

**Planning Commission
Agenda
January 3, 2006**

- I. Call to Order**
- II. Election of Officers**
- III. Approval of Minutes**
- IV. Old Business:**
- V. New Business:
*Public hearings**
 - 1. Willowbrook Subdivision** **P.U.D. Concept Plan***
Shell Road & S.W. Regional Airport Boulevard
 - 2. Fountain Plaza** **Lot Split**
Lot 23
 - 3. Riverwalk Phase II** **Final Plat**
Featherston & Greenhouse Roads
 - 4. Master Trail Plan** **Public Hearing***
- VI. Planner's Report**
- VII. Adjournment**

Planning Commission
Minutes
December 20, 2005

Meeting called to order at 5:00 by Joe Thompson, Chairman.

Present: Mike Thedford, Tom Rife, James Stanley, Mark Porter, Joe Thompson and Rick Rogers.

Others: Brook Ellis, City Planners and Troy Galloway, Community Development Director and Mike Bender, City Engineer

Motion and second to approve minutes of December 6, 2005. Approved as written.

NEW BUSINESS

Item # 1

Tate & Haney: (05-0600072) Large Scale Development, 120 W Central

The applicant has submitted a Large Scale Development approval request for 120 W. Central Avenue. The Building will consist of four floors with approximately 11,900 gross sq. ft. for each floor. The building will have some retail/office and 11 condominiums.

Waiver Request for Parking

Public Hearing:

Ed Clifford – support Mr. Haney’s project – fits in with the long term plans for downtown

Mayor - support Mr. Haney’s project. Has concerns regarding parking. Would love to live in one of the downtown condos BUT would expect a personal parking spot in close proximity to my home. Suggests angled parking to accommodate more parking.

Carey Sellers – 116 W Central – support Mr. Haney and support downtown Bentonville. It sounds as if there is a temporary parking solutions with permanent solutions on the way.

Commissioner’s Comments:

Rife – great idea. Any possibility of Fee-in-lieu of for parking?

Galloway – not discounting any ideas – parking is a number 1 priority. Have to complete the feasibility study on the TIF district. Proposal from the U of A. Hope to be done 1st quarter of 2006. Then we have a starting point to determine which projects could be funded with revenue sources. May need to do in-lieu.

Rife – timeframe expected

Galloway – TIF district funding not an easy task. Working on feasibility study, then working with other offices to get a project plan. Expecting at least 6 months to get all of that done. Public Hearing involved.

Rife - when first brought to us, all were excited. Exactly what we were looking for. Did some research regarding similar projects elsewhere. All in Fayetteville have been successful all had dedicated parking. Aware developer is the one taking the ‘risk’ but if and when the sale of these condos occur and then they have no parking, it will fall on the City of Bentonville to provide that parking. The project become functionally inadequate project. Grave concerns about a project that offers no parking for the residents. Great looking project, what we need but we need to include parking for the residential component whether adjacent or built in.

XXXX-Market may dictate that parking be included when the time for sale comes.

Rife – risk becomes ours

XXXX – Indicated that there is adequate public parking

Galloway – spoke with Fayetteville, their approach is similar – they use available on street parking, public parking lots and private parking lots where lease agreements can be available. Not ideal with no designated parking but the majority of that risk lies with Mr. Haney. It is his risk to take. Regarding public parking issues – we had those coming regardless of this project, just makes it more apparent.

Mr. Haney – regarding improvement district, there is not enough parking but has been able to keep up with each new development. It will be a struggle but he improvement district is looking at keeping up and adding parking.

Motion and second to Approve Parking Requirement Waiver
Waiver Approved 5-1
Motion and second to Approve Large Scale Development
Large Scale Approved 5-1

Item # 2

Planning Commission By-Laws

Administrative Item

Rife – Wish to amend the sentence to read that members shall elect a Chairman, Vice Chairman and a Secretary at the administrative meeting in December and the term of office shall be until the next officer has been elected **Item 2.1**.

Rife – **Item 3.22** the last sentence shall read the Chairman shall have the vote at all times. Period. Eliminates that should only use it when it decides the outcome.

Ellis - **Item 3.11** change “City Hall” to read “Community Development Building” as the meeting designation.

Approved 6-0

Planners Report

Will vote on officers at next meeting and next year will vote on officers at this meeting. Will get all copies of bylaws and changes by the next meeting

Will meet Jan. 3 at this location, Jan. 17 will be the first meeting in our new building.
Next 2 Tech Reviews in old building. Anticipate moving approx 15th/16th of January

Have a staff member email with date/location information.

Airport commission gave up a thumbs up on proposed zoning document. Will be coming to you Jan 17th meeting.

