

**Planning Commission
Agenda
February 21, 2006**

I. Call to Order

II. Approval of Minutes

III. Old Business:

- | | | |
|-----------|--|-----------------------------|
| 1. | Virginia's Grove
E. Central Ave. | Final Plat |
| 2. | Downtown Redevelopment District Ordinance | Request for Approval |

IV. New Business:

***Public hearings**

- | | | |
|------------|--|---|
| 1. | Abbey Road (formerly Homeplace)
Lot 4, Harbin Pointe | PUD Concept Plan Change* |
| 2. | Kevin Mathews
S.E. "J" Street | Rezoning A-1 & R-O to C-2* |
| 3. | Kraig Mathews
S.E. "J" Street | Rezoning R-1 to C-2* |
| 4. | Stacy Burton
S.E. "J" Street | Rezoning A-1 to C-2* |
| 5. | City of Bentonville Sign Shop
401 S.E. "D" Street | Conditional Use* |
| 6. | First Federal Savings & Loan
307 N. Walton Boulevard | Property Line Adjustment |
| 7. | Stonecreek
S.W. Regional Airport Boulevard | Final Plat |
| 8. | Cornerstone Ridge Phase 4
S.W Regional Airport Boulevard & Rainbow Farm Road | Final Plat |
| 9. | Navarro Townhomes
S.W. "E" Street | Large Scale Development |
| 10. | Top Dollar Pawn
S.E. "J" Street | Large Scale Development |
| 11. | Clinard Construction Office
N. Walton Boulevard | Large Scale Development |
| 12. | Summerlin Subdivision | Phasing Plan |
| 13. | Olympia Estates | 6 month Preliminary Plat Extension |

V. Planner's Report

VI. Adjournment

Planning Commission
Minutes
February 7, 2006

****NOTE**** *Tape recorder did tape but sound quality was such that I could not understand anyone – minutes are a result of notes taken at the meeting***

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

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

Others: Brook Ellis, City Planner
Danielle Semsrott, Community Program Coordinator
Troy Galloway, Community Development Director
Mike Bender, City Engineer
Shelli Rushing, Planning Services Manager

Motion and second to approve minutes of January 17, 2006. Approved as written.

NEW BUSINESS

Item # 1

Leroy Le: (06-09000001) Rezoning, 1313 Benton St.

The applicant has submitted a rezoning request consisting of .53 acres from R-3 Medium Density Residential to C-1, Neighborhood Commercial located at 1313 SE Benton Street. The applicant's stated reason for the request is to develop the property for commercial use as an office and Laundromat.

Public Hearing:

Wayne Hawkins – representing homeowner at 1311 Benton St – traffic concerns, property value concerns

Commission Comments:

Rife – Mr. Hawkins, are you against this rezoning?

Hawkins – nearby daycare, what will the vehicle traffic circulation be?

Rogers – this is purely land use

Troy Galloway – this is a valid question, we will look at the site layout in detail with the LSD submittal, will look for access drive separation. We will do everything that we can to alleviate traffic on Benton St.

Rezoning Approved 6-0

Item # 2

Henson: (06-09000002) Rezoning, 402 ½ SW B St.

The applicant has submitted a rezoning request from R-1, Single Family Residential to R-2, Duplex and Patio Home Residential. Upon approval of rezoning, the applicant plans to construct a duplex.

Public Hearing:

No comments

Commission Comments:

No comments

Rezoning Approved 6-0

Item # 3

Lochmoor Club, Phase 2: (06-08000001) Preliminary Plat, Bright Rd.

The applicant has submitted an application for Preliminary Plat approval for Lochmoor Club Subdivision, Phase II. The proposed subdivision consists of approximately 40 acres with 106 single family lots. The proposed subdivision will provide direct access to Been Road with three curb cuts to the west. There will be a single stub out to the south onto a future minor arterial road (S.W. 28th Street).

Commissioner's Comments:

No comments

Preliminary Plat Approved 6-0

Item #4

Virginia's Grove: (06-03000001) Final Plat, E. Central Ave.

The applicant has submitted an application for Final Plat approval for Virginia's Grove Subdivision. The subdivision will consist of 28 lots and will have access to the east and south and also into the future phases of North Fork Addition. There will be a single curb cut onto Adams road, and a curb cut onto S.W.

Regional Airport Boulevard.

Commissioner's Comments:

Rogers – how does City Engineer feel?

Mike Bender – have 1 year maintenance warranty, other issues, no guarantees, still a lot to do. Do not have any 60 day maintenance bond

Troy Galloway – potentially have everything finished by Council

Rogers – what is the history of a project with this status?

Galloway – the list of items is lengthy enough that staff may not be comfortable recommending approval

Rife – what are the items?

Mike Bender – offsite work, ditch line of central, other items are minor – within reason to appease adjacent property owner, don't think it will be a major issue – don't have 60 day performance

Jason Ingalls – missed a couple easement release forms, don't want client to be reprimanded for my mistakes, gotten all easement release forms but 2

Rogers - Mike, what is your experience with this contractor?

Mike Bender- they are slow, but they will get it done

Rogers – staff has authority to revoke from council agenda

Galloway – yes

Rife – all for the developer, but no sense wasting staff and commissioners time if this project isn't ready, will not support setting precedence

Thompson – if this is denied tonight, it will be another 3 weeks for developer/contractor

Galloway – agree with Joe, but this cannot become the norm

Mike Bender – big thing is not having the 60 day guarantee

Jason Ingalls – intention to get it all done today, but my contractor failed me, it's probably done right now, but it hasn't been checked

Porter – if we approve this it sets a precedence we need to follow min, regulations – I agree with Rife.

Motion by Rogers to Table, seconded by Porter

Final Plat Tabled 5-1

Item #5

Metropolitan National Bank: (06-06000001) Large Scale Development, S.W. Walton & S.W. A St.

