

Planning Commission
Minutes
February 18, 2020

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

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

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of February 4, 2020 as written
Approved 6-0

Consent Agenda

1. Lot 1 of Bertschy Subdivision Lot Split
1908 SE J Street, PLA19-0045
2. Rolling Acres Phase IV Preliminary Plat
SW Wheatgrass Boulevard, PP20-0001

Approved 6-0

New Business

Item #1

Affordable Arkansas Homes, LLC: Rezoning, R-1, Single Family Residential to DN-3, Downtown High-Density Residential, 802 NW A Street, RZ20-0001

Ali Worley reads the staff report.

Opened public hearing

Mark Slaughter, 605 NW A Street, asks about plans for the property.

Tim Brewer, 706 NW A Street, asks about the alley access.

Closed public hearing

Brenda Anderson, representative, speaks to questions. There is some discussion amongst Ms. Anderson, Commissioners, and staff.

Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Haynie to move Item #3 to Item #2

Item #3

Airship Coffee at The Pump Station: Conditional Use, Small-Scale Retail in Proposed DN-3, Downtown High-Density Residential Zoning District, 802 NW A Street, CU20-0001

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion.

Approved 6-0

Item #2

SOMO (South of Momentary): Planned Unit Development, 507 SE E Street, PUD20-0001

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #4

Momentary Barn: Conditional Use, Long-Term Temporary Use and Temporary Gravel Parking Facility, 507 SE E Street, CU20-0002

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #5

7th & B Townhomes: Large Scale Development, 230 SE 7th Street, LSD19-0028

Ali Worley reads the staff report.

There is discussion amongst the Commissioners and staff, including City Engineer, Dan Weese.

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Off-Site Improvement for Mill & Overly

Denied 6-0

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Sight Triangle, as presented with 4 parking spaces

Denied 6-0

Motion by Mr. Sanders to approve the Waiver Request: Sight Triangle, with only 3 parking spaces, no second

Motion by Mr. Sanders to approve the Waiver Request: Sight Triangle, with only 2 parking spaces, no second

Motion by Mr. Sanders to approve the Waiver Request: Sight Triangle, with only 1 parking space, no second

The applicant requests to table the item since both waiver requests were denied.

Motion by Mr. Sanders, seconded by Mr. Grider to table to the project.

Tabled 6-0

Item #6

Waiver Request: Brownstones on B Street, Building Material, Elevation Change, 313, 315, 317, 319 NE B Street, LSD15-00035

Ali Worley reads the staff report.

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

Approved 6-0

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