



**Planning Commission
Agenda
June 1, 2010**

I. Call to Order

II. Approval of Minutes

III. Consent Agenda

- | | |
|--|--|
| 1. Lot 184 Original Town of Bentonville | Property Line Adjustment |
| 219 North Main Street | |
| 2. Main Street Parking | Large Scale Development |
| 219 North Main Street | |
| 3. Vutara Commercial Building | Large Scale Development Extension |
| 115 South Main Street | |

IV. New Business

- | | |
|--|-------------------------|
| 1. Springhill Middle School Temporary Classroom | Conditional Use* |
| 3400 Southwest 2 nd Street | |

V. Planner's Report

VI. Adjournment

Planning Commission Staff Report
Property Line Adjustment: Lot 184 Original Town of Bentonville

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Beau Thompson, Planner
PC DATE: June 1, 2010

GENERAL INFORMATION:

Project Number: 10-07000003
Applicant: Walton's 5 & 10, LLC
Representative: Gray Rock Consulting
Requested Action: Property Line Adjustment Approval
Location: 219 North Main Street
Existing Zoning: Downtown Core
Land Use Plan: Mixed Use

BACKGROUND:

The applicant submitted a Property Line Adjustment for the south 59 feet of Lot 109 Original Town of Bentonville. This plat will create a new lot to be known as Lot 184 Original Town of Bentonville. The property is being platted to create and clarify the property lines before the construction of a parking lot.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	Downtown Core	Mixed Use
South	Downtown Core	Mixed Use
East	Downtown Core	Downtown Mixed Use Residential
West	Downtown Core	Mixed Use

STREETS

Direction	Name	Classification
North		
South		
East	North Main Street	Collector
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 a temporary parking lot located in the Downtown District.

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

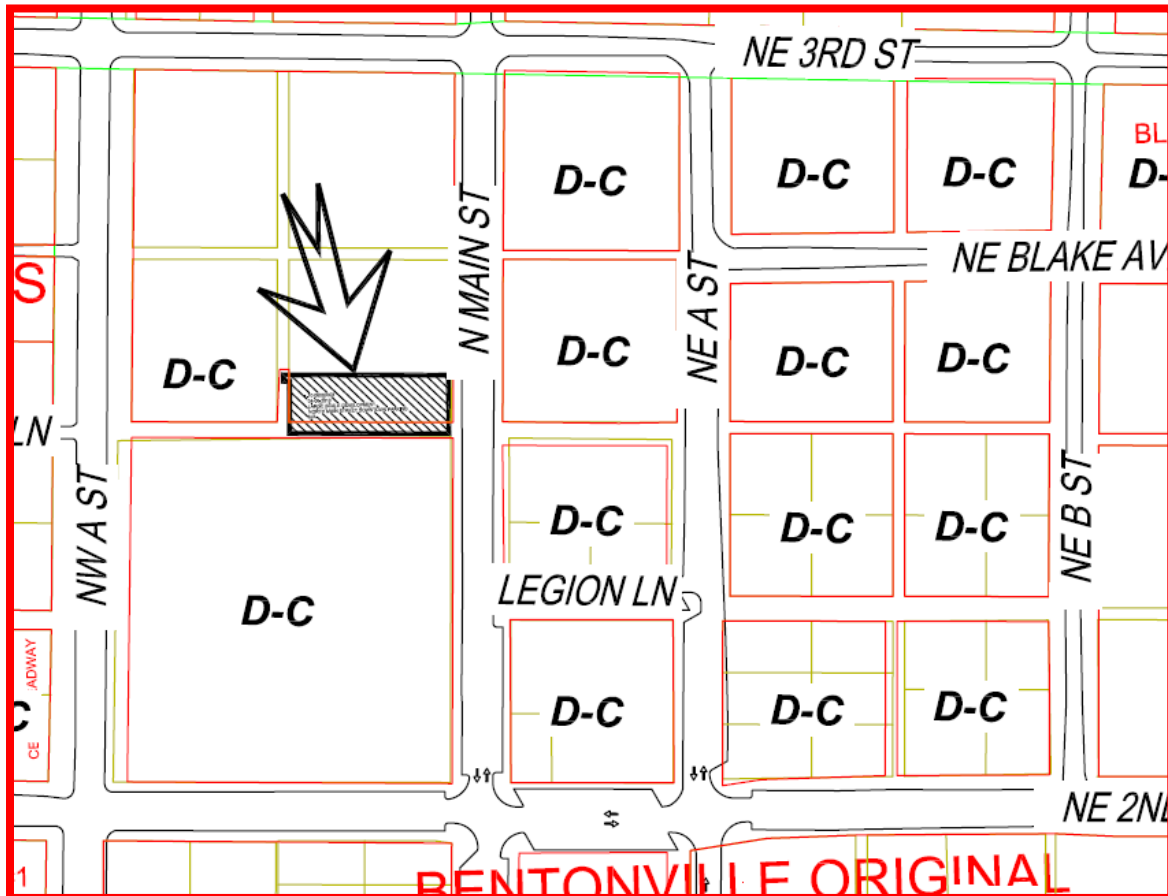
Water / Sewer: The use of water and sewer are not required for this development.