The applicant has submitted a Large Scale Development approval request for Metropolitan National Bank located at the intersection of S.W. Walton Boulevard and S.W. "A" Street. Proposed is a 3,500 sq. ft. Bank. Access will be achieved through one curb cut onto S.W. Walton Boulevard and a single curb cut onto SW. "A" Street.

Commissioner's Comments:

No comments

Large Scale Development Approved 6-0

Item # 6

Digital Endeavors: (06-06000004) Large Scale Development, Lot 13, Mid-Cities Crossing

The applicant has submitted a Large Scale Development approval request for Digital Endeavors located on lot 13 of Mid-Cities Crossing. The proposed structure will be 7,650 square feet and 19 feet in height. Access will be achieved by one curb cut off of S.E. 30th Street.

Waiver request for curb cut on 'J' St.

Waiver request for curb cut on 30th St.

Commissioner's Comments:

Rife – has this been thought out?

Galloway – (unsure)

Fife – 30th St and J St.

Thompson – are we going to give another access to C-2 property to the south? If driveway is moved south it would be easily access both lots

Rife – as this sits it puts too much access off of “J” St – who is the property owner to the south?

Galloway – approve w/access contingencies – your suggestion would keep with access ordinance

Thedford – has there been any discussion with the engineer?

Galloway – some questions not fully answered at technical review

Engineer – leave drive as it is

Motion by Rife, seconded by porter to approve J St waiver

Curb Cut Waiver for J St Approved 4-2

Motion by Stanley, seconded by porter to approve 30th St waiver

Curb Cut Waiver for 30th St Approved 6-0

Larger Scale Development Approved 6-0

Item #7

Revised Airport Ordinance

BACKGROUND:

Consultants for both the Municipal Airport and the Northwest Arkansas Regional (XNA) Airport have made recommendations regarding zoning for land use and height restrictions around these airports. The proposed ordinance is a combination of the regulations suggested by the consultants.

SUMMARY:

The purpose of the airport districts are to prevent and mitigate potential hazards to air navigation in order to protect people and property on the ground and ensure safe operation of the airports.

The proposed airport ordinance has two sections – one regulating the area in the vicinity of the Municipal Airport and the other regulating the area in the vicinity of XNA. Each section establishes four districts around the airport along with height and use regulations. Maps of each airport district are part of the ordinance and show the district boundaries. The regulations for the municipal airport regulations are based on the Federal Aviation Administration (FAA) Model Zoning Ordinance. The regulations for XNA were prepared by Barnard Dunkelberg & Company, airport and environmental consultants.

Generally, the ordinance prohibits uses that could create an electrical interference, cause confusion with airport lighting, result in glare, or create bird strike hazards. Nonconforming structures are to be marked and lighted appropriately and noise sensitive uses will require sound attenuation to achieve a 30 db noise reduction.

Revised Airport Ordinance Approved 6-0

Item #8

Zoning and Subdivision Code Amendment

BACKGROUND:

The current zoning and subdivision codes were adopted by City Council on June 10, 2003 with updates prepared annually. The last amendment was March 23, 2004 with Ordinance No. 2004-63.

This code update is part of the policy to update and improve the code each year based on changing conditions or to respond to issues faced over the previous year.

SUMMARY:

The proposed ordinance makes the following code changes:

Zoning Code Amendments

Permitted Uses:

- Provides a definition for “accessory use” and permits accessory use in the C2 and C4 zoning districts and as a conditional use in the C1 and C3 zoning districts. We have seen several requests over the last three years to include warehousing as part of vendor office space. This is designed to accommodate this frequent request.
- Allows art galleries, museums and other similar uses as a conditional use in all residential districts.

Zoning Regulations:

- Provides a reference to the applicability of the downtown design guidelines identified in the Subdivision Code for properties zoned C-3 in the downtown redevelopment district. This just helps property owners of C-3 districts understand that the design guidelines must be applied.

Supplemental Regulations:

- Expands the conditional use for temporary uses and structures. It allows temporary uses in temporary structures for up to 3 days in temporary structures less than 800 sq. ft. without a permit. The regulations are clarified to include applicability to temporary tent sales. This allows for businesses to avoid seeking a conditional use for special outdoor sales events of short duration. Regulations for temporary classrooms are also provided.
- Increases the fence height around junk yards, salvage or auto wrecking yards from 6 ft. to 8 ft. to improve the buffering quality of the fence.
- Removes the supplemental regulations for fences, walls and hedges. Last May, Ordinance No. 2005-102 expanded these regulations and added a permit requirement as part of the Subdivision Code.

Signage:

- Revises the regulations for farm signage to more simple language.
- Clarifies that regulations for window signage apply whether permanent or temporary, limiting coverage to 40% of window area. The current regulation only applies to temporary window signs, which was not clearly defined.
- Allows one additional special event sign for new businesses and exempts now hiring signs. This will allow new businesses to use a sign to announce their presence without having to use the already allotted two special event sign permits.
- Allows and establishes regulations for freestanding signs for religious institutions in residential districts. The regulations currently don’t address these types of signs.
- Allows corner lease spaces one wall sign per wall face.
- Requires that flashing and moving signs have a five second delay between messages.

Subdivision Code Amendments

- Clarifies the description of dedications.
- Allows a reduced letter of credit for phased projects of 40 acres or more.
- Replaces references to the “Public Works Director” with “City Engineer.”

Commission Comments:

Rife – based up regional airport consultants recommendation?

Galloway – yes

Rife – in using dual documents are we taking anybody’s property rights away? Want to look out for property rights

Galloway – some rights will be impacted, but all common sense measures to protect landowners and airport

Stanley – my understanding that regional airport has an operating plan – does this one comply?

Shelli Rushing - yes

XXXXXXXXX PASS OR FAIL? XXXXXXXXXXXXXXXXX

Item # 9

Downtown Redevelopment District Ordinance

GENERAL INFORMATION:

The proposed Downtown Residential Zoning Ordinance was drafted for the purpose in establishing zoning classifications and permitted uses for the R-C2, Central Residential Moderate Density District and the R-C3, Central Residential High Density District.

