

Planning Commission  
Minutes  
May 5, 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, Joe Haynie, Elaine Kerr, and Rod Sanders  
Absent: Jim Grider  
Staff: Ellen Norvell, Brian Bahr, Jon Stanley, Dan Weese, Peter Farmer, and Mark Brightwell

Motion by Mr. Sanders, seconded by Ms. Kerr to approve the minutes of April 21, 2020 as written  
Approved 6-0

Public Hearings

Item #1

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

Ali Worley reads the staff report.

Opened public hearing

Andy Green, 301 Lefors Street, speaks his objection to the rezoning.

Closed public hearing

Mr. Davis and Mr. Sanders ask staff the differences between DN-1 and R-1. Mr. Overstreet states the only differences are the front setback of R-1 is 20 feet vs 15 feet in DN-1, and that garages shall be side or rear-loading.

Approved 6-0

Item #2

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

Tyler Overstreet reads the staff report. He then reads two additional public comments.

Opened public hearings

Robert Sanders, 307 SE Henry, speaks his objection to the rezoning.

Shawn College, 309 SE Henry, speaks his objection to the rezoning.

Bob Stoker, 302 SE 2<sup>nd</sup> Street, speaks his objection to the rezoning.

Susan Galen, 200 SE B Street, speaks her objection to the rezoning.

Closed public hearing

Cindy Esslinger, applicant/representative, speaks on the reason for the rezoning request.

There is discussion amongst Commissioners and staff regarding the differences of DN-2, Downtown Medium-Density Residential and DN-3.

Denied 5-1

Mr. Binns votes for the rezoning.

Item #3

Bertrand: Rezoning, A-1, Agricultural to R-1, Single Family Residential, 1714 SW 2<sup>nd</sup> Street, RZ20-0013

Ali Worley reads the staff report.

Brian Bahr reads objection comments.

Opened public hearings

Reid Pearce, 109 Foxglove Lane, has questions regarding the future development. Mr. Overstreet answers.

Closed public hearing

Approved 6-0

Item #4

Patton Family Trust: Rezoning, A-1, Agricultural to C-2, General Commercial, 1580 E Centerton Boulevard, RZ20-0016

Tyler Overstreet reads the staff report.

Opened public hearings

No public comments

Closed public hearing

Approved -0

Item #5

Hounds Lounge: Conditional Use, Animal Shelter or Kennel, 1280 SW Westpark Drive, CU20-0014

Ali Worley reads the staff report.

Brian Bahr reads two new public comment letters.

Opened public hearings

Jon Cadieux, 19 Carroll Drive, property owner of a lot on SW Westpark Drive, speaks his objection to the conditional use.

Ed Belto, property owner of 1002 SW Westpark Drive, speaks his objection to the conditional use.

Bryan Sheehan, property owner of 1300 SW Westpark Drive, speaks his objection to the conditional use.

Closed public hearing

Mr. Overstreet provides clarification regarding the conditional use-it is the overnight boarding that necessitates the conditional use request, otherwise the use would be allowed by right.

Bryan Verneti, representative, gives a presentation to the Commissioners.

Denied 6-0

Consent Agenda

- 1. Lots 30-32, Block 7 of WA Burks Addition Property Line Adjustment  
NE Monroe Street (PLA20-0015)
- 2. Lot 16, Block 16 of Armstrong Addition Property Line Adjustment  
305 SE C Street (PLA20-0022)
- 3. City U Large Scale Development Extension  
SE 3<sup>rd</sup> Street (LSD19-0021)

Approved 6-0

New Business

Item #1

Lots 87-88 of Stonegate Subdivision: Lot Split, 1580 E Centerton Boulevard, LS20-0022

Ali Worley reads the staff report.

Approved 6-0

Item #2

Lots 1-2 of Central Park Addition: Property Line Adjustment, 321 SE 2<sup>nd</sup> Street, PLA20-0024

Tyler Overstreet reads the staff report.

Approved 6-0

Item #3

Intuitive Clinic: Large Scale Development, 1580 E Centerton Boulevard, LSD20-0021

Ali Worley reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the waiver request: Offset of Curb Cuts

Approved 6-0

Large Scale Development

Approved 6-0

Item #4

Arvest on I Street: Large Scale Development, 1100 SW Regional Airport Boulevard, LSD20-0023

Tyler Overstreet reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Haynie to approve the waiver request: Number of Trees Required in Internal Planting Islands

Approved 6-0

Large Scale Development

Approved 6-0

Item #5

Park Central Apartments: Large Scale Development, 321 SE 2<sup>nd</sup> Street, LSD20-0022

Ali Worley reads the staff report.

Jon Stanley reports that one waiver request for building materials was missing from his staff report.

Brahm Driver, representative, informs the Commissioners that the sidewalk waiver request was incorrect-the sidewalk width request should be six feet, rather than eight feet along E Central Avenue.

There is discussion amongst Commissioners and staff regarding parking requirements.

Motion by Mr. Binns, seconded by Mr. Haynie to approve the waiver request: Parking Spaces Required

Approved 6-0

Motion by Mr. Haynie, seconded by Mr. Sanders to approve the waiver request: Sidewalk Requirements Along SE 2<sup>nd</sup> Street

Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the waiver request: Sidewalk Requirements Along E Central Avenue

Approved 6-0

There is discussion amongst the Commissioners, staff, and Mr. Driver regarding the building materials. Mr.

Driver states it will be a 22-gauge metal panel.

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the waiver request: Parking Building Materials

Approved 6-0

Large Scale Development

Approved 6-0

Item #6

SOMO Garage: Large Scale Development, 701 SE 8<sup>th</sup> Street, LSD20-0024

Mr. Eccleston recuses himself

Tyler Overstreet reads the staff report.

Motion by Mr. Haynie, seconded by Mr. Sanders to approve the waiver request: Building Materials

Approved 5-0

Large Scale Development

Approved 5-0

Meeting adjourned

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

*Ali Worley*