



**Planning Commission
Agenda
April 16, 2019**

- I. Call to Order**
- II. Approval of Minutes**
- III. New Business**

- 1. Rose Properties, LLC** **Rezoning***
(R-1, Single-Family Residential to C-2, General Commercial)
1253 SW Regional Airport Boulevard ([RZ19-0009](#))
- 2. Glass Investments, LLC** **General Plan Amendment***
(Mixed-Use to Light Industrial)
SW Rainbow Farm Road and SW Regional Airport Boulevard ([GPA19-0001](#))

- IV. Other Business**
- V. Planner's Report**
- VI. Adjournment**

Planning Commission
Minutes
April 2, 2019

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

Present: Richard Binns, Dana Davis, Scott Eccleston, Jim Grider, Elaine Kerr, and Rod Sanders
Absent: Joe Haynie
Staff: Ellen Norvell, Jon Stanley, and Tyler Overstreet

Motion by Mr. Davis, seconded by Mr. Grider to approve the minutes of March 19, 2019 as written
Approved 6-0

Consent Agenda

1. Lot 20, Block 1, Smartt's Addition and Lot 2, Block 1, Depot Addition Property Line Adjustment
501 SW A Street, PLA19-0004
2. Lot 11, Block 1, Pritchard Addition Property Line Adjustment
706 NW 6th Street, PLA19-0005
3. Amber Ridge South at Woods Creek Final Plat
Northeast Marina Drive, FP19-0001
4. Stagecoach Road Strip Center Large Scale Development
1459 SW Stagecoach Road, LSD19-0003

Approved 6-0

Note that Mr. Overstreet stated that Item #3, Amber Ridge South at Woods Creek, will need to provide a warranty deed for the lift station prior to filing the plat.

New Business

Item #1

Ozark Bible Fellowship Church: Rezoning, R-1, Single Family Residential to DN-3, Downtown High-Density Residential, 244 NW 3rd Street, RZ19-0005

Tyler Overstreet reads the staff report.

Opened public hearing

Mark Henry, 301 NW P Street, states his concerns.

Closed public hearing

Matt Miller, representative, speaks to the Commissioners and states his plans for the property.

There is some discussion amongst Commissioners and staff on what is allowed within a DN-3 zoning district.

Approved 6-0

Item #2

Eastman: Rezoning, R-1, Single Family Residential to DN-1, Downtown Low-Density Residential, 403 NW 6th Street, RZ19-0006

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #3

SS Properties, LLC: Rezoning, A-1, Agricultural and PUD, Planned Unit Development, 1505 SW 14th Street, RZ19-0007

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #4

Sewell Family Development, LLC: Rezoning, A-1, Agricultural to R-1, Single Family Residential, Highway 112, RZ19-0008

Tyler Overstreet reads the staff report.

Opened public hearing

James Cole, 3951 Daventry, speaks his concerns on drainage and construction process to the Commissioners.

Don Prosch, 3670 Hwy 112, speaks his concerns on drainage to the Commissioners.

Mr. Stanley states that the discussion only pertains to the use of the property and any development concerns would be visited during the next phase of the process, which will have to be addressed and go through the Planning Commission.

Chris Slead, 4100 Carleon Circle, speaks his concerns on traffic to the Commissioners.

Closed public hearing

There is some discussion amongst staff and the Commissioners.

Approved 6-0

Item #5

Bentonville Film Festival: Conditional Use, Temporary Use, Downtown Bentonville, CU19-0005

Tyler Overstreet reads the staff report.

Opened public hearing

No public comment

Closed public hearing

There is some discussion between the applicant and the Commissioners. The applicant states that the date has changed to May 5, 2019-one day earlier.

Approved 6-0

Item #6

Ankle & Foot Centers of Mid-America: Waiver, Parking Placement, Southwest Westpark Drive, WAV19-0002

Tyler Overstreet reads the staff report.

There is some discussion amongst staff and the Commissioners.

Approved 6-0

Item #7

Urgent Care: Large Scale Development, 1301 S Walton Boulevard, LSD19-0004

Tyler Overstreet reads the staff report.