R-C2, Central Residential Zoning Classification:

Purpose

- Provide moderate density residential development and redevelopment in that area generally referred to as “Downtown”, primarily those residential areas beyond the town square and beyond the commercial corridors of SW A Street and S Main Street;
- Stabilize and improve existing residential neighborhoods;
- Encourage infill of available lands;
- Provide a choice of housing types and locations for a variety of lifestyles and economic levels and,
- Encourage traditional urban design.
- This district is appropriate as a buffer or transitional zone between single family and higher density residential or commercial districts.

Density and Height

- 18 dwelling units per acre.
- Maximum height is 40 feet (If at all possible, the new dwelling should have the same number of stories as the dwellings on either side or be within 15% of the height of those dwellings).

Design

- All multi-family development and redevelopment in the downtown redevelopment district must adhere to Sec. 1100.12 Site and Building Design Guidelines and Standards for the Downtown Redevelopment District of the Subdivision Code.

R-C3, High Density Residential Zoning Classification:

Purpose

- Provide high density residential development and redevelopment in that area generally referred to as “downtown”, primarily the areas surrounding the town square and along the commercial corridors of SW A Street and S Main St.
- Stabilize and improve existing residential neighborhoods;
- Encourage infill of available lands;
- Provide a choice of housing types and locations for a variety of lifestyles and economic levels and,
- Encourage traditional urban design.

Density and Height

- 36 dwelling units per acre.
- Maximum height is 80 feet (If at all possible, the new dwelling should have the same number of stories as the dwellings on either side or be within 15% of the height of those dwellings).

Design

- All multi-family development and redevelopment in the downtown redevelopment district must adhere to Sec. 1100.12 Site and Building Design Guidelines and Standards for the Downtown Redevelopment District of the Subdivision Code.

Galloway – permissive, rather than restrictive, 15% standard as a guideline concerned about parking – assume it would be under residential guidelines

Galloway – need for residential districts w/C-3 freedoms

Rife – like work that has been put into it, but would like to discuss further in tech review

Galloway – no a pressing need – but there are a couple developers who are waiting on this, we can make tweaks, table now and next tec

Rogers – table?

Tabled 6-0

Item #10

Master Trail Plan

BACKGROUND:

Planning Commission recommended the proposed Master Trail Plan for approval by City Council on January 3. At the January 10 City Council meeting, several property owners in the vicinity of the proposed McKissic Creek Trail attended the meeting expressing opposition against the McKissic Creek Trail as shown on the map. City Council voted unanimously to send the plan back to Planning Commission for further review of this proposed trail.

The Trail Committee and property owners in the vicinity of McKissic Creek met on Thursday, Jan. 26. Both parties agreed to remove the McKissic Creek Trail from the map, along with two associated trail spurs, while making a statement in the trail document about only pursuing a trail in that location at the time of development.

SUMMARY:

Based on this compromise, these are the proposed changes to the plan:

1. The Master Trail Plan map does not show the McKissic Creek Trail, McKissic Creek – Coler Spur Trail, or McKissic Creek – Elm Tree Spur Trail.

2. The Master Trail Plan document has been revised to eliminate all references to these three trails, with the exception of this paragraph in Chapter 4: Master Trail System:

“One element of this trail plan involves following natural creeks and drainage ways for linear trail systems. During the planning process, McKissic Creek was considered as an appropriate location for a trail. However, this portion of the county remains primarily agricultural with no foreseeable plans for development. The City does not intend to divide farmland or upset the rural nature of this area. Therefore, a trail along McKissic Creek will not be pursued unless subdivision or commercial development is introduced. At that time, the City will work with developers on trail development along the creek floodplain.”

McKissic Creek trail has been removed

XXX not sure of what notes say XXXX

XXX not sure of what notes say XXXX

Rogers – leaves the NW quadrant without a pedestrian trail

Shelli Rushing – yes, as well as a connection into Centerton

Public Hearing:

Winy Bell – in McKissic Creek area, all residents are against this, mainly the ones that go through their property, but we are not planning on selling anytime in the future, concerned with security problems

Cheryl Gregory – what is proposed is what we talked about at the meeting, original date of 2011 is scary; the trail needs to be dependant upon future development

Theford – (to public) Are you OK with this?

Close Public Hearing

Commissioners Comments:

Rife – no intent from the city to scare you all – this is conceptual, no one will take your property

Thompson – commission’s intent was not a “taking”

Shelli – it’s a method we use to plan for a trail at the time of development

Theford – are there alternative routes for a trail in the NW sections?

Shelli – trail was shown following a floodplain – we will re-look at this document every few years

Rife – thank you to the staff and public

Shelli – document and map on web page after CC approval

Bell – what about notifying all property owners – you just had to contact one person

Galloway – cost ineffective to do that, but we hold public meetings and hearings. We had a disappointing late response on public comment, never meant to discount your thoughts, countless stories in the paper
Master Trail Plan Approved 6-0

Planners Report

Main Street Committee – Business Improvement District – will keep you posted

Feb 15th – General Plan – public meeting @ 6:30

Orientation – a very public process

Focus on Smart Growth

Sustainable Development practices

XXX unsure of what notes say XXXX

Downtown redevelopment plan into overall city plan

Obvious things that will need to be changed:

Min. densities, affordable housing, density bonuses, public health as a stated purpose (we need to fully embrace this)

Use may not need to be the overlying factor in placement of development

Smart Growth may not be the final answer, but we need to create something unique in Bentonville

Meeting Adjourned

Donna Perryman

**Planning Commission Staff Report
Final Plat: Virginia's Grove Subdivision**

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: February 21, 2006

GENERAL INFORMATION:

