

**Planning Commission  
Agenda  
December 21, 2004**

**I. Call to Order**

**II. Approval of Minutes**

**III. Old Business**

1. **Phil Lee** **P.U.D.**  
Tract 9, Hardcastle Estates

2. **Sterling Addition** **Final Plat**  
S.W. Elm Tree Road and S.W. 4<sup>th</sup> Streets

**IV. New Business:**

**\*Public hearings**

1. **Straube Business Park** **Rezoning C-2 to R-3\***  
5796 S.W. Regional Airport Boulevard / Highway 12

2. **Luetgens** **Conditional Use\***  
S.W. 5<sup>th</sup> Street

3. **Blackwell** **Property Line Adjustment**  
S. Walton Boulevard

4. **Craig** **Property Line Adjustment**  
Phyllis Street, Lot 8, Moberly Manor Subdivision

5. **Virginia's Grove** **Preliminary Plat**  
E. Central Avenue

6. **Windsor Manor Subdivision** **Final Plat**  
N.W. 3<sup>rd</sup> Street

7. **Highpointe Addition** **Waiver Request**  
Tater Black Road

**IV. Other Business**

**VI. Planner's Report**

**VII. Adjournment**

PLANNING COMMISSION

Minutes

December 7, 2004

Meeting called to order at 5:00 p.m. by Buddy Verneti, Chairman.

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

Absent: Buddy Verneti

Others: Troy Galloway, Brian Bahr, Danielle Semsrott and Shelli Rushing, City Planners.

OLD BUSINESS:

Item #1

Chad Smith: (04-09000074) Chad Smith, *Rezoning*, 1104 Convair.

The applicant has requested a rezoning from R-1 to R-2 in order to construct duplex units on the two vacant lots.

Public comments concerns are for multi-family, parking and drainage concerns. The staff report recommendation is for denial based on not meeting the Future Land Use Plan.

Denied 6-0

Item #2

Keystone Adventures: (04-13000004) Grammercy Park, *P.U.D. Concept Plan*, Taylor Road/Price Coffee Road, Zoning-Outside City Limits.

The applicant has requested a rezoning to a Planned Unit Development. The concept plan designates 202 acres as single family, 25 acres as park/open space, 31 acres of multi family and 4 acres of commercial.

Public comment: adjacent property owner doesn't like multi family adjacent to his property also the removal of a basketball court from his property. If approved the standard conditions of approval will apply.

Approved 6-0

NEW BUSINESS:

Item #1

Gregory and Sherry Bass: (04-09000076) Bass, *Rezoning*, 3502 SE "L" Street, Zoned A-1.

The applicant is requesting a rezoning from A-1 to C-2 in order to develop this property as commercial. A specific use has not been determined at this time. If approved the standard conditions of approval to apply.

Approved 5-1

Item #2

Terry L. Olson: (04-09000077) Olson, *Rezoning*, SE Corner of W. Rainbow Farm Road and SW Regional Airport Blvd/Hwy 12, Zoned A-1.

Applicant has requested a rezoning from A-1 to R-E in order to retain 3 acres for the current owner's residence, due to the fact that rest of this property is to be developed as a P.U.D.

Motion to approve with the standard conditions of approval.

Approved 6-0

Item #3

Robert Meeks: (04-09000078) Meeks, *Rezoning*, 1900 N.W. "A" Street, Zoned A-1.

The applicant is requesting a rezoning from A-1 to R-3 for the construction of duplexes/patio homes. If approve the standard condition of approval will apply.

Approved 6-0

Item #4

McKissac, L.L.C.: (04-09000080) McKissac, *Rezoning*, 9297 Been Road, Zoned A-1.

The applicant has submitted a rezoning request consisting of 40.23 acres from A-1, to R-1. The applicant's stated reason for the request is to develop this property as Laurynwood Estates, a Single Family Residential subdivision.

Motion to approve with the standard conditions of approval.

Approved 6-0

Item #5

Phil Lee: (04-09000079) Lee, *Rezoning*, Tract 9, Hardcastle Estates, Zoned A-1.

Gerald Fox with Benham requested to table.

Tabled 4-0

Item #6

Ivan Hristoskov: (04-02000017) Hristoskov, *Conditional Use*, 407 N.W. Palomino Street, Zoned R-1.

