



BELLA VISTA

A place to call home

DEPARTMENT OF COMMUNITY
DEVELOPMENT SERVICES
616 WEST LANCASHIRE BLVD.
BELLA VISTA, AR 72715

PLANNING COMMISSION REGULAR MEETING

DATE: AUGUST 8, 2016 AT 6:30 P.M.
LOCATION: BELLA VISTA CITY HALL CONFERENCE ROOM
101 TOWN CENTER
BELLA VISTA, AR 72714

AGENDA

I. CALL TO ORDER

II. ROLL CALL

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chair; Jaime Kemp, Secretary; Don Robinson; Gail Klesen; Shawki Al-Madhoun, PE; and Theresa Neal.

III. MINUTES

A. Minutes from previous Regular Session: July 11, 2016

IV. PUBLIC INPUT

Members of the public are reminded that speakers are limited to 3 minutes for commenting on any item that is **not scheduled** for a public hearing on the agenda.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

- A. IS-2016-23982; Incidental Subdivision with right-of-way and easement dedications (in Planning Area); Parcel #18-07983-003; 9051 Commonwealth Road; Robyn Kirkland by Blew & Associates (Mike Sebo)
- B. LSD-2016-23999; Building Addition (for tire storage) and 1 new building/structure (police impound yard and evidence building) at City Street Dept. site; Parcel #16-70311-000; 2471 Forest Hills Blvd.; Bella Vista City Street and Police Dept. (Chris Suneson)

VII. OPEN DISCUSSION

None

VIII. ANNOUNCEMENTS

- A. Next City Council Work Session will be held on Monday, August 15, 2016, at 5:30 PM in the Bella Vista City Hall Conference Room at 101 Town Center.
- B. Next City Council Regular Session will be held on Monday, August 22, 2016, at 6:30 PM in the Bella Vista American Legion Hall at 1889 Bella Vista Way.
- C. Next Planning Commission Work Session will be held on Thursday, September 1, 2016, at 4:30 PM in the Bella Vista City Hall Conference Room at 101 Town Center.
- D. Next Planning Commission Regular Session will be held on Monday, September 12, 2016, at 6:30 PM in the Bella Vista City Hall Conference Room at 101 Town Center.

IX. ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City Clerk at 479-876-1255.

MONDAY, AUGUST 08, 2016 6:30 P.M.



COMMUNITY DEVELOPMENT
SERVICES DEPARTMENT
616 W. Lancashire Blvd.
Bella Vista, Arkansas 72715
Phone: (479) 268-4980

Planning Commission Regular Meeting

DATE: JULY 11, 2016
LOCATION: CITY HALL CONFERENCE ROOM
101 TOWN CENTER
BELLA VISTA, ARKANSAS 72714

MINUTES

I. CALL TO ORDER

The meeting was called to order by Chairman Ellis at 6:30 PM.

II. ROLL CALL

Members present: Daniel Ellis, P.E., Chairman; Doug Farner, Vice-Chairman; Jaime Kemp, Secretary; Don Robinson; Shawki Al-Madhoun, P.E.; Gail Klesen; Theresa Neal.

Members absent: None.

III. PUBLIC INPUT

None.

IV. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – June 13, 2016.*

On a motion by Ms. Klesen and a second by Mr. Farner, the June minutes were approved by voice vote.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A. *IS-2016-23820; Incidental Subdivision with Right-of-Way and Easement Dedications (in Planning Area); Parcel #18-07204-004; 8512 Stevenson Place; Glen & Patricia Jackson Family Trust and Sand Creek Engineering; Nick Rumanik / Jim Collins.*

1. Chairman Ellis asked the applicant to please address the Planning Commission.
2. Mr. Jim Collins, Surveyor for Sand Creek Engineering introduced himself and said what we have is a parcel being subdivided into Tract 1 and Tract 2. Tract 1 is 3.8-acres and Tract 2 is 1-acre.
3. Chairman Ellis asked did we get the easement issue with the utility company addressed and taken care of. Mr. Collins said we have, and they provided the document – an unrecorded easement. I asked Carroll Electric about the easement running through the middle of the property, and Carroll said they did not file those that back in the day. I asked Carroll Electric to provide the document so that I can see, which he did. I forwarded the document to Ms. Bonner. It is an easement along the westerly side of the property, and along Stevenson Place. The document doesn't state anything running

Planning Commission

Regular Meeting

through the property. In my opinion, this is why Carroll Electric agreed to move the poles down along Stevenson Place.