Approved 6-0

Item #8

EMC Development: Large Scale Development, 109 SE 14th Street, LSD19-0005

Approved 5-0

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

Meeting adjourned

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

Ali Worley

REZONING STAFF REPORT



Rose Properties, LLC

1253 SW Regional Airport Blvd

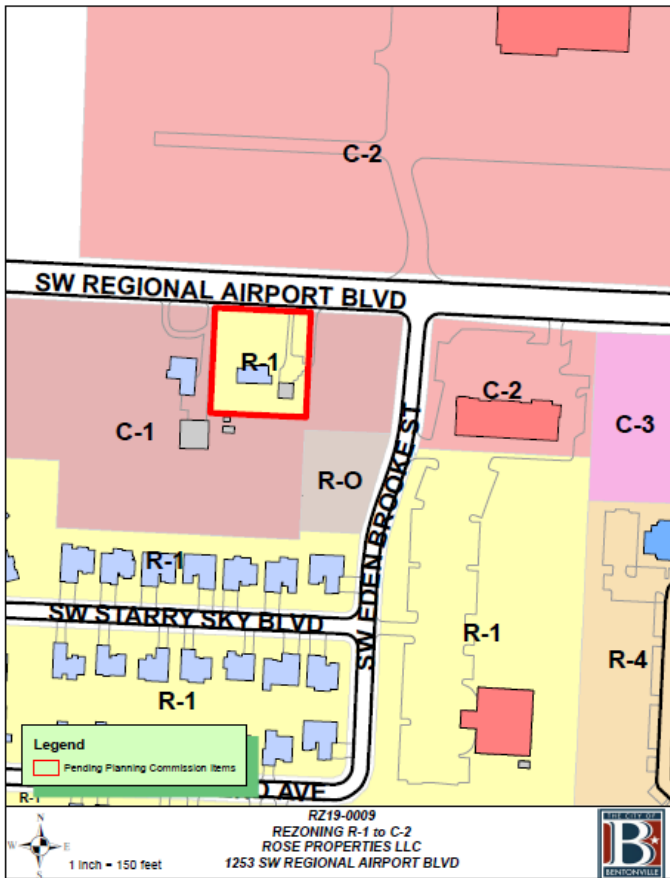
PC Date: 4/16/2019

Reviewer: Ali Worley, Planning Technician

| | |
|--|--|
| Project Number | RZ19-0009 |
| Applicant / Current Owner | Rose Properties, LLC PO Box 65 Bentonville, AR 72712 |
| Site Area | +/- 0.9 acres |
| Current Zoning | R-1, Single Family Residential |
| Requested Zoning | C-2, General Commercial |
| Future Land Use Map Designation | General Commercial |

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is located south of Southwest Regional Airport Boulevard and west of Southwest Eden Brooke Street. The property is currently zoned R-1, Single Family Residential. Adjacent zonings are C-2, General Commercial to the north and C-1, Neighborhood Commercial to the east, south, and west.

Projected Traffic Impact

The proposed rezoning does not have the potential to impact traffic in the area.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as General Commercial. These areas include uses that serve both nearby residents and the larger community.

Analysis

The site's compatibility with the Future Land Use Plan and adjacency to a major arterial road (Southwest Regional Airport Boulevard) may justify a rezoning to C-2, General Commercial.



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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Bentonville, AR 72712
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www.ceieng.com

3/5/19

City of Bentonville
Planning Commission
315 SW A Street
Bentonville, AR 72712

RE: Animal Hospital of Bentonville – Rezoning Request
1253 SW Regional Airport Blvd
Bentonville, AR 72712

To Bentonville Planning Commission:

This letter is a formal request for the rezoning of parcel No. 01-07948-000 from R-1 Single Family Residential zoning to C-2 General Commercial. Rose Properties, LLC. owns the property as of January 11, 2019. The intent is to transform this existing residence into an animal hospital which will fit into the nearby land uses.

Hours of operation will be between 7:30am and 6:00pm, Monday – Friday and 8:00am to 12:00pm on Saturdays. The client anticipates on average 30- 40 clients per day. At any given time, there will be between 8 and 10 employees on site. No animals are expected to be boarded at this location. The client wishes to paint the exterior of the building and plans for a monument type sign similar to the example shown on the attached exhibit (A). The site is currently connected to water and sewer and has adequate connection possibilities for water and sewer. There is an 18" waterline and a force main running parallel across the northern edge of the site. Other than a sewer holding tank, water and sewer requirements for this site are not expected to increase.

We appreciate your consideration in this matter, and if you have questions or concerns, please do not hesitate to call.

Respectfully submitted,

Jacob Shy
Project Manager
CEI Engineering Associates, Inc.

2019.03.07 16:21:15-06'00'

Solutions for Land and Life

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

Exhibit A: Sign Example



GENERAL PLAN AMENDMENT STAFF REPORT



Glass Investments, LLC

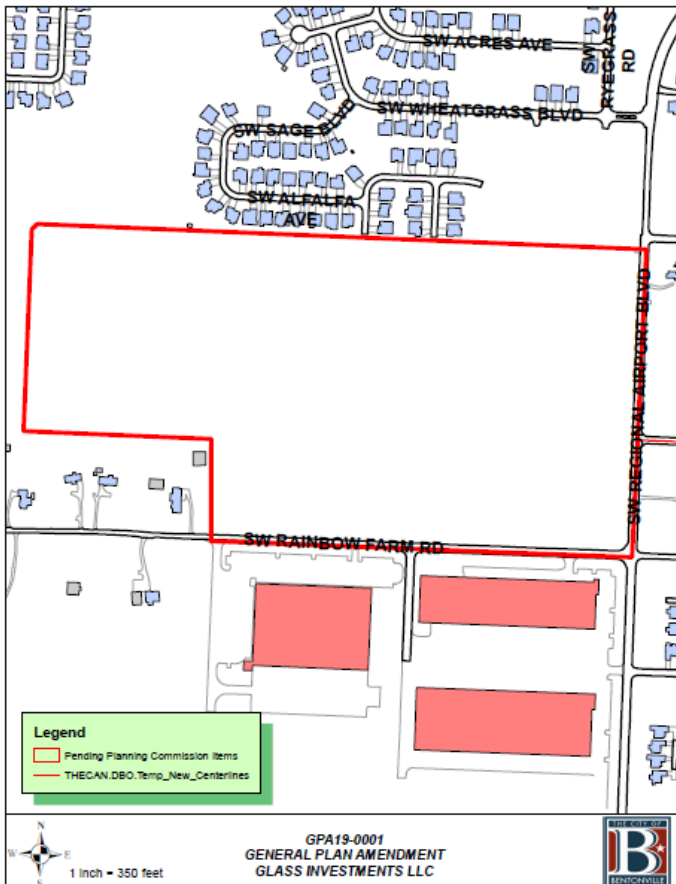
SW Rainbow Farm Rd and SW Regional Airport Blvd
 PC Date: 4/16/2019

