

Planning Commission
Minutes
September 17, 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, and Elaine Kerr
Absent: Rod Sanders
Staff: Ellen Norvell, Jon Stanley, Tyler Overstreet, and Mark Brightwell

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of September 3, 2019 as written
Approved 7-0

Consent Agenda

1. Lot 6, Hogwild Subdivision Phase I & Lots 1-2, Hogwild Subdivision Phase II Lot Split
2914 SE I Street, PLA19-0027
2. Lots 4-5, Gateway Park Addition Lot Split
2914 SE I Street, LS19-0027

Approved 6-0

New Business

Item #1

Bentonville Redevelopment, LLC: Rezoning, RC-2, Central Residential-Moderate Density to DN-3,
Downtown High Density Residential, 402 SE G Street, RZ19-0028

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #2

Lots 3-4, Riverwalk Farms Commercial Subdivision: Lot Split, 3600 SW Regional Airport Boulevard,
LS19-0017

Tyler Overstreet reads the staff report.

There is some discussion.

Approved 6-0

Item #3

I Street Landing: Large Scale Development, 2302 SW I Street, LSD19-0037

Tyler Overstreet reads the staff report.

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

Approved 6-0

Large Scale Development

Approved 6-0

Item #4

Strategy Systems: Large Scale Development, 3202 SE Moberly Lane, LSD19-0038

Tyler Overstreet reads the staff report.

Tim Harrell, representative, presents some color samples to the Commissioners.

The Commissioners and Staff agree to discuss the waiver requests separately. There is discussion between the Commissioners, Staff, and Mr. Harrell in regards to the Building Materials and the detention ponds. Mark Brightwell, Staff Engineer, assists the Commissioners with their questions regarding the waiver requests.

The Commissioners ask that Mr. Harrell bring in actual material samples, a percentage of the building materials, and a copy of the agreement regarding the detention ponds being on separate lots to the next Tech Review meeting.

Motion by Mr. Grider, seconded by Mr. Davis to table the item.

Tabled 6-0

Other Business

Item #1

Zoning Code Amendments Preview

Mr. Overstreet presents a highlighted discussion of amendments to the Zoning Code.

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

Meeting adjourned

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

Ali Worley