



**Planning Commission
Agenda
December 19, 2006**

- I. Call to Order**
- II. Approval of Minutes**
- III. Old Business:**
 - 1. Applegate Hills** **Planned Unit Development***
West Highway 72
- IV. New Business:**
***Public Hearings**
 - 1. Griffin Addition Phase II** **Preliminary Plat**
Southeast Griffin Drive
 - 2. Woods Creek South Phase 3** **Final Plat**
Woods Creek Road
 - 3. College Place Phase 8** **Final Plat**
College Place Subdivision
 - 4. Leroy Le** **Large Scale Development**
1313 Southeast Benton Street
 - 5. Grabel Expansion** **Large Scale Development**
2601 Southeast 'J' Street
 - 6. Moberly Professional Park** **Large Scale Development**
2503 and 2505 Southeast Technology Circle
 - 7. Jarden Business Center** **Large Scale Development**
Avignon Subdivision
 - 8. Church of Christ** **Waiver Request**
 - 9. Ice House** **Conditional Use Amendment**
- V. Planner's Report**
- VI. Adjournment**

Planning Commission
Minutes
December 5, 2006

Meeting called to order at 5:00 by Rick Rogers, Chairman

Present: Mark Porter, Tom Rife, James Stanley, Mike Thedford, Joseph Thompson, and Buddy Verneti
Others: Troy Galloway, Community Development Director
Brian Bahr, City Planner, Beau Thompson, Planning Technician, Jeffery Kearney, Intern

Motion and second to approve minutes of November 21, 2006. Approved as written.

Rogers – Items 2 – 5 moved to top of agenda.

NEW BUSINESS

Item # 2

Crystal Bridges: (06-0200021) Conditional Use, Northeast 'A' Street

The applicant has submitted a conditional use permit request for Crystal Bridges which is classified as an Art gallery, museum or similar public use facility within the table of permitted uses in appendix A. Proposed uses of the property in question include A museum of American art, a sculpture garden hiking and biking trails and a playground. The Museum of American Art will be a nationally important center for the preservation, interpretation and presentation of masterworks of American art.

The 105 acre site includes a densely forested buffer between the current residential uses and the proposed Museum of American Art. The location for the museum will be in valley which is approximately 60' lower than the surrounding properties. Access for the museum will be predominantly off of NE J Street, with access be providing from John DeShields Boulevard and Highway 72/ E Central Avenue. The site inspection was completed. The site is currently vacant in a developed residential area. Staff has reviewed this item and recommends approval.

Open Public Hearing

Peggy Griffith, 101 NE J Street – Will our property rights change? I don't have a horse now, but I would like to have at some point.

Troy Galloway – This will not affect your zoning in any way.

Mike Love, NE 8th Street – How will Crystal Bridges affect property values? Will trails be provided? How close are trails to property and are there any safeguards to protect property?

Crystal Bridges Representative – The trails are in the planning stage, but there will be various buffers designed in. I am willing to meet with you to discuss our plans.

Bill Moore, 502 NE J – There is an easement. Should I be concerned if street will go through?.

Close Public Hearing

Conditional Use Approved 7-0

Item #3

Allen Addition: (05-0200027) Lot Split, 406 S. Walton Blvd.

The applicant has submitted a lot split for Lot 9 of Allen Subdivision zoned C-2, General Commercial and is the current location of the Murphy Oil in front of the Bentonville Super center.

The new lots will be known as lot 10 (1.58 acres) and lot 11 (.99 acres) of Allen Subdivision. This plat dedicates additional easements. A site inspection was completed. This site is the current location of Murphy Oil USA in a developed commercial area. The lot split does meet the minimum requirements of subdivision regulations. Staff has reviewed the application and recommends approval.

Open Public Hearing

Close Public Hearing

Lot Split Approved 6-0, 1 abstained

Item #4

Hardcastle Tract 11: (06-05000012) Lot Split, 1300 and 1302 Melissa Dr.

The applicant has submitted a lot split application for Tract 11 (8.79 acres) of Hardcastle Estates and will be known as Tract 13(4.79 acres) and Tract 14(4.00 acres) of Hardcastle Estates. Both lots have warehouse structures built on them and this plat dedicates additional public easements to provide utility services to each structure. Site inspection was completed. The property is the location of two warehouse that are part of the Bill Lee PUD development plan in a developed industrial type area. The lot split does meet the minimum requirements of subdivision regulations. Staff has reviewed the application and recommends approval.

Lot Split Approved 4-0

Item #5

Osage Hills Phase 1: (06-08000016), Preliminary Plat, North Rainbow Farms Rd. and Shell Rd.

The applicant has submitted a preliminary plat for Osages Hills Subdivision, Phase 1 a 425 lot residential and 1 commercial lot PUD, Planned Unit Development. Future phases will be reviewed by staff and the planning commission for completeness before construction may begin. A site inspection was completed. The property is currently vacant in a predominately agricultural use area with some residential development. There is a waiver for the fee in lieu of for the street improvements. The preliminary plat does not meet the minimum requirements of the subdivision regulations, contingent upon the waiver request being approved. Staff has reviewed this application and recommends approval contingent upon approval of the fee in lieu of.

Motion and second to approve waiver contingent upon having the five year waiver letter on it.

Rife – Let’s make sure that everyone knows what we’re talking about with the five year waiver.

Galloway – It is customary for the city to accept a fee in lieu of actual construction so once a larger project is done that money can be thrown at that project at less cost to the city. That is what the developer proposes to do.

Waiver for fee in lieu off contingent upon five year waiver Approved 7-0

Preliminary Plat Approved 7-0

Item #1

Applegate Hills: (06-1300004), Planned Unit Development, 1807 SW 2nd St.

