

Planning Commission
Minutes
January 21, 2020

Meeting called to order at 5:00 p.m. by Richard Binns, Chairman.

Present: Richard Binns, Dana Davis, Scott Eccleston, Jim Grider, Joe Haynie, Elaine Kerr, and Rod Sanders
Staff: Brian Bahr, Tyler Overstreet, Ali Worley, Dan Weese, Peter Farmer, and Mark Brightwell

Motion to move the Election of Officers to the beginning of the meeting.

Other Business

Item #2: Election of Officers

Motion by Mr. Sanders, seconded by Mr. Grider to nominate Mr. Davis as Chairman

Approved 7-0

Motion by Mr. Binns, seconded by Ms. Kerr to nominate Mr. Sanders as Vice-President

Approved 7-0

Motion by Mr. Sanders, seconded by Mr. Haynie to nominate Mr. Binns as Secretary

Approved 7-0

Meeting continued to be called to order by new Chairman Mr. Davis.

Motion by Mr. Sanders, seconded by Mr. Haynie to approve the minutes of December 17, 2019 as written

Approved 7-0

Consent Agenda (Ms. Kerr recuses herself)

- | | |
|---|--------------------------|
| 1. Osage Southeast Development
SW 18 th Street, LSD19-0066 | Large Scale Development |
| 2. Elm Tree Townhomes
3102 SW 2 nd Street, LSD19-0068 | Large Scale Development |
| 3. Briartown Cottages
1109 NE Fillmore Street, LSD19-0069 | Large Scale Development |
| 4. Lot 14, Block 26, Deming's 2 nd Addition
727 NW A Street, PLA19-0030 | Property Line Adjustment |

Approved 6-0

New Business

Motion by Mr. Sanders to move Item #11 to Item #1.

Approved 7-0

Item #11

The Reserve Bentonville: Planned Residential Development, A-1, Agricultural to PRD, Planned Residential Development, SW Regional Airport Boulevard, PRD19-0003

Ali Worley reads the staff report.

Opened public hearing

Rick Rachel, Greenhouse Road, expresses his concerns on the widening of Greenhouse Road.

Mike Voll, 3601 SW Ryegrass, echoes Rick Rachel's concerns.

Robert Brown discusses his concerns on location and access.

Scott McKenzie discusses his concerns on traffic, ownership, and stormwater drainage.

Leslie Brown discusses her concerns on school traffic and rezoning of the school district.

Rick Vu discusses his concerns on access and cut-through streets.

David, 4306 SW Acres Ave, discusses his concerns on traffic.

Matthew Freeman discusses his concerns on access.

Brenda Boys, 1521 Quail Ridge, discusses her concerns on the widening of Greenhouse Road.

Closed public hearing

There is discussion amongst the Commissioners, staff, and Jason with ESI, project representative on the traffic study and traffic concerns.

Denied 5-2

Item #1

Bella Terra, LLC: Rezoning, C-1, Neighborhood Commercial to C-2, General Commercial, 1109 SW Regional Airport Boulevard, RZ19-0038

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #2

211, 213, 215 NW A, LLC: Rezoning, R-3, Medium Density Residential to DC, Downtown Core, 215 NW A Street, RZ19-0039

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #3

Bella Vista Church of Christ: Rezoning, A-1, Agricultural to C-2, General Commercial, 989 McNelly Road, RZ19-0042

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #4

CJIC Properties, LLC: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, Fillmore Street, RZ19-0043

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #5

Tylluan, LLC: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, Tiger Boulevard, RZ19-0044

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #6

Jocz Trust: Rezoning, Undesignated to DN-2, Downtown Medium-Density Residential, Tiger Boulevard, RZ19-0045

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #7

Pensco Trust Company, LLC: Rezoning, R-1, Single Family Residential to DE, Downtown Edge, 204 SE 6th Street, RZ19-0046

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #8

Whitley & Witten: Rezoning, R-1, Single Family Residential to DN-4, Downtown Mixed-Use Residential, 309 SE G Street & 805 SE 4th Street, RZ19-0047

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #9

Bertschy Trust: Rezoning, A-1, Agricultural to C-3, Central Commercial, 1908 SE J Street, RZ19-0048

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #10

Bentonville Academy of Music, LLC: Rezoning, RC-2, Central Residential-Moderate Density to DN-4, Downtown Mixed-Use Residential, 523 SE 6th Street, RZ19-0049

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #12

Bella Vista Road Housing: Planned Residential Development, DN-2, Downtown Medium-Density Residential to PRD, Planned Residential Development, Bella Vista Road, PRD19-0004

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion on emergency access.

Approved 7-0

Item #13

Table at the Station: Conditional Use, Standalone Commercial Use in DN-4, 409 SE 6th Street, CU19-0014

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

The condition of approval was amended to go from valid for one year to valid for 18 months.

Approved 7-0

Item #14

Reece: Waiver, Sidewalk, 705 NW 13th Street, WAV20-0002

Ali Worley reads the staff report.

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the waiver request.

Approved 7-0

Item #15

Reece: Thaden Performance Building, 201 SE 10th Street, LSD19-0065

Ali Worley reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Building Materials

Approved 7-0

Motion by Mr. Grider, seconded by Mr. Sanders to approve the Waiver Request: Building Placement

Approved 7-0

Large Scale Development

Approved 7-0

Motion by Mr. Grider, seconded by Mr. Haynie to adjourn.

Meeting adjourned

**A copy of this recording can be obtained from the Bentonville Planning Department. *Ali Worley*