

Planning Commission
Minutes
April 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: Jon Stanley and Ali Worley

Motion by Mr. Sanders, seconded by Mr. Grider to approve the minutes of April 2, 2019 as written
Approved 7-0

New Business

Item #1

Rose Properties, LLC: Rezoning, R-1, Single Family Residential to C-2, General Commercial, 1253 SW Regional Airport Blvd, RZ19-0009

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #2

Glass Investments, LLC: General Plan Amendment, Mixed-Use to Light Industrial, Southwest Rainbow Farm Road and Southwest Regional Airport Boulevard, GPA19-0001

Ali Worley reads the staff report.

Opened public hearing

Brian Crist, 4794 SW Rainbow Farm Rd, speaks on his concerns of the usage of Southwest Rainbow Farm Road and drainage concerns.

Closed public hearing

Mr. Stanley reminds the Commissioners that the item is for the change in use not the development. He goes on to address Mr. Crist's drainage concerns.

Mr. Binns explains they are just voting on whether or not they will allow an industrial use. He asks Mr. Stanley about the recourse Mr. Crist can take in regards to the improper usage of Southwest Rainbow Farm Road by the industrial use to the south. Mr. Stanley states that it would be a civil issue.

Mr. Sanders asks if this would be a form-based or Euclidean zoning. Mr. Stanley states it is a hybrid.

Mr. Eccleston asks is the area were to be residential, if it would lead to more traffic. Mr. Stanley responds yes.

Mr. Stanley goes on to say that illegal parking along Southwest Rainbow Farm Road is an enforcement issue and has been brought to the attention of the proper staff as it is a life safety concern.

Mr. Davis asks about setback differences between a mixed-use or an industrial use. Mr. Stanley states that setbacks on a mixed-use would be 7 feet; setbacks on an industrial use would be 75 feet.

Mr. Grider asks Patrick Foy, project representative, on the parking issues. Mr. Foy states he will look at alleviating the concerns of parking on Southwest Rainbow Farm Road.

Approved 7-0

Other Business

No Tech Review next week.

A Planning Commission tour is tentatively scheduled for June 24th from 3-5pm. Mr. Sanders states this tour will help the Commissioners grasp the form-based zoning better.

Motion by Mr. Grider to adjourn.

Meeting adjourned

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

Ali Worley