

Planning Commission
Minutes
June 18, 2019

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

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

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the minutes of June 4, 2019 as written
Approved 6-0

Consent Agenda

1. Lots 6-7 of Cavness Subdivision Lot Split
Southwest Crockett Street, LS19-0018
2. Lot 6, Block 2 of Scoggan Subdivision Property Line Adjustment
448 SW C Street, PLA19-0015
3. Garrison Village Final Plat
Southwest Hasley Street, FP18-0008

Approved 6-0

New Business

Item #1

Happy Hearts Early Learning Center, LLC: Conditional Use, Large Residential Childcare Facility, 2305 SW 15th Street, CUCC19-0001

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #2

Discovery Storage: Large Scale Development, Southwest Crockett Street, LSD19-0014

Tyler Overstreet reads the staff report.

Motion by Mr. Grider, seconded by Mr. Sanders to approve the Waiver Request: Stormwater Drainage Control Standards-Freeboard Requirements

Approved 6-0

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Building Material

Approved 6-0

Large Scale Development

Approved 6-0

Item #3

Lot 13 Building: Large Scale Development, 3301 SW Municipal Drive, LSD19-0019

Tyler Overstreet reads the staff report.

Mr. Davis asks if the articulation was updated. Mr. Stanley informed the Commissioners that the new site plan reflects the changes, but was not uploaded before the agenda was sent out.

Approved 6-0

Item #4

City U: Large Scale Development, 608 SE 3rd Street, LSD19-0021

Tyler Overstreet reads the staff report.

Nate Bachelor, representative, confirms all seven waiver requests were presented at Tech Review.

There is some discussion on the compact parking stalls.

Motion by Mr. Grider, seconded by Mr. Sanders to approve the Waiver Request: Standard 90-Degree Parking Space Size

Approved 6-0

There is some discussion on ensuring the decreased size of the maneuvering area does not affect fire access. Mr. Bachelor confirms that it does not.

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the Waiver Request: Adjacent Maneuvering Area for 90-Degree Parking Stalls

Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Building Design (Brenda Anderson, applicant, brought in samples to show the Commissioners.)

Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the Waiver Request: Street Frontage Buffer Landscaping

Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Haynie to approve the Waiver Request, Perimeter Landscape Strip

Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Interior Parking Lot Landscaping

Approved 6-0

Motion by Mr. Grider, seconded by Mr. Haynie to approve the Waiver Request: Surface of Parking Lots

Approved 6-0

Large Scale Development

Approved 6-0

Item #5

Hogwild III Parking Lot: Large Scale Development, 2914 SE I Street, LSD19-0024

Tyler Overstreet reads the staff report.

There is some discussion between staff and the Commissioners.

Motion by Mr. Grider, seconded by Mr. Haynie to approve the Waiver Request: Stormwater Drainage Control Standards-Freeboard Requirements

Approved 6-0

Large Scale Development

Approved 6-0

Item #6

Land Development Code Amendments

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Other Business

Mr. Overstreet informs the Commissioners of two In-House Large Scale Development Projects:

1. 22nd & J Street Signal
Southeast 22nd Street and Southeast J Street, LSD19-0023
2. Hogwild II Parking Lot
2914 SE I Street, LSD19-0022

There is also discussion on the driving tour on Monday, June 24th at 2:45pm.

Motion by Mr. Grider to adjourn.

Meeting adjourned

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

Ali Worley