



**BOARD OF ADJUSTMENT
AGENDA
May 16, 2016**

I. Call to Order

II. Approval of Minutes

III. New Business:

1. Calcon, Inc.

Variance*

10620 Southwest 2nd Street (Ark Hwy 72 West)

- Minimum District Area Requirements for a Planned Unit Development

IV. Other Business

V. Adjournment

BOA STAFF REPORT
16-11000013, Calcon, Inc., Minimum District Requirements

TO: Bentonville Board of Adjustment Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
BOA DATE: May 16, 2016

GENERAL INFORMATION:

Representative: Jon Callis

Applicant: Calcon, Inc.

Location: 10620 Southwest 2nd Street (Arkansas State Highway 72 West)

Existing Zoning: A-1, Agricultural

Existing Land Use: Agriculture

REQUEST: Variance

Fence Height Variance		
	Regulation	Request
Article 401, Sec. 401.10, A.3, Planned Unit Development Minimum District Area	10 acre minimum	Request of: 5 acres Variance of : 5 acres

SURROUNDING ZONING:

Direction	Zoning
North	Benton County
South	Benton County & R-3, Medium Density Residential
East	Benton County
West	Benton County

BACKGROUND:

The applicant has submitted a variance request to the Minimum District Area Requirements for a PUD, Planned Unit Development, for property located at 10620 Southwest 2nd Street. The applicant is requesting a 5 acre parcel be zoned PUD, Planned Unit Development which is a variance of 5 acres from the 10 acres required by ordinance. The applicant states that the 10 acre minimum does not allow the parcel, which is situated between an existing warehouse development to the west and a single family residence to the east to be utilized for infill development. The PUD was recommended by city planning staff for this 5 acre parcel to help facilitate the development, screening and buffering of a mini storage facility. The requirements set forth in the PUD zoning document will result in architecture that is consistent with the City of Bentonville's Design Standards.

PUBLIC COMMENT:

Staff has **NOT** received public comment regarding this request.

CONDITIONS OF APPROVAL:

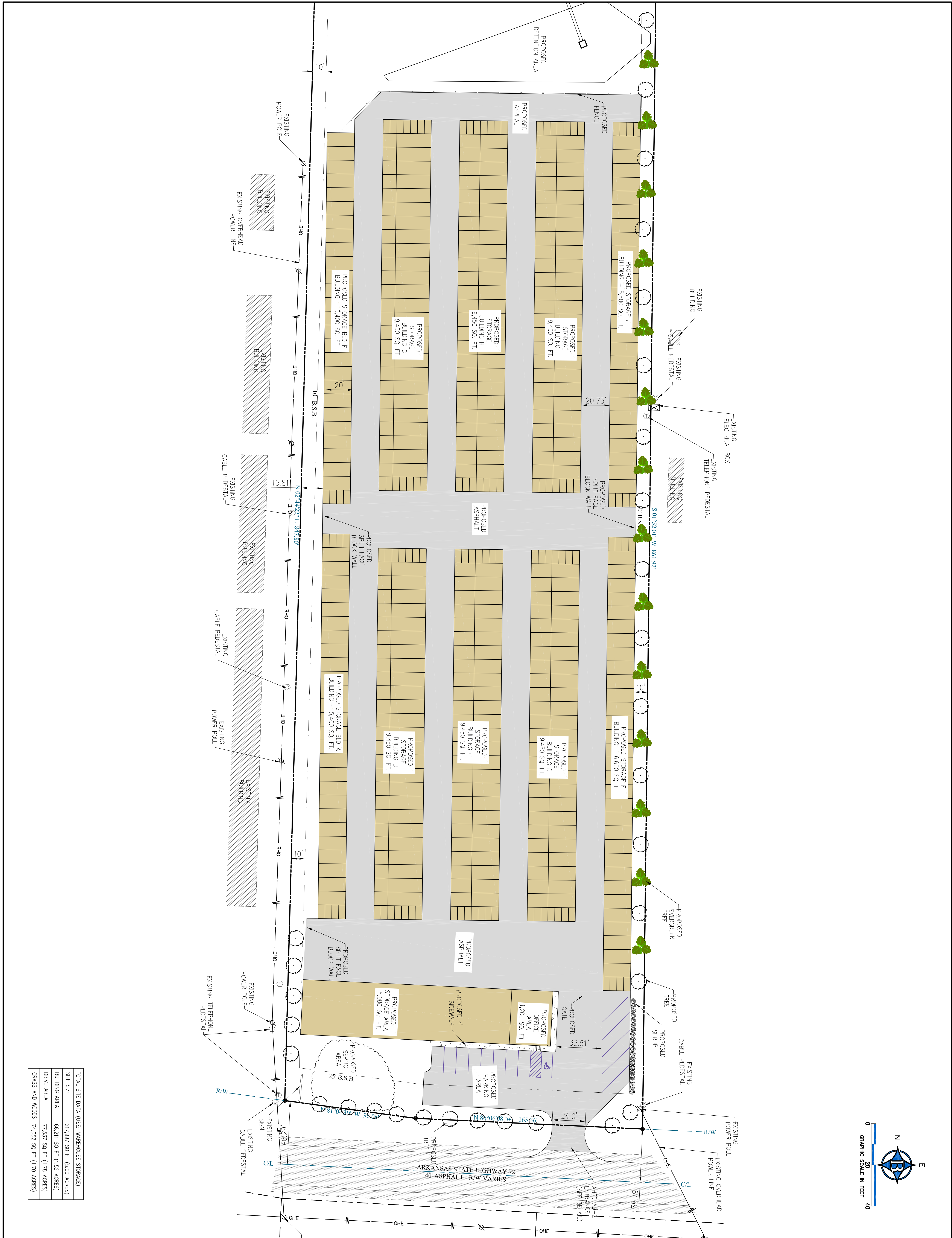
If approved, the following condition(S) shall apply:

1. The approved variance shall be for the existing 5 acre parcel as provided by the applicant within this application.

Jon Callis with Calcon Inc

I am requesting a variance to the minimum acreage allowed for the PUD, Planned Unit Development. I am requesting a variance of 5 acres to allow a PUD to be established at [10620 Highway 72 west](#). The property currently exists as a 5 acre tract between a developed warehouse complex and an existing single family residence. A 10 acre minimum on a PUD doesn't allow the zoning district to be utilized for infill development. The PUD was recommended by city planning staff for this 5 acre parcel to help facilitate the development, screening and buffering of a mini warehouse storage facility. The requirements within the PUD will result in architecture consistent with City of Bentonville Design standards.

Thanks, Jon Callis with Calcon



TOTAL SITE DATA (USE: WAREHOUSE STORAGE)
SITE SIZE 217,997 SQ. FT. (5.00 ACRES)
BUILDING AREA 66,211 SQ. FT. (1.52 ACRES)
DRIVE AREA 77,537 SQ. FT. (1.78 ACRES)
GRASS AND WOODS 74,052 SQ. FT. (1.70 ACRES)

PROJECT NO 15-424

15-424

Bates & Associates, Inc.
 www.nwbatesinc.com
 Civil Engineering & Surveying
 7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

BENTONVILLE BEST STORAGE
 LARGE SCALE DEVELOPMENT
 MASTER SITE PLAN
 BENTONVILLE, ARKANSAS

REVISIONS	DATE

DRAWN BY: B. Watts & E. Niehues ENGINEER: G. Bates

CERTIFICATE OF AUTHORIZATION
 BATES & ASSOCIATES, INC.
 #133
 REGISTERED PROFESSIONAL ENGINEER
 No. 9810
 GEOFFREY H. BATES
 STATE OF ARKANSAS