4. Chairman Ellis asked is Carroll Electric going to sign off on the plat as it is prepared. Mr. Collins said I didn't get that in writing, but yes.
5. Chairman Ellis asked if there are any questions for the applicant. Hearing none, Chairman Ellis asked if Staff has anything to add.
6. Ms. Bonner said a comment was added for the easement which says, "New easements are required on all sides of the new parcels. The current overhead power lines through the middle of new Tract 1 are to be relocated into the easement along the southern property line shown on the plat. The 2009 access easement shown on the attached plat will be converted to also include drainage and utilities." Tract 2 will only have access to Stevenson Place, which is a private road. When they build on Tract 1, they will have to decide if it will be addressed off of Rolling Hills Road or Stevenson Place. Both lots are outside of the City limits, and are bigger than we would require.
7. Chairman Ellis asked if there are any questions for Staff.
8. Ms. Kemp motioned to approve IS-2016-23820 with Staff's recommendations for approval, and Mr. Al-Madhoun seconded the motion.
9. Chairman Ellis asked for a roll call vote.

Neal - Yes

Al-Madhoun - Yes

Klesen - Yes

Robinson- Yes

Kemp - Yes

Farner - Yes

Ellis - Yes

Motion Passes 7-0.

VII. OPEN DISCUSSION

A. *New Trails Coordinator; Kay Curry.*

1. Director Suneson said after several levels of screening, we've hired a new trails coordinator for the City. Her name is Ms. Kay Curry, and she started today. There is a lot that we have going on trail construction-wise, as well as relationship building. Ms. Curry is a landscape designer, and has extensive amounts of municipal experience. Ms. Curry has worked for the cities of Little Rock and Austin. She has recently completed work with the Mercy of Arkansas Community Design Center, and has a private practice where she does residential landscape design.
2. Chairman Ellis said Ms. Curry also worked for Crafton Tull for a while.
3. Mr. Farner asked is Ms. Curry going to finish the trails. Director Suneson said yes.

VIII. ANNOUNCEMENTS

- A. *Board of Construction Appeals will be held on Tuesday, July 12, 2016, at 3:00pm in the Community Development Services Conference Room.*
- B. *City Council Work Session will be held on Monday, July 18, 2016, at 5:30pm in the Bella Vista City Hall Conference Room.*
- C. *Board of Zoning Adjustment will be held on Tuesday, July 19, 2016. Location and time to be determined as it will not have any business to discuss, but will have new board members.*

Planning Commission

Regular Meeting

- D. *City Council Regular Session will be held on Monday, July 25, 2016, at 6:30pm in the Bella Vista American Legion Hall at 1889 Bella Vista Way.*
- E. *Planning Commission work / agenda session will be held on Thursday, July 28, 2016, at 4:30pm at the City Hall Conference Room.*
- F. *Planning Commission regular meeting scheduled for Monday, August 8, 2016, at 6:30pm at the City Hall Conference Room.*

IX. ADJOURNMENT

The meeting was adjourned at 6:38 PM.

SUBMITTED BY:

Brenda Jorgensen
Administrative Assistant
Community Development Services

APPROVED AND ACCEPTED THIS 8TH DAY OF AUGUST, 2016.

