



**Planning Commission  
Agenda  
July 6, 2010**

**I. Call to Order**

**II. Approval of Minutes**

**III. New Business**

**1. Harmon Grove at Central Park**  
Southwest Gator Road and Southwest 'H' Street

**Final Plat**

**2. Premier Dermatology**  
Lot 11 Fountain Plaza

**Phasing Plan**

**IV. Planner's Report**

**V. Adjournment**

Planning Commission  
Minutes  
June 15, 2010

Meeting called to order at 5:00 p.m. by Richard Binns, Chairman.

Present: Richard Binns, Lisa Bohn and Patrick Carroll, Miguel Rivera

Absent: Joe Thompson, James Stanley(late)Matt Hewitt

City Staff: Troy Galloway and Beau Thompson

Motion by Binns, seconded by Bohn to approve minutes of June 1, 2010-approved as written

Consent Agenda

BMW Dealership                      Large Scale Development  
2500 Southeast Moberly Lane

The Park at Waverly Way              Large Scale Development  
1205 Northeast Waverly Way

Approved 4-0

New Business

Item #1

Todd O'Dell: (10-02000006)*Conditional Use*, Mr. Detail, 2314 Southwest 17<sup>th</sup> Street, Zoned Commercial.

The applicant has submitted a Conditional Use application for a Mobile Auto Detaining service to be located at various commercial properties within the City of Bentonville. The applicant is proposing hours of operation for 8:00a.m. to 5:00p.m. daily with approximately 2 customers per day. A self contained mobile detailing trailer will contain all supplied required to conduct business on a daily basis. Conditions of Approvals do apply. (See Below)

CONDITIONS OF APPROVAL:

1. Business may not take place in the front setback adjacent to an Arterial Street.
2. MSDS (Material Safety Data Sheets) and a Spill Kit must be on site at all times.
3. Oil Soak Pads or booms must be placed in front of any storm water drains.
4. Environmentally safe soaps and chemicals must be used.
5. This conditional use shall be good for a period of one year and shall be reviewed by the Planning Commission at that time.

Opened public hearing

No public comment

Approved with the conditions of approval 4-0

Item #2

Arbors at Deer Crossing, LLC: (10-05000003)*Lot Split*, Lot 3 Vintage Estates, 2302 Southwest I Street, Planned Residential Development.

The applicant has submitted a Lot Split application for 23.45 acres located north of Parnell lane on Southwest 'I' Street. The Arbors at Deer Crossing was approved as a Large Scale Development on May 1 .2007, at that time the development was designed a condominium community. Due to changes in financing the owner has requested the Planning Commission to approve a plat which would subdivide 4 existing structures into separate lots which may be

sold independent from the development. This plat would create lots 5, 6, 7 8, 9 and 10 of Vintage Estates. Lot 10 is the site of an existing house that will be divided for future sale outside the subdivision. All necessary Right-of-way was dedicated with a lot split of Vintage Estates.

It is under construction at this time.

Approved 4-0

Item #3

Digital Billboards- *Ordinance*

Staff is requesting that Planning Commission recommend for approval an ordinance adopting regulations that allow for digital billboards that replace existing legally non-conforming off-site billboards at a ratio of 4:1. The ordinance establishes location, placement, size, height, and display standards.

**Background:** Bentonville prohibited any new off-site signs in Ordinance No 2001-34. The ordinance required removal within four years of adoption of the ordinance. However, state regulations do not allow a municipality to require the removal of such signs without just compensation. Due to the high cost of compensation, the city has been unable to enforce the removal of these nonconforming signs.

**Issues:** The change in billboard technology for digital display allows billboard owners to provide more ad space to more customers. Also, because the technology is so costly, the size of digital billboards is significantly smaller than existing billboards and is less invasive to the landscape. This presented an opportunity to the city to allow the off-site digital billboards if replacing existing off-site billboards, removing the undesired off-site signs while allowing the billboard company an opportunity for improved advertising.

**Purpose:** To establish regulations that allow for appropriate digital billboards while eliminating undesired existing off-site billboards.

**Proposal:** The proposed ordinance establishes a definition for digital billboards, also known as smartboards: *A type of off-site sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. A digital billboard may be internally or externally illuminated. Digital Billboards shall contain static messages only and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign structure. Each static message shall not include flashing, scintillating lighting or the varying of light intensity.*

The regulations establish the guidelines for replacing existing non-conforming billboards with a digital billboard and set a priority of the removal of double-decker billboards first.

