



**Planning Commission
Agenda
January 17, 2012**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lots 1 and 3 Morrision Heights Subdivision** **Property Line Adjustment**
2301 Oakwood Avenue
 - 2. Lot 1 Avondale Addition** **Lot Split**
2005 East Central Avenue
- IV. New Business**
 - 1. Avondale Chapel** **Large Scale Development**
2005 East Central Avenue
 - 2. Four Star Auto** **Large Scale Development**
1403 Southeast Moberly Lane
 - 3. Land Use Map** **Resolution***
- V. Planner's Report**
- VI. Adjournment**

City of Bentonville
Minutes
January 3, 2012

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

Present: Joe Haynie, Joe Thompson, James Stanley, Debi Havner, Lisa Bohn and Richard Binns.

Absent: Patrick Carroll

City Staff: Beau Thompson

Motion by Havner, seconded by Bohn to approve the minutes of December 20, 2011.

New Business:

Bobby House: (11-09000013) *Rezoning*, 1810 Southeast 8th Street, Zoned R-1.

The applicant is requesting a rezoning from R-1 to R-O.

Opened public hearing-Bob House owner is requesting the rezoning for small business, there will be no customers, for record keeping and calls only. There will be an occasional trailer or pickup parked in yard.

Beau-Mr. House does not reside at the residence-he has one employee.

Mr. House-he does remodeling for Lowes.

Approved 6-0

No Planners Report

Meeting adjourned

Diane Shastid

Planning Commission Staff Report
Property Line Adjustment: Lots 1 and 3 Morrison Heights Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, Planner
PC DATE: January 17, 2012

GENERAL INFORMATION:

Project Number: 11-07000021
Applicant: S.K. Morrison
Representative: Mike Sebo
Requested Action: Property Line Adjustment Approval
Location: 2301 Oakwood Avenue
Existing Zoning: C-2, General Commercial

BACKGROUND:

The applicant has submitted a Property Line adjustment for lots 1 and 3 Morrison Heights Addition. The two lots will be reconfigured and will remain as two lots. The new lots will be known as Lot 4 (5.59 acres) and Lot 5 (1.10 acres). Lot 5 is the site of the Oakwood Animal Hospital. Additional right of way and easements are being dedicated with this plat.

SURROUNDING LAND USES AND ZONING:

| Direction | Zoning | Land Use |
|------------------|--|-------------------------|
| North | R-2, Duplex and Patio Home Residential | Low Density Residential |
| South | C-2, General Commercial and R-1, Single Family Residential | Office |
| East | R-1, Single Family Residential | Low Density Residential |
| West | R-1, Single Family Residential | Commercial |

STREETS

| Direction | Name | Classification |
|------------------|------------------------|-----------------------|
| North | Oakwood Avenue | Collector |
| South | | |
| East | Oakwood Avenue | Collector |
| West | North Walton Boulevard | Arterial |

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 veterinarian clinic and vacant commercial property.

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

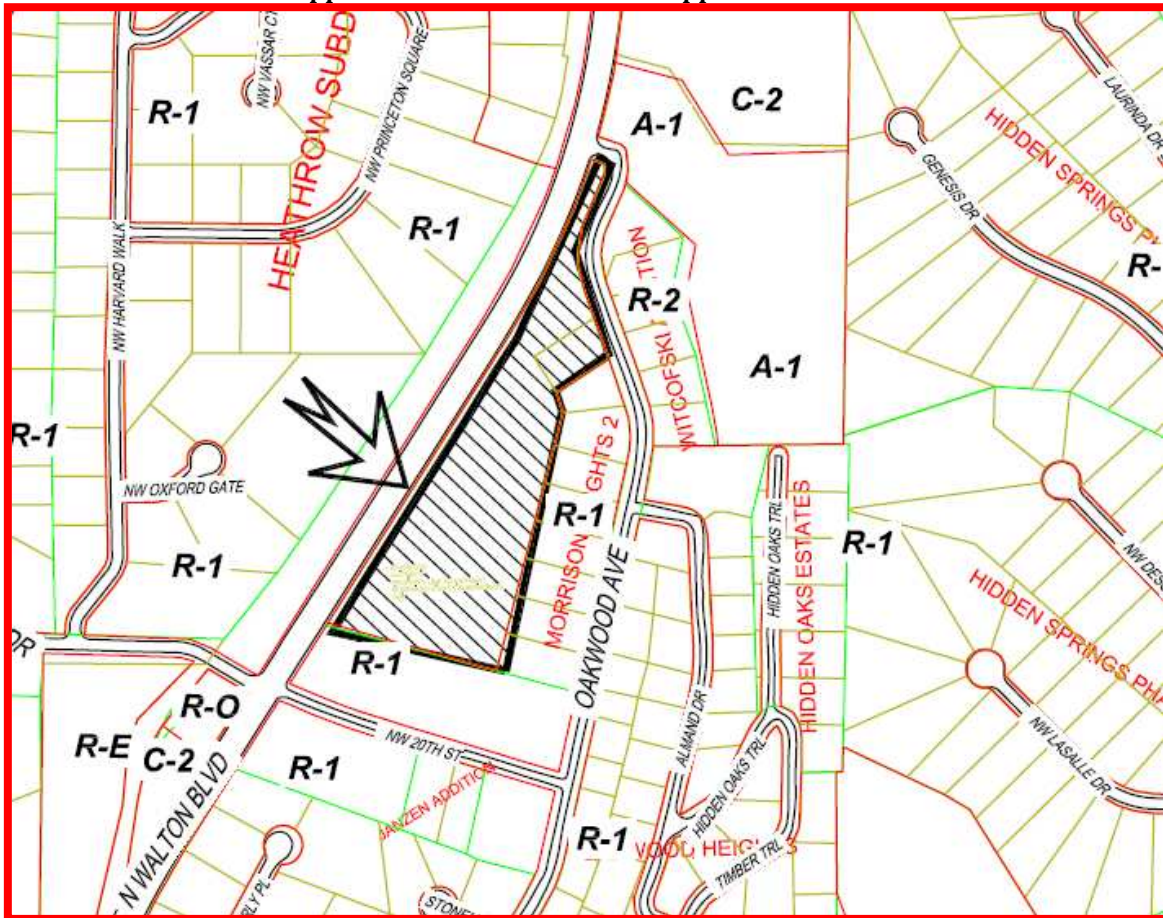
Water / Sewer: Per the G.I.S. site, water and sewer currently in use on site.