The applicant has submitted a PUD application for 53.41 acres located at 1807 SW 2nd Street. The applicant proposes 28.20 acres for commercial/retail, 10.46 acres as loft residential, and 14 acres devoted as open space. The applicant intends to develop with nature and retain the natural features of the property in question. Depicted on the concept plan is a river walk feature along the drainage way that flows from the south to the northwest. The lake will be retained and used as a focal point within the area identified as B1 & 2. All structures that border existing residential areas will be designed to minimize the visual impact through angles, landscape and topography. Parking for C-1 through C-4 and C-8 through C-10 will be located beneath the structures to reduce the negative aspects of parking lots through run-off and lighting as well the amount of surface area they require. Residential units will be mixed in amongst the office and retail as top floor loft apartment/condominiums. Also depicted on the concept plan in the northeast corner is a pedestrian mall adjacent to the Riverwalk area. The site inspection was completed. The property is developing into a retirement development and is adjacent to parks and residential areas. The purpose of PUD districts is to establishment mechanisms for developers to propose industrial, commercial, and residential mixed use development that is innovative but which does not strictly comply with the provisions of the zones in which the property is located. The PUD is somewhat consistent with the future land use plan that depicts the property as residential. The concept plan and zoning document includes residential and retail office areas. Architectural renderings submitted meet the criteria of promoting a high quality development which is innovative and mixed in use. Staff has reviewed this application and recommends this item be tabled to allow for more in depth site analysis and additional time to continue to work with the developer to refine the buffering and ratio of commercial space to residential space.

Open Public Hearing

Rogers – We will have the applicant representative make a presentation first.

Dan Cole/Sandcreek Engineering – Trying to create destination with this development. We are in full support of any traffic study. We got trails and one street stub that comes from Simsberry. We did not go from 72 to A street due to traffic. Buffers along Simsberry is in excess of 100 ft. We have tree canopy pretty much around

the exterior. Significant amount of open space on East side of Simsberry. On the West side along Tunbridge we want to see residential office type use. Want trails that adjacent property owners can use to get to the place. *Architect* – Five different zones on the site. First zone is on the Westside. This is Zone A with Combination of Office/Loft. This zone has 95,000 sq ft of building area. 67% of zone is green space. East across lake is Zone B. Notice two office buildings with parking underneath the building. Wanted to avoid expansive surface parking. That area is 78% green space. Roger will talk later on Zone C which is the town center. Zone D has 32 2,800 sq ft. condominiums. Nice commercial building that could be daycare center to drop kids off and shop. Zone D has 61% green space. Further south to Zone E 100% residential. 2,800 sq ft condos. This area is 59% green space.

Vernetti – You have changed that plan from tech review to put 32 condos in there instead of office space, correct?

Dan Coles – Yes

Roger – The idea with the town center is to create a mixed use of retail shops along what we call the Riverwalk. Starts in Zone D and connects all the way down where the current lake is. Creating series of waterfalls. Toward south retail buildings with pedestrian mall. Could have office space at the top. Allows screening of convention center function from the rest of the development. Parking is all underneath C-1. Entrance convention center on south for further screening. With rendering of Riverwalk you can see ponds and rivers that cascade through the site. Want to take advantage of the topography. Want to preserve those big trees. The idea is to integrate hotel above retail to as part of development to add energy and life to the development.

Lisa Bon, 2300 SW 2nd St – It is already difficult to exit my driveway. Will there be improvements to route 72.

Galloway – We have asked the developer to conduct a traffic study to determine if any improvements are required. As I recall, perhaps eight or nine years ago 72 was improved. A lot of the traffic that has increased in not necessarily due to factors within Bentonville, but rather developments in Centerton and points west in Benton County. A lot of that traffic is beyond our control. Please keep in mind that traffic will continue to increase with or without this development.

Lisa Bon – Traffic generated by the craft fair is horrid. Is that what everyday is going to be like? The developer is self-serving. What is the city doing?

Galloway – I understand your concern. We do not budget annually for traffic studies. It is customary that we ask the developer to fund such studies to alleviate that burden from the tax payer.

Lisa Bon – So no improvements planned?

Galloway – That is a true statement.

Don Polar, 2301 SW Penny Lane – I live in Simsberry subdivision. How many businesses can we expect to see in it. We are looking at about 1,000,000 sq ft. Are plans in place to accommodate for increased water and sewer usage and will the city have to pick that bill up.

Galloway – It is developer's responsibility to pay for necessary improvements.

Jennifer Gibbs, 2304 SW Penny Lane – Is Sim's street 100% going through? That affects us greatly.

Brian Bahr – The right of way has always been stubbed to the property line. No matter what would have went in to the north it would have been connected.

Jennifer Gibbs – But this is a convention center, right at the end of the street, literally. So many children in subdivision. Safety is an issue for me.

Angela Thompson, 2309 SW Penny Lane – Need speed bumps or something to ensure safety.

Ed Clifford, 201 SW Tunbridge, -- At some point that property will be developed. This is one heck of a development. We need retail and it serves purpose for the city. Look at moving main entrance across from El Contente and add traffic light as means of alleviating traffic problem. Could be a lot worse.

Carlos, 2310 SW – Concerned that infrastructure not ready to accommodate this project, or any other. Bentonville is always reacting. Sewer is concern. Propose another road on preponderance of the property. Concerned with more empty office spaces.

Vernetti – You will find few cities with the money to build sewers or streets before they are needed. Need taxes from folks who move in to pay for infrastructure. With tax dollars, maybe can build a little bit in excess.

