

Planning Commission  
Minutes  
July 16, 2019

Meeting called to order at 5:00 p.m. by Dana Davis, Vice Chairman.

Present: Dana Davis, Scott Eccleston, Jim Grider, Joe Haynie, Elaine Kerr, and Rod Sanders  
Absent: Richard Binns  
Staff: Jon Stanley and Tyler Overstreet

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of July 16, 2019 as written  
Approved 6-0

Consent Agenda

1. Lot 21, Block 7 of Deming's Addition Property Line Adjustment  
415 NW 4<sup>th</sup> Street, PLA19-0019
2. Lots 3-4 of Greenwich Village Communities and Property Line Adjustment  
Lot 34 of Bentonville Industrial Park South  
2303 SE J Street, PLA19-0021
3. Windmill Farms Subdivision Final Plat  
9004 Windmill Road, FP19-0004

Approved 6-0

New Business

Item #1

Eversole Trustees: Rezoning, C-3, Mixed-Use Commercial to C-2, General Commercial, Southwest I Street and Southwest Regional Airport Boulevard, RZ19-0021

Tyler Overstreet reads the staff report.

Opened public hearing

Nate Bachelor, representative, offers to answer any questions.

Closed public hearing

Approved 6-0

Item #2

Crowhow, Laman, and Maxwell, LLC: Rezoning, R-3, Medium-Density Residential to DE, Downtown Edge, Southeast 7<sup>th</sup> Street, RZ19-0022

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #3

Crystal Bridges Museum of American Art, Inc.: Rezoning, DN-4, Downtown Mixed-Use Residential to C-3, General Commercial, 607 SE E Street, RZ19-0023

Mr. Eccleston recuses himself.

Tyler Overstreet reads the staff report.

Opened public hearing

Nate Bachelor, representative, offers to answer any questions.

Closed public hearing

Approved 5-0

Item #4

Briartown Pocket Community: Planned Residential Development, 1111 Fillmore Street, PRD19-0001

Ms. Kerr recuses herself.

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion amongst the Commissioners and staff.

Approved 5-0

Item #5

Wendi Linden Childcare: Conditional Use, Large Residential Childcare Facility, 3108 NE 12<sup>th</sup> Street, CU19-0010

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #6

Walmart Layout Center: Large Scale Development, 409 SE Martin Luther King Jr Parkway, LSD19-0030

Tyler Overstreet reads the staff report.

There is discussion amongst the Commissioners, staff, and the applicant representative.

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Design Standards-Roofs

Approved 5-1

Mr. Sanders votes against

Large Scale Development

Approved 5-1

Mr. Sanders votes against

Item #7

Pain Treatment Centers of America: Large Scale Development, Southeast 30<sup>th</sup> Street and Southeast Mid-Cities Drive, LSD19-0033

Tyler Overstreet reads the staff report.

There is discussion amongst the Commissioners and staff.

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

Approved 6-0

Large Scale Development

Approved 6-0

Item #8

Walnut Grove Subdivision: Preliminary Plat, Southwest Barron Road, PP19-0002

Tyler Overstreet reads the staff report.

Approved 6-0

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

Meeting adjourned

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

*Ali Worley*