Project Number: 06-03000001
Applicant: M & J Investments and Building Corporation
Representative: Jason Ingalls, Northstar Engineering
Requested Action: Final Plat Approval
Location: East Central Avenue
Existing Zoning: R-1, Single Family Residential
Land Use Plan: Residential

BACKGROUND:

The applicant has submitted an application for Final Plat approval for Virginia's Grove Subdivision. The subdivision will consist of 28 lots. There are two curb cuts onto E. Central Avenue.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Residential, and R-ZL, Residential Zero Lot Line	Residential
South	R-1, Residential , and A-1, Agricultural	Residential
East	R-1, Residential	Residential
West	R-ZL Residential Zero Lot Line	Residential

STREETS

Direction	Name	Classification
North	N/A	N/A
South	East Central Avenue	Collector
East	Rebecca Road	Local
West	Jordan Lane	Local

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows:
- (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 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. A 6" sewer line runs west of the property and also through the center of the subdivision.
- b. A 6" Water Line runs along East Central Avenue, also west of the property.

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.

Planning Commission Staff Report

Ordinance Summary: Downtown Residential Zoning, R-C2 & R-C3

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Danielle Semsrott, Community Programs Coordinator / Planning Services
PC DATE: February 7, 2006

GENERAL INFORMATION:

The proposed Downtown Residential Zoning Ordinance was drafted for the purpose in establishing zoning classifications and permitted uses for the R-C2, Central Residential Moderate Density District and the R-C3, Central Residential High Density District.

R-C2, Central Residential Zoning Classification:

Purpose

- Provide moderate density residential development and redevelopment in that area generally referred to as “Downtown”, primarily those residential areas beyond the town square and beyond the commercial corridors of SW A Street and S Main Street;
- Stabilize and improve existing residential neighborhoods;
- Encourage infill of available lands;
- Provide a choice of housing types and locations for a variety of lifestyles and economic levels and,
- Encourage traditional urban design.
- This district is appropriate as a buffer or transitional zone between single family and higher density residential or commercial districts.

Density and Height

- 18 dwelling units per acre.
- Maximum height is 40 feet (If at all possible, the new dwelling should have the same number of stories as the dwellings on either side or be within 15% of the height of those dwellings).

Design

- All multi-family development and redevelopment in the downtown redevelopment district must adhere to Sec. 1100.12 Site and Building Design Guidelines and Standards for the Downtown Redevelopment District of the Subdivision Code.

R-C3, High Density Residential Zoning Classification:

Purpose

- Provide high density residential development and redevelopment in that area generally referred to as “downtown”, primarily the areas surrounding the town square and along the commercial corridors of SW A Street and S Main St.
- Stabilize and improve existing residential neighborhoods;
- Encourage infill of available lands;
- Provide a choice of housing types and locations for a variety of lifestyles and economic levels and,
- Encourage traditional urban design.

Density and Height

- 36 dwelling units per acre.
- Maximum height is 80 feet (If at all possible, the new dwelling should have the same number of stories as the dwellings on either side or be within 15% of the height of those dwellings).

Design

- All multi-family development and redevelopment in the downtown redevelopment district must adhere to Sec. 1100.12 Site and Building Design Guidelines and Standards for the Downtown Redevelopment District of the Subdivision Code.

Bulk and Area Standards

Residential Bulk and Area Standards						
District	Structure type	Lot area (sq. ft.)	Land area per dwelling unit (sq. ft.)	Lot width (ft.)	Max. coverage	
					Interior Lot	Exterior / Corner lot
R-C2	<i>Single Family</i>	<i>4,500</i>	-	<i>45'</i>	<i>60%</i>	<i>60%</i>
	<i>Two-family / Duplex</i>	<i>7,000</i>	-	<i>70'</i>	<i>60%</i>	<i>60%</i>
	<i>Townhomes (attached)</i>	-	<i>2,400</i>	<i>20' per unit</i>	<i>80%</i>	<i>80%</i>
	<i>Multi-Family (4+units)</i>	-	<i>2,400</i>	<i>No Min.</i>	<i>No Max.</i>	<i>No Max.</i>
R-C3	<i>Single Family</i>	<i>4,000</i>	-	<i>40'</i>	<i>70%</i>	<i>70%</i>
	<i>Two-family / Duplex</i>	<i>7,000</i>	-	<i>70'</i>	<i>70%</i>	<i>70%</i>
	<i>Townhomes (attached)</i>	-	<i>1,200</i>	<i>20' per unit</i>	<i>No Max.</i>	<i>No Max.</i>
	<i>Multi-family (4+units)</i>	-	<i>1,200</i>	<i>No Min.</i>	<i>No Max.</i>	<i>No Max.</i>

Minimum Setbacks

District	Structure Type	Front	Side		Rear
			Interior	Exterior	
R-C2	<i>Duplex</i>	<i>20'</i>	<i>5'</i>	<i>10'</i>	<i>15'</i>
	<i>Townhome</i>	<i>10'</i>	<i>0'</i>	<i>10'</i>	<i>10'</i>
	<i>Multi-Family</i>	<i>10'</i>	<i>0'</i>	<i>10'</i>	<i>10'</i>
R-C3	<i>Duplex</i>	<i>0'</i>	<i>0'</i>	<i>5'</i>	<i>5'</i>
	<i>Townhome</i>	<i>10'</i>	<i>0'</i>	<i>10'</i>	<i>10'</i>
	<i>Multi-Family</i>	<i>0'</i>	<i>0'</i>	<i>10'</i>	<i>5'</i>

Recommendation: Staff has reviewed this Ordinance and recommends that Planning Commission recommend approval to the City Council.

