

Planning Commission
Minutes
October 1, 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: Ellen Norvell, Jon Stanley, Tyler Overstreet, Ali Worley, Peter Farmer, and Mark Brightwell

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of September 17, 2019 as written
Approved 7-0

Consent Agenda

1. Lots 3-4, Block 1 of Incidental Subdivision Lot Split
306 SE C Street, PLA19-0008
2. Shelley Parson Insurance Large Scale Development
2001 SE J Street, LSD19-0042

Approved 6-0

New Business

Item #1

Brown: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium Density Residential, 306 SE C Street, RZ19-0020

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #2

Montero Properties of NWA, LLC: Rezoning, R-O, Residential Office, R-2, Duplex and Patio Home Residential, and R-3, Medium Density Residential to DE, Downtown Edge, RZ19-0029

Tyler Overstreet reads the staff report.

Opened public hearing

Rosada, representative, gives PowerPoint presentation to Commissioners.

Closed public hearing

Approved 6-0

Item #3

Riggs Office Expansion: Waiver Request, Section 1400.07: Landscape, Screening, & Buffering, 1129 NW J Street, WAV19-0003

Tyler Overstreet reads the staff report.

Approved 6-0

Item #4

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

Tyler Overstreet reads the staff report.

Motion by Mr. Eccleston, seconded by Mr. Grider to approve the Waiver Request: Building Material
Approved 6-0

Motion by Mr. Haynie, seconded by Mr. Grider to approve the Waiver Request: Off-Site Improvements
Approved 6-0

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Street-Frontage
Width

Approved 6-0

Motion by Mr. Haynie, seconded by Mr. Eccleston to approve the Waiver Request: Location of Building
from Detention Pond

Approved 6-0

Motion by Mr. Grider, seconded by Mr. Haynie to approve the Waiver Request: Detention Ponds Across
Lot Lines

Approved 6-0

Large Scale Development

Approved 6-0

Item #5

Vaughn Apartments Phase II: Large Scale Development, SW Chickadee Street, LSD19-0039

Tyler Overstreet reads the staff report.

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Number of Off-Street
Parking Spaces

Approved 6-0

Large Scale Development

Approved 6-0

Item #6

Generations Bank: Large Scale Development, 600 SW 41st Street, LSD19-0043

Tyler Overstreet reads the staff report.

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

Approved 6-0

Large Scale Development

Approved 6-0

Other Business

Mr. Overstreet informs the Commissioners of the Development Workshop to be held on October 3,
2019 to discuss current processes with developers/engineers.

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

Meeting adjourned

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

Ali Worley