Tom Douglas, 2312 SW Clover Court – This represents break in continuity for plan of area. You are not developing with intent to improve quality of life for community. I don't see need for office space. I want responsible developments. Major changes in scope and breadth of the project before PUD. PUD allows even more changes. That is concern to community. Series of commercial services vacant on 14th street. 980,000 sq ft represents a density that is inconsistent with the adjacent communities. Less than 5% of plan consistent with the way things were laid out before. Another concern is industrial aspect of PUD. It may change to something we as a community can't control. I view this as a very serious matter.

Kevin Epom, 501 SW Brighton Dr. – We are community. Have lived here for many years. This request has allowed me to reconnect with my neighbors. We chose Bentonville, not Springdale, not Fayetteville with all of the commercialization. We wanted more rural. The vision of the developers goes against the neighborhood. I represent El Contente, Foxglove, Simsberry, and Tunbridge. We have 219 signatures representing about 700 family members, collected over the last couple of weeks with packet of 34 concerns. I will mention three. The first is that the master use plan shows this not as PUD or commercial venture. Why are we having this hearing now when master plan has not been ratified or passed.

Galloway – It is within a developers to submit zoning request.

Kevin Epom – Second, why is this a commercial node we are discussing. Don't see how Hotel/convention center serves local community. We don't want hotel patrons walking around neighborhood. We have concern with 24 hour access of hotel. We have concern with availability of alcohol. Recommend change to conditional use as opposed to PUD to maintain committee control.

Richard McKeane, 1807 El Contento Circle – Representing issues with traffic on 72. Came up with 17,000 trips per day using only 600,000 sq ft and fewer residential homes. Please look into traffic lights. I also wouldn't mind a restaurant that closes at 10:00.

Kalen Griffith – Tax dollars created to help community. Hotel, restaurant, and meeting place are beneficial to community. We give 50% of our money back to community in parks and development throughout the community.

Elema Dearing – My family moved here three years ago from Chicago suburb for the quiet. I would like to keep little subdivision as it is.

Allen Jennings, 2310 SW Clover Ct. – I applaud the architecture. However, we moved here 2 years ago from St. Louis. When I come home from work children are playing. On our block there are 28 kids under 16. We see increased traffic and increased crime with developments like this. Put yourselves in our shoes. We enjoy our peaceful lives.

Tolbert Edwards, 1400 Denali Park – I feel comfortable and support project if technical difficulties can be worked out. Bentonville needs to try to get some large projects like this here.

Becky Gathert, 611 SW Sims – The cul-de-sac at Sims does not need commercial development adjacent to it. It is a no brainer.

Kevin Wilson, 1709 Caroline St. – I have two concerns. Traffic and the construction of rental property on the development that is not consistent with surrounding property. Up keep is problem in coming years. Look at rental property around city. Look at comments like “minimize negative visual effects”. These terms seem objectionable. Let's not develop for developing sake.

Larry Mahoney, 2902 in the Orchards – I want to talk about catching up. We have empty hotels, empty retail space, and empty homes. Why not give it a chance to catch up. Why continue to build. This whole concept of something will be built, and it could be a lot worse. We don't see a problem with a controlled project, but when we hear words like that from someone from the chamber of commerce it is troublesome. We heard words like “colonnade”. Words like “riverwalk”. It takes a river to have a riverwalk. And I haven't seen the river. Also, I don't understand the difference between the future land use plan and the master plan. Why build promenade hills on 2nd St.

Carla Hockett 2407 S. 8th St – I understand we must grow, but I think we can come up with ways to make it work for everyone. I don't come with complete objection. I am concerned with construction traffic. How will they advertise for development? If shown accessible from 72, it can save our community. What are the height restrictions? Am I going to have to view hotel rooms or air conditioning units from my backyard. I know this is not a strip mall. Bentonville needs the revenue this will bring in. I just want to make sure we go about this as a community.

Wayne Bond, 2300 SW 2nd St. – My concern is the run-off from existing ponds that go through our property. That is my major concern.

Doug Chance, 507 S. Maidstone – I have lived here five years. Tunbridge has changed a lot in that time. It will soon be a free for all with traffic. That will hurt the quality of life for residents. We bet on Bentonville and decided to live here.

Leslie Roberts, 207 Tunbridge – I am against this project. We were the first families on Tunbridge to build our home. We have put up with construction for years. Now my children will be staring at the backside of commercial buildings, with no privacy. We have four definite seasons here. There is on greenspace all year. Regardless of how much you have, there will be nothing in the winter months.

Close Public Hearing

Tim Sorrey – I heard a lot of talk about access issues. The fact is the city is promoting and looking for connectivity. We must find way that works for communities and developers. We must provide for good

planning. This is a conceptual PUD. We are here to get blessing to move forward to Preliminary Plat stage that addresses these issues. I want to table this so that we can get some further review.

Rife – Is traffic study underway and will it be available to us?

Sorrey – Yes.

Rife – *Because without study I am not prepared to go forward with this project.*

Adjourned

Jeffery A. Kearney

Planning Commission Staff Report
Planned Unit Development: APPLGATE HILLS

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brian Bahr, Current Planning Manager
PC DATE: December 19, 2006 and December 5, 2006 (Original)

GENERAL INFORMATION:

Project Number: 06-13000004
Applicant: Crown Jewel Development
Representative: Dan Cole/ Sandcreek Engineering
Requested Action: Planned Unit Development Approval
Location: 1807 SW 2nd St.
Existing Zoning: R-O, Residential Office
Proposed Zoning: PUD, Planned Unit Development
Land Use Plan: Residential

BACKGROUND:

The applicant has submitted a PUD application for 53.41 acres located at 1807 SW 2nd Street. The applicant proposes 28.20 acres for commercial/ retail, 10.46 acres as loft residential, and 14 acres devoted as open space. The applicant intends to develop with nature and retain the natural features of the property in question. Depicted on the concept plan is a river walk feature along the drainage way that flows from the south to the northwest. The lake will be retained and used as a focal point within the area identified as B1 & 2. All structures that border existing residential areas will be designed to minimize the visual impact through angles, landscape and topography. Parking for C-1 through C-4 and C-8 through C-10 will be located beneath the structures to reduce the negative aspects of parking lots through run-off and lighting as well the amount of surface area they require. Residential units will be mixed in amongst the office and retail as top floor loft apartment/ condominiums. Also depicted on the concept plan in the northeast corner is a pedestrian mall adjacent to the Riverwalk area.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Residential
South	A-1, Agricultural	Residential
East	A-1, Agricultural	Residential
West	A-1, Agricultural	Residential

STREETS

Direction	Name	Classification
North	SW 2 nd Street	Major Arterial
South		
East	SW O Street	Residential
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 are issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is developing into a retirement development and is adjacent to parks and developed residential subdivisions.

Public Notice: On November 7, 2006 public notices were mailed to property owners within the 200 foot radius of the subject site. In addition, a notice was published in the *Arkansas Democrat-Gazette, Northwest Arkansas Addition*, on November 2, 2006 and a public hearing notice sign was posted on the property on November 8, 2006. This meets legal noticing requirements and is adequate for the scope of the project.

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

- a. Water is available via 8 inch pipe along SW 2nd St.
- b. Sewer is available via 24 inch pipe located west of the site.

Analysis / Conclusion: The purpose of the PUD District is to establish a mechanism for a developer to propose a commercial, industrial or residential mixed use development that is innovative but which does not strictly comply with the provisions of the zone in which the property is located and cannot be achieved through traditional zoning. The planned unit development request is somewhat consistent with the City of Bentonville's Future Land Use Plan, which depicts this property as residential. The concept plan and zoning document for this property includes residential units mixed with the retail and office areas. The intent of the PUD District is to promote high quality developments while allowing greater flexibility in the design of such developments. The architectural renderings and concept plan as submitted meet the criteria of promoting a high quality development that is innovative and mixed in use.

Recommendation: Staff has reviewed this application and recommends that the item be pulled from the agenda until a traffic study can be completed.

Planning Commission Staff Report
Preliminary Plat: EAST POINT PLAZA

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, Planning Technician
PC DATE: December 19, 2006

GENERAL INFORMATION:

Project Number: 06-08000018

Applicant: Vogel Properties of Arkansas

Representative: W. Cody Sexton, P.E. w/Anderson Engineering, Inc.

Requested Action: Preliminary Plat Approval

Location: Southeast 14th Street and Southeast Griffin Drive

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a preliminary plat for a commercial subdivision to be known as Griffin Addition II. This plat will create 9 commercial lots ranging from .62 acres to 1.67 acres. Access will be achieved through a proposed curb cut on Southeast 14th street adjacent to Southeast Eagle Way. A secondary access will also be installed via Southeast Griffin Drive. Southeast Eagle Way will be stubbed out to the south for future development.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	Southeast 14 th Street	Major Arterial
South		
East		
West	Southeast Griffin Drive	Local Street

TRAFFIC FINDINGS

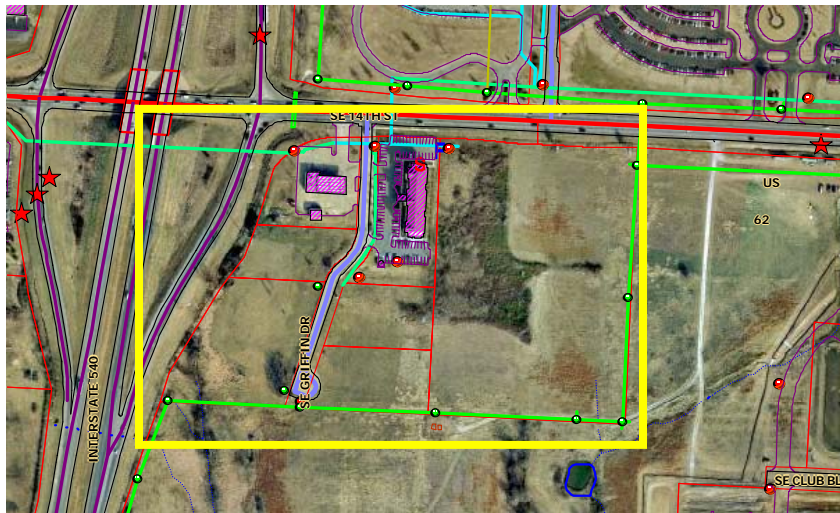
- (a) Traffic data for the nearest intersections are as follows: N/A
- (b) Traffic summary software predicts the additional traffic for this project is: N/A

STANDARD CONDITIONS OF APPROVAL:

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is currently vacant in a developing commercial subdivision.



Street Names: All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.

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

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

- a. Water is available in an 8” pipe inside the west property line.
- b. Sewer is available in an 8” pipe on site.

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

Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, and streets. The information submitted for the plat review process was reviewed for general concept only.

Waiver(s): N/A

Analysis / Conclusion: This preliminary plat does meet the minimum requirements of the subdivision regulations. A traffic signal has been proposed at SE Eagle Way to improve access to Griffin Addition Phase II for the commercial and retail uses planned within this development. A traffic study has been completed by Peters and Associates indicating the need for a traffic signal at SE Eagle Way based on current traffic numbers as well as the potential future commercial development.

Recommendation: Staff has reviewed this application and recommends approval.

