

**Planning Commission**  
**Agenda**  
**March 16, 2004**

**I. Call to Order**

**II. Approval of Minutes**

**III. Old Business:**

- |           |  |                                |
|-----------|--|--------------------------------|
| <b>1.</b> | <b>Radiant Life Church Addition</b><br>915 West Central Avenue | <b>Large Scale Development</b> |
|-----------|--|--------------------------------|

**IV. New Business:**

**\*Public hearings**

- |            |  |                                     |
|------------|--|-------------------------------------|
| <b>1.</b>  | <b>Rider</b><br>4509 Town Vu Road                                      | <b>Rezoning A-1 to R-1*</b>         |
| <b>2.</b>  | <b>Accredited Developers</b><br>SE Walton Boulevard                    | <b>Rezoning A-1 and C-1 to C-2*</b> |
| <b>3.</b>  | <b>B &amp; R Properties</b><br>109 SE 14 <sup>th</sup> Street          | <b>Conditional Use Permit*</b>      |
| <b>4.</b>  | <b>Spradlin</b><br>Highway 102 & Hugh Tator                            | <b>Lot Split</b>                    |
| <b>5.</b>  | <b>Dean</b><br>1412 Mayflower  | <b>Lot Split</b>                    |
| <b>6.</b>  | <b>Kensington Phase 3 Subdivision</b><br>Kensington                    | <b>Preliminary Plat</b>             |
| <b>7.</b>  | <b>Terminella Subdivision</b><br>SW Regional Airport Boulevard         | <b>Preliminary Plat</b>             |
| <b>8.</b>  | <b>Bolte Acres</b><br>Regency Parkway                                  | <b>Preliminary Plat</b>             |
| <b>9.</b>  | <b>Stone Chase Subdivision</b><br>Town Vu Road & Hugh Tator            | <b>Preliminary Plat</b>             |
| <b>10.</b> | <b>Bentonville Industrial Park Lot 14</b><br>BIDC South                | <b>Large Scale Development</b>      |
| <b>11.</b> | <b>Bentonville Schools Track/ Soccer</b><br>SE 18 <sup>th</sup> Street | <b>Large Scale Development</b>      |
| <b>12.</b> | <b>Winnelson Building</b><br>SW D Street                               | <b>Large Scale Development</b>      |
| <b>13.</b> | <b>Southern Fastener</b><br>901 S.E. 21 <sup>st</sup> Street           | <b>Drainage Waiver</b>              |

**IV. Other Business**

- 1. By Laws**
- 2. Code Amendments**

**VI. Planner's Report**

**VII. Adjournment**

# Planning Commission Staff Report

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Danielle Semsrott, Planning Technician  
**PC DATE:** March 16, 2004

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## Large Scale Development    Radiant Life Church Building Addition    04-06000021

### GENERAL INFORMATION:

**Applicant:** Radiant Life Church

**Staff Recommendation:** Approval

**Representative:** Richard McKeehan

**Wavier Requests:** N/A

**Requested Action:** Large Scale Development Approval

**Location:** 915 West Central Avenue

**Existing Zoning:** C-2, General Commercial

**Existing Land Use:** Commercial

### 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 landscape will be guaranteed for 36 months.

### BACKGROUND:

The applicant has submitted a large scale development request for an addition to Radiant Life Church, Lot 51 of the Fairview Heights Addition located at 915 West Central Avenue, zoned C-2, General Commercial. The total building addition is shown as a 14,000 square feet and will include classrooms and a meeting room.

### SURROUNDING LAND USES & ZONING:

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

**STREETS:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North	West Central Avenue	Major Arterial
South	Southwest Second Street	Local
East		
West	Southwest "J" Street	Local

**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:
  - 1. Total weekday average traffic predicted for this property is 128 motor vehicle trips.
  - 2. Total weekend average traffic predicted for this property is 136 motor vehicle trips.
- (c) Drainage: A drainage report was submitted and tentatively approved by the city engineer.
- (d) Water/Sewer: Water and sewer are available to this site.
- (e) A site inspection was completed; this property is the current location of Radiant Life Church.

**ANALYSIS:**

This large scale development meets the minimum requirements of the subdivision regulations.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval.

