

Planning Commission
Minutes
May 21, 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 May 7, 2019 as written
Approved 7-0

Consent Agenda

1. Osage Veterinary Clinic Large Scale Development
2700 SW Regional Airport Boulevard, LSD19-0015

Approved 6-0

Mr. Sanders had stepped out prior.

New Business

Item #1

Basco & Bishop: Rezoning, A-1, Agricultural and R-3, Medium-Density Residential to C-2, General Commercial, 2910 SEJ Street, RZ19-0013

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Bill Watkins, project representative, addresses the Commissioners.

Approved 6-0

Mr. Sanders had stepped out prior.

Item #2

The Bluffs POA: Rezoning, A-1, Agricultural to R-1, Single Family Residential, Lots 23-40, 42-43 of The Bluffs Subdivision, RZ19-0014

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Mr. Sanders had stepped out prior.

Item #3

Wallace: Rezoning, DE, Downtown Edge to DC, Downtown Core, 608, 702, 704 SE A Street, RZ19-0015
Tyler Overstreet reads the staff report.

Opened public hearing

Nate Bachelor, representing the property owner directly to the west of the proposed property, states that the owner is not in objection, but did want to address concerns with the lack of drainage infrastructure.

Phillip, 606 SE A Street, states he is in favor but has concerns over traffic and parking on the narrow Southeast A Street. He also wants to know if there are long-term plans on widening Southeast A Street.

Michael Connor, 214 SE 7th Street, states his concerns on sewer capacity considerations with higher density.

Closed public hearing

Mr. Stanley addresses the concerns of those who spoke during the public hearing.

Mr. Binns asks the differences between DE and DC. Mr. Overstreet answers.

No representative is present.

Mr. Davis states his concerns over allowing DC on mid-block versus end-of-block. There is discussion amongst the Commissioners and staff.

Denied 7-0

Item #4

Lots 33-38, 40-41 of Wildwood Subdivision Phase 6: Lot Split, Southwest Joshua Avenue, LS19-0014

Tyler Overstreet reads the staff report.

Approved 7-0

Item #5

Capstone 6-Plex: Large Scale Development Extension, Southwest 6th Street and Southwest E Street, LSD18-0022

Tyler Overstreet reads the staff report.

There is some discussion amongst the Commissioners and staff on extension requirements. Each extension is good for 6 months.

Approved 7-0

Planner's Report

Mr. Overstreet briefs the Commissioners over projects they will see around town that were able to be approved administratively by staff.

1. John DeShields Roundabout: Large Scale Development, John DeShields Boulevard and Northeast J Street, LSD19-0012
2. Walnut Farm Montessori Preschool Addition: Large Scale Development, 4208 E Central Avenue, LSD19-0017

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

Meeting adjourned

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

Ali Worley