Waiver(s):

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

RECOMMENDATION:

Staff has reviewed this application and recommends Approval.



Planning Commission Staff Report
Large Scale Development: North Main Street Parking Lot

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Beau Thompson, City Planner
PC DATE: June 1, 2010

GENERAL INFORMATION:

Project Number: 10-06000003
Applicant: Walton's 5 & 10, LLC
Representative: Gray Rock Consulting
Requested Action: Large Scale Development Approval
Location: 219 North Main
Existing Zoning: Downtown Core
Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a Large Scale Development for the construction of an 18 Stall parking lot located on North Main Street behind the Mid-Town Shopping Center. The Parking lot will accommodate one way traffic entering from Main Street on the east and exiting through the Bentonville Church of the Nazarene Parking lot. Stormwater will be released to Main Street and carried north in the gutter.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	0'	-
Front: Without parking in front	0'	-
Side: Adjacent to non-residential district	0'	-
Side: Adjacent to residential district	0'	--
Rear: Adjacent to non-residential district	0'	-
Rear: Adjacent to residential district	0'	-
Height	80'	0'
Landscape Coverage	N/A	10%
Parking		
Standard Stalls	18	-
Handicap Stalls	0	-
Total:	18	

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	Downtown Core	Mixed Use
South	Downtown Core	Mixed Use
East	Downtown Core	Downtown Mixed Use Residential
West	Downtown Core	Mixed Use

STREETS

Direction	Name	Classification
North		
South		
East	North Main Street	Collector
West		

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows:
- (b) Traffic summary software predicts the additional traffic for this project is:

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 guaranteed for 36 months.
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

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

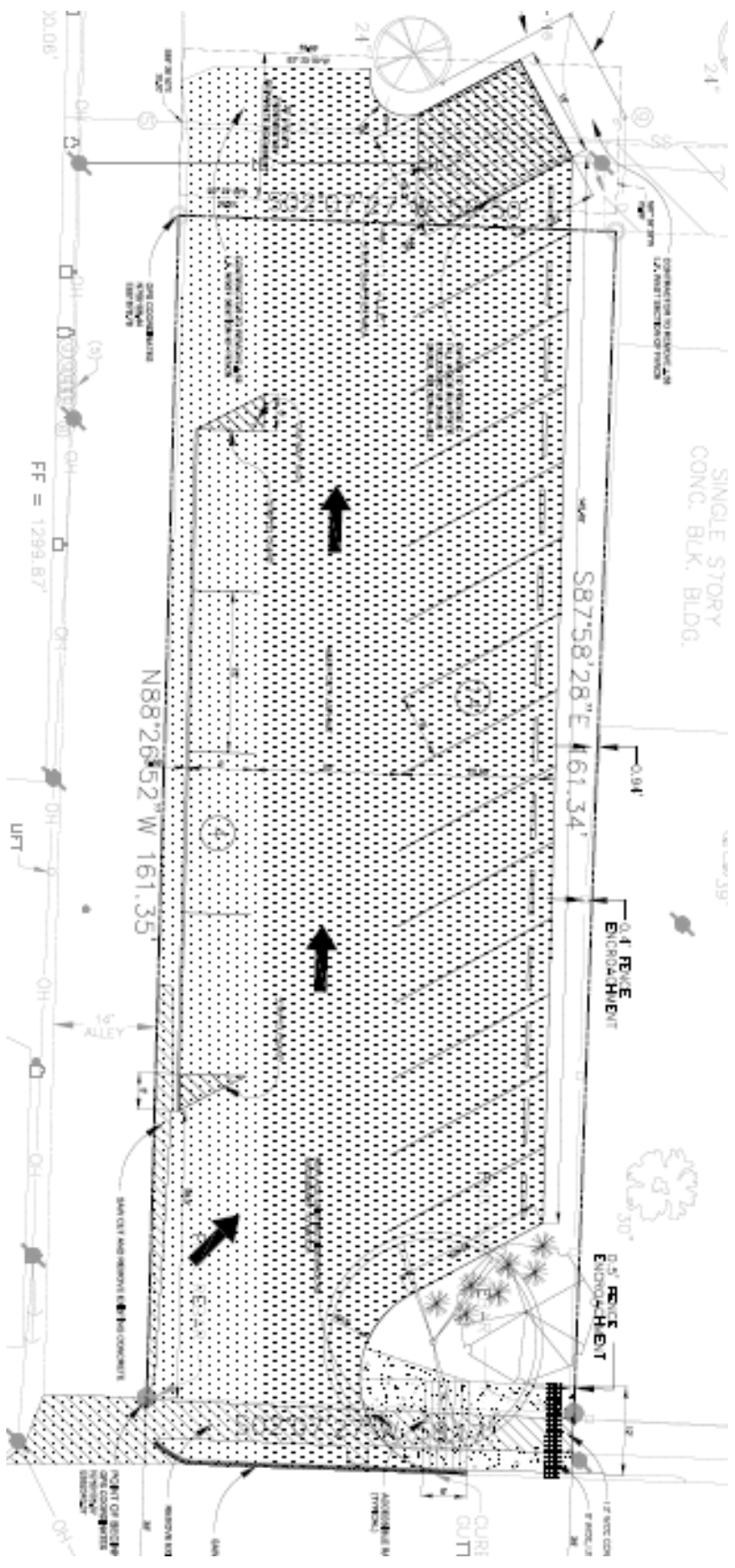
Water / Sewer: The development does not require water or sewer improvements.