Planning Commission Staff Report

Planned Unit Development: Abbey Road

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: February 21, 2006

GENERAL INFORMATION:

Project Number: 06-13000001
Applicant: Obert Two, LLC
Representative: Jim Key, Key Architecture Incorporated
Requested Action: PUD Concept Plan
Location: Harbin Pointe Lot 4
Existing Zoning: PUD
Proposed Zoning: PUD
Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a Planned Unit Development request for Abbey Road formerly known as Homeplace located in Lot 4 of Harbin Point off of S.W. Regional Airport Boulevard & Featherston Road. The P.U.D. concept plan is proposing 5 commercial lots consisting of 11 acres, 8.7 acres of high density residential at 17 units per acre for a total of 147 units, 2.3 acres of high density residential townhomes at 12 units per acre for a total of 28 units, 2.3 acres of duplex/patio homes at 7 units per acre for a total of 17 total units, the open space requirement will be met with 4.5 of drainage and 3.68 acres of greenspace

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Mixed
South	R-1, Single Family Residential	Low Density Residential
East	A-1, Agricultural	Mixed
West	PUD	Mixed

STREETS

Direction	Name	Classification
North	S.W. Regional Boulevard	Major Arterial
South	NA	NA
East	Morningstar	Minor Arterial
West	NA	NA

TRAFFIC FINDINGS

(b) 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 in the preliminary stages of development in developing residential and commercial 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" Water Line Runs along S.W. Regional Airport Boulevard
- b. Sewer is available to this site

Waiver(s):

Analysis / Conclusion: Under Article 401.9 Zoning District Regulations, the applicant is allowed to modify development standards consisting of Density, building setbacks height of buildings, lot size, lot width, lot depth, landscaping, required off street parking, and street widths. If the concept plan is approved these changes will be a part of the zoning ordinance of this PUD district. The requested deviations are: Curb Cut distance from 100' to 90' on a local street from the right of way, Right of Way width from 52' standard local street ROW to 50' ROW, structural design standards for siding and roofing shingles, lot and area corner lots with 75' depth from the standard 100'. Under these conditions the PUD Concept Plan meets the minimum requirements of the zoning and subdivision regulations.

Recommendation: Staff has reviewed this application and recommends approval with the variations from code as presented on PUD Concept Plan.

Planning Commission Staff Report

Rezoning: Kevin Mathews R-O and A-1 to C-2

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: February 21, 2006

GENERAL INFORMATION:

Project Number: 05-0900090

Applicant: Kevin Mathews

Representative: Kevin Mathews

Requested Action: Rezoning

Location: 3309 and 3311 SE J Street

Existing Zoning: R-O, Residential Office and A-1, Agricultural District

Proposed Zoning: C-2, General Commercial

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a rezoning request from R-O, Residential Office and A-1, Agricultural District, to C-2, General Commercial for 3309 and 3311 SE J Street. Proposed future development of the site includes a Tire Shop.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural District	Agricultural
South	C-1, Neighborhood Commercial	Mixed
East	R-1, Single Family Residential	Residential
West	C-2, General Commercial	High Density Residential

STREETS

Direction	Name	Classification
North	N/A	N/A
South	S.E. 34 th Street	Local Street
East	N/A	N/A
West	S.E. J Street	Minor Arterial

TRAFFIC FINDINGS

(c) 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 vacant in a Residential subdivision.

Public Notice: On February 2, 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 February 6, 2006 and a public hearing notice sign was posted on the property on December 19, 2005. 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. 8" Sewer Line runs south and west of the property.
- b. 12" Water Line runs through the center of the property.

Analysis / Conclusion: The rezoning request is not consistent with the City of Bentonville's Future Land Use Plan, which depicts this property as Mixed Use. Mixed use allows a variety of zonings from R-O, Residential Office, C-3, Central Commercial, C-1, Neighborhood Commercial and potentially Moderate and High Density Residential depending upon the surrounding uses, surrounding zoning, utility availability, and potential impact on traffic conditions. This location is not ideal for high impact retail and other highway oriented uses that are typically associated with C-2, General Commercial. In addition, road improvements scheduled for AR Hwy 112 (SE "J" Street), scheduled to occur over the next two years, will obviously impact the future development of this corridor, however, how this corridor develops and the quality of development rests with the decisions made by the planning commission. Staff's opinion is that C-1, Neighborhood Commercial, where it more or less conforms to the idea of mixed use and providing neighborhood services, is a good compromise for this and the adjoining parcels being requested for rezoning. As neighborhood commercial, it could provide basic services to the residential areas to the east and planned higher density residential areas to the north and west.

Recommendation: Staff has reviewed this application and recommends Denial. Of the C-2, General Commercial request, but does support rezoning the property in question to C-1, Neighborhood Commercial, which much more closely supports implementation of the land use plan. Design, function, and appearance of these parcels will have a lasting impact on the overall development of the "J" Street corridor. These issues will be considered and scrutinized in the large scale development process, assuming a zoning change occurs.

Planning Commission Staff Report

Rezoning: Kraig Mathews-Top Dollar Pawn, R-1 to C-2

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: February 21, 2006

GENERAL INFORMATION:

Project Number: 06-0900004

Applicant: Kraig Mathews.

Representative: Kraig Mathews

Requested Action: Rezoning

Location: 3401 SE J Street

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: C-2, General Commercial

Land Use Plan: High Density Residential & Mixed Use

BACKGROUND:

The applicant has submitted a rezoning request consisting of .55 acres from R-1, Single Family Residential to C-2, General Commercial located at 3401 SE J Street. The applicant's stated reason for the request is to develop the property for a Pawn Shop.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	SE 34 th Street	Local
South	SE 35 th Street	Local
East	N/A	N/A
West	SE J Street	Minor Arterial

TRAFFIC FINDINGS

(d) 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 vacant in a residential subdivision.

Public Notice: On February 2, 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 February 6, 2006 and a public hearing notice sign was posted on the property on December 19, 2005. 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. 12" water line runs through property.
- b. 8" sewer line to the north and west.

Waiver(s): N/A.