Daniel Ellis, P.E., Chairman
Bella Vista Planning Commission

Jaime Kemp, Secretary
Bella Vista Planning Commission



BELLA VISTA

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DEPARTMENT OF COMMUNITY
DEVELOPMENT SERVICES

616 WEST LANCASHIRE BOULEVARD

BELLA VISTA, AR 72715

PHONE: (479) 268-4980

DATE: AUGUST 8, 2016

TO: OWNERS; AND SURVEYOR OF RECORD

RE: INCIDENTAL SUBDIVISION IN PLANNING AREA FOR
9051 COMMONWEALTH ROAD
BENTONVILLE, AR 72712

STAFF REPORT

Owner: Robyn Kirkland
1123 Park View Drive
Covina, CA 91724
Cell: (479) 531-6793

Surveyor: Blew & Associates, PA
c/o Michael Sebo
524 West Sycamore Street; Suite 4
Fayetteville, AR 72703
Office: (479) 443-4506

Location: NE ¼ of SW ¼ Section 28 in
Township 21 North
Range 30 West

Parcel: 18-07983-003

Filed: July 20, 2016

Site Address: 9051 Commonwealth Road
Bentonville, AR 72712

Permit: IS-2016-23982

Project Description: The owners are splitting part of the land currently on the same parcel as their home to a new parcel of land that will have road frontage only on Jack Crabtree Road. A copy of the plat showing the location of the new property line between these parcels is attached.

Since right-of-way and easements are required to be dedicated, the Planning Commission must review the project under Municipal Code Section 107-128. The Planning Commission must recommend approval, approval with conditions, or disapproval to City Council. Approval of a plat by the City Council does not constitute acceptance by the public of any dedications unless those action are also taken by the City Council.

Master Street Plan Analysis: The subject parcel is outside the city limits of Bella Vista, but does lie within our planning area. Our Master Street Plan classifies this portion of Commonwealth Road as a Minor Arterial, which requires 80-feet of right-of-way. Our Master Street Plan also classifies this portion of Jack Crabtree Road as a sub-collector, which requires 50-feet of right-of-way. The attached plat dedicates the owners' half of the required quantity of right-of-way for both roads.

Review Criteria: Municipal Code Section 107-130 provides eight (8) review criteria that all must be met for property line adjustments to addressed administratively. If all eight (8) requirements cannot be met, the plat must be reviewed by Planning Commission to make a recommendation to City Council, which then must accept or deny the plat. Following each review criteria is the Staff analysis in bold.

1. No new street or alley is required or proposed.
Commonwealth Road and Jack Crabtree Road are both existing public roads.
2. No vacation of a street, alley, building setback, access control, or other easement is required or proposed.
There are no vacation actions planned or required as part of this project.
3. Such action will not result in any significant increases in public service requirements nor interfere with the maintenance of public service levels.
There will be no or minimal increase in public service levels or maintenance at this time as there are no planned changes to either property other than the separation of uses. Once the property in new Tract 2 is sold, the current owner of the parent parcel understands that the buyer will be

building and locating a commercial use on that portion of the property.

- 4. There is adequate previously dedicated street right-of-way as required by these regulations as well as the Master Street Plan.

The Master Street Plan calls for the amount of right-of-way for both Commonwealth Road and Jack Crabtree Road that is reflected on the plat.

- 5. All easement requirements have been satisfied.
New easements are required on all sides of the re-aligned parcels. Typical minimum easement requirements are shown on the attached plat.
- 6. All lots created by the property line adjustment have direct access to a public street.
Each new parcel will continue to have access to a public road and will not require and access easement or driveway connection to the other parcel.
- 7. No substandard-sized lot or parcel shall be created.
Both parcels will exceed all of the minimum size requirements of all zoning districts within our city limits. Since these parcels are outside the city, this item does not apply.
- 8. No waivers or variances were requested.
There have been no variances or waivers applied for at this time. Future development of either parcel may require one or both actions.

Staff Recommendations for Approval: Staff recommends **approval** of this item with the following provisions.

- Acceptance of the revised plat by the Owner(s).
- Acceptance of the revised plat by the Utilities (as confirmed by placement of signature by each).
- Acceptance of the revised plat by City Council.

