

Planning Commission
Minutes
July 16, 2019

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: Ellen Norvell, Jon Stanley, Tyler Overstreet, and Ali Worley

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of August 6, 2019 as written
Approved 7-0

Consent Agenda

1. Lots 14-17, Block 1 of Young's Addition Lot Split
706 SE 3rd Street, LS19-0025

Approved 7-0

New Business

Item #1

MSB Holdings, LLC: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, SW E Street and SW 5th Street, RZ19-0024

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #2

Calvary Baptist Church: Rezoning, R-1, Single Family Residential to C-2, General Commercial, 2603 SE 14th Street, RZ19-0025

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #3

PMD Enterprises, LLC: Rezoning, A-1, Agricultural to C-2, General Commercial, Rice Lane and Rice Road, RZ19-0026

Tyler Overstreet reads the staff report.

Opened public hearing

Bill Watkins, representative, addresses questions on the nature of the project.

Closed public hearing

There is some discussion amongst Commissioners and staff.

Approved 7-0

Item #4

Featherston Farms, LLP: Rezoning, A-1, Agricultural to R-ZL, Residential Zero Lot Line, Featherston Road and SW 28th Street, RZ19-0027

Tyler Overstreet reads the staff report and goes on to read the 2 objection letters.

Opened public hearing

Roger Rosencranz, 2506 SW Glenn Ridge Road, asks about the access to the property.

Jason Blackston, 2501 SW Glenn Ridge Road, discusses his concerns regarding narrow streets, traffic, drainage, and ecological impact.

Closed public hearing

Ed Blalock, developer with Sunrise Developers, answers and addresses concerns. There is discussion amongst Commissioners, staff, and Mr. Blalock in regards to the concerns that will be addressed with the Preliminary Plat and the number of proposed lots.

Mr. Davis asks the Engineering Department if they look at the rezoning to determine if the proposed district would have an impact. Peter Farmer, Staff Engineer, says that they do not look at the rezoning, but the applicant will be required to come in to compliance regarding streets and drainage.

Mr. Stanley reminds the Commissioners and the public that the rezoning is just to determine use, not project specifics.

Approved 7-0

Item #5

Cornerstone Plaza: Large Scale Development, SW Morningstar Road, LSD19-0016

Tyler Overstreet reads the staff report.

Motion by Mr. Davis, seconded by Mr. Grider to approve the Waiver Request: Direct Access to Substandard Streets

Approved 7-0

Large Scale Development

Approved 7-0

Item #6

Cool Wags: Large Scale Development, 210 Prairie Lane, LSD19-0034

Tyler Overstreet reads the staff report.

There is some discussion amongst the Commissioners and staff.

Motion by Mr. Grider, seconded by Mr. Binns to approve the Waiver Request: Sidewalk Standards

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