Analysis / Conclusion: The rezoning request is not consistent with the City of Bentonville's Future Land Use Plan, which depicts this property as Mixed Use. Mixed use allows a variety of zonings from R-O, Residential Office, C-3, Central Commercial, C-1, Neighborhood Commercial and potentially Moderate and High Density Residential depending upon the surrounding uses, surrounding zoning, utility availability, and potential impact on traffic conditions. This location is not ideal for high impact retail and other highway oriented uses that are typically associated with C-2, General Commercial. In addition, road improvements scheduled for AR Hwy 112 (SE "J" Street), scheduled to occur over the next two years, will obviously impact the future development of this corridor, however, how this corridor develops and the quality of development rests with the decisions made by the planning commission. Staff's opinion is that C-1, Neighborhood Commercial, where it more or less conforms to the idea of mixed use and providing neighborhood services, is a good compromise for this and the adjoining parcels being requested for rezoning. As neighborhood commercial, it could provide basic services to the residential areas to the east and planned higher density residential areas to the north and west.

Recommendation: Staff has reviewed this application and recommends Denial. Of the C-2, General Commercial request, but does support rezoning the property in question to C-1, Neighborhood Commercial, which much more closely supports implementation of the land use plan. Design, function, and appearance of these parcels will have a lasting impact on the overall development of the "J" Street corridor. These issues will be considered and scrutinized in the large scale development process, assuming a zoning change occurs.

**Planning Commission Staff Report
Rezoning: Stacy Burton- A-1 to C-2**

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: February 21, 2006

GENERAL INFORMATION:

Project Number: 06-09000005
Applicant: Stacy Burton
Representative: Oscar Mathews
Requested Action: Rezoning
Location: 3209 S.E. J Street
Existing Zoning: A-1, Agricultural
Proposed Zoning: C-2, General Commercial
Land Use Plan: High Density Residential & Mixed Land Use

BACKGROUND:

The applicant has submitted a rezoning request consisting of 1.08 acres from A-1, Agricultural to C-2, General Commercial located at 3209 SE J Street. The applicant's stated reason for the request is to develop the property for Commercial use.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural District	Agricultural
South	C-1, Neighborhood Commercial	Mixed
East	R-1, Single Family Residential	Residential
West	C-2, General Commercial	High Density Residential

STREETS

Direction	Name	Classification
North	SE 34 th Street	Local
South	SE 35 th Street	Local
East	N/A	N/A
West	SE J Street	Minor Arterial

TRAFFIC FINDINGS

(e) 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 vacant in a developing Residential subdivision.

Public Notice: On February 2, 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, 2006 and a public hearing notice sign was posted on the property on February 6, 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. 12" water line runs through property.
- b. 8" sewer line to the north and west.

Waiver(s): N/A.

Analysis / Conclusion: The rezoning request is not consistent with the City of Bentonville's Future Land Use Plan, which depicts this property as Mixed Use. Mixed use allows a variety of zonings from R-O, Residential Office, C-3, Central Commercial, C-1, Neighborhood Commercial and potentially Moderate and High Density Residential depending upon the surrounding uses, surrounding zoning, utility availability, and potential impact on traffic conditions. This location for is not ideal for high impact retail and other highway oriented uses that are typically associated with C-2, General Commercial. In addition, road improvements scheduled for AR Hwy 112 (SE "J" Street), scheduled to occur over the next two years, will obviously impact the future development of this corridor, however, how this corridor develops and the quality of development rests with the decisions made by the planning commission. Staff's opinion is that C-1, Neighborhood Commercial, where it more or less conforms to the idea of mixed use and providing neighborhood services, is a good compromise for this and the adjoining parcels being requested for rezoning. As neighborhood commercial, it could provide basic services to the residential areas to the east and planned higher density residential areas to the north and west.

Recommendation: Staff has reviewed this application and recommends Denial. Of the C-2, General Commercial request, but does support rezoning the property in question to C-1, Neighborhood Commercial, which much more closely supports implementation of the land use plan. Design, function, and appearance of these parcels will have a lasting impact on the overall development of the "J" Street corridor. These issues will be considered and scrutinized in the large scale development process, assuming a zoning change occurs.

Planning Commission Staff Report

Conditional Use: City of Bentonville Sign Shop

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: February 21 2006

GENERAL INFORMATION:

Project Number: 06-02000002

Applicant: City of Bentonville

Representative: Mike Churchwell

Requested Action: Conditional Use

Location: 401 S.E. D Street

Existing Zoning: R-1, Single Family Residential (I-1, light Industrial Rezoning Request Pending)

Land Use Plan: Mixed

BACKGROUND:

The applicant has submitted a conditional use permit request for The City of Bentonville Sign Shop located at 401 S.E. D Street. The proposed use will have light manufacturing of City Signs. The Stated Business hours will be those of the Regular City Business hours. The applicant also states that particular care would always be taken to contribute to the good order and pleasant atmosphere of the City.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	I-2, Heavy Industrial	Mixed Use
South	C-1, Neighborhood Commercial	Mixed Use
East	I-2, Heavy Industrial	Industrial
West	R-1, Single Family Residential	Mixed Use

STREETS

Direction	Name	Classification
North	S.E. 4 th Street	Local
South	S.E. 5 th Street	Local
East	S.E. E Street	Local
West	S.E. D Street	Local

TRAFFIC FINDINGS

(f) Traffic data for the nearest intersections are as follows:

(g) Traffic summary software predicts the additional traffic for this project is: N/A

Site Inspection: A site inspection was completed; this property is currently the location of NYK Logistics.

Public Notice: On February 6, 2006 a notice was published in the *Arkansas Democrat-Gazette, Northwest Arkansas Addition* and a public hearing notice sign was posted on the property on February 6, 2006. This meets legal noticing requirements and is adequate for the scope of this project.

STANDARD CONDITIONS OF APPROVAL:

1. All technical review comments must be addressed before building permits are issued.
2. The conditional use permit must be resubmitted for review after one year of the approval date.