Planning Commission Action: () Approve () Deny Date: _____

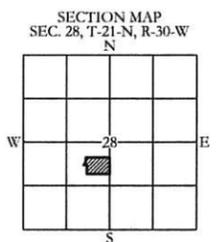
Additional Conditions of Approval ascribed to this development:

I hereby acknowledge that I have read the foregoing Conditions of Approval for this project, and agree to conform to them. I further acknowledge that failure to comply with these Conditions could result in: the revocations of permits, stop work orders, and/or other enforcement actions deemed necessary by the City of Bella Vista.

Robyn Kirkland or Owner Representative

Date

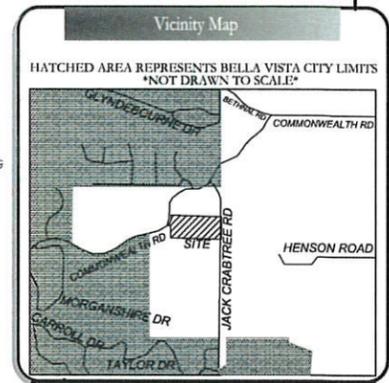
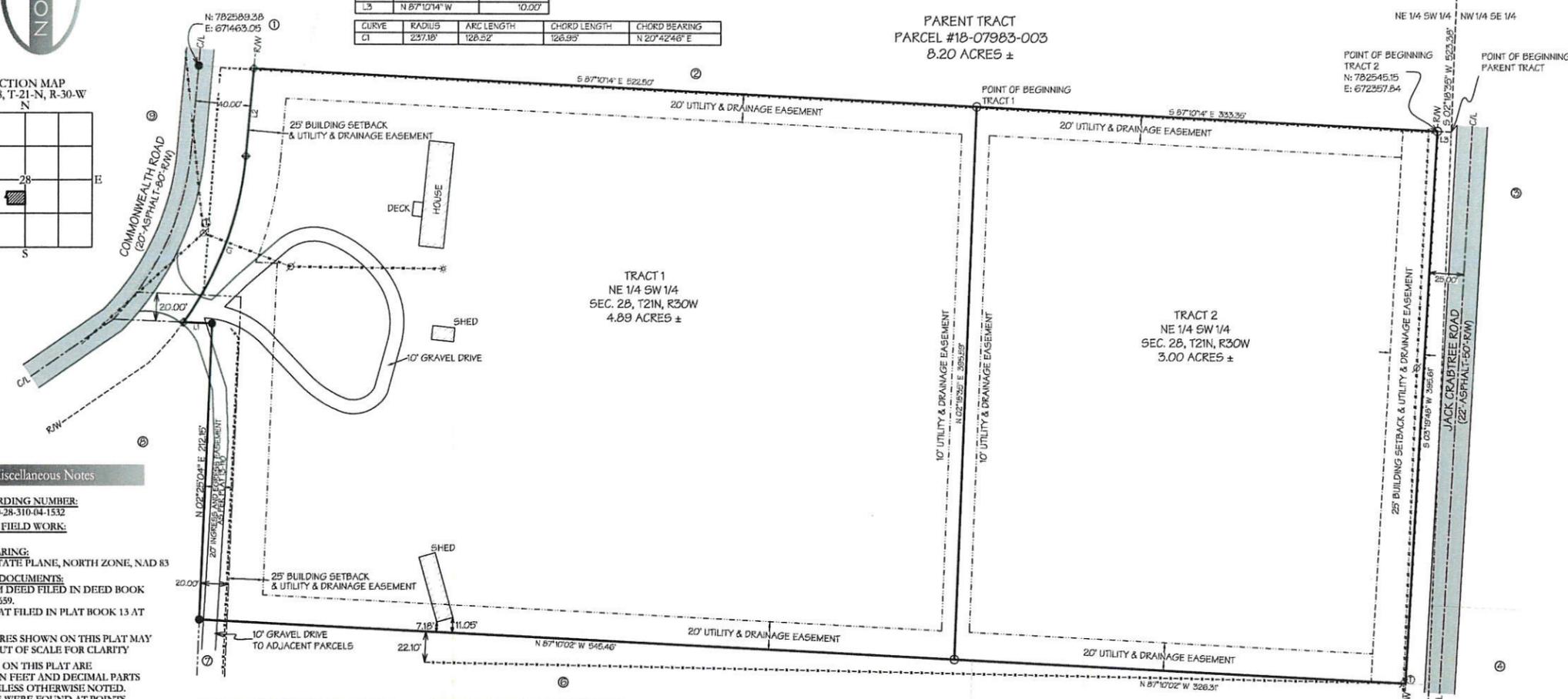
TRACT SPLIT



