

Planning Commission
Minutes
July 2, 2019

Meeting called to order at 5:00 p.m. by Dana Davis, Vice 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 June 18, 2019 as written
Approved 7-0

New Business

Item #1

Glass Investments, LLC: Rezoning, A-1, Agricultural to I-1, Light Industrial, Southwest Rainbow Farm Road, RZ19-0017

Tyler Overstreet reads the staff report.

Opened public hearing

Bill Watkins, representative, speaks and explains the request to the Commissioners.

Cara Morton, 4503 SW Alfalfa Ave, has questions on the process going forward and any barriers between the homes and the property. Staff answers Ms. Morton's questions.

Robert Tillman, 4403 SW Brentwood Rd, asks how close the construction will be to the homes. Staff answers.

Gentleman who lives at 4306 SW Alfalfa Ave discusses traffic and drainage concerns. Staff answers.

Anisha Fouse, 4405 SW Butterfly Rd, asks about other areas where I-1 abuts residential areas. She also asks about conceptual development plans.

Gentleman asks about rezoning process. Staff answers.

Brett Fouse, 4405 SW Butterfly Rd, asks about the General Plan Amendment process that took place earlier.

Brian Ameling, 4300 SW Bermuda Ave, expresses that he is against the rezoning.

Jason Curtis, 4405 SW Brentwood Ave, expresses that he is against the rezoning. He also asks about road access on Brentwood and Butterfly. Staff answers.

Gentleman, 4402 SW Butterfly Rd, expresses concerns on the precedence that this will set.

Another neighboring resident on Southwest Alfalfa Avenue, speaks on their concerns.

Anisha Fouse, 4405 SW Butterfly Rd, speaks on her opposition the rezoning.

Another

Josh Grall, 4601 SW Sage Blvd, formerly opposes the rezoning.

Mr. Watkins, representative, speaks to concerns of those who spoke.

Closed public hearing

There is some discussion amongst staff and Commissioners.

Approved 7-0

Item #2

Walmart Properties, Inc.: Rezoning, R-1, Single Family Residential and I-2, Heavy Industrial to C-2, General Commercial, Southeast 8th Street and Martin Luther King Parkway, RZ19-0018

Tyler Overstreet reads the staff report.

Opened public hearing

John Youll, CEI Engineering, speaks to the Commissioners about the rezoning project.

Closed public hearing

Approved 7-0

Item #3

Lots 1-2 of Kindell Subdivision: Lot Split, 4425 SW H Street, LS19-0022

Tyler Overstreet reads the staff report.

Approved 7-0

Item #4

New Office Facility: Large Scale Development, 2403 SE J Street, LSD19-0025

Tyler Overstreet reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Building Material

Approved 7-0

Large Scale Development

Approved 7-0

Item #5

Clarendon Heights Subdivision: Preliminary Plat, Southwest I Street, PP19-0004

Tyler Overstreet reads the staff report.

There is some discussion amongst staff and Commissioners.

Motion by Mr. Grider, seconded by Mr. Haynie to approve the Waiver Request: Stormwater Drainage Control Standards

Approved 7-0

Preliminary Plat

Approved 7-0

Other Business

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

Meeting adjourned

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

Ali Worley