

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