

Planning Commission
Minutes
April 7, 2020

Meeting called to order at 5:00 p.m. by Dana Davis, Chairman. Meeting was held via Zoom video conference.

Present: Richard Binns, Dana Davis, Scott Eccleston, Jim Grider, Elaine Kerr, and Rod Sanders
Absent: Joe Haynie
Staff: Ellen Norvell, Brian Bahr, Jon Stanley, Dan Weese, Peter Farmer, and Mark Brightwell

Motion by Mr. Grider, seconded by Mr. Binns to approve the minutes of March 3, 2020 as written
Approved 6-0

Ms. Worley reads two public comments to the Commissioners.

Public Hearings

Item #1

Stratford Assets I, LLC: Rezoning, R-1, Single Family Residential to DN-1, Downtown Low-Density Residential, 502 NW 3rd Street, RZ20-0007

Ali Worley reads the staff report.

Motion by Mr. Grider, seconded by Mr. Sanders to table the item until there is sufficient means for the public to speak.

Tabled 6-0

Item #2

Kato: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 403 SW C Street, RZ20-0004

Ali Worley reads the staff report.

Opened public hearings

No public comments

Closed public hearing

Approved 6-0

Item #3

Kirkpatrick: Rezoning, A-1, Agricultural to R-1, Single Family Residential, 4708 Town Vu Road, RZ20-0006

Ali Worley reads the staff report.

Opened public hearings

No public comments

Closed public hearing

Approved 6-0

Item #4

AP Real Estate & Development: Rezoning, A-1, Agricultural to R-1, Single Family Residential, 4708 Town Vu Road, RZ20-0006

Ali Worley reads the staff report.

Opened public hearings

No public comments

Closed public hearing

Approved 6-0

Item #5

Newell Development: Rezoning, DN-3, Downtown High-Density Residential to DN-4, Downtown Mixed-Use Residential, 402 SE G Street, RZ20-0010

Ali Worley reads the staff report.

Opened public hearings

No public comments

Closed public hearing

Approved 6-0

Item #6

Brannon, Esslinger, & Crystal Creek Realty, LLC: Rezoning, R-1, Single Family Residential to DN-3, Downtown Medium-Density Residential, 306 SE 2nd Street, RZ20-0011

Ali Worley reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Grider to table the item until there is sufficient means for the public to speak.

Tabled 6-0

Item #7

Northwest Baptist Association: Rezoning, A-1, Agricultural to R-O, Residential Office, 1712 SW 2nd Street, RZ20-0012

Ali Worley reads the staff report.

Opened public hearings

No public comments

Closed public hearing

Approved 6-0

Item #8

Bertrand: Rezoning, A-1, Agricultural & R-E, Residential Estate to R-1, Single Family Residential, 1714 SW 2nd Street, RZ20-0013

Ali Worley reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Grider to table the item until there is sufficient means for the public to speak.

Tabled 6-0

Item #9

Canvas Church: Conditional Use, Religious Facility, 1380 SW Westpark Drive, Suite 1, CU20-0003

Ali Worley reads the staff report.

Opened public hearing

No public comment

Closed public hearing

Approved 6-0

Item #10

Momentary Barn: Conditional Use, Long-Term Temporary Use, Temporary Gravel Parking Facility, & Special Tent Events, 507 SE E Street, CU20-0002

Mr. Eccleston recuses himself.

Ali Worley reads the staff report.

Opened public hearing

No public comment

Closed public hearing

Approved 5-0

Item #11

Bentonville Community Radio: Conditional Use, 801 SE 8th Street, CU20-0007

Ali Worley reads the staff report.

Opened public hearing

No public comment

Closed public hearing

Approved 6-0

Item #12

Buddy Pegs Bike School: Conditional Use, Commercial Outdoor Recreation Facility, 1807 SW 2nd Street, CU20-0008

Ali Worley reads the staff report.

Opened public hearing

No public comment

Closed public hearing

Approved 6-0

Item #13

The Source: Conditional Use, Temporary Gravel Parking Facility, 406 Razorback Drive, CU20-0009

Ali Worley reads the staff report.

Opened public hearing

Jim Lindsey, 308 Razorback Drive, expresses his concern over drainage, as well as a barrier to keep vehicles from driving across his private property.

Closed public hearing

Dan Weese, City Engineer, is working on the Floodway zone and permit. Peter Farmer, Staff Engineer, states that the gravel parking cannot adversely affect the floodway. Mark Brightwell, Staff Engineer, states that wheelstops are proposed.

There is further discussion amongst Staff and Commissioners.

Motion by Mr. Sanders, seconded by Mr. Eccleston to add a 5th condition of approval stating: A barrier is to be constructed between the commercial and residential uses within 60 days as approved by the Engineering Department. Note that a permanent screening will be required as outlined in the Land Development Code
Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Conditional Use Permit with the added condition of approval.

Approved 6-0

Consent Agenda

1. Lots 214-215 of The Original Town of Bentonville
220 NW A Street (LS20-0008) Lot Split
2. Lot 20, Block 2 of Railroad Addition
109 SE 3rd Street (LS20-0005) Lot Split
3. Lot 1 of Shellfish Subdivision
407 SW C Street (LS20-0012) Lot Split
4. Lots 1-2 of Frazier Addition
Gaston Road (LS20-0013) Lot Split
5. Lots 1-3 of Plaza West Addition
Southwest Featherston Road (LS20-0019) Lot Split
6. Lots 19-20, Block 3 of Deming's Addition
402 & 404 NW A Street (LS20-0015) Property Line Adjustment
7. Lot 16, Block 15 of Deming's Addition
208 NW 5th Street (PLA20-0013) Property Line Adjustment
8. Lot of JBC Addition
109 SE F Street (PLA20-0017) Property Line Adjustment
9. Lot 44 of Dickson's Addition
818 SW 2nd Street (PLA20-0003) Property Line Adjustment
10. Lot 1 of Ferguson Addition
111 SE F Street (PLA20-0019) Property Line Adjustment
11. Plaza Tire
901 SW Regional Airport Boulevard (LSD20-0007) Large Scale Development
12. East Hangar
2380 SW Aviation Street (LSD20-0005) Large Scale Development

Approved 6-0

New Business

Item #1

Flagstone Church of Christ: Large Scale Development, 3801 SW Eden Brooke Street, LSD20-0010

Ali Worley reads the staff report.

Nate Bachelor, representative, amends the request to be 24-gauge metal panel on the waiver request.

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

Approved 6-0

Large Scale Development

Approved 6-0

Item #2

Annoor Academy: Large Scale Development, 2300 SE C Street, LSD20-0012

Ali Worley reads the staff report.

Approved 6-0

Item #3

614 Bella Vista Road: Large Scale Development, 614 Bella Vista Road, LSD20-0013

Ali Worley reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Bentonville Drainage Manual for horizontal separation between detention and structures

Approved 6-0

Large Scale Development

Approved 6-0

Item #4

Benton County: Waiver Request, Building Materials, 1208 SW 14th Street, WAV20-0007

Ali Worley reads the staff report.

Motion by Mr. Grider, seconded by Mr. Sanders to approve the waiver request

Approved 6-0

Other Business

Ms. Worley states that Tech Review meetings starting on April 14th and continuing while COVID-19 measures are in place, will start at 4:00pm.

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

Meeting adjourned

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

Ali Worley