

Planning Commission
Minutes
February 4, 2020

Meeting called to order at 5:00 p.m. by Dana Davis, Chairman.

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

Motion by Mr. Haynie, seconded by Mr. Grider to approve the minutes of January 21, 2020 as written
Approved 6-0

Consent Agenda

Mr. Overstreet informs the Commissioners that the applicant requested Item #4 be pushed back to the next Planning Commission agenda.

1. Lot 17, Block 3 of Spinnaker Ridge at Woods Creek Phase II
7 Edgewater Lane, LS19-0046 Property Line Adjustment
2. Lot 16, Block 19 of Deming's 2nd Addition
308 NW 6th Street, PLA19-0043 Property Line Adjustment
3. Lot 31, Block 10 of WA Burks Addition
Fillmore Street, PLA19-0044 Property Line Adjustment
4. Brownstones on B Street
313, 315, 317, & 319 NE B Street, LSD15-00035 Large Scale Development Elevation Change

Approved 6-0

New Business

Item #1

Jampana: Rezoning, R-1, Single Family Residential to R-4, High Density Residential, 3406 SE K Street, RZ19-0050

Tyler Overstreet reads the staff report.

Opened public hearing

Rob Ramsey, 3501 SE K Street, opposes the request.

James Clark, 1108 SE 34th Street, opposes the request.

Closed public hearing

There is discussion between the applicant, the Commissioners, and staff. The Commissioners ask if the applicant would be willing to downgrade the proposed zoning to R-2, Duplex & Patio Home Residential. The applicant requests to change the proposed rezoning request to R-2.

Motion by Mr. Grider, seconded by Mr. Haynie to approve the amended request.

Approved 5-1

Item #2

Sample: Rezoning, R-3, Medium Density Residential to DN-4, Downtown Mixed-Use Residential, 527 SE 6th Street, RZ20-0002

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #3

Oz Village: Planned Residential Development, 806 NW A Street, PRD19-0006

Tyler Overstreet reads the staff report.

Opened public hearing

Caroline Eastman, 403 NW 6th Street, speaks on the possible removal or demolition of the existing historic home.

Steve Knuth, 804 N Main Street, speaks on the request.

Closed public hearing

Approved 6-0

Item #4

Lot 14, Block 6 of Railroad Addition: Lot Split, 209 SE B Street, LS19-0043

Tyler Overstreet reads the staff report.

There is some discussion amongst the Commissioners and staff.

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Right-of-Way Dedication

Approved 6-0

Lot Split

Approved 6-0

Item #5

Zoning Code Amendments

Shelli Kerr reads the staff report.

There is discussion amongst the Commissioners and staff.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

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