Sign Face Size:	300 sq ft - 480 sq ft.
Height:	45'
Setbacks:	Consistent with zoning
Zoning:	A-1, C-1, C-2, I-1 and I-2
Min. Dwell Time:	8 seconds
Max. Transition Time:	1 second

Dist. From Residential:	250'
Dist. From intersection:	150'
Malfunction Default:	Required
Emergency Information:	Encouraged to coordinate with local authorities to display emergency information.

Approved 4-0

Planners Report-Troy Galloway

The All American City Competition is being held this week in Kansas City.

This is my last planning commission meeting for at least one year-wish you all well, please continue to support Beau and the other planning staff in my absence as you always have. I will miss you, look forward to my return next year.

Meeting adjourned

*Diane Shastid*

**Planning Commission Staff Report**  
**Final Plat: HARMON GROVE AT CENTRAL PARK**

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**TO:** Bentonville Planning Commission Members  
**THRU:** Brian Bahr, Interim Community Development Director  
**FROM:** Beau Thompson, Planner  
**PC DATE:** July 6, 2010

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**GENERAL INFORMATION:**

**Project Number:** 10-03000004  
**Applicant:** BCCL Bentonville LLC.  
**Representative:** Jeremy Thompson  
**Requested Action:** Final Plat Approval  
**Location:** Southwest Gator Boulevard and Southwest 'H' Street  
**Existing Zoning:** R-1, Single Family Residential  
**Land Use Plan:** Agricultural

**BACKGROUND:**

The applicant has submitted a Final Plat for 22.59 acres at the corner of Southwest 'H' Street and Gator Road. The 66 lot Single Family subdivision will be know as Central Park Addition. The subdivision will include a ¾ acre park with connections to the north and south. The Storm water will be address with a detention pond located in the northeast corner of the site. Lots which front Liberty Avenue will be accessed by a rear alley.

**SURROUNDING LAND USES AND ZONING:**

Direction	Zoning	Land Use
North	Benton County	Low Density Residential
South	R-1, Single Family Residential	Bentonville Public Schools (Public)
East	R-1, Single Family Residential	City of Cave Springs
West	R-1, Single Family Residential	Agricultural

**STREETS**

Direction	Name	Classification
North	Southwest Gator Boulevard	Collector
South	Southwest Liberty Avenue	Local
East	Southwest 'H' Street	Arterial
West		

**STANDARD CONDITIONS OF APPROVAL:**

1. A digital copy of the plat
2. All technical review comments and site inspection comments must be addressed before building permits are issues.

**ISSUES / ANALYSIS:**

**Site Inspection:** A site inspection was completed; this property is currently under construction in developing residential subdivision.

**Sidewalks:** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

**Drainage Report:** A drainage report is not required at the time of final platting.

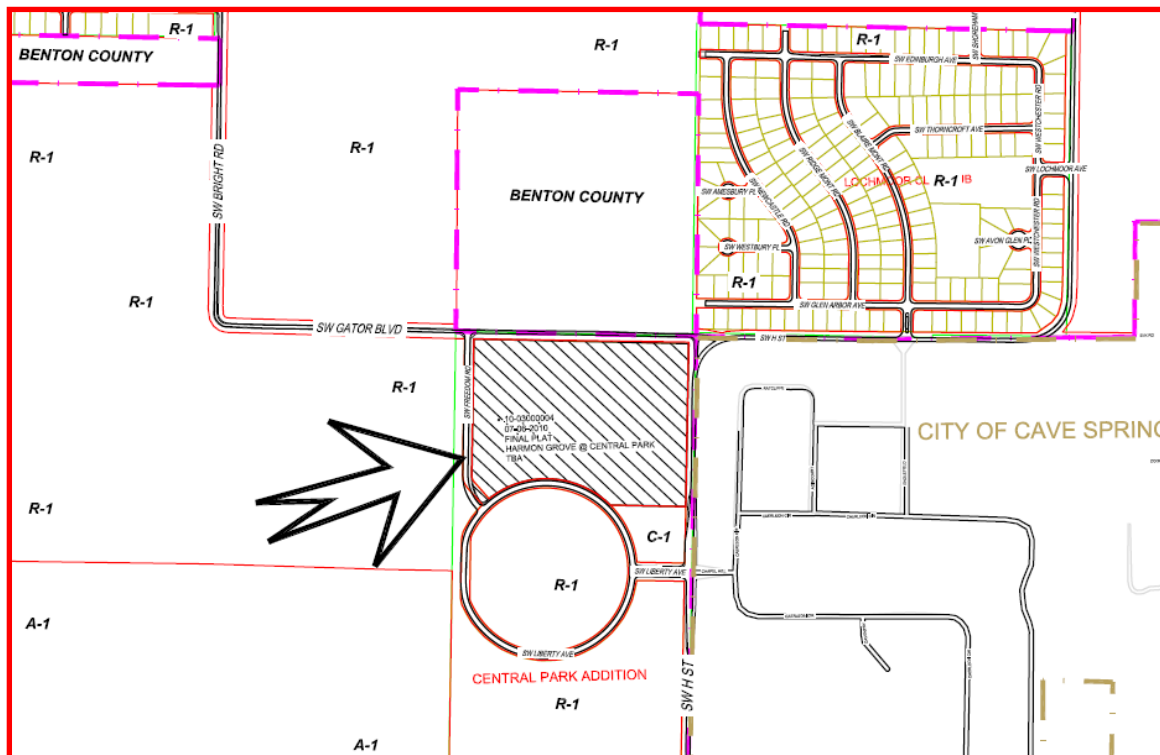
**Water / Sewer:** Both water and sewer are available to every lot as approved with the preliminary plat.