# Planning Commission Staff Report

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Brian Bahr, Planner  
**PC DATE:** March 16, 2004

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**Rezoning A-1 to R-1      Rider      04-09000017**

**GENERAL INFORMATION:**

**Applicant:** Steve B. and Anita M. Rider

**Staff Recommendation:** Approval

**Representative:** Mark Spradlin

**Wavier Requests:** N/A

**Requested Action:** Rezoning Request

**Location:** Town Vu Road

**Existing Zoning:** A-1, Agricultural

**Proposed Zoning:** R-1, Single Family Residential

**Land Use Plan:** Residential

**Proposed Land Use:** Residential

**CONDITIONS OF APPROVAL:**

N/A

**BACKGROUND:**

The applicant has submitted a rezoning request for approximately 2.5 acres of parcel land 01-08396-000 zoned A-1, Agricultural along Town Vu Road. The intent is to combine this property with the Grace property to the south and develop it into a residential subdivision.

**SURROUNDING LAND USES & ZONING:**

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

**STREETS:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North	Town Vu Road	Local
South		
East		
West		

**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
- (c) Water/Sewer: Water and sewer are available to this site.
- (d) A site inspection was completed; this property is.

**ANALYSIS:**

The rezoning request is consistent with the future land use plan which depicts this property as residential.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval.

# Planning Commission Staff Report

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Brian Bahr, Planner  
**PC DATE:** March 16, 2004

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**RZN A-1 and C-1 to C-2 04-09000016**

## GENERAL INFORMATION:

**Applicant:** Accredited Developers, L.L.C

**Staff Recommendation:**

**Representative:** Bill Watkins

**Wavier Requests:** N/A

**Requested Action:** Rezoning Request

**Location:** West of "J" Street, South of SW 28<sup>th</sup> Street

**Existing Zoning:** A-1, Agricultural and C-2, General Commercial

**Proposed Zoning:** C-2, General Commercial

**Existing Land Use:** Vacant

**Proposed Land Use:** Commercial

**Land Use Plan:** Commercial

## CONDITIONS OF APPROVAL:

N/A

## BACKGROUND:

The applicant has submitted a rezoning request for 3 parcels 01-00180-000, 01-00181-000 and 01-00182-000 along SE Walton Boulevard currently zoned A-1, Agricultural and C-1, Neighborhood Commercial. The property in question is 275' west of the intersection of SE Walton and SE J Street with vacant commercially zoned property abutting the SE corner and the NE corner is the current location of K & K Motors. To the west is a single family residence on approximately 3.5 acres zoned A-1, Agricultural. While the property to the north is approximately 19 acres in size, zoned A-1, Agricultural and is vacant at this time. The requested zoning for C-2, General Commercial would allow for the development of a hotel site and ancillary uses associated with a hotel to include but not limited to restaurants and other retail establishments.

## SURROUNDING LAND USES & ZONING:

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

**STREETS:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North		
South	S.E. Walton Boulevard	Major Arterial
East	S.E. "J" Street	Major Arterial
West		

**FINDINGS:**

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

S.E. "J" Street with total motor vehicle counts for the northbound acceleration lane: 4,584

S.E. "J" Street with total motor vehicle counts for the southbound acceleration lane: 1,060

S.E. Walton Boulevard with total motor vehicle counts for the eastbound acceleration lane: 12,593

S.E. Walton Boulevard with total motor vehicle counts for the westbound acceleration lane: 12,089

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

(c) Water/Sewer: Water and sewer are available to this site.

(d) A site inspection was completed; this property is vacant.

**ANALYSIS:**

Parcel 01-00182-000 is currently zoned A-1, Agricultural at approximately .25 acres and has direct access to SE Walton Boulevard. The future land use plan for this property is commercial. Parcels 01-00180-000 and 01-00181-000 are approximately 5.2 acres and are currently zoned C-1, Neighborhood Commercial. The future land use plan for these two tracts are commercial at a depth of 320' and the remaining 320' to the rear is shown as moderate density residential. These parcels were rezoned from A-1, Agricultural to C-1, Neighborhood Commercial at the July 2, 2002 planning commission meeting. In general properties along SE Walton Boulevard have been converting from residential to commercial uses due to the increased traffic and future improvements to this section from two lanes to five for increased capacity.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval due to the fact the property is already zoned C-1, Neighborhood Commercial and the request is consistent with the land use plan.