ISSUES / ANALYSIS:

14.08.10 E. Conditional Uses:

“Before any conditional use shall be issued, the Planning Commission shall make written findings certifying compliance with the specific rules governing individual conditional uses and that satisfactory provision and arrangement have been made concerning the following, where applicable:

- a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience traffic flow and control and access in case of fire or catastrophe;
- b. Off-Street parking and loading areas where required, with particular attention to the items in subsection (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
- c. Refuse and service areas, with particular reference to the items in subsections (1) and (2) above;
- d. Utilities, with reference to locations, availability, compatibility;
- e. Screening and buffering with reference to type, dimensions, and character;
- f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
- g. Required yards and other open space; and
- h. General compatibility with adjacent properties and other property in the district.”

The conditional use is allowed on appeal in the **(R-1, Single Family Residential)** district.

Allowed under the Protective Covenants of the subdivision. N/A.

To date staff has not been contacted regarding this request.

Recommendation: Staff has reviewed this application and recommends approval

Planning Commission Staff Report

Property Line Adjustment: First Federal Savings & Loan

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: February 21, 2006

GENERAL INFORMATION:

Project Number: 06-07000004

Applicant: First Federal Savings & Loan

Representative: Jason Ingalls, Northstar Engineering

Requested Action: Property Line Adjustment

Location: 307 N. Walton Boulevard

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a property line adjustment consisting of 2.51 acres for First Federal Savings & Loan at 307 N. Walton Boulevard. Per this property line adjustment three lots will be reconfigured to allow direct access onto N.W. 3rd Street. Utility easements will be dedicated per this plat.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	N/A	N/A
South	N.W. 3 rd Street	Collector
East	N. Walton Boulevard	Major Arterial
West	N.W. J Street	Local Street

TRAFFIC FINDINGS

- (h) 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 First Federal Bank and Montana Mikes Steakhouse.

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

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

- a. water is established to this site
- b. 6" sewer line runs through this property

Waiver(s): N/A

Analysis / Conclusion: This property line adjustment meets the minimum requirements of the subdivision regulations.

Recommendation: Staff has reviewed this application and recommends approval.

Planning Commission Staff Report Final Plat: Stonecreek Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: February 21, 2006

GENERAL INFORMATION:

Project Number: 06-03000003

Applicant: Zach Gray

Representative: Kee-Hwee Ngiam, Freeland Kauffman & Fredeen

Requested Action: Final Plat Approval

Location: Adams Road and Highway 12

Existing Zoning: R-1, Single Family Residential and C-1, Neighborhood Commercial

Land Use Plan: Residential

BACKGROUND:

The applicant has submitted an application for Final Plat approval for Stonecreek previously known as Gray Subdivision. The subdivision will consist of 67 lots has two access points onto S.W. Regional Airport Boulevard and a single stub east, west and south.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	N/A	N/A
South	S.W. Regional Airport Boulevard	Major Arterial
East	Adams Road	Collector
West	N/A	N/A

TRAFFIC FINDINGS

- (i) 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 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. A 12” sewer line runs along S.W. Regional Airport Boulevard.
- b. A 12” Water Line runs along S.W. Regional Airport Boulevard.

Waiver(s):

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

Final Plat: Cornerstone Ridge Phase 4

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: February 21, 2006

GENERAL INFORMATION:

Project Number: 06-03000002

Applicant: Bentonville USA Development

Representative: Nathan Young, Crafton, Tull, and Associates, Inc.

Requested Action: Final Plat Approval

Location: S.W Regional Airport Road & Rainbow Farm Road

Existing Zoning: PUD

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted an application for Final Plat approval for Cornerstone Ridge Phase 4. The subdivision will consist of 50 lots and will have a single curb cut to the North, East and West.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Mixed Use
South	I-2, Heavy Industrial	Industrial
East	N/A	Mixed Use
West	C-2, General Commercial	Commercial

STREETS

Direction	Name	Classification
North	S.W. Rainbow Farm Road	Minor Arterial
South	NA	NA
East	NA	NA
West	S.W. Regional Airport Road	Major Arterial

TRAFFIC FINDINGS

- (j) 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 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. A 12” sewer line runs along S.W. Regional Airport Boulevard, west of this location.
- b. A 12” Water Line runs along S.W. Regional Airport Boulevard, west of this location.

Waiver(s):

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: Navarro Townhomes

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: February 21, 2006

GENERAL INFORMATION:

Project Number: 06-06000005

Applicant: Navarro Development, LLC

Representative: Jason Ingalls, Northstar Engineers

Requested Action: Large Scale Development Approval

Location: 502 S.W. "E" Street

Existing Zoning: R-4, High Density Residential

Land Use Plan:

BACKGROUND:

The applicant has submitted a Large Scale Development approval request for Navarro Townhomes located at 502 S.W. "E" Street. The proposed structure will have 4 2 story units. Each lot will have individual drives. The applicant has been granted two Variance Requests for the front and rear setback requirement

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front:	20'	20'
Side:	20'	20'
Side Adjacent Residential:	15'	15'
Rear:	15'	15'
Height	40'	24'
Landscape Coverage	8%	12%
Parking Spaces	6	10

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	S.W. 5 th Street	Local Street
South	S.W. 6 th Street	Local Street
East	S.W. "E" Street	Local Street
West	S.W. "F" Street	Local Street

TRAFFIC FINDINGS

- (k) Traffic data for the nearest intersections are as follows: N/A
- (l) 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 a vacant lot in 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. 16" Water Line Runs along the northern and eastern boundary of the property.
b. 8" Sewer Line runs along S.W. "E" Street.