LINE	BEARING	DISTANCE
L1	N 87°37'39" W	20.88'
L2	N 05°11'24" E	62.80'
L3	N 87°10'14" W	10.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	237.18'	126.52'	126.95'	N 20°42'46" E

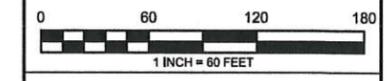
PARENT TRACT
PARCEL #18-07983-003
8.20 ACRES ±



Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 10TH DAY OF JULY, 2016.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

Miscellaneous Notes

STATE RECORDING NUMBER:
500-21N-30W-0-28-310-04-1532

COMPLETED FIELD WORK:
JULY 6, 2016

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:
1. QUIT CLAIM DEED FILED IN DEED BOOK 90 AT PAGE 2659.
2. SURVEY PLAT FILED IN PLAT BOOK 13 AT PAGE 110.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0085, WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Owner/Developer

RICHMOND, ROBYN H
9051 COMMONWEALTH ROAD
BENTONVILLE, AR 72712
PARCEL #18-07983-003

Legend of Symbols & Abbreviations

- FORTY LINE
- PROPERTY LINE
- FENCE LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- ACCESS EASEMENT
- OVERHEAD POWER LINE
- FOUND 5/8" REBAR
- SET IRON PIN
- ⊙ POWER POLE
- ⊕ COMPUTED POINT
- ⊛ LIGHT POLE
- ADJACENT PROPERTY LINE

Zoning & Setback Information

ZONING:
BELLA VISTA UNINCORPORATED AREAS

SETBACKS:
FRONT: 25'
REAR: NONE
SIDE: NONE

Adjacent Land Owners

- HALE, DENNIS D
9079 COMMONWEALTH ROAD
BENTONVILLE, AR 72712
PARCEL #18-07983-016
- PARKER, MICHAEL & CHRISTINA
9181 COMMONWEALTH ROAD
BENTONVILLE, AR 72712
PARCEL #18-07983-001
- GIBSON, ANDREW R & JULIETTE C
15580 JACK CRABTREE ROAD
BENTONVILLE, AR 72712
PARCEL #18-07988-000
- DEATON, RICHARD W & LORI A TRUSTEES
15448 JACK CRABTREE ROAD
BENTONVILLE, AR 72712
PARCEL #18-07983-013
- ALLEN, NAOMI
9304 COMMONWEALTH ROAD
BENTONVILLE, AR 72712
PARCEL #18-07983-000
- RICHMOND, ROBYN H
9051 COMMONWEALTH ROAD
BENTONVILLE, AR 72712
PARCEL #18-07983-005
- RODNEY, ROBERT C & AMY L
9047 COMMONWEALTH ROAD
BENTONVILLE, AR 72712
PARCEL #18-07983-011
- CRABTREE, JACKIE & FREIDA TRUSTEES
2204 FORD STREET
PEA RIDGE, AR 72751
PARCEL #18-07984-000
- STONE, DUANE W ET AL TRUSTEES
13599 RIVENDELL LANE
BENTONVILLE, AR 72712
PARCEL #18-07982-000