# Planning Commission Staff Report

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Brian Bahr, Planner  
**PC DATE:** March 16, 2004

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**CUP B & R Property Investments 04-02000003**

**GENERAL INFORMATION:**

**Applicant:** Linda Yeu **Staff Recommendation:** Approval

**Representative:** B & R Property Investments, L.L.C **Wavier Requests:** N/A

**Requested Action:** Conditional Use

**Location:** 109 Southeast 14<sup>th</sup> Street

**Existing Zoning:** R-O, Residential Office

**Land Use Plan:** Moderate Density Residential

**CONDITIONS OF APPROVAL:**

N/A

**BACKGROUND:**

The applicant has submitted a conditional use permit for a licensed childcare and pre-school facility at 109 SE 14<sup>th</sup> Street. Hours of operation will be from 6:30 am to 5:30 pm Monday through Friday. Typical age for attendees will be from newborns to 5 years of age. 4 employees will staff this location including the applicant. No structural changes are necessary with only light remodeling within. 7 parking spaces will be provided. Child care facilities are conditional in all zoning designations. This property was rezoned at the February 17, 2004 planning commission meeting from R-1, Single Family Residential to R-O, Residential Office for this sole purpose.

**SURROUNDING LAND USES & ZONING:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-1, Single Family Residential	Moderate Density Residential and Residential
South	A-1, Agricultural	Moderate Density Residential
East	R-1, Single Family Residential and R-3, Medium Density Residential	Moderate Density Residential and Residential
West	R-O, Residential Office	Moderate Density Residential

**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-O district.

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

To date staff has not been contacted regarding this request.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval.

# Planning Commission Staff Report

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Brian Bahr, Planner  
**PC DATE:** March 16, 2004

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**Lot Split      Spradlin      04-05000003**

**GENERAL INFORMATION:**

**Applicant:** James Patton

**Staff Recommendation:** Approval

**Representative:** Mark Spradlin

**Wavier Requests:** N/A

**Requested Action:** Lot Split

**Location:** Tater Black Road and East Centerton Boulevard

**Existing Zoning:** A-1, Agricultural and R-2, Duplex/Patio Home Residential

**Land Use Plan:** Residential and Mixed

**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. Rezone lot #1, it does not meet the bulk and area requirements for A-1, Agricultural.

**BACKGROUND:**

The applicant has submitted a lot split application for 32.39 acres along Hugh Tater Road and Highway 102, zoned A-1, Agricultural and R-2, Duplex and Patio Home Residential. The new lots will be known as Lot 1 (3.48) acres and lot 2 (27.38 acres) of Spradlin Subdivision. Lot 2 will be used for a duplex subdivision. Lot 1 will remain with Mr. Patton for future development.

**SURROUNDING LAND USES & ZONING:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-1, Single Family Residential and A-1, Agricultural	Residential
South	A-1, Agricultural and Centerton	Residential and Centerton
East	A-1, Agricultural, R-O, Residential Office and R-1, Single Family Residential	Residential
West	A-1, Agricultural	Residential

**STREETS:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North		
South	E. Centerton Boulevard	Major Arterial
East	Tater Black Road	Collector
West		

**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
- (c) Drainage: A drainage report was not required for this lot split.
- (d) Water/Sewer: Water and sewer are available to this site.
- (e) A site inspection was completed; this property is vacant in a developing residential and mixed use subdivision.

**ANALYSIS:**

This lot split does not meet the minimum requirements of the subdivision regulations. A rezoning will be required for lot 1 before any building permits will be issued.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval.



**STREETS:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North		
South		
East	Mayflower Road	Local
West		

**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
- (c) Drainage: A drainage report was not required for this lot split.
- (d) Water/Sewer: Water and sewer are available to this site.
- (e) A site inspection was completed; this property is residential.

**ANALYSIS:**

This lot split meets the minimum requirements of the subdivision regulations.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval.