Planning Commission Staff Report

Final Plat: WOODS CREEK SOUTH PHASE 3

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, Planning Technician
PC DATE: December 19, 2006

GENERAL INFORMATION:

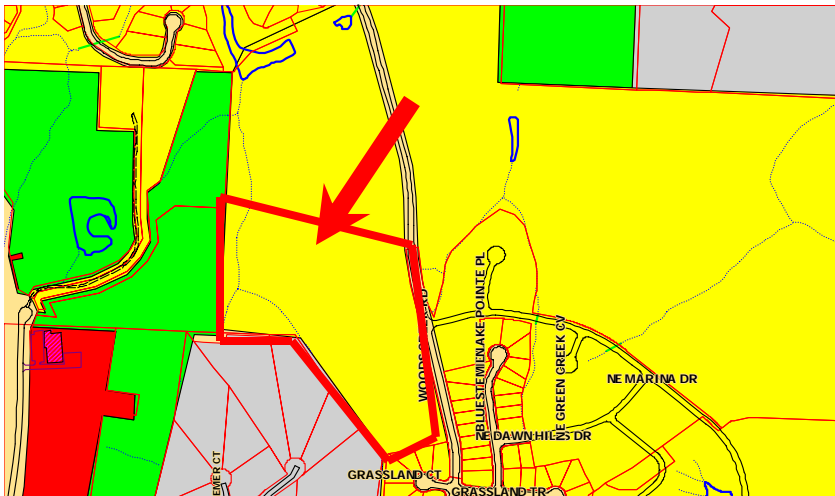
Project Number: 06-030000023
Applicant: LandQuest Communities
Representative: Kevin McClafin
Requested Action: Final Plat Approval
Location: North of Woods Creek Drive
Existing Zoning: R-1, Single Family Residential
Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a Final Plat application for Woods Creek South Phase III. The R-1, Single Family Residential subdivision will consist of 25 buildable lots. Access to the subdivision will be achieved through a single curb cut on to Woods Creek Road. The double frontage lots within the subdivision will not be allowed access directly onto Woods Creek Road. Easements and Right-of-Way are being dedicated with this plat.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Low Density Residential
South	R-1, Single Family Residential	Benton County
East	R-1, Single Family Residential	Low Density Residential
West	A-1, Agricultural	Low Density Residential



STREETS

Direction	Name	Classification
North		
South	East Central Avenue	Collector
East	Woods Creek Drive	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 are issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is in the developmental stages of construction in a generally developed low density residential subdivision.

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

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

- a. Water is available on site in an 8 inch PVC pipe.
- b. Sewer is available on site in an 8 inch PVC pipe.

Waiver(s): N/A

Analysis / Conclusion: This final plat does meet the minimum requirements of the subdivision regulations.

Recommendation: Staff has reviewed this application and recommends approval contingent upon receiving the Letter of Credit.

Planning Commission Staff Report
Final Plat: COLLEGE PLACE PHASE 8

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, Planning Technician
PC DATE: December 19, 2006

GENERAL INFORMATION:

Project Number: 06-03000022
Applicant: Susana Development
Representative: Ken Booth/Sandcreek Engineering
Requested Action: Final Plat Approval
Location: Southeast Hendrix Street and Southeast 6th Street
Existing Zoning: R-1, Single Family Residential
Land Use Plan: Residential

BACKGROUND:

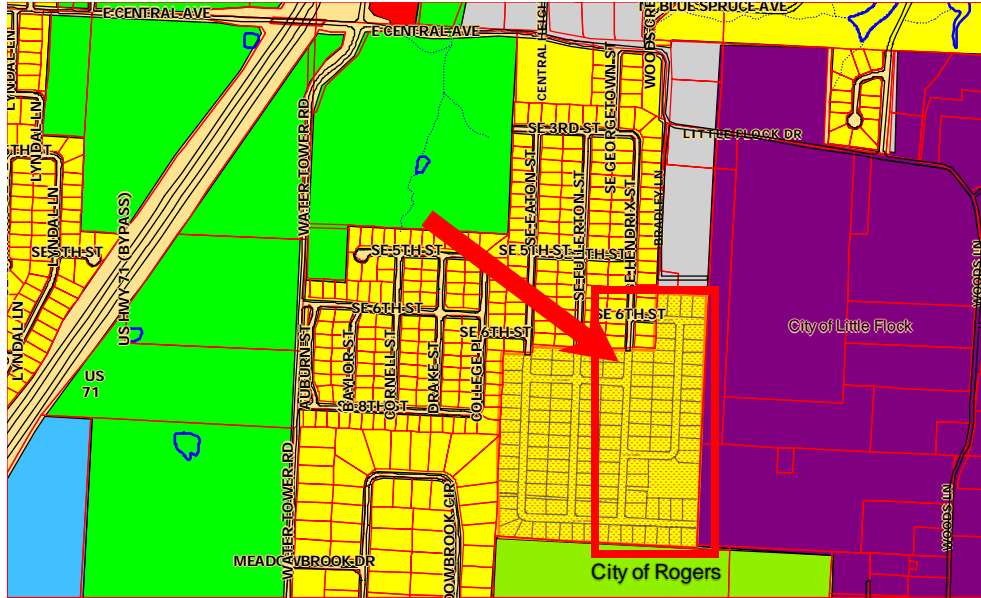
The applicant has submitted an application for College Place Subdivision, Phase 8 final plat. The 30 acre R-1, Single Family subdivision will consist of 59 buildable lots and a detention area to be known as Lot 60. Access to the Phase 8 will be achieved via Hendrix Street and Southeast 6th Street which were previously constructed with earlier phases of the College Place subdivision. Southeast 10th street and Southeast 7th street will be stubbed out to the west for future connectivity. Right-of-way and easements will be dedicated with this plat.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Residential
South	R-1, Single Family Residential	Residential
East	R-1, Single Family Residential	Residential
West	R-1, Single Family Residential	Residential

STREETS

Direction	Name	Classification
North	Southeast 8 th street	Local Street
	Southeast Hendrix Street	Local Street
South		
East		
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 are issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is in developmental stages in partial developed residential subdivision.