Survey Description

PARENT TRACT (PARCEL #18-07983-003)
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS LOCATED 502°18'35"W 523.38' FROM THE NORTHEAST CORNER OF THE SAID 40 ACRE TRACT, SAID POINT BEING LOCATED IN THE WEST RIGHT OF WAY OF JACK CRABTREE ROAD, AND RUNNING THENCE 502°18'35"W 395.59' TO A SET IRON PIN, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N87°10'02"W 888.81', THENCE N02°25'04"E 212.15', THENCE N87°37'39"W 71.43' TO THE CENTERLINE OF COMMONWEALTH ROAD, AND RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES: N36°17'12"E 67.62', N14°43'18"E 67.91', N03°46'43"E 61.11', THENCE LEAVING SAID CENTERLINE AND RUNNING S87°10'14"E 905.88' TO THE POINT OF BEGINNING, CONTAINING IN ALL 8.20 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

TRACT 1
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS LOCATED 502°18'35"W 523.38' AND N87°10'14"W 343.35' FROM THE NORTHEAST CORNER OF THE SAID 40 ACRE TRACT, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE 502°18'35"W 395.59' TO A SET IRON PIN, THENCE N87°10'02"W 545.46' TO A FOUND 5/8" REBAR, THENCE N02°25'04"E 212.15' TO A FOUND 5/8" REBAR, THENCE N87°37'39"W 20.68' TO A POINT ON THE EAST RIGHT OF WAY LINE OF COMMONWEALTH ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 2 COURSES: ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 237.18', WITH AN ARC LENGTH OF 128.52' AND A CHORD BEARING AND DISTANCE OF N20°42'46"E 126.95' AND N05°11'24"E 62.80', THENCE LEAVING SAID RIGHT OF WAY, AND RUNNING THENCE S87°10'14"E 522.50' TO THE POINT OF BEGINNING, CONTAINING IN ALL 4.89 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

TRACT 2
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS LOCATED 502°18'35"W 523.38' AND N87°10'14"W 10.00' FROM THE NORTHEAST CORNER OF THE SAID 40 ACRE TRACT, SAID POINT BEING LOCATED ON THE WEST RIGHT OF WAY OF JACK CRABTREE ROAD, AND RUNNING ALONG SAID RIGHT OF WAY 509°19'48"W 395.61', THENCE LEAVING SAID RIGHT OF WAY AND RUNNING THENCE N87°10'02"W 326.51' TO A SET IRON PIN, THENCE N02°18'35"E 395.59' TO A SET IRON PIN, THENCE S87°10'14"E 333.35' TO THE POINT OF BEGINNING, CONTAINING IN ALL 3.00 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

CERTIFICATE OF OWNERSHIP
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____
SIGNED: _____
SOURCE OF TITLE: BOOK 90, PAGE 2659

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

CERTIFICATE OF SURVEYING ACCURACY
I, BUCKLEY D. BLEW, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1532

CERTIFICATE OF APPROVAL
PURSUANT TO THE CITY OF BELLA VISTA SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____
SIGNED: _____
MAYOR, CITY OF BELLA VISTA

APPROVAL NOTE: "APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT"

UTILITY EASEMENTS:
WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SATISFACTORY FOR PROVIDING SERVICE IF AND WHEN SERVICE IS AVAILABLE.

CARROLL ELECTRIC COOPERATIVE CORPORATION: _____
PEA RIDGE WATER AND SEWER: _____
AT&T: _____ COX: _____

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No. 1534

DRAWN BY DATE:	REVIEWED BY:	SURVEYED BY:
JH 7-10-16	D.N.	D.A.
COUNTY & STATE:	SUB NUMBER:	
BENTON COUNTY, AR	16-916	
LOCATION: 9051 COMMONWEALTH ROAD BENTONVILLE, AR		
FOR THE USE AND BENEFIT OF: ROBYN AND JAMES KIRKLAND		



BELLA VISTA
A place to call home

**COMMUNITY DEVELOPMENT
SERVICES DEPARTMENT**

616 W. Lancashire Blvd.
Bella Vista, Arkansas 72714
Phone: (479) 268-4980

DATE: AUGUST 8, 2016
TO: PLANNING COMMISSION
FROM: CHRISTOPHER SUNESON, PLA, AICP
RE: **LSD-2016-23999**
EXPANSION OF STREET DEPT FACILITY

