

Planning Commission  
Minutes  
May 7, 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 Tyler Overstreet

Motion by Mr. Haynie, seconded by Mr. Grider to approve the minutes of April 16, 2019 as written  
Approved 7-0

Consent Agenda

1. Lots 20-21, Block G of Orchard Addition Lot Split  
506 SE D Street, LS19-0010
2. Lots 1-2 of Haynie Addition Lot Split  
411 Tiger Boulevard, LS19-0011
3. Lot 17, Block 14 of Deming's Second Addition Property Line Adjustment  
105 NW 6<sup>th</sup> Street, LS19-0012
4. Lots 17-19, Block 15 of W.A. Burk's Addition Property Line Adjustment  
Fillmore Street, LS19-0007
5. Lot 19, Block 2 of Railroad Addition Property Line Adjustment  
Southeast 3<sup>rd</sup> Street, PLA19-0006
6. Lots 5-7 of Brown Subdivision Property Line Adjustment  
706 Bella Vista Road, PLA19-0010
7. Keypoint Church Expansion Large Scale Development Extension  
3200 Medical Center Parkway, LSD18-0066

Approved 7-0

New Business

Item #1

Sample & PBR Holdings, LLC: Rezoning, R-1, Single Family Residential to DN-4, Downtown Mixed-Use Residential, 802 SE 3<sup>rd</sup> Street, 804 SE 3<sup>rd</sup> Street, and 305 SE G Street, RZ19-0010

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion amongst Commissioners and staff.

Approved 7-0

Item #2

Habitat for Humanity of Benton County: Rezoning, R-1, Single Family Residential to DE, Downtown Edge, 301 SW 4<sup>th</sup> Street, RZ19-0011

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #3

Hogwild Development, LLC: Rezoning, C-1, Neighborhood Commercial to C-2, General Commercial, 2902 SE I Street, RZ19-0012

Tyler Overstreet reads the staff report.

Opened public hearing

No public comment

Closed public hearing

There is some discussion amongst the Commissioners and staff.

Approved 7-0

Item #4

Northwest Arkansas Classical Academy: Conditional Use, Educational Facility, 1300 Melissa Drive, Suite 210, CU19-0006

Tyler Overstreet reads the staff report.

Opened public hearing

No public comment

Closed public hearing

Approved 7-0

Item #5

Lots 31-32, Block 24 of Deming's Second Addition: Lot Split, 107 NE 7<sup>th</sup> Street, LS19-0009

Tyler Overstreet reads the staff report.

There is some discussion amongst the Commissioners and staff. It was brought to attention that the shed has been removed.

Approved 7-0

Item #6

Red Barn: Final Plat, 1605 NW A Street, FP19-0002

Tyler Overstreet reads the staff report.

All non-bondables must be complete prior to filing plat.

Approved 7-0

Item #7

Ankle & Foot Centers of Mid-America: Large Scale Development, Southwest Westpark Drive, LSD19-0010

Tyler Overstreet reads the staff report.

There is some discussion amongst the Commissioners and staff. Tech review comments for detention pond must be addressed prior to Pre-Con meeting.

Approved 7-0

Motion by Mr. Eccleston to adjourn, seconded by Mr. Davis.

Meeting adjourned

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

*Ali Worley*