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

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

- a. Water is available via 8 inch pipe along SE Hendrix St.
- b. Sewer is available via 8 inch pipe along SE Hendrix St.

Analysis / Conclusion: This final plat meets the minimum requirements of the subdivision regulations. A variance was granted for the rear setbacks on lots 13-18 which per the preliminary plat contained a non-build able drainage area that conveys storm water from previous phases. In order to maintain this area from erosion a concrete channel was constructed and the drainage area was removed from the area within lots 13-18. The variance grants a 0' setback from the drainage area boundaries.

Recommendation: Staff has reviewed this application and recommends approval.

Planning Commission Staff Report
Large Scale Development: LEROY LE

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, Planning Technician
PC DATE: December 19, 2006

GENERAL INFORMATION:

Project Number: 06-06000055
Applicant: Leroy Le
Representative: Jason Ingalls w/ Northstar Engineering
Requested Action: Large Scale Development Approval
Location: 1313 Benton Street
Existing Zoning: C-1, Neighborhood Commercial
Land Use Plan: Mixed Use

BACKGROUND:

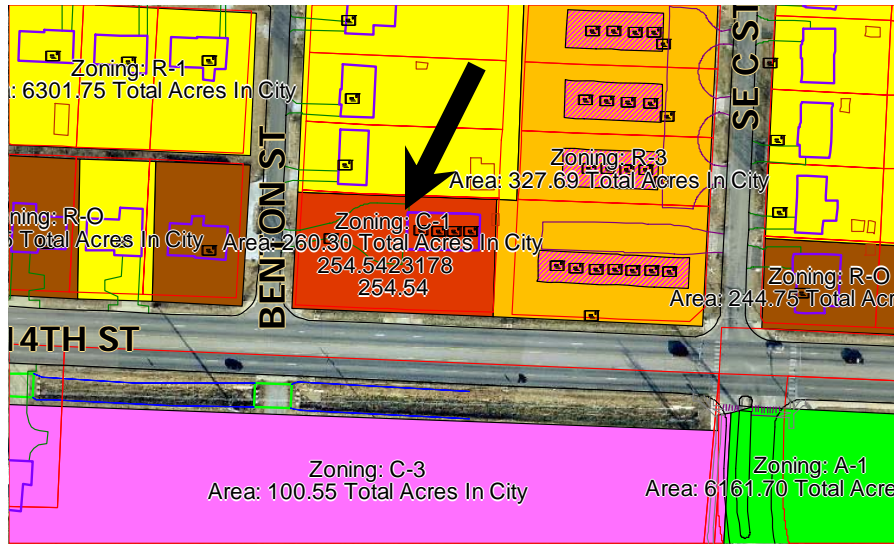
The applicant has submitted a Large Scale development plan for Leroy Le Retail Center and Laundry Mat. The development will consist of .53 acres on the corner of Southeast Benton Street and Southeast 14th Street. The applicant plans to remodel the existing 2,587 square feet triplex and add a retail building of equal size along the west side. Screening and buffering is being installed between the site and adjacent residential property.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	50'
Front: Without parking in front	20'	-
Side: Adjacent to non-residential district	7'	-
Side: Adjacent to residential district	15'	23.22'
Rear: Adjacent to non-residential district	20'	-
Rear: Adjacent to residential district	25'	16.70'
Height	40'	
Landscape Coverage	8%	8.8%
Parking		
Standard Stalls	20	18
Handicap Stalls	1	1
Total:	21	19

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Low Density Residential
South	C-3, Central Commercial	Moderate Density Residential
East	R-O, Residential Office	Moderate Density Residential
West	C-1, Neighborhood Commercial	Moderate Density Residential



STREETS

Direction	Name	Classification
North		
South	Southeast 14 th Street	Major Arterial
East		
West	Benton Street	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.
3. All landscaping will be guaranteed for 36 months.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently a triplex in a developed residential 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.

- a. Water is available via 6 inch pipes located north, east, and south of the site.
- b. Sewer is available via 6 inch pipe located north of the site.

Waiver(s): Parking Requirement

Analysis / Conclusion: This large scale development does not meet the minimum requirements of the subdivision regulations due to the parking waiver request. The applicant is requesting a waiver for two required standard stalls. Currently a variance is being requested for the footprint of the proposed and existing structure. The applicant is requesting the Board of Adjustment grant an 8'3" variance for the rear building setback. The Board of Adjustment meeting will be held Monday, December 18, 2006. The parking waiver request is based on a gross square footage of the entire development due to unidentified future tenets for the retail addition. Parking requirements are calculated on the net useable square footage of a structure. Without an identifiable tenet for suite build out an accurate net square footage is not possible. As retail space the loss of two parking spaces will have little impact on the overall development.

Recommendation: Staff has reviewed the application and recommends approval contingent upon the variance being granted at the December 18th BOA meeting and the parking waiver request before the planning commission.

