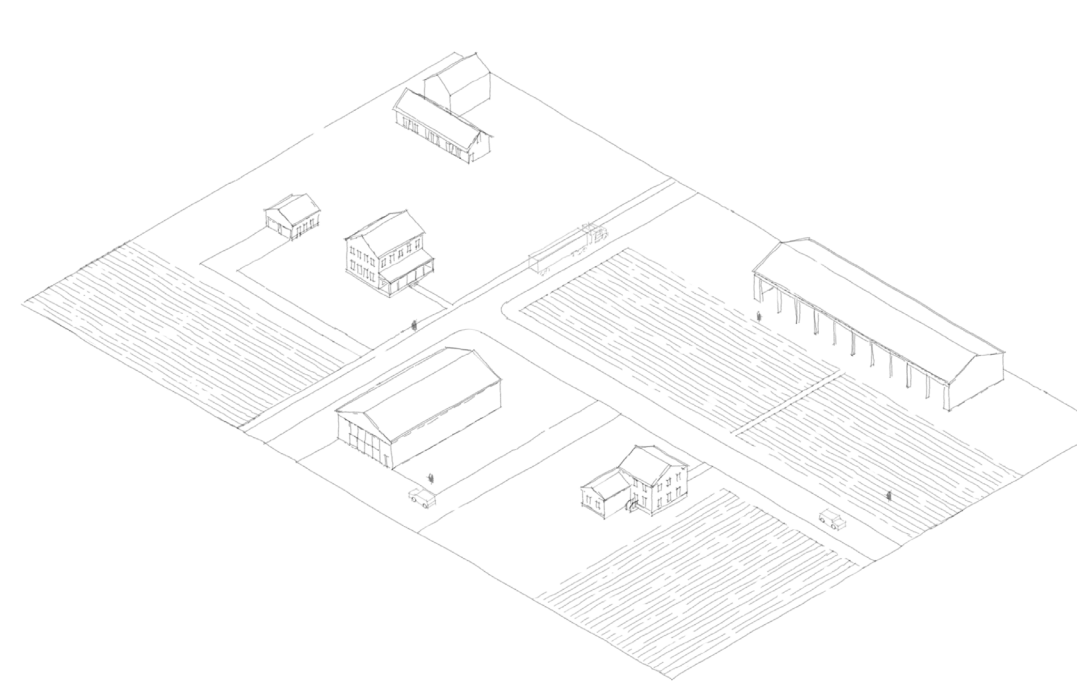
15 du/ac

35 j/ac

House per Acre

Jobs per Acre

Rural and Estates



Rural and Estates, with their low population densities and wide open spaces, collectively reflect what we think of as “Country.” Characterized by agricultural uses, natural landscapes, and dispersed residential on large lots, they offer a tranquil sense of retreat from more vibrant place types but also require driving for most needs. Economically, these areas come very close to covering their own costs, largely due to their limited infrastructure and public amenities.

\$0

-\$1,373

Annual Net Contribution by Acre

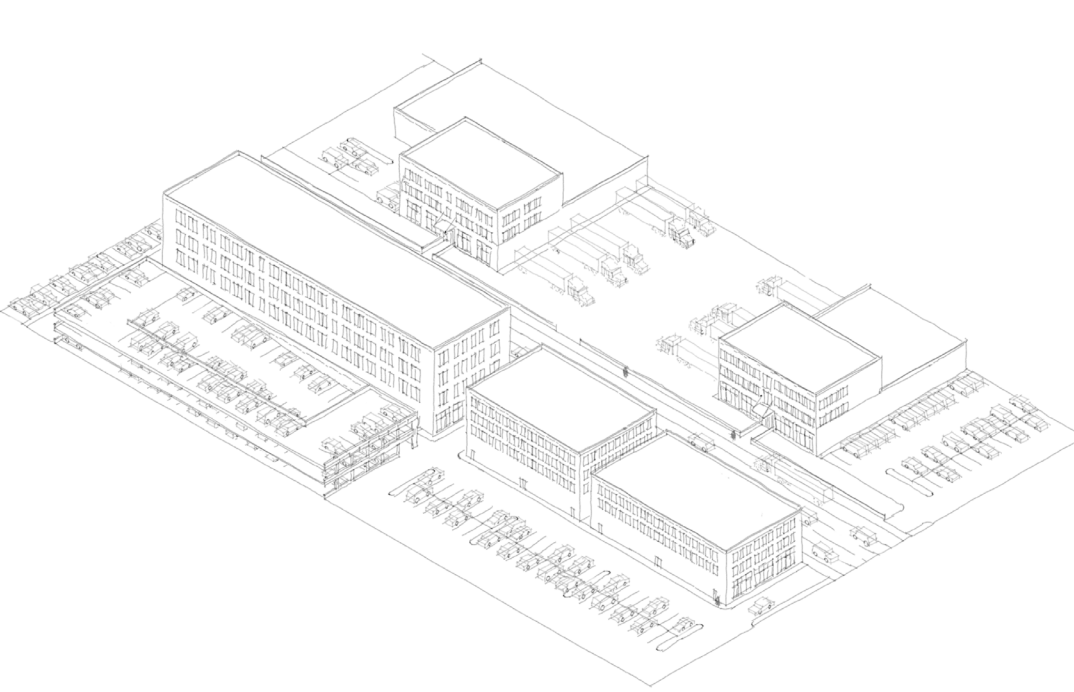
15 du/ac

35 j/ac

House per Acre

Jobs per Acre

Industry and Technology



Industry and Technology are areas of light industrial that feature all aspects of the maker economy — technology startups, light manufacturing, warehousing and distribution, art galleries, artisans, craftspeople, and other made-by-hand enterprises. Accommodating and concentrating non-corporate employment, they provide space for start-ups and other businesses that support the larger local and regional economy. They don’t cover their costs but do contribute indirectly to sales and property taxes.