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: Top Dollar Pawn

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: February 21, 2006

GENERAL INFORMATION:

Project Number: 06-06000005

Applicant: Kraig Mathews

Representative: Travis Matlock, Freeland Kaufman & Fredeen

Requested Action: Large Scale Development Approval

Location: 3401 S.E. "J" Street

Existing Zoning: R-1, Single Family Residential

Land Use Plan: High Density Residential & Mixed Use

BACKGROUND:

The applicant has submitted plans for Large Scale Development approval for 3401 S.E. "J" Street. Proposed is a 5,000 sq ft pawn shop with 2,000 sq ft devoted to retail sales and 3,000 sq ft used for vendor storage. Access is proposed with a single shared/cross access curb cut with the property owner to the south. This application is contingent upon the approval of a rezoning request from R-1, Single Family Residential to C-2, General Commercial, the proper zoning requirement for this use.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	50'
Front: Without parking in front		
Side: Adjacent to non-residential district	7'	22'
Side: Adjacent to residential district		
Rear: Adjacent to non-residential district	20'	
Rear: Adjacent to residential district		30'
Height	60'	1 story
Landscape Coverage	8%	28%
Parking		
Standard Stalls	12	12
Handicap Stalls	1	1
Total:	13	13

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	SE 34 th Street	Local
South	SE 35 th Street	Local
East	N/A	N/A
West	SE J Street	Minor Arterial

TRAFFIC FINDINGS

(m) Traffic data for the nearest intersections are as follows: N/A

(n) 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 property is vacant in a 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 currently available to this site:

- a. 12” water line runs through property.
- b. 8” sewer line to the north and west

Waiver(s): The applicant has submitted 2 waiver requests from distance from intersections of a major or minor arterial. Article 1100.9 of the City of Bentonville Subdivision code states that the distance from an intersection of a major or minor arterial road must be 250’. The applicant has requested to have a curb cut 180’ from the intersection of 34th Street and 170’ from the intersection of 35th Street. Staff recommends for drives to come off of 34th and 35th Streets and does not support of the two waiver requests.

Analysis / Conclusion: This large scale development does not meet the minimum requirements of the subdivision regulations.

Recommendation: Staff has reviewed this application and recommends denial due to Subdivision Code requirements not being met.

Planning Commission Staff Report

Large Scale Development: Clinard Construction Office

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Brook Ellis, Planning Technician
PC DATE: February 21, 2006

GENERAL INFORMATION:

Project Number: 06-0600000
Applicant: First Federal Savings & Loan
Representative: Jason Ingalls, Northstar Engineers
Requested Action: Large Scale Development Approval
Location: 307 N. Walton Boulevard
Existing Zoning: C-2, General Commercial
Land Use Plan: Commercial & Residential

BACKGROUND:

The applicant has submitted a Large Scale Development approval request for Clinard Construction Office located at 307 N. Walton Boulevard. Proposed is a 25,000 sq. ft. Office. Access will be achieved through one curb cut onto N.W. 3rd Street.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	138'
Front: Without parking in front	20'	20
Side: Adjacent to non-residential district	7'	7'
Side: Adjacent to residential district		
Rear: Adjacent to non-residential district		
Rear: Adjacent to residential district	30'	115'
Height	60'	35'
Landscape Coverage	8%	11%
Parking		
Standard Stalls	62	64
Handicap Stalls	3	3
Total:	65	67

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	N/A	N/A
South	N.W. 3 rd Street	Collector
East	N. Walton Boulevard	Major Arterial
West	N.W. J Street	Local Street

TRAFFIC FINDINGS

- (o) 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 First Federal Bank and Montana Mikes Steakhouse.

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

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

- a. water is established to this site
- b. 6" sewer line runs through this property

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.

(Phasing Plan Submitted)

**Planning Commission Staff Report
Preliminary Plat: Summerlin Subdivision**

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Danielle Semsrott, Planning Technician
PC DATE: January 18, 2005 (Original)

GENERAL INFORMATION:

Project Number: 04-08000040

Applicant: Roundtable Development, L.L.C.

Representative: Jason Ingalls, Northstar Engineering Consultants

Requested Action: Preliminary Plat

Location: 1 mile south of the intersection of S.W. Regional Airport Boulevard / Highway 12 and N. Morningstar Road

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Residential

BACKGROUND:

The applicant has submitted a preliminary plat phasing plan request for the Summerlin Subdivision located 1 mile south of the intersection of S.W. Regional Airport Boulevard / Highway 12 and S.W. Morningstar Road. The proposed single family residential subdivision will consist of 177 lots. Access to the development will be achieved by two curb cuts off of S.W. Morningstar Road.

Recommendation: Staff recommends approval with the conditions that the box culverts and detention pond be Final Platted with phase 1.

(Preliminary Plat Extension)

**Planning Commission Staff Report
Preliminary Plat: Superior Estates (Extension)**

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Danielle Semsrott, Planning Technician
PC DATE: September 7, 2004, Extension Granted September 6, 2005

GENERAL INFORMATION:

Project Number: 04-08000026

Applicant: John David Lindsey

Representative: Alan Pugh, C.E.I. Engineering and Associates

Requested Action: Preliminary Plat

Location: 1784 S.W. Regional Airport Boulevard

Existing Zoning: A-1, Agricultural

Land Use Plan: Mixed – Use and Residential

Vicinity Map: 1784 S.W. Regional Airport Boulevard

BACKGROUND:

The applicant has submitted a preliminary plat request for Superior Estates, located at 1784 S.W. Regional Airport Boulevard. The proposed 76.91 acre property will include 5 lots or 10.54 acres of R-O, Residential Office along Highway 12 and 170 lots or 66.38 acres of R-1, Single Family Residential in the rear. Access to the proposed development will be achieved by a curb cut off of Highway 12, with a stub out to the west and two stub outs to the east for future connectivity. 72' of right of way for S.E. 28th Street will be dedicated per this preliminary plat, with the developer responsible for half street improvements.

Recommendation: The applicant was granted a 6 month extension in September 2005 for this project. Due to litigation the project has not been able to get started, City of Bentonville Subdivision Code allows two 6 month extensions for Preliminary Plats. Staff recommends approving this final 6 month extension. The applicant will have to re-apply for Preliminary Plat approval if denied or if in 6 months work has not started.