Planning Commission Staff Report

Large Scale Development: GRAEBEL EXPANSION

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brian Bahr, Current Planning Manager
PC DATE: December 19, 2006

GENERAL INFORMATION:

Project Number: 06-06000056
Applicant: Parkway Real Estate Holding LLC.
Representative: Tung Tang w/ CEI Engineering
Requested Action: Large Scale Development Approval
Location: 2601 Southeast 'J' Street
Existing Zoning: I-2, Heavy Industrial
Land Use Plan: Industrial

BACKGROUND:

The applicant has submitted a Large Scale Development plan for Graebel Moving at 2601 southeast 'J' Street. Graebel moving currently operates out of a 30,000 square foot office with an unattached 79,000 warehouse and storage facility. The applicant plans to construct an additional 80,000 square foot warehouse attached to the existing office building. According to the south elevation submitted the warehouse will be constructed with 24 loading docks on the south side. No additional curb cuts are proposed with the development.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	75'	100'
Front: Without parking in front	30'	-
Side: Adjacent to non-residential district	50'	50'
Side: Adjacent to residential district	75'	-
Rear: Adjacent to non-residential district	50'	55'
Rear: Adjacent to residential district	75'	-
Height	60'	26'-2"
Landscape Coverage	8%	10.22%
Parking		
Standard Stalls	36	52
Handicap Stalls	2	2
Total:		

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	I-2, Heavy Industrial	Industrial
South	I-2, Heavy Industrial and C-2, General Commercial	Industrial and Commercial
East	I-2, Heavy Industrial	Industrial
West	I-2, Heavy Industrial	Industrial

STREETS

Direction	Name	Classification
North		
South	Southeast 28 th Street	Minor Arterial
East		
West	Southeast 'J' Street	Minor Arterial

TRAFFIC FINDINGS

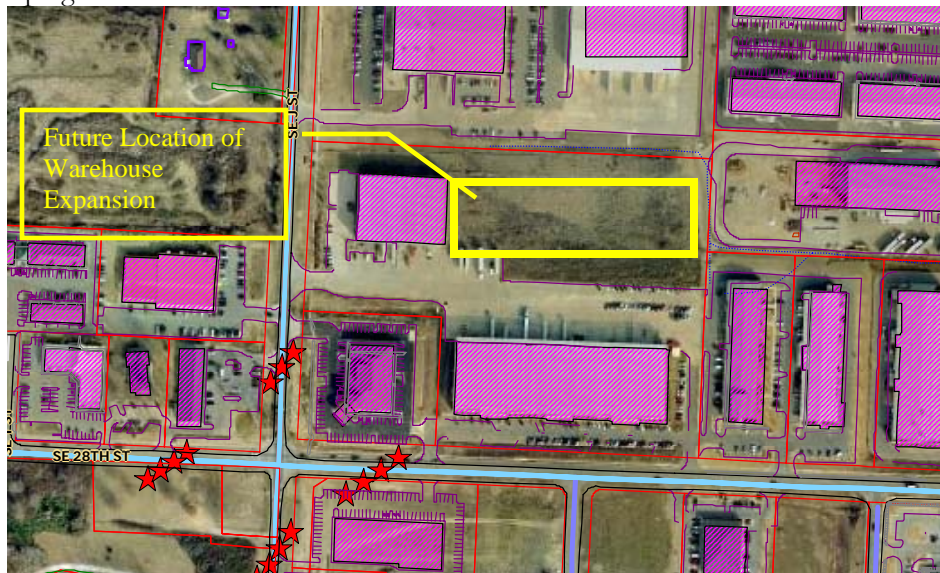
Traffic findings for this location are from 2004 and do not depict the current counts.

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.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is the current location of Graebel Moving in a developing Industrial 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.

- a. Water is available in a 12 inch line on site.
- b. Sewer is available in an 8 inch line on site.

Waiver(s): N/A

Analysis / Conclusion: This large scale development 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: MOBERLY PROFESSIONAL PARK,
BUILDING 2 & 3

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brian Bahr, Current Planning Manager
PC DATE: December 19, 2006

GENERAL INFORMATION:

Project Number: 06-06000057
Applicant: Moberly Properties, LLC
Representative: Richard McKeehan, PE
Requested Action: Large Scale Development Approval
Location: 2503, 2505 Southeast Technology Circle
Existing Zoning: C-2, General Commercial
Land Use Plan: Industrial

BACKGROUND:

The applicant has submitted a Large Scale Development plan for Moberly Professional Park at 2503 and 2505 Southeast Technology Circle. There is an existing 59,413 square foot office building on the site. The proposed structures includes a 16,128 square foot structure designated as building 2, and a 3 story 40,000 square foot structure designated as building 3. Per the applicant, Building 2 will be constructed and finished prior to Building 3. The applicant has proposed 89 parking spaces in addition to 262 existing parking spaces constructed with previous phases. The architecture for the proposed new structures will be similar to what has already been built on site. Detention will be located on the east end of the site and will be built with the first structure and will accommodate the future two story structure and associated parking.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	50'
Front: Without parking in front	20'	-
Side: Adjacent to non-residential district	7'	26'
Side: Adjacent to residential district	30'	65'
Rear: Adjacent to non-residential district	20'	20'
Rear: Adjacent to residential district	30'	-
Height		
Landscape Coverage		
Parking		
Standard Stalls	188	89
Handicap Stalls	7	7
Total:		

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-1, Neighborhood Commercial	Commercial
South	C-2, General Commercial	Commercial
East	C-1, Neighborhood Commercial	Commercial
West	R-1, Single Family Residential	Residential

STREETS

Direction	Name	Classification
North	Southeast David Glass Drive	Private Road
South	Technology Circle	Private Road
East	Phyllis Street	Local
West	Moberly Lane	Minor 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.
3. All landscaping will be guaranteed for 36 months.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently vacant 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.
a. Water is available via 8 inch pipe along Technology Circle.
b. Sewer is available via 12 inch pipe located northeast of the site.

Waiver(s): N/A

Analysis / Conclusion: This large scale development meets the minimum requirements of the subdivision regulations. The two structures proposed for this site will be the final units built on site for a development that started in 1999.

Recommendation: Staff has reviewed this application and recommends approval.