Reviewer: Ali Worley, Planning Technician

| | |
|--|---|
| Project Number | GPA19-0001 |
| Applicant/ Current Owner | Glass Investments, LLC 17 Glenbrook Bentonville, AR 72712 |
| Site Area | +/- 71.26 acres |
| Current Zoning | A-1, Agricultural |
| Current Future Land Use Map Designation | Mixed Use (MU) |
| Requested Future Land Use Map Designation | Light Industrial |

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

The property is located north of Southwest Rainbow Farm Road and west of Southwest Regional Airport Boulevard. Adjacent zonings are R-1, Single Family Residential to the north, I-1, Light Industrial to the south, R-O, Residential Office to the east, and county land to the west. Adjacent land uses are Low-Density Residential to the north, Residential Estate to the north, east, and west, and Light Industrial to the south.

Projected Traffic Impact

Traffic impacts will be assessed at the time of development and must adhere to the city's Access Management Standards.

Relationship to the General Plan

According to the applicant's narrative, they wish to pursue the Light Industrial Land Use Plan to be able to provide warehouse space similar to the property located south. The intent is to then transition to smaller commercial developments along the northern boundary, which borders the residential uses.

Analysis

The requested General Plan Amendment is potentially justified considering adjacent industrial uses to the south and the site's situation at the intersection of two arterial roads. Any future development, including screening requirements for the residential subdivision to the north, would require a rezoning and Large Scale Development approval.



MORRISON SHIPLEY

Civil Engineers

Mr. Jon Stanley
City of Bentonville – Planning
305 SW A Street
Bentonville, AR 72758

March 11, 2019

Re: Parcel # 01-07932-000
SW Rainbow Farms Rd + Hwy 12
General Plan Amendment

Jon,

Please find below the responses to each of the questions asked of for the request of General Plan Amendment.

- Reasons for initiation of this proposal. Has information become available that was not available at the time of adoption of the Future Land Use Map? Or, since its adoption, has land use in the area changed? **Mixed Use is geared towards commercial. The property owner has interest in providing commercial buildings adjacent to residential lots but would like majority of the property developed as Light Industrial, similar to the south side of SW Rainbow Farms Rd. Light Industrial land use would better facilitate the property owners needs of providing both commercial and industrial products.**
- How will this change impact the land use and character of the property in question and surrounding areas? **Mixed Use tends to have higher volume traffic flow and density. The land use change to Industrial would lower both and therefore not be a great impact to the surrounding areas. Care will be taken to provide adequate separation from the residential property to the north.**
- How is the property more suitable for the proposed land use designation than for the current land use classification presented on the Future Land Use Map? **It completes the infill of the industrial use property in this primarily light industrial zoned area.**
- Would the uses permitted by the proposed change be detrimental in any way to the surrounding property? **Light Industrial brings more of a warehouse or lower impact than a heavy industrial use. With what has been proposed on similar zoned property our opinion is it would not be detrimental.**
- What are the alternative courses of action if the proposed land use change is not approved? **Request a rezone of a portion of the property to be Light Industrial (I-1).**
- What are your plans for the property if the proposed land use change is approved? **Rezone the property to I-1 since it is currently A-1 to set up for a future warehouse similar to south of SW Rainbow Farms Rd.**

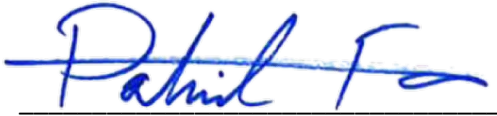
Jon Stanley
March 11, 2019
Page 2 of 2

- What alternatives other than changing the land use designation have been discussed? **None, the property owner would like to present light industrial to the Planning Commission in steps to rezone the property to I-1.**
- Is there any other additional information that is pertinent to support this request? **The property owner is aware of the residential properties to the north. The plan as it is now is to provide additional warehouse space, similar to the south of SW Rainbow Farms and then transition to smaller commercial developments along the north boundary.**

If you should have any questions, please feel free to contact me at (479) 273-2209

Sincerely,

Morrison-ShIPLEY Engineers, Inc.



Patrick Foy
Project Manager