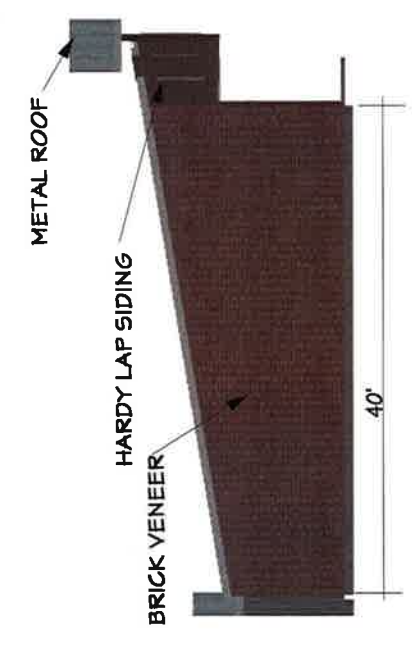
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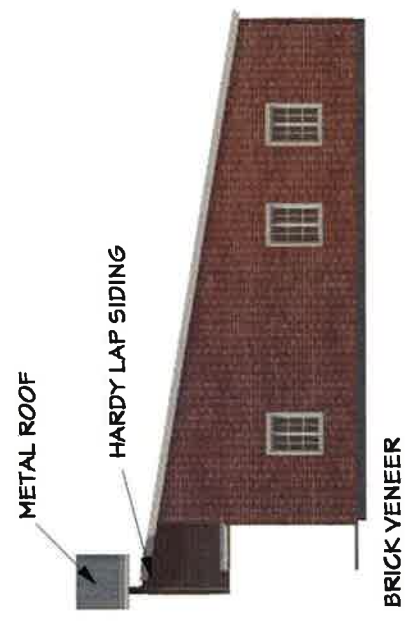
South Elevation



North Elevation



West Elevation



East Elevation

NUMBER	DATE	REVISION TABLE

BENTONVILLE BEST STORAGE

DRAWINGS PROVIDED BY:

DATE: 4/14/2016

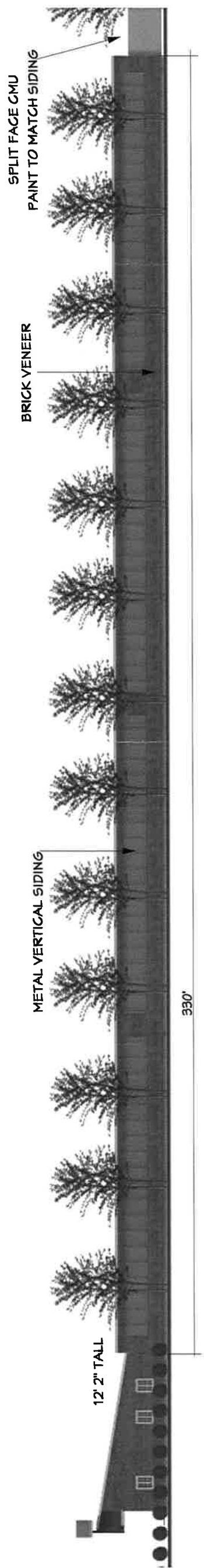
SCALE:

SHEET:

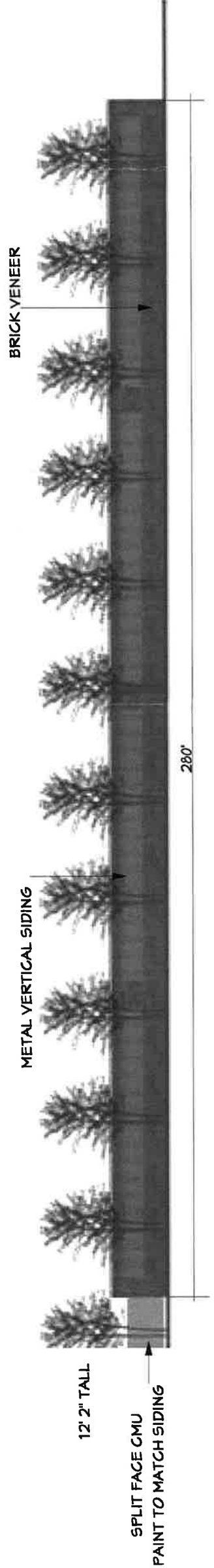
EL 1



East Elevation



East Elevation Building A



East Elevation Building B

NUMBER	DATE	REVISION	DESCRIPTION

BENTONVILLE BEST STORAGE

DRAWINGS PROVIDED BY:

DATE: 4/14/2016

SCALE:

SHEET:

EL 2