



**Planning Commission
Agenda
August 17, 2010**

- I. Call to Order**
- II. Approval of Minutes**
- III. New Business**
 - 1. Everett Maxey Display Lot** **Large Scale Development**
Southeast Best Lane
- IV. Planner's Report**
- V. Adjournment**

Planning Commission Staff Report

Large Scale Development: Everett Maxey Sales Lot

TO: Bentonville Planning Commission Members
THRU: Brian Bahr, Interim Community Development Director
FROM: Beau Thompson, City Planner
PC DATE: August 17, 2010

GENERAL INFORMATION:

Project Number: 10-

Applicant: Everett Maxey Auto Dealership

Representative: Jeremy Thompson

Requested Action: Large Scale Development Approval

Location: 2517 Southeast Best Lane

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development for an 86 parking stall display lot to be located at the intersection of Southeast Moberly Lane and Southeast Best Lane. The proposed lot will serve as outdoor display for the Everett Maxey Automotive Dealership. Storm water will be addressed with the use of a shared retention pond constructed for Bryan Hunt Subdivision.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Landscape Coverage	8.0%	8.3%
Parking		
Standard Stalls	86	86
Handicap Stalls		-
Total:		

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Commercial
South	C-2, General Commercial	Commercial
East	C-2, General Commercial	Commercial
West	C-2, General Commercial	Office

STREETS

Direction	Name	Classification
North	Best Lane	Private Drive
South		
East		
West	Southeast Moberly Lane	Arterial

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 vacant commercial property in a developing commercial subdivision

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

Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

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.