STAFF REPORT

Owner:	City of Bella Vista 101 Town Center Bella Vista, AR 72714 (479) 876-1255	Parcel:	16-70311-000
Location:	Bella Vista Street Department 2471 Forest Hills Blvd Bella Vista, AR 72715	Filed:	July 5, 2016
Representative:	Christopher Suneson, PLA, AICP	Permit:	LSD-2016-2399

Project Description: The City Street Department facility continues to grow as since completion of the main building in April of this year. Under an administrative staff review of LSD-2016-23710, the facility was granted approval to install a gas pump canopy. In June of this year, staff brought the Commission an additional proposal to install a materials storage bunker on the south side of the facility.

Rather than continue to fill the Commission’s docket with several requests, staff is requesting approval for several projects at the facility to be completed either this year or in 2017. These requests include:

- A 700 sq. ft. expansion of the main building for tire storage;
- An three-sided and roofed equipment storage building totaling 4,500 sq. ft.;
- A sand and salt storage building totaling 7,200 sq. ft.;
- A police evidence storage building totaling 2,000 sq. ft. and accompanied by a 100’x100’ fenced area; and
- A 360 sq. ft. storage building.

With the exception of the tire storage expansion, police evidence storage, and additional storage building, most of buildings were depicted as “future” on the original large scale development and conditional use permitting that the Commission reviewed beginning in 2014.

Master Street Plan Analysis: The subject parcel is located along State Highway 279 (Forest Hills Blvd) classified as a Major Arterials under the Master Street Plan. Major Arterials requires 100’ of right-of-way, and adequate right-of-way currently exists on the subject parcel’s side of the road’s centerline.

Review Criteria: Municipal Code Section 107-130 provides eight (8) review criteria that all must be met for property line adjustments to addressed administratively. If all eight (8) requirements cannot be met, the plat must be reviewed by Planning Commission to make a recommendation to City Council, which then must accept or deny the plat. Following each review criteria is the Staff analysis in **bold**.

1. *Incomplete Application.* The development plan is not submitted in accordance with the requirements of municipal code.

Requirements of the municipal code have been satisfied.

- 2. *Violations of Law.* The proposed development or construction would violate city ordinance, or a state or federal law.

Staff is unaware of any ordinance or state / federal violations proposed as part of the development or construction. The proposed development conforms to requirements applied to the property under CUP-2014-22135.

- 3. *Dangerous Traffic Conditions.* The proposed development would create or compound a dangerous traffic condition.

While some additional traffic will be generating by the proposed development, it will be minimal.

- 4. *Lake of Utilities.*

All utilities have been previous installed at the site. Electric will be extended to the police impound facility.

- 5. *Inadequate Drainage Conditions.* The property to be developed represents an extreme drainage problem uncorrected by the proposed development plan.

Drainage conditions of the overall project site have been previously engineered and account for the minimal increase in runoff generate by the proposed improvements.

- 6. *Other Actions Required.* The plans pertain to a parcel which requires prior platting or rezoning.

The subject parcel is zoned C-2 and received conditional permit approval for governmental uses under CUP-2014-22135.

- 7. *Other.* Any other circumstances as determined by the Planning Commission.

Staff is unaware of any such items at this time.

Staff Recommendation: Staff is recommending *approval* of this project, subject to the following conditions of approval:

- The chain link fenced impound area shall have slats to provide a level of screening from adjacent properties;
- The northern boundary of the parcel in proximity to the impound facility shall be landscaped with additional evergreen trees / shrubs to provide additional screening.

Planning Commission Action: () Approve () Deny Date: _____

Additional Conditions of Approval ascribed to this development:

LSD-2016-23999

STAFF REPORT

I hereby acknowledge that I have read the foregoing Conditions of Approval for this project, and agree to conform to them. I further acknowledge that failure to comply with these Conditions could result in: the revocations of permits, stop work orders, and/or other enforcement actions deemed necessary by the City of Bella Vista.