The applicant has submitted a condition use permit for a home based business. All products are shipped from the owners home to the customer. No customers visit the home.

Motion by Thompson, seconded by Rife, to approve the conditional use for 1 year.

Approved 4-0

Item #7

Rob and Anna Fourt: (04-02000018) Fourt, *Conditional Use*, 210 S.W. "O" Street, Zoned A-1.

The applicants have submitted a conditional use permit for a lawn care and leaf removal service. There are no structural changes to the property, and no employees or customers that work or visit the residence.

Motion by Rife, seconded by Thompson, to approve the conditional use for 1 year.

Approved 4-0

Item #8

Adam and Janett Self: (04-02000019) Self, *Conditional Use*, 1604 SW Thornton Street, Zoned R-1.

The applicant has submitted a conditional use permit request for a child care located at 1604 S.W. Thornton Street in the Windwood Subdivision. The hours of operation will be from 7:00 a.m. to 5:45 p.m. No structural changes are planned to the home and there are no employees. There will be an anticipated number of 4 children per day, in which they are dropped off between 7:15 and 8:00 a.m. and picked up between 4:00 and 5:30 p.m.

Motion by Thompson, seconded by Rife to approve for one year.

Approved 4-0

Item #9

Terry Olsen: (04-05000036) Olsen, *Lot Split*, S.E. Corner of W. Rainbow Farm Road and Hwy 12, Zoned A-1.

The applicant has submitted a lot split request consisting of 30.18 acres located at the S.E. corner of W. Rainbow Farm Road and S.W. Regional Airport Boulevard / Highway 12. The proposed lot split will plat the property and divide the parent tract into Lot 1 (25.37 acres) and Lot 2 (2.77 acres). Per this lot split, 36' of right-of-way will be dedicated along W. Rainbow Farm Road and an additional 2' of right-of-way will be dedicated along S.W. Regional Airport Boulevard / Highway 12.

Approved 4-0

Item #10

RWH Properties: (04-07000030) Westpark Square, *Property Line Adjustment*, S.W. Westpark Drive, Zoned C-2.

The applicant has submitted a property line adjustment consisting of 1.46 acres, for lots 7 and 8 of Westpark Square. Per this property line adjustment, Lots 7 and 8 will be combined into Lot 19. 20' of right-of-way will also be dedicated per the state requirements for S.W. 14<sup>th</sup> Street / Highway 102.

Approved 4-0

Item #11

Executive Center, L.L.C.: (04-07000031) Executive Center, *Property Line Adjustment*, 1116 S. Walton Blvd, Zoned C-2.

The applicant has submitted a property line adjustment / easement plat for the Executive Center consisting of 10.42 acres. Per this property line adjustment / easement plat, numerous utility easements will be dedicated throughout the property.

Approved 4-0

Item #12

Bentonville Plaza,: (04-07000032) Bentonville Plaza, *Property Line Adjustment*, S.W. "E" Street and Redbud Street, Zoned R-1.

The applicant has submitted a property line adjustment application consisting of 3.25 acres for the Bentonville Plaza Addition located at S.W. "E" and Redbud Streets. Per this property line adjustment, numerous lots and vacated right-of-way will be combined to create Lot 7. Per this property line adjustment, utility easements will be dedicated as well.

Approved 4-0

Item #13

Fleeman Family Partnership II: (04-08000034) Lot 1, Fountain Plaza, *Preliminary Plat*, S.E. Walton Blvd in Between Rainbow and Dodson Roads, Zoned C-2.

The applicant has submitted a preliminary plat for Lot 1 of Fountain Plaza. The proposed preliminary plat will create the separate lots within the development and designate roadways, sidewalks and utilities.

Approved 4-0

Item #14

McKissac, L.L.C.: (04-08000035) Laurynwood Estates, *Preliminary Plat*, 9297 Been Road, Zoned A-1.

The applicant has submitted a preliminary plat request for the Laurynwood Estates located at 9297 Been Road. The proposed Single Family Residential development will consist of 109 lots. Access to the development will be achieved by a single curb cut off of Glen Road and by a single curb cut off of Been Road, which will align with the curb cut for S.W. 19<sup>th</sup> Street to the east. A stub out to the west will be constructed to achieve future connectivity to adjoining developments.