Waiver(s): No waivers.

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

Lot Split: Lot 1 Avondale Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, Planner
PC DATE: January 17, 2012

GENERAL INFORMATION:

Project Number: 12-0500001

Applicant: Crossroads Enterprises Inc.

Representative: Geoff Bates

Requested Action: Lot Split Approval

Location: 2005 East Central Avenue

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Lot Split for 3 acres located at 2005 East Central Avenue. The unplatted property will be known as Lot 1 Avondale addition. Easements and right of way is being dedicated along East Central Avenue.

SURROUNDING LAND USES AND ZONING:

| Direction | Zoning | Land Use |
|------------------|-------------------------|-----------------|
| North | A-1, Agricultural | Park |
| South | C-2, General Commercial | Commercial |
| East | C-2, General Commercial | Commercial |
| West | C-2, General Commercial | Commercial |

STREETS

| Direction | Name | Classification |
|------------------|--|-----------------------|
| North | | |
| South | East Central Avenue | Arterial |
| East | | |
| West | Northeast Martin Luther King Boulevard | Local Street |

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 vacant commercial building in a commercially zoned area.

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

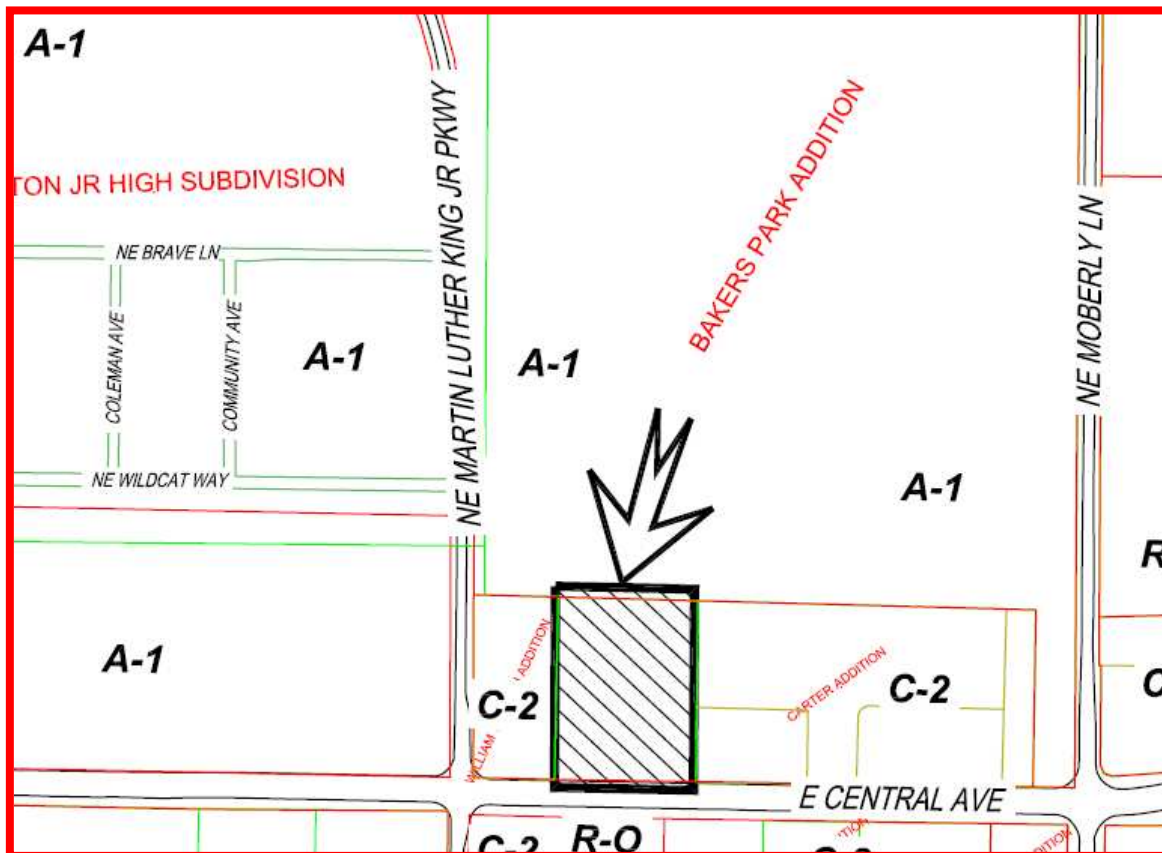
Water / Sewer: Per the G.I.S. site, water and sewer currently in use on site.