**Fee-in-lieu(s):** The applicant has requested a fee-in-lieu be accepted for 1258 feet of half street improvements to Gator Road which will include a 10' trail along the south side. The fee-in-lieu amount has been reviewed and approved by the city engineer for a sum of \$71,996.95.

**Analysis / Conclusion:** This final plat 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 Phasing Plan: Premier Dermatology**

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**TO:** Bentonville Planning Commission Members  
**THRU:** Brian Bahr, Interim Community Development Director  
**FROM:** Beau Thompson, City Planner  
**PC DATE:** July 7, 2010 and May 4, 2010 (Original)

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**GENERAL INFORMATION:**

**Project Number:** 10-06000004  
**Applicant:** Lynne Murphy w/ Premier Dermatology  
**Representative:** Erin Rushing W/ CEI Engineering  
**Requested Action:** Large Scale Development  
**Location:** Lot 11 Fountain Plaza  
**Existing Zoning:** C-2, General Commercial  
**Land Use Plan:** Commercial

**BACKGROUND:**

The applicant has submitted a Large Scale Development for a 29,157 square foot clinic to be located on lot 11 Fountain Plaza. The clinic will be known as Premier Dermatology. The applicant plans to access the site through two shared curb cut along the south property line onto Southeast Plaza Avenue. Stormwater is being addressed through the use of a shared detention pond for Fountain Plaza Subdivision. The architectural elevations depict a brick façade with a Natural Stone wainscot. The applicant is requesting the commission to allow 20,390 square feet be installed with the first phase of construction. 68 parking spaces are required for 20,000 square feet and 78 are being provided for the initial phase of construction. All approved landscaping shall be placed with the first phase.

**PROJECT STATISTICS ARE AS FOLLOWS:**

Site / Building Requirements	Required / Allowed	Proposed
<b>Setbacks</b>		
<b>Front:</b> Parking in front	50'	78'
<b>Front:</b> Without parking in front	20'	-
<b>Side:</b> Adjacent to non-residential district	7'	95'
<b>Side:</b> Adjacent to residential district	30'	-
<b>Rear:</b> Adjacent to non-residential district	20'	35'
<b>Rear:</b> Adjacent to residential district	30'	-
<b>Height</b>	60'	40'
<b>Landscape Coverage</b>	21%	10%
<b>Parking</b>		
Standard Stalls	97	148
Handicap Stalls	4	6
<b>Total:</b>		

**SURROUNDING LAND USES AND ZONING:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	C-2, General Commercial	Commercial
South	C-2, General Commercial	Commercial
East	C-2, General Commercial	Commercial
West	C-2, General Commercial	Commercial

**STREETS**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North		
South	Southeast Plaza Avenue	Local Street
East		
West		

**TRAFFIC FINDINGS**

- (a) Traffic data for the nearest intersections are as follows: No data exist ;
- (b) Traffic summary software predicts the additional traffic for this project is: N/A