Waiver(s):

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

RECOMMENDATION:

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



SINGLE STORY
CONC. BLK. BLDG.

887.58'28"E 161.34'

N88°26'52" W 161.35'

FF = 1299.87'



0.1 FENCE
END OF H/EXIT

0.1 FENCE
END OF H/EXIT

12' CONC CON
8\"/>

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ADDITIONAL
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Planning Commission Staff Report
Large Scale Development Extension: VUTARA COMMERCIAL BUILDING

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Beau Thompson, Planner
PC DATE: June 1, 2010 and December 1, 2009(Original)

GENERAL INFORMATION:

Project Number: 09-06000014

Applicant: Vutara Properties, LLC

Representative: Erin Rushing W/ CEI

Requested Action: Large Scale Development Approval

Location: 115 South Main Street

Existing Zoning: C-3, Central Commercial

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a Large Scale Development extension request for .18 acres located at 115 Main Street. The proposed development will consist of 5600 square feet on the first floor and 5,600 square feet on the second floor. The large Scale Development Extension will be for 6 months and shall expire December 1, 2010. (See attached document)

Analysis / Conclusion: This large scale development extension does not meet the minimum requirements of the subdivision regulations due to the parking waiver.

RECOMMENDATION:

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



ENGINEERS ■ SURVEYORS ■ PLANNERS
LANDSCAPE ARCHITECTS ■ ENVIRONMENTAL SCIENTISTS

3108 SW Regency Parkway Suite 2
Bentonville, AR 72712
479.273.9472 Fax 479.273.0844

May 19, 2010

DISTRIBUTION:
RER/File

City of Bentonville Planning Commission
117 W. Central
Bentonville, AR 72712
(479) 271-3126

**Re: Vutara Commercial
Bentonville, Arkansas
CEI Project No. 25983.0**

To Bentonville Planning Commission:

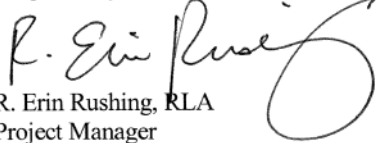
This is a formal request for a waiver of the City of Bentonville Subdivision Code, Article 700.7 Expiration of Large Scale Development Approval. The aforementioned project was approved on December 1, 2009 which was conditioned upon the developer pulling a building permit within six (6) months from the date of approval.

The architectural portion of the project is currently being designed by HFA and Associates and are approximately 4-6 weeks of applying for a building permit therefore the developer is requesting a 6 month extension of the LSD approval.