# Planning Commission Staff Report

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Brian Bahr, Planner  
**PC DATE:** March 16, 2004

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**Preliminary Plat      Kensington Subdivision Phase III      04-08000008**

**GENERAL INFORMATION:**

**Applicant:** Susana Development

**Staff Recommendation:** Approval

**Representative:** Sand Creek Engineering

**Wavier Requests:** 10% Street Slope  
Sidewalks on Kensington Avenue

**Requested Action:** Preliminary Plat

**Location:** N.E. Kensington and Spring Valley Drive

**Existing Zoning:** R-1, Single Family Residential

**Land Use Plan:** Residential

**CONDITIONS OF APPROVAL:**

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

**BACKGROUND:**

Susanna Development has submitted a preliminary plat for Kensington Subdivision, Phase 3 zoned R-1, Single Family Residential. The property is approximately 11.86 acres and will produce 31 lots averaging about .38 acres a piece and will be the final phase of Kensington Subdivision. Street improvements will connect Kensington Avenue to Spring Valley Road. A small section of this street will require a waiver due to exceeding the maximum allowable grade. All sections of the proposed streets will be asphalt with the exception to the area exceeding the maximum grade which will be concrete. Water and sewer utilities will be installed. All lots within this subdivision will be required to access the streets that will be dedicated with the final plat, access to Spring Valley Road will have restricted.

**SURROUNDING LAND USES & ZONING:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	Out of City Limits	Out of City Limits
South	R-1, Single Family Residential and Out of City Limits	Residential
East	R-1, Single Family Residential and Out of City Limits	Residential
West	R-1, Single Family Residential and Out of City Limits	Residential and Out of City Limits

**STREETS:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North	Spring Valley Drive	Local
South	N.E. Kensington Avenue	Local
East		
West		

**FINDINGS:**

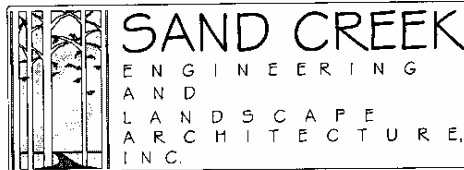
- (a) Traffic data for the nearest intersections are as follows: N/A
- (b) Traffic summary software predicts the additional traffic for this project is:
  - 1. Total weekday average traffic predicted for this property is 297 motor vehicle trips.
  - 2. Total weekend average traffic predicted for this property is 313 motor vehicle trips.
- (c) Drainage: A drainage report was submitted and tentatively approved by the city engineer.
- (d) Water/Sewer: Water and sewer are available to this site.
- (e) A site inspection was completed; this property is vacant in a developing residential subdivision.
- (f) 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.
- (g) All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- (h) Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

**ANALYSIS:**

This preliminary does not meet the minimum requirements of the subdivision regulations. Waivers are required for sidewalks and exceeding maximum grade on street sections.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval contingent on the waiver requests.



March 8, 2004

From: Susana Development  
# 2 White Way  
Bentonville, Ar. 72712

To: Bentonville Planning Staff and Commission  
Bentonville, Ar.

Two waivers are requested for this phase of Kensington Subdivision.

Waiver # 1

The slope of a 170' portion of Kensington Avenue, as designed, is 14%. That is 4% steeper than the 10% maximum allowed by the street regulations. The street was originally designed at 12%, which matches the slope coming down out of Phase 1. Two problems exist to prevent the 10% being achieved:

1. During the original construction of the Phase 3 area, rock was encountered at the intersection of Kensington Avenue and Kensing Road. The sewer manhole on the east side of Kensington Avenue was raised, at that time, to prevent having to remove the rock. We are now running the street 3' above that sewer crossing to stay within the utility department requirements to have 3' of cover over the sewer line.
2. To meet the 10% maximum slope another 6' of material would have to be excavated from the top side of the Kensington roadway area, causing a drastic problem on the already deep cuts that were made on the east side of the road area as is.

A waiver of the 10% slope requirement is requested.

Waiver # 2

A waiver of the sidewalk requirement was granted with Phase 1 along the southeast side of Kensington Avenue as it crosses the hollow between Phase 1 and Phase 3. Because of the extreme slopes on that side of Kensington, the idea was to keep foot and bicycle traffic on the north side where the slopes were lesser.

A waiver is requested to extend that idea of not having sidewalk along the Kensington fronts of Lots 8 and 9. We feel it would be safer to have the foot/bicycle traffic crossing Kensington Avenue at the top of the slope and keep said traffic away from the steeper incline on the south side.