Approved 4-0

Item #15

Massey Holdings, L.L.C.: (04-03000012) Sterling Addition, *Final Plat*, S.W. corner of S.W. Elm Tree Road and S.W. 4<sup>th</sup> Street, Zoned R-1.

The applicant has submitted a final plat application for Sterling Addition, located at the S.W. corner of S.W. Elm Tree Road and S.W. 4<sup>th</sup> Street. The single family residential development will consist of 16 lots and access to the subdivision will be achieved by a single curb cut off of S.W. 4<sup>th</sup> Street.

Motion by Rife, seconded by Clark to table

Tabled 4-0

Item #16

RWH Properties, L.L.C.: /Rick Hinds: (04-06000097) Westpark Retail Center, *Large Scale Development*, S.W. Westpark Drive, Zoned C-2.

The applicant has submitted a large scale development request for the Westpark Retail Center located in Westpark Square off of S.W. Westpark Drive. The proposed development will consist of a 14,500 square foot, 1 story structure. Access to the development will be achieved by a two curb cuts off of S.W.

Westpark Drive. The applicant has requested a waiver from Design Standards 1100.A.3 Distance from intersections.

Motion by Thompson, seconded by Rife to approve the waiver request.

Approved 4-0

Motion by approve the large scale development with conditions of approval.

Approved 4-0

Item #17

Sharp Properties, Inc.: (04-06000096) Bentonville Medical, *Large Scale Development*, SE 13<sup>th</sup> and S.E. "J" Street, Zoned R-O.

The applicant has submitted a large scale development request for the Bentonville Medical located at S.E. 13<sup>th</sup> and S.E. "J" Streets. The proposed doctor's office will be 10,346 square foot, single story structure. Access to the development will be achieved by two curb cuts off of S.E. 13<sup>th</sup> Street.

The applicants have requested a waiver request from Article 1100.A.3 Distance from intersections.

Motion by Rife, seconded by Clark to approve the waiver request.

Approved 4-0

Motion to approve the large scale development with the waiver request and conditions of approval.

Approved 4-0

Item #18

Revised Landscape Ordinance: No public comment

Approved 4-0

Item #19

Street Tree Corridor Plan: No public comment

Motion by Clark, seconded by Rife to approve

Approved 4-0

Item #20

Downtown Master Plan: BB in support and Bob Haynes- look forward to plan thanks the city.

Motion by Rife, seconded by Clark to approve

Approved 4-0

Motion by Rife, seconded by Thompson to adjourn

Meeting adjourn

*Diane Shastid*

**Planning Commission Staff Report  
Rezoning: Lee A-1 to P.U.D.**

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Danielle Semsrott, Planning Technician  
**PC DATE:** December 7, 2004

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**GENERAL INFORMATION:**

**Project Number:** 04-09000079  
**Applicant:** Phil Lee  
**Representative:** Amy Patrick, Benham Companies, L.L.C.  
**Requested Action:** Rezoning  
**Location:** Tract 9, Hardcastle Estates  
**Existing Zoning:** A-1, Agricultural  
**Proposed Zoning:** P.U.D., Planned Unit Development  
**Land Use Plan:** Residential

**BACKGROUND:**

The applicant has submitted a rezoning request consisting of 47.9 acres from A-1, Agricultural to P.U.D., Planned Unit Development located in Tract 9 of the Hardcastle Estates. The applicant’s stated reason for the request is to develop this property as a commercial and residential mix P.U.D. According to the concept plan, about 10 acres will be allotted for commercial uses, 10 acres for townhomes and 18 acres for office / warehousing. The 20% green space requirement has been met and through the development of this property, existing trees will be preserved to form a natural buffer along the perimeter of the development and an existing lake along the south end of the P.U.D. will be preserved as well. Street improvements associated with this development include the extension of S.W. 8<sup>th</sup> Street, which will run along the north side of the property to meet with S.W. 8<sup>th</sup> Street in the Simsberry Place Subdivision, Melissa Drive will be extended to the north to meet with S.W. 8<sup>th</sup> Street and S.W. “O” Street will be extended to the south and will intersect with S.W. 8<sup>th</sup> Street.