\$0

-\$13,473

Annual Net Contribution by Acre

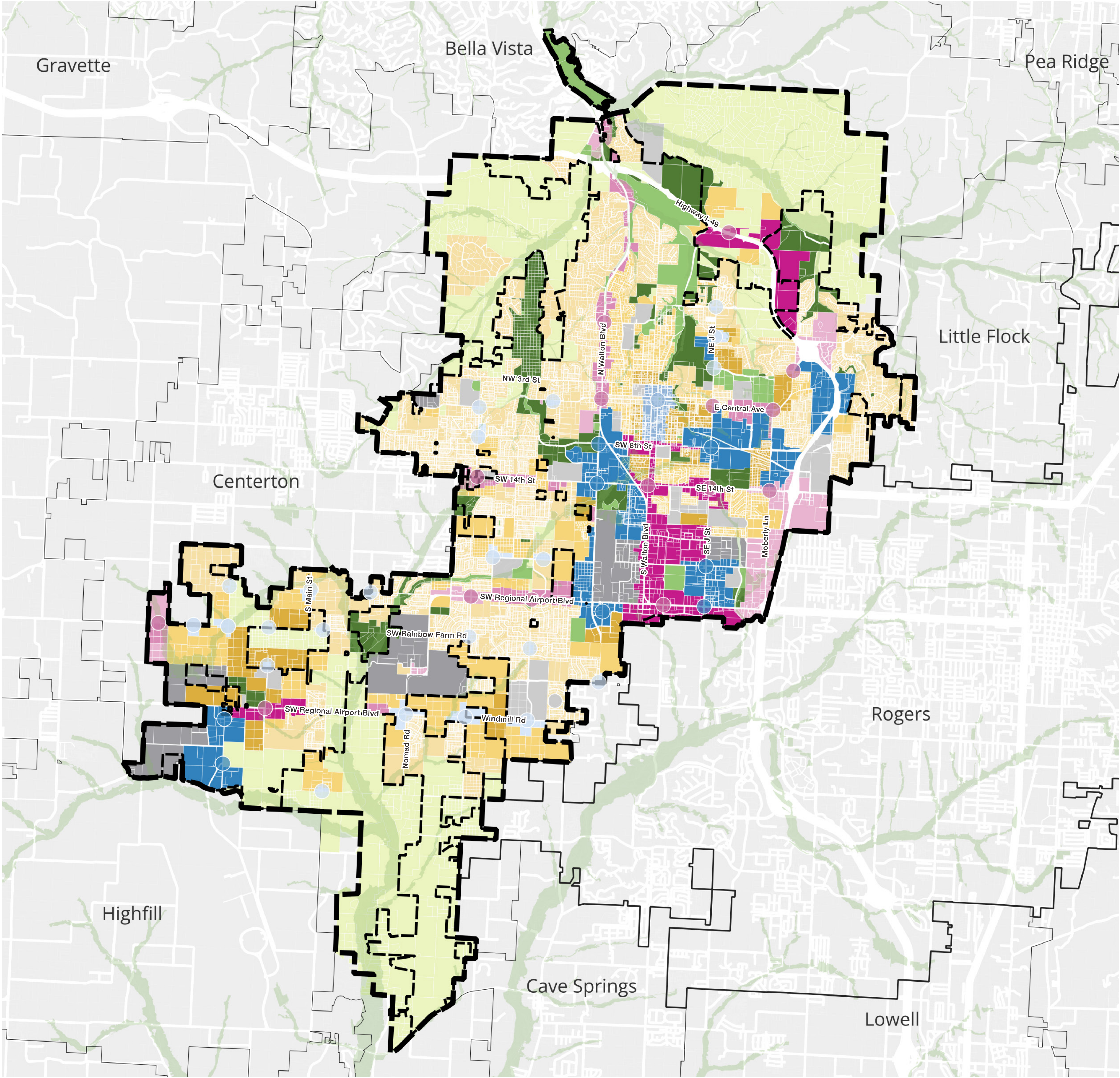
15 du/ac

35 j/ac

House per Acre

Jobs per Acre

Future Land Use Map



- Centers**
- Regional (1666 acres)
 - City (111 acres)
 - Neighborhood (271 acres)
- Neighborhoods**
- Urban (1,114 acres)
 - Walkable (2,984 acres)
 - Suburban (6,587 acres)
- Corridors**
- Urban (1,153 acres)
 - Walkable (564 acres)
 - Suburban (753 acres)

- Recreation**
- Outdoor Entertainment
 - Parks and Public Spaces
- Other**
- Rural and Estates
 - Industry & Technology
 - Civic and Institutional
- Boundaries**
- City Boundary
 - Planning Boundary