Thank You,

  
Ken Booth

Project Manager

1610 NW 12<sup>th</sup> Street

Bentonville, AR 72712

Phone: (479) 464-9282

Fax: (479) 464-9284

# Planning Commission Staff Report

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Brian Bahr, Planner  
**PC DATE:** March 16, 2004

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**Preliminary Plat Terminella Subdivision 04-080000010**

## GENERAL INFORMATION:

**Applicant:** Bentonville USA Development, L.L.C. **Staff Recommendation:** approval

**Representative:** Dan Brown, P.E. **Wavier Requests:** N/A

**Requested Action:** Preliminary Plat

**Location:** S.W. Regional Airport Boulevard and N. Morningstar Road

**Existing Zoning:** R-1, Single Family Residential, R-O, Residential Office, C-2, General Commercial and A-1, Agricultural

**Land Use Plan:** Mixed and Residential

## CONDITIONS OF APPROVAL:

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

## BACKGROUND:

The applicant has submitted the preliminary plat request for the Terminella PUD on SW Regional Airport Boulevard. This PUD includes 317 residential, 5 commercial and residential office lots. The plan includes a five acre neighborhood park which breaks the commercial lots from the residential lots with connected walking trails.

## SURROUNDING LAND USES & ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural and Out of City Limits	Residential
South	A-1, Agricultural and Out of City Limits	Mixed
East	A-1, Agricultural and Out of City Limits	Residential
West	A-1, Agricultural and R-1, Single Family Residential	Residential and Mixed

**STREETS:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North	S.W. Regional Airport Boulevard	Major Arterial
South	W. Rainbow Farm Road	Minor Arterial
East	N. Morningstar Road	Minor Arterial
West	S.W. Regional Airport Boulevard	Major Arterial

**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:
  - 1. Total weekday average traffic predicted for this property is 3034 motor vehicle trips.
  - 2. Total weekend average traffic predicted for this property is 3199 motor vehicle trips.
- (c) Drainage: A drainage report was submitted and tentatively approved by the city engineer.
- (d) Water/Sewer: Water and sewer are available to this site.
- (e) A site inspection was completed; this property is vacant.
- (f) 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.
- (g) All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- (h) Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

**ANALYSIS:**

This preliminary plat meets the minimum requirements of the subdivision regulations.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval.

# Planning Commission Staff Report

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Brian Bahr, Planner  
**PC DATE:** March 16, 2004

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**Preliminary Plat      Bolte Acres      04-08000007**

**GENERAL INFORMATION:**

**Applicant:** Rose Properties

**Staff Recommendation:** Approval

**Representative:** Kevin R. Yates

**Wavier Requests:** N/A

**Requested Action:** Preliminary Plat Approval

**Location:** S.W. Regency Parkway

**Existing Zoning:** C-2, General Commercial

**Land Use Plan:** Mixed Use

**CONDITIONS OF APPROVAL:**

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

**BACKGROUND:**

The applicant has submitted a preliminary plat for Bolte Acres also known as Regency Park. The property is zoned C-2, General Commercial and has 3 existing commercial buildings occupied with an additional two buildings approved by planning commission at the January 20, 2004 meeting. At that time public improvements were included with the development plans to extend water and sewer service from the cul-de-sac on SW Regency Parkway to Airport Road. Street improvements with curb and gutter were extended as well. The applicant's original intent was to develop this site as one lot with multiple buildings under single ownership. With individual building's on there own lots allows for greater flexibility. The preliminary plat indicates 14 lots within two phases. The average lot size is approximately 1.57 acres.

**SURROUNDING LAND USES & ZONING:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	C-2, General Commercial	Commercial
South	C-2, General Commercial and A-1, Agricultural	Commercial and Industrial
East	A-1, Agricultural, R-1, Single Family Residential, and C-2, General Commercial	Commercial
West	C-2, General Commercial and A-1, Agricultural	Mixed

**STREETS:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North	S.E. 28 <sup>th</sup> Street	Minor Arterial
South		
East	S. Walton Boulevard	Major Arterial
West		

**FINDINGS:**

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

S. Walton Boulevard with total motor vehicle counts for the northbound acceleration lane: 11,630

S. Walton Boulevard with total motor vehicle counts for the southbound acceleration lane: 9,881

S.E. 28<sup>th</sup> Street with total motor vehicle counts for the eastbound acceleration lane: 3,444

S.E. 28<sup>th</sup> Street with total motor vehicle counts for the westbound acceleration lane: 1,203

(b) Traffic summary software predicts the additional traffic for this project is:

1. Total weekday average traffic predicted for this property is 3295 motor vehicle trips.

2. Total weekend average traffic predicted for this property is 717 motor vehicle trips.

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

(d) Water/Sewer: Water and sewer are available to this site.

(e) A site inspection was completed; this property is vacant in a developing mixed use subdivision.