There will be no special conditions or circumstances from the actions of this development. Requests granting this extension will not bestow to the developer, any special privileges denied by this ordinance to other structures in the same district.

We appreciate your consideration in this matter, and if you have questions or concerns, please do not hesitate to call.

Respectfully submitted,


R. Erin Rushing, RLA
Project Manager
CEI

Planning Commission Staff Report
Conditional Use: Spring Hill Temporary Classrooms
Project Number: 10-02000005

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Beau Thompson, Planning Technician
PC DATE: May 19, 2009

GENERAL INFORMATION:

Applicant: Bentonville School District
Representative: Scott Passmore
Requested Action: Conditional Use Permit Approval
Location: 3400 Highway 72 West
Existing Zoning: A-1, Agricultural
Land Use Plan: Public
Proposed Use: Temporary Classrooms

BACKGROUND:

The Bentonville School district has identified a need for additional space at Springhill Middle school. Temporary space will have to be used to accommodate students due to the continued growth in the school district which has outpaced the ability to build or expand the existing facilities. Hours of operation will be from 7:30a.m.-4:00 p.m. during the normal school calendar year. Two teachers and 50 students are expected to be divided between two classrooms in the temporary structure. Currently two temporary classroom exists on site.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Residential
South	R-1, Single Family Residential & C-1, Neighborhood Commercial	Residential and office space
East	R-1, Single Family Residential	Residential
West	A-1, Agricultural & R-1, Single Family Residential	Residential

STREETS

Direction	Name	Classification
North	NW Edgewood	Residential
South	Highway 72	Arterial
East	NW Elm Tree	Collector
West		

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows: NW Elm Tree Road and Highway 72 West with a total traffic count of 14,199 trips per 24 hours taken on March 3, 2007.
- (b) Traffic summary software predicts the additional traffic for this project is: Average weekday two way traffic: Driveway volume Of 81.

Site Inspection: A site inspection was completed; this property is the Springhill middle school for the Bentonville school district.

Public Notice: On May 12, 2010 a notice was published in the *Arkansas Democrat-Gazette, Northwest Arkansas Addition* and a public hearing notice sign was posted on the property on May 11, 2010. This meets legal noticing requirements and is adequate for the scope of this project.

STANDARD CONDITIONS OF APPROVAL:

1. All technical review comments must be addressed before building permits are issued.
2. The conditional use permit must be resubmitted for review after two years from the approval date.

ISSUES / ANALYSIS:

SEC. 301.6. Planning Commission

E. Standards for Approval. In carrying out the purpose of this section, the Commission's consideration shall include, but not be limited to, the following development standards and design specifics. The appropriateness of these standards shall be determined at the discretion of the Planning Commission for each specific conditional use location.

1. The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.
2. The proposed land use shall be compatible with other area properties located near it.
3. The proposed use shall be in compliance with the provision of "Conditional Uses" as set out in this Ordinance.
4. The proposed use shall be in conformance with all applicable provisions stated in this Ordinance for the district in which the use is to be located. The use shall facilitate public convenience at that location.
5. The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this Ordinance and ingress and egress and pedestrian ways shall be adequate.
6. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.
7. Landscaping and screening of the proposed use shall be in accordance with these Ordinance regulations and the City of Bentonville landscaping regulations.
8. Proposed use signage shall be in accordance with the provisions of this Ordinance.

9. Open space located on the proposed use shall be maintained by the owner/developer.
10. The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this Ordinance.
11. The Planning Commission shall in no case authorize less than minimum requirements of the Ordinance relating to height, area, setbacks, parking or landscaping.
12. The Planning Commission shall not permit any use in a zone as a conditional use that is not permitted under the Zoning Ordinance.

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

Allowed under the Protective Covenants of the subdivision. **N.A.**

To date staff has not been contacted regarding this request.

RECOMMENDATION:

The City of Bentonville, planning commission has previously granted conditional use permits for temporary classroom space to the Bentonville School district. The temporary classrooms shall meet local codes and ordinances. Said buildings shall be removed within fifteen (15) days after construction of any permanent structure intended for expansion purposes is complete. The temporary classrooms shall not be allowed more than eighteen (18) months, unless expressly authorized by the Planning Commission. Planning commission has recommended a 2 year conditional use permit for this site while the school district works out its expansion requirements.

Staff has reviewed this application and recommends approval.