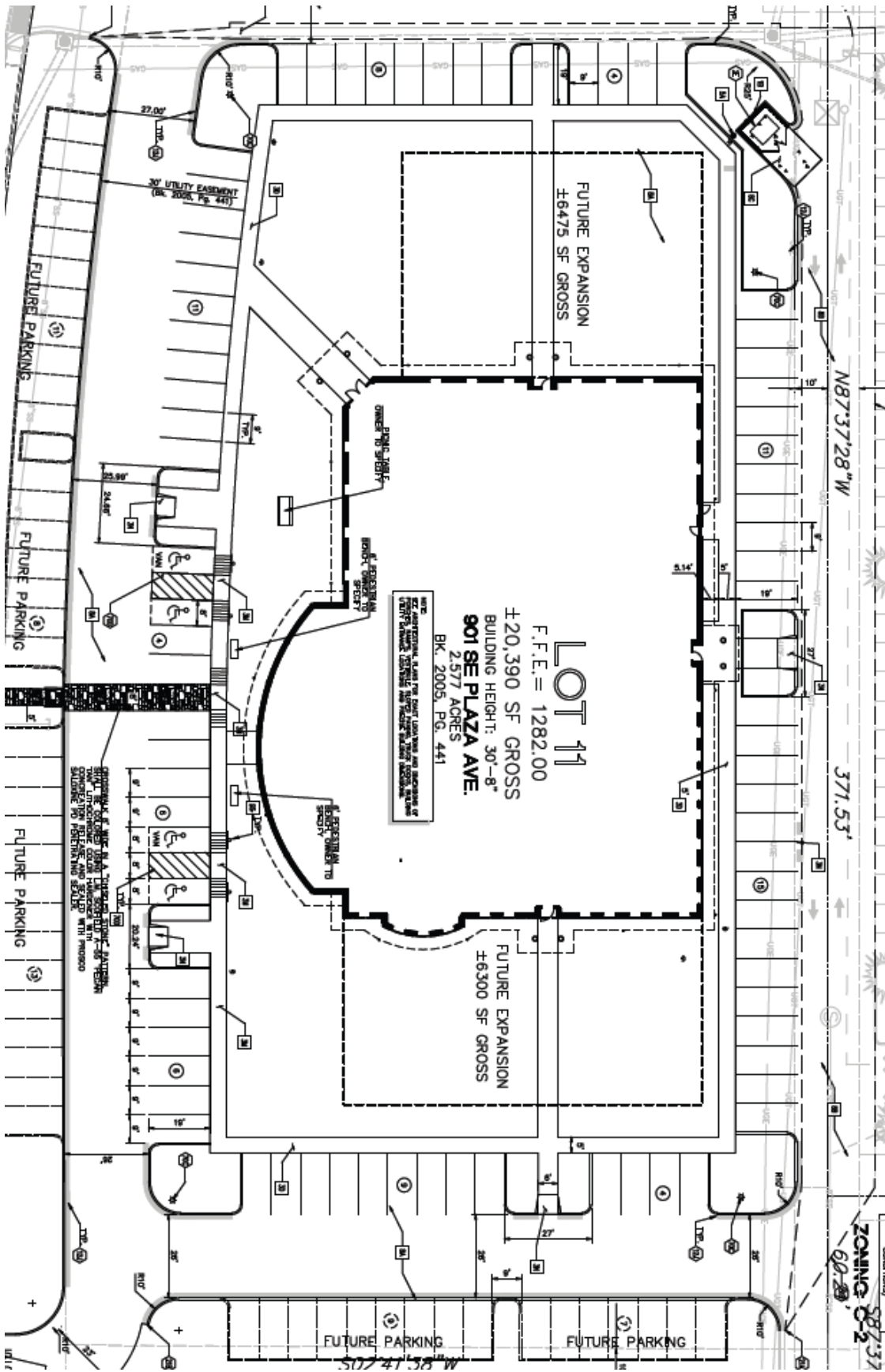
**STANDARD CONDITIONS OF APPROVAL**

- 1. A digital copy of the plat.
- 2. All technical review comments must be addressed before building permits will be issued.
- 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.
- 5. All landscaping shall be in place before a CofO is issued and shall meet landscaping requirements prior to the approval of additional phases.

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

**RECOMMENDATION:**

Staff has reviewed this application and recommends APPROVAL.



**LOT 11**  
 F.F.E. = 1282.00  
 ±20,390 SF GROSS  
 BUILDING HEIGHT: 30'-8"  
**901 SE PLAZA AVE.**  
 2.577 ACRES  
 BK. 2005, PG. 441

GENERAL NOTE: THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION. THE CITY OF PORTLAND PLANNING AND ZONING COMMISSION SHALL BE THE FINAL AUTHORITY ON ALL MATTERS RELATED TO THIS PROJECT.

N87°37'28" W

371.53'

ZONING  
 88737  
 60-28

S107°41'58" W

FUTURE PARKING

FUTURE PARKING

FUTURE PARKING

FUTURE PARKING

FUTURE PARKING

FUTURE EXPANSION  
±6475 SF GROSS

FUTURE EXPANSION  
±6300 SF GROSS

30' UTILITY EASEMENT  
(Bk. 2005, Pg. 441)

OWNER'S PROPERTY

OWNER'S PROPERTY

OWNER'S PROPERTY