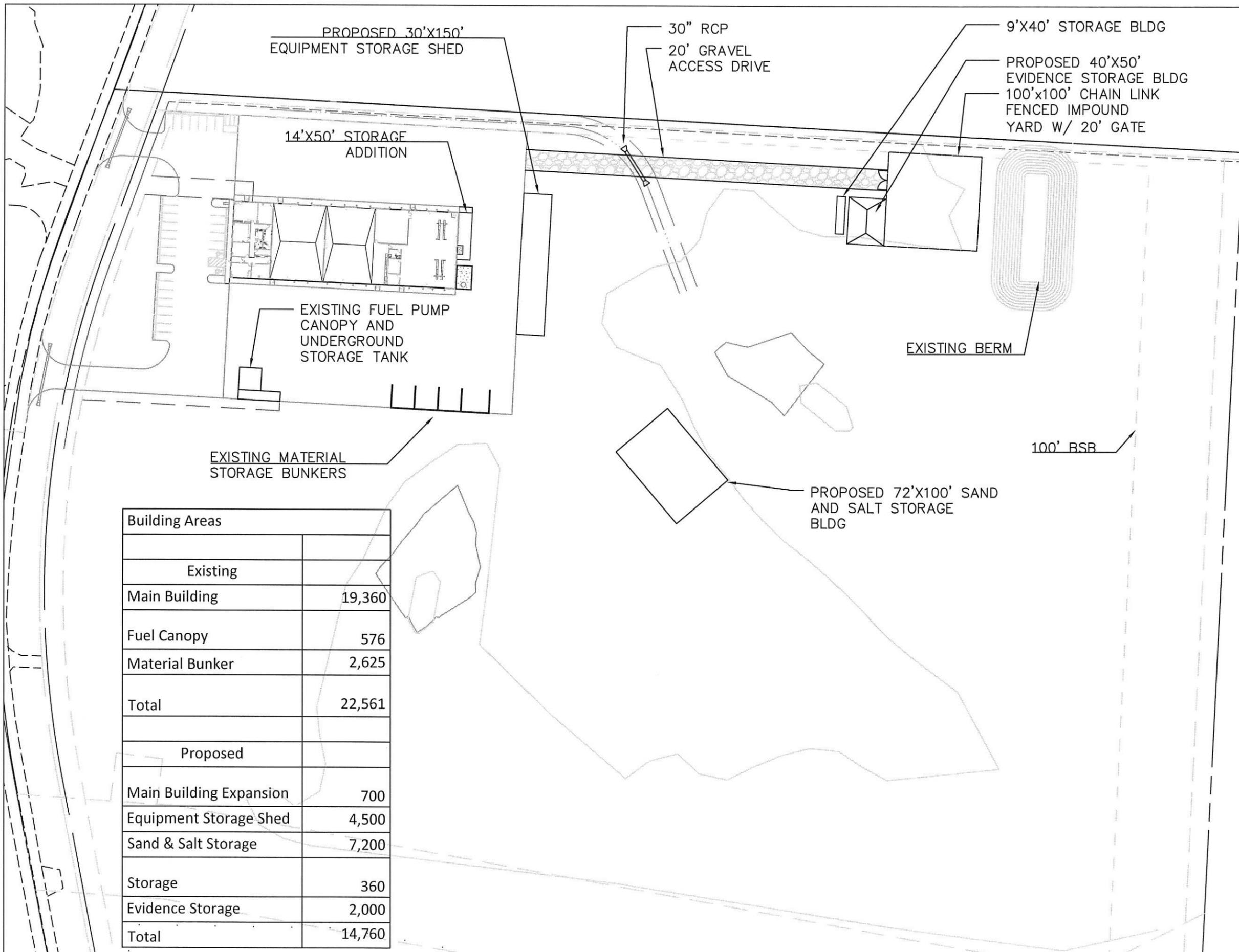
Owner Representative

Date



BELLA VISTA
A place to call home

**BELLA VISTA STREET DEPARTMENT
 BUILDING EXPANSION AND EQUIPMENT CANOPY
 POLICE DEPARTMENT IMPOUND YARD AND
 EVIDENCE STORAGE**