(f) 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.

(g) All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.

(h) Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

**ANALYSIS:**

This preliminary plat meets the minimum requirements of the subdivision regulations.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval.

# Planning Commission Staff Report

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Brian Bahr, Planner  
**PC DATE:** March 16, 2004

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**Preliminary Plat      Stoneburrow Addition      04-0800009**

**GENERAL INFORMATION:**

**Applicant:** Mark and Tanya Grace      **Staff Recommendation:** Approval

**Representative:** Brian Maurer, P.E.      **Wavier Requests:** N/A

**Requested Action:** Preliminary Plat Approval

**Location:** Corner of Town Vu Road and Tater Black Road

**Existing Zoning:** R-1, Single Family Residential

**Land Use Plan:** Residential

**CONDITIONS OF APPROVAL:**

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

**BACKGROUND:**

The applicant has submitted a preliminary plat for Stoneburrow Addition a residential subdivision consisting of 298 lots on 89.93 acres currently zoned R-1, Single Family Residential. Average lot size is approximately .3 acres. Five major north-south roads are being provided as well as three east-west corridors for this subdivision. Future stubs have been included for projects to the south and west. Entrances are being provided onto Town Vu Road as well as Hugh Tater Road. Detention facilities are adjacent to Town Vu Road. This plan addresses all additional water and sewer placement and storm water runoff.

**SURROUNDING LAND USES & ZONING:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	A-1, Agricultural	Residential
South	R-2, Duplex/Patio Home Residential and A-1, Agricultural	Residential
East	A-1, Agricultural	Residential
West	A-1, Agricultural	Residential

**STREETS:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North	Town Vu Road	Local
South		
East	Tater Black Road	Collector
West		

**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:
  - 1. Total weekday average traffic predicted for this property is 2852 motor vehicle trips.
  - 2. Total weekend average traffic predicted for this property is 3007 motor vehicle trips.
- (c) Drainage: A drainage report was submitted and tentatively approved by the city engineer.
- (d) Water/Sewer: Water and sewer are available to this site.
- (e) A site inspection was completed; this property is vacant in a developing residential subdivision.
- (f) 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.
- (g) All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- (h) Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

**ANALYSIS:**

This preliminary plat meets the minimum requirements of the subdivision regulations.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval.

# Planning Commission Staff Report

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Brian Bahr, Planner  
**PC DATE:** March 16, 2004

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**Large Scale Development      Bentonville Industrial Park Lot 14      04-06000024**

**GENERAL INFORMATION:**

**Applicant:** Mr. Dean Eisma      **Staff Recommendation:** Approval

**Representative:** John Wary, P.E.      **Wavier Requests:** N/A

**Requested Action:** Large Scale Development Approval

**Location:** S.E. Otis Corley Drive and S.E. 28<sup>th</sup> Street

**Existing Zoning:** I-2, Heavy Industrial

**Land Use Plan:** Industrial

**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 landscape will be guaranteed for 36 months.

**BACKGROUND:**

The applicant has submitted a large scale development plan for lot 14, BIDC South zoned, I-2, Heavy Industrial. The proposed use for this development is office and warehouse space. Building #1 is for 11,250 square feet and indicates the future possibility of adding an additional four buildings to this location with a proposed 59, 250 square feet. This lot has a platted 20' wide emergency access easement on the north side from SE "J" Street to SE Otis Corley Drive. The parking will tie into this all weather surface and side yard landscaping will be next to the property line. Parking is provide at a ratio of 1 space for every 225 square feet of gross area within this building and the required number of handicap spaces have been accounted for at 2 regular and 1 van accessible space.

**SURROUNDING LAND USES & ZONING:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	I-2, Heavy Industrial	Industrial
South	I-2, Heavy Industrial	Industrial
East	I-2, Heavy Industrial	Industrial
West	I-2, Heavy Industrial and C-1, Neighborhood Commercial	Industrial

**STREETS:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North		
South		
East	S.E. Otis Corley Drive	Local
West		

**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:
  - 1. Total weekday average traffic predicted for this property is 96 motor vehicle trips.
  - 2. Total weekend average traffic predicted for this property is 21 motor vehicle trips.
- (c) Drainage: A drainage report was submitted and tentatively approved by the city engineer.
- (d) Water/Sewer: Water and sewer are available to this site.
- (e) A site inspection was completed; this property is vacant in a developing industrial district.