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: Avondale Chapel

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, City Planner
PC DATE: January 17, 2012

GENERAL INFORMATION:

Project Number: 11-06000023

Applicant: Crossroads Enterprises Inc.

Representative: Geoff Bates

Requested Action: Large Scale Development Approval

Location: 2005 East Central Avenue

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development application for a 1200 square foot addition to a 3,700 square foot commercial building at 2005 East Central Avenue. The addition is needed to provide adequate space for the proposed Avondale Chapel. Additional landscaping along with site amenities is being installed with the addition. The applicant is requesting a waiver to the parking requirements and commercial design standards.

PROJECT STATISTICS ARE AS FOLLOWS:

| Site / Building Requirements | Required / Allowed | Proposed |
|---|--------------------|----------|
| Setbacks | | |
| Front: Parking in front | 50' | - |
| Front: Without parking in front | 20' | 40' |
| Side: Adjacent to non-residential district | 7' | 16' |
| Side: Adjacent to residential district | 30' | - |
| Rear: Adjacent to non-residential district | 20' | 230' |
| Rear: Adjacent to residential district | 30' | - |
| Height | | |
| Landscape Coverage | 10% | 10% |
| Parking | | |
| Standard Stalls | 44 | 22 |
| Handicap Stalls | 2 | 2 |
| Total: | | |

SURROUNDING LAND USES AND ZONING:

| Direction | Zoning | Land Use |
|------------------|-------------------------|-----------------|
| North | A-1, Agricultural | Park |
| South | C-2, General Commercial | Commercial |
| East | C-2, General Commercial | Commercial |
| West | C-2, General Commercial | Commercial |

STREETS

| Direction | Name | Classification |
|------------------|--|-----------------------|
| North | | |
| South | East Central Avenue | Arterial |
| East | | |
| West | Northeast Martin Luther King Boulevard | Local Street |

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 commercial area.

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):

Commercial Design Standards_ The applicant is requesting to install a lap siding consistent with the existing material on the building. Per the waiver letter a brick or block façade would not be in keeping with the existing structures architecture. The addition is at the rear of the building.

Parking_ The applicant is requesting a waiver to the parking requirements. 22 spaces currently exist on the property and according to section 501 44 spaces are required for the site. The applicant plans to utilize valet parking at the chapel. A verbal parking agreement has been met with the adjacent property to the west and should be received by staff prior to the meeting.

Analysis / Conclusion: This large scale development DOES NOT meet the minimum requirements of the subdivision regulations due to the waiver request.

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL contingent upon a shared parking agreement for this development.



Planning Commission Staff Report

Large Scale Development: Four Star Auto

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, City Planner
PC DATE: January 17, 2012

GENERAL INFORMATION:

Project Number: 11-06000022

Applicant: William Willts

Representative: Randy Ritchey

Requested Action: Large Scale Development Approval

Location: 1403 Southeast Moberly Lane

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development for the reconstruction of a auto sales facility at 1403 South Moberly Lane. The existing shop and sales office will be removed from the site and a new 2800 square foot sales and maintenance facility will be constructed. The applicant plans to construct a metal framed building with a red brick and metal façade. No detention is required at this site due to the fact that the site was previously development. Landscaping and site amenities are being installed with the redevelopment. One curb cut onto Moberly lane will be removed and another added to an access easement on the south side of the site.

PROJECT STATISTICS ARE AS FOLLOWS:

| Site / Building Requirements | Required / Allowed | Proposed |
|---|--|---|
| Setbacks | | |
| Front: Parking in front | 50' | 135' |
| Front: Without parking in front | 20' | - |
| Side: Adjacent to non-residential district | 7' | 20' |
| Side: Adjacent to residential district | 30' | - |
| Rear: Adjacent to non-residential district | 20' | 20' |
| Rear: Adjacent to residential district | 30' | - |
| Height | 60' | 17'4" |
| Landscape Coverage | 8% | 8.5% |
| Parking | | |
| Standard Stalls | Due to the nature of the business not stripped parking is provided | The current use is automobile sales and parking will not be stripped. |
| 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 | A-1, Agricultural | Commercial |
| West | R-1, Single Family Residential | Low Density Residential |

STREETS

| Direction | Name | Classification |
|------------------|------------------------|-----------------------|
| North | | |
| South | Private Drive | Private |
| East | | |
| West | Southeast Moberly Lane | Arterial Street |

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 a used automobile dealership.

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): No waivers

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

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.