Meeting adjourned

Donna Perryman

Planning Commission Staff Report

Planned Unit Development: Willowbrook

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: January 3, 2006

GENERAL INFORMATION:

Project Number: 05-13000003
Applicant: Cynthia Coughlin
Representative: Anthony Moore, Sand Creek Engineering
Requested Action: PUD Concept Plan
Location: Shell Road and S.W. Regional Airport Boulevard
Existing Zoning: A-1, Agricultural
Proposed Zoning: P.U.D.
Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a Planned Unit Development request for Willowbrook, located off Shell Road and S.W. Regional Airport Boulevard. The proposed PUD consists of 79.59 acres. The Proposed PUD will consist of 10 acres of Low Density Homes, 19 acres of Medium Density Detached Homes, 4.7 acres of High Density Patio Homes, 3.79 acres of Duplexes, 4.10 acres of Town Homes, 7 acres of High Density Condominiums, 7 acres of General Commercial, 5.27 acres of Mini-Storage, and 16 acres of Green Space. Access will be achieved by four curb cuts onto Shell road, and will have a single stub out to the east and west for future connectivity.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	NA	NA
South	Shell Road	County Road
East	Greenhouse Road	Major Arterial
West	N. Rainbow Farm Road	Minor Arterial

TRAFFIC FINDINGS

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

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 an old Farm.

Drainage Report: A drainage report is not required for PUD Concept Plan Approval.

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

- a. 12" Water Line Runs along Shell Road
- b. 18" Sewer Line runs through this parcel

Waiver(s): N/A.

Public Notice: On December 12, 2005, 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 December 16, 2005 and a public hearing notice sign was posted on the property on December 17, 2005. This meets legal noticing requirements and is adequate for the scope of the project.

Analysis / Conclusion: This PUD Concept Plan meets the minimum requirements of the Subdivision and Zoning Code.

Recommendation: Staff has reviewed this application and recommends approval.

Planning Commission Staff Report

Lot Split: Fountain Plaza Lot 23

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: January 3, 2005

GENERAL INFORMATION:

Project Number: 05-05000036

Applicant: Fleeman Family Partnership

Representative: Tung Tang, CEI Engineering

Requested Action: Lot Split Approval

Location: Lot 18 Fountain Plaza

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Lot Split Request for Lot 23 of Fountain Plaza. The Lot is zoned Commercial and consists of 9.47 acres. Lot 23 will be split into Lot 24 (5.95 acres) and Lot 25 (3.52 acres). This lot split will be dedicating drainage and utility easements to the City.

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	Commercial

STREETS

Direction	Name	Classification
North	S.E. Walton Boulevard	Major Arterial
South	S.E. Plaza Avenue	Local Street
East	S.E. Fountain Boulevard	Local Street
West	S.E. "C" Street	Collector

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 property is in current development in a Commercial subdivision.

Drainage Report: A drainage report is not required for this lot split.

Water / Sewer: Per the G.I.S. site, water and sewer are available to this site:
a. 8" Water line runs along front and rear of this lot
b. 8" Sewer Line runs along the rear of this lot

Waiver(s): N/A.

Analysis / Conclusion: This lot split does meet the minimum requirements of the subdivision regulations.

Recommendation: Staff has reviewed this application and recommends approval.

Planning Commission Staff Report
Final Plat: Riverwalk Farm Estates, Phase II

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: January 3, 2005

GENERAL INFORMATION:

Project Number: 05-03000020
Applicant: Riverwalk Farm Estates LLC
Representative: Brian Maurer, Morrison Shipley Engineers, Inc.
Requested Action: Final Plat Approval
Location: Between Featherston & Greenhouse Roads
Existing Zoning: R-1, Single Family Residential
Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a Final Plat approval request for Riverwalk Farm Estates, Phase II. The subdivision will consist of 161 Single family lots and will have access to the north through the future phases of Riverwalk Farm Estates. There will be two curb cuts onto Featherston Road and a single curb cut onto Greenhouse Road with this phase.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Low Density Residential
South	R-2, Duplex & Patio Home Resident	Low Density Residential
East	A-1, Agricultural	Low Density Residential
West	Benton County	Low Density Residential

STREETS

Direction	Name	Classification
North	NA	NA
South	S.W. Regional Airport Boulevard	Major Arterial
East	Featherston Road	County Road
West	Greenhouse Road	

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 are issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is final stages of a developing 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. 18" sewer line was extended to the property and various size mains run throughout the project.
- b. 12" and 8" water mains extend to the site and throughout the project.

Waiver(s): NA

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

Recommendation: Staff has reviewed this application and recommends approval.