**ANALYSIS:**

This large scale development meets the minimum requirements of the subdivision regulations.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval.



**STREETS:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North	S.E. 14 <sup>th</sup> Street	Major Arterial
South	S.E. 18 <sup>th</sup> Street	Local
East	S.E. "J" Street	Major Arterial
West	S.E. "C" Street	Collector

**FINDINGS:**

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

S.E. "J" Street with total motor vehicle counts for the northbound acceleration lane: 8,037

S.E. "J" Street with total motor vehicle counts for the southbound acceleration lane: 6,865

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

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

(d) Water/Sewer: Water and sewer are available to this site.

(e) A site inspection was completed; this property is vacant adjacent to a developed residential subdivision.

**ANALYSIS:**

This large scale development meets the minimum requirements of the subdivision regulations.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval.

# Planning Commission Staff Report

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Brian Bahr, Planner  
**PC DATE:** March 16, 2004

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## Large Scale Development Winnelson Building (Plumbing Supply) 04-06000023

### GENERAL INFORMATION:

**Applicant:** J & D Rentals, Inc.

**Staff Recommendation:** Approval

**Representative:** James Dempsey

**Wavier Requests:** N/A

**Requested Action:** Large Scale Development Approval

**Location:** S.W. 24<sup>th</sup> Street and S.W. "D" Street

**Existing Zoning:** C-2, General Commercial

**Land Use Plan:** Commercial

### 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 landscape will be guaranteed for 36 months.

### BACKGROUND:

The applicant has submitted a large scale development plan for a 12,500 square foot plumbing show room on lot 10, in the Airport Center Subdivision zoned C-2, General Commercial. All of the infrastructure needs for this project were installed during construction of the Airport Center Subdivision. Landscaping is addressed for this site.

### SURROUNDING LAND USES & 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:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North	S.W. 24 <sup>th</sup> Street	Local
South		
East		
West	S.W. "D" Street	Local

**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:
  - 1. Total weekday average traffic predicted for this property is 641 motor vehicle trips.
  - 2. Total weekend average traffic predicted for this property is 1032 motor vehicle trips.
- (c) Drainage: A drainage report was submitted and tentatively approved by the city engineer.
- (d) Water/Sewer: Water and sewer are available to this site.
- (e) A site inspection was completed; this property is vacant in a developing commercial subdivision.

**ANALYSIS:**

This large scale development meets the minimum requirements of the subdivision regulations.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval.

# Planning Commission Staff Report

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Brian Bahr, Planner  
**PC DATE:** March 16, 2004

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## Large Scale Development Southern Fastening Systems Addition 04-06000018

### GENERAL INFORMATION:

**Applicant:** Paul Vanderboon

**Staff Recommendation:** Approval

**Representative:** George Perry

**Wavier Requests:** 15.08.02  
Storm Water Detention

**Requested Action:** Large Scale Development request

**Location:** 901 S.E. 21<sup>st</sup> Street

**Existing Zoning:** C-2, General Commercial

**Land Use Plan:** Commercial

### CONDITIONS OF APPROVAL:

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

### BACKGROUND:

The large scale development request is for improvements to the Southern Fastening Systems building. The property is currently zoned C-2, General Commercial and located on 901 S.E. 21<sup>st</sup> Street. The improvements to the property will include a 1,250 square foot building addition and asphalt surfacing to the existing gravel parking lot. With the building addition the total square footage of the building will be 5,355 square feet.

### SURROUNDING LAND USES & 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:**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North	S.E. 21 <sup>st</sup> Street	Local
South		
East	S.E. "J" Street	Major Arterial
West		

**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
- (c) Drainage: A drainage report was submitted and tentatively approved by the city engineer.
- (d) Water/Sewer: Water and sewer are available to this site.
- (e) A site inspection was completed; this property is the current location of Southern Fastening Systems.

**ANALYSIS:**

This large scale development does not meet the minimum requirements of the subdivision regulations. There is a waiver request for no detention requirements due to the small size of the Southern Fastening site along with the considerable drainage already traversing the site from the west Storage Complex. Detention by this site would increase the off-site peak discharges. It is considered best practice in this case to allow direct discharge of the storm water ahead of other larger off-site peak discharges.

**STAFF RECOMMENDATIONS:**

Staff has reviewed this application and recommends approval contingent on the waiver request.