**SURROUNDING LAND USES AND ZONING:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R-E, Residential Estate	Residential
<b>South</b>	Out of the City Limits	Public and Mixed – Use
<b>East</b>	A-1, Agricultural and I-2, Heavy Industrial	Mixed – Use and Industrial
<b>West</b>	Out of the City Limits and A-1, Agricultural	Residential

## **STREETS**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North	S.W. "O" Street	Local
South	S.W. 14 <sup>th</sup> Street	Major Arterial
East	Melissa Drive	Local
West		

## **TRAFFIC FINDINGS**

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

## **STANDARD CONDITIONS OF APPROVAL:**

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

## **ISSUES / ANALYSIS:**

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

**Public Notice:** On November 17<sup>th</sup>, 2004, public notices were mailed to property owners within the 200 foot radius of the subject site. In addition, a notice was published in the *Arkansas Democrat-Gazette, Northwest Arkansas Addition*, on November 22<sup>nd</sup>, 2004 and a public hearing notice sign was posted on the property on November 22<sup>nd</sup>, 2004. This meets legal noticing requirements and is adequate for the scope of the project.

**Water / Sewer:** Per the G.I.S. site, water is available to this site.  
a. 24" water line along S.W. "O" Street and S.W. "I" Street  
b. Sewer is currently not available to this site.

**Waiver(s):** N/A.

**Analysis / Conclusion:** The rezoning request is not fully consistent with the City of Bentonville's Future Land Use Plan, which depicts this property as residential. The concept plan is consistent with the nature of the current land use by representing office and warehouse to the west of Melissa Drive, commercial usage on the east side of the property near S.W. "I" Street, and townhomes located at the N.W. corner, which is adjacent to the current residential land use to the north. This will also create a buffer between the existing residential land use and the proposed commercial usage.

**Recommendation:** Staff has reviewed this application and recommends approval.

# Planning Commission Staff Report

## Final Plat: Sterling Addition

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Danielle Semsrott, Planning Technician  
**PC DATE:** December 7, 2004

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### **GENERAL INFORMATION:**

**Project Number:** 04-03000012

**Applicant:** Massey Holdings, L.L.C.

**Representative:** Andy Feinstein, Engineering Design Associates

**Requested Action:** Final Plat

**Location:** S.W. corner of S.W. Elm Tree Road and S.W. 4<sup>th</sup> Street

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

**Land Use Plan:** Residential

### **BACKGROUND:**

The applicant has submitted a final plat application for Sterling Addition, located at the S.W. corner of S.W. Elm Tree Road and S.W. 4<sup>th</sup> Street. The single family residential development will consist of 16 lots and access to the subdivision will be achieved by a single curb cut off of S.W. 4<sup>th</sup> Street.

### **SURROUNDING LAND USES AND ZONING:**

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

### **STREETS**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North	S.W. 4 <sup>th</sup> Street	Local
South		
East	S.W. Elm Tree Road	Minor Arterial
West		

## **TRAFFIC FINDINGS**

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

N.W. Elm Tree Road with total motor vehicle counts for the northbound acceleration lane: 990

S.W. Elm Tree Road with total motor vehicle counts for the southbound acceleration lane: 945

S.W. 2<sup>nd</sup> Street with total motor vehicle counts for the eastbound acceleration lane: 5,660

S.W. 2<sup>nd</sup> Street with total motor vehicle counts for the westbound acceleration lane: 4,704

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

1. Total weekday average traffic predicted for this property is 153 motor vehicle trips.
2. Total weekend average traffic predicted for this property is 161 motor vehicle trips.

## **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 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. 12" water line along S.W. Elm Tree Road.
- b. 8" sewer line along S.W. Elm Tree Road.

**Waiver(s):** N/A.

**Analysis / Conclusion:** This final plat meets the minimum requirements of the subdivision regulations.

**Recommendation:** Staff has reviewed this application and recommends approval.

**Planning Commission Staff Report**  
**Rezoning: Straube Business Park C-2 to R-3**

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Danielle Semsrott, Planning Technician  
**PC DATE:** December 21, 2004

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**GENERAL INFORMATION:**

**Project Number:** 04-09000083  
**Applicant:** Straube Business Park  
**Representative:** Cassidy Hurst, Hull and Company  
**Requested Action:** Rezoning  
**Location:** 5796 S.W. Regional Airport Boulevard / Highway 12  
**Existing Zoning:** C-2, General Commercial  
**Proposed Zoning:** R-3, Medium Density Residential  
**Land Use Plan:** Commercial

**BACKGROUND:**

The applicant has submitted a rezoning request from C-2, General Commercial to R-3, Medium Density Residential consisting of 9.76 acres located at 5796 S.W. Regional Airport Boulevard / Highway 12. The applicant’s stated reason for the request is to rezone this property and construct a condominium development. The applicant also states that this will be a professionally designed condominium development and it will not detract from the surrounding areas. Three buffers are currently on three sides of the property and will remain in place.