Planning Commission Staff Report
Large Scale Development: JARDEN BUSINESS CENTER

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brian Bahr, Current Planning Manager
PC DATE: December 19, 2006

GENERAL INFORMATION:

Project Number: 06-06000059
Applicant: Burckart Family Trust
Representative: Art Scott
Requested Action: Large Scale Development Approval
Location: Lot 47 of Avignon Commercial Subdivision
Existing Zoning: C-1, Neighborhood Commercial
Land Use Plan: Commercial

BACKGROUND:

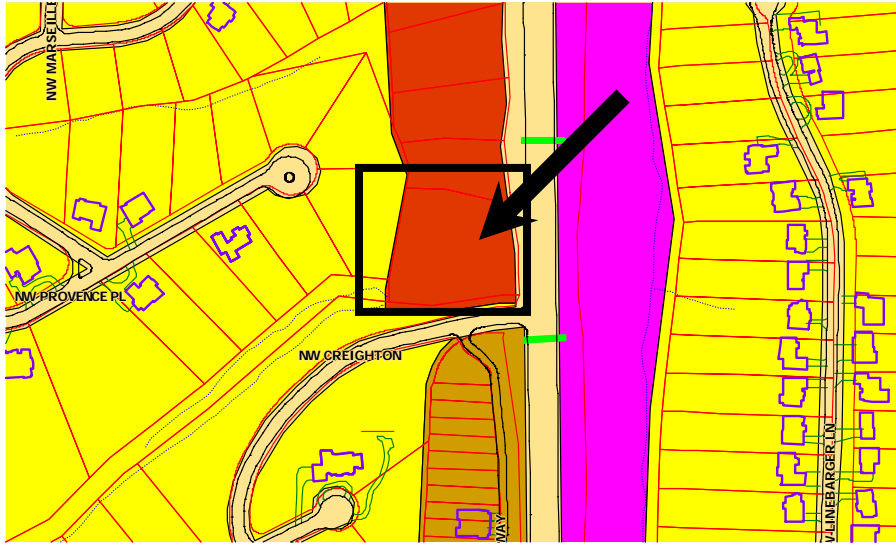
The applicant has submitted a Large Scale Development plan for Jarden Business Center. The office space will be located on 1.62 acres known as Lot 47 of Avignon Subdivision for the. The proposed building structure will consist of 15,292 square feet of office and storage space. Access to the lot will be achieved through one curb cut onto North Walton Boulevard. The drive will be placed in a shared access easement platted with the original subdivision. Detention was also addressed with the original Avignon Subdivision.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	50'
Front: Without parking in front	20'	-
Side: Adjacent to non-residential district	7'	7'
Side: Adjacent to residential district	15'	30'
Rear: Adjacent to non-residential district	20'	20'
Rear: Adjacent to residential district	25'	-
Height		
Landscape Coverage		
Parking		
Standard Stalls	48	48
Handicap Stalls	2	3
Total:	50	51

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural	Commercial
South	R-1, Single Family Residential and R-4, High Density Residential	Residential
East	C-4, Shopping Center Commercial	Commercial
West	R-1, Single Family Residential	Residential



STREETS

Direction	Name	Classification
North	Northwest Avignon Way	Local
South	Northwest Creighton	Local
East	North Walton Blvd.	Major Arterial
West	Northwest Provence Pl	Local

TRAFFIC FINDINGS

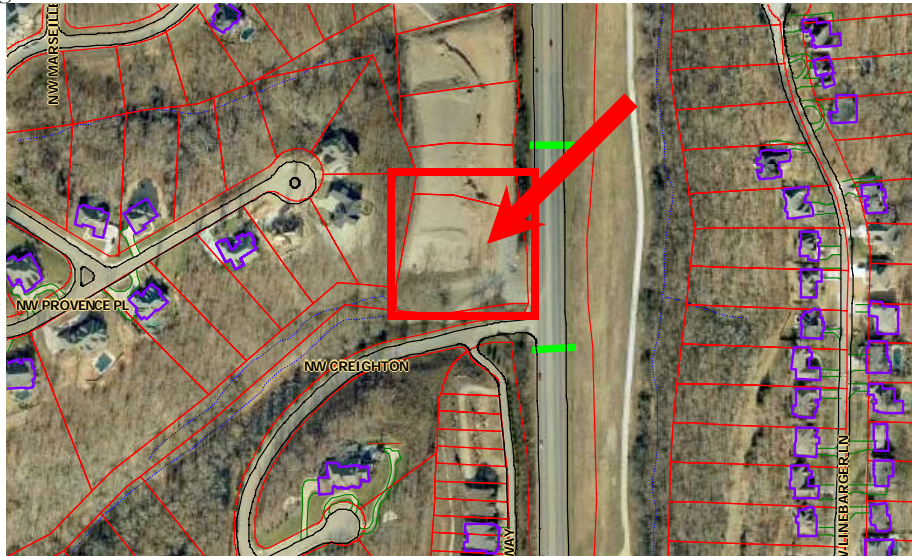
- (a) Traffic data for the nearest intersections are as follows: N/A
- (b) Traffic summary software predicts the additional traffic for this project is: N/A

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.
3. All landscaping will be guaranteed for 36 months.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently a clay and rock pad in a developing commercial subdivision.



Drainage Report: A drainage report was submitted with the original plat of Avignon subdivision and tentatively approved by the city engineer.

Water / Sewer: Per the G.I.S. site, water and sewer are available to this site.
a. Water is available to the site via 6 inch pipe along N. Walton Blvd.
b. Sewer is available to the site via 12 inch pipe along N. Walton Blvd.

Waiver(s): N/A

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

Recommendation: Staff has reviewed this application and recommends approval.