**SURROUNDING LAND USES AND ZONING:**

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

**STREETS**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North		
South	S.W. Regional Airport Boulevard / Highway 12	Major Arterial
East		
West		

## **TRAFFIC FINDINGS**

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

## **STANDARD CONDITIONS OF APPROVAL:**

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

## **ISSUES / ANALYSIS:**

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

**Public Notice:** On DATE, public notices were mailed to property owners within the 200 foot radius of the subject site. In addition, a notice was published in the *Arkansas Democrat-Gazette, Northwest Arkansas Addition*, on December 6<sup>th</sup>, 2004 and a public hearing notice sign was posted on the property on December 6<sup>th</sup>, 2004. This does not meet the legal noticing requirements and is not adequate for the scope of the project.

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

- a. 12" water line along S.W. Regional Airport Boulevard / Highway 12 and 8" water line in the Straube Business Park Subdivision.
- b. 4" sewer line and an 8" sewer line in the Straube Business Park Subdivision and a 12" sewer line along S.W. Regional Airport Boulevard / Highway 12.

**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 commercial, but the R-3, Medium Density Residential zoning designation is more restrictive than the current zoning of C-2, General Commercial for this property. The R-3, Medium Density Residential zoning designation will provide a buffer for the commercial property to the east and the agricultural to the west which is identified on the master land use plan to develop as residential.

**Recommendation:** Staff has reviewed this application and recommends that this item be tabled because staff has not received the certified mail receipts from the public notices.

# Planning Commission Staff Report

## Conditional Use: Luetgens

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Danielle Semsrott, Planning Technician  
**PC DATE:** December 13, 2004

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### **GENERAL INFORMATION:**

**Project Number:** 04-02000020  
**Applicant:** Ted and Sarah Luetgens  
**Representative:** Melvin R. Waters  
**Requested Action:** Conditional Use  
**Location:** N.W. 5<sup>th</sup> Street  
**Existing Zoning:** R-1, Single Family Residential  
**Land Use Plan:** Residential

### **BACKGROUND:**

The applicant has submitted a conditional use permit request for a church, consisting of 1.65 acres located off of N.W. 5<sup>th</sup> Street. The applicant's stated reason for the request is to construct a church on the property in the future. The church will include Sunday school, Worship services, Prayer meetings, Revivals and children, youth and adult ministries and activities. The hours of operation will be that which is normal for any church ministry and the proposed church sanctuary will seat around 200 people.

### **SURROUNDING LAND USES AND ZONING:**

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

### **STREETS**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North	S.W. 5 <sup>th</sup> Street	Minor Arterial
South		
East		
West		

## **TRAFFIC FINDINGS**

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

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

**Public Notice:** On December 6<sup>th</sup>, 2004 a notice was published in the *Arkansas Democrat-Gazette, Northwest Arkansas Addition* and a public hearing notice sign was posted on the property on December 6<sup>th</sup>, 2004. This meets legal noticing requirements and is adequate for the scope of this project.

## **STANDARD CONDITIONS OF APPROVAL:**

1. Prior to any construction large scale development plans will be required.

## **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: Blackwell Ford**

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Danielle Semsrott, Planning Technician  
**PC DATE:** December 21, 2004

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**GENERAL INFORMATION:**

**Project Number:** 04-07000033  
**Applicant:** Ron Blackwell  
**Representative:** Tom Copelin, Copelin Land Surveying  
**Requested Action:** Property Line Adjustment  
**Location:** S. Walton Boulevard  
**Existing Zoning:** C-2, General Commercial  
**Land Use Plan:** Commercial

**BACKGROUND:**

The applicant has submitted a lot property line adjustment for the Ron Blackwell Ford Addition, Phase II located off of S. Walton Boulevard. Per this property line adjustment, Lot 1 of Ron Blackwell Ford Addition and two parcel tracts will be combined to create three new lots within the Ron Blackwell Ford Addition, Phase II. Right-of-way along S. Walton Boulevard and right-of-way for S.E. "C" Street along with utility easements will be dedicated per this property line adjustment.

**SURROUNDING LAND USES AND ZONING:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	C-2, General Commercial	High Density Residential and Residential
<b>South</b>	C-4, Shopping Center Commercial and C-2, General Commercial	Commercial
<b>East</b>	A-1, Agricultural	High Density Residential
<b>West</b>	C-2, General Commercial	Commercial

**STREETS**

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

## **TRAFFIC FINDINGS**

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

## **STANDARD CONDITIONS OF APPROVAL**

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

## **ISSUES / ANALYSIS:**

***Site Inspection:*** A site inspection was completed; this site is the site of Ron Blackwell Ford in a developing commercial subdivision.

***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. 8" water line along S. Walton Boulevard.
- b. 8" sewer line through property and along S. Walton Boulevard.

***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

## Property Line Adjustment: Craig

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Danielle Semsrott, Planning Technician  
**PC DATE:** December 21, 2004

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### **GENERAL INFORMATION:**

**Project Number:** 04-07000034  
**Applicant:** James and Jeanette Craig  
**Representative:** Bill McClard  
**Requested Action:** Property Line Adjustment  
**Location:** Lot 8, Moberly Manor Subdivision  
**Existing Zoning:** C-2, General Commercial  
**Land Use Plan:** Mixed – Use

### **BACKGROUND:**

The applicant has submitted a property line adjustment consisting of 2.81 acres located in Lot 8 of the Moberly Manor Subdivision. Per this property line adjustment, Lot 6 and part of Lot 8 will be adjusted to create Lot 9 (1.62 acres) and Lot 10 (1.19 acres). A 15' and a 12.5' utility easement will be dedicated per this plat along with a cross access easement.

### **SURROUNDING LAND USES AND ZONING:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	C-2, General Commercial	Commercial and Mixed – Use
<b>South</b>	R-4, High Density Residential	Mixed – Use
<b>East</b>	C-2, General Commercial	Commercial
<b>West</b>	C-2, General Commercial and A-1, Agricultural	Mixed – Use

### **STREETS**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North		
South		
East	Phyllis Street	Local
West		

## **TRAFFIC FINDINGS**

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

## **STANDARD CONDITIONS OF APPROVAL**

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

## **ISSUES / ANALYSIS:**

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

***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. 6" water line along Phyllis Street.
- b. 8" sewer line along Phyllis Street.

***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**  
**Preliminary Plat: Virginia's Grove Subdivision**

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Danielle Semsrott, Planning Technician  
**PC DATE:** December 21, 2004

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**GENERAL INFORMATION:**

**Project Number:** 04-08000036

**Applicant:** Harry Simpkins

**Representative:** Jason Ingalls, Northstar Engineering Consultants

**Requested Action:** Preliminary Plat

**Location:** E. Central Avenue

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

**Land Use Plan:** Residential

**BACKGROUND:**

The applicant has submitted a preliminary plat request consisting of 6.37 acres located off E. Central Avenue across from the Pleasant View Estates Subdivision. The proposed preliminary plat will include 28 Single Family Residential lots. Access to the development will be achieved by two curb cuts off of East Central Avenue.

**SURROUNDING LAND USES AND ZONING:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R-ZL, Residential Zero Lot Line and R-1, Single Family Residential	Residential
<b>South</b>	A-1, Agricultural and R-1, Single Family Residential	Residential
<b>East</b>	A-1, Agricultural and R-1, Single Family Residential	Residential
<b>West</b>	R-ZL, Residential Zero Lot Line	Residential and Moderate Density Residential

**STREETS**

<b>Direction</b>	<b>Name</b>	<b>Classification</b>
North		
South	E. Central Avenue	Collector
East		
West		

## **TRAFFIC FINDINGS**

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

Moberly Lane with total motor vehicle counts for the northbound acceleration lane: 6,916

Moberly Lane with total motor vehicle counts for the southbound acceleration lane: 2,208

E. Highway 72 with total motor vehicle counts for the eastbound acceleration lane: 9,710

E. Central Avenue with total motor vehicle counts for the westbound acceleration lane: 8,683

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

1. Total weekday average traffic predicted for this property is 268 motor vehicle trips.
2. Total weekend average traffic predicted for this property is 283 motor vehicle trips.

## **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:**

1. **Site Inspection:** A site inspection was completed; this property is currently the location of two vacant homes in a developing residential subdivision.
2. **Street Names:** All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
3. **Sidewalks:** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.
4. **Water / Sewer:** Per the G.I.S. site, water and sewer are available to this site.
  - a. 6" water line running north and south along the eastern edge of Grace Park Addition.
  - b. 6" sewer line running through the property.
5. **Drainage:** A drainage report was submitted and tentatively approved by the city engineer.
6. 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.
7. **Waiver(s):** N/A.
8. **Analysis / Conclusion:** This preliminary plat does not meet the minimum requirements of the subdivision regulations due to the waiver request. Per the City of Bentonville's Design Standards, Article 1100.9.A curb cuts must be off set from center line to center line by 75'. The plans show a distance of 30'.

**9. Recommendation:** Staff has reviewed this application and recommends approval contingent upon the waiver request and the Board of Adjustment approval

**Planning Commission Staff Report  
Final Plat: Windsor Manor**

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Danielle Semsrott, Planning Technician  
**PC DATE:** December 21, 2004

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**GENERAL INFORMATION:**

**Project Number:** 04-03000013  
**Applicant:** McKissac, L.L.C.  
**Representative:** Ken Booth, Sand Creek Engineering  
**Requested Action:** Final Plat  
**Location:** N.W. 3<sup>rd</sup> Street  
**Existing Zoning:** R-1, Single Family Residential  
**Land Use Plan:** Residential

**BACKGROUND:**

The applicant has submitted a final plat application consisting of 13.19 acres for the Windsor Manor Subdivision located off of N.W. 3<sup>rd</sup> Street in between the Saddlebrook and Sturbridge Subdivisions. The Windsor Manor Subdivision will consist of 32 Single Family Residential lots. Access to the development will be achieved by a single curb cut off of N.W. 3<sup>rd</sup> Street, which will align with N.W. "O" Street. The N.W. Appaloosa Street stub out from the west through Saddlebrook Subdivision will be extended through the development and will be stubbed out to the east.

**SURROUNDING LAND USES AND ZONING:**

Direction	Zoning	Land Use
North	Out of the City Limits	Residential
South	R-1, Single Family Residential	Residential
East	R-1, Single Family Residential	Residential
West	R-1, Single Family Residential	Residential

**STREETS**

Direction	Name	Classification
North		
South	N.W. 3 <sup>rd</sup> Street	Collector
East		
West		

### **TRAFFIC FINDINGS**

- (a) Traffic data for the nearest intersections are as follows: N/A.
- (b) Traffic summary software predicts the additional traffic for this project is:
  - 1. Total weekday average traffic predicted for this property is 306 motor vehicle trips.
  - 2. Total weekend average traffic predicted for this property is 323 motor vehicle trips.

### **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.

***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. 8" water line in the Saddlebrook Subdivision.
- b. 8" sewer line in the Saddlebrook Subdivision.

***Waiver(s):*** N/A.

***Analysis / Conclusion:*** This final plat meets the minimum requirements of the subdivision regulations.

***Recommendation:*** Staff has reviewed this application and recommends approval.

## **Planning Commission Staff Report Waiver Request: Highpointe Addition**

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**TO:** Bentonville Planning Commission Members  
**THRU:** Troy Galloway, AICP, Community Development Director  
**FROM:** Danielle Semsrott, Planning Technician  
**PC DATE:** December 21, 2004

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### **GENERAL INFORMATION:**

**Project Number:** 04-08000033

**Applicant:** Mark Spradlin

**Representative:** Sammi Dean, Morrison-ShIPLEY Engineers, Inc.

**Requested Action:** Waiver Request

**Location:** 1001 Tater Black Road

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

**Land Use Plan:** Residential

### **BACKGROUND:**

The applicant has submitted a waiver request from storm water detention for the Highpointe Addition, which was approved as a preliminary plat at the November 16<sup>th</sup>, 2004 Planning Commission meeting and is located at 1001 Hugh Tater Black Memorial Road. The approved preliminary plat was contingent upon a revised drainage report with approval from Mike Churchwell. The waiver from the storm water detention requirements is asking for a 4 cfs (cubit feet per second) flow increase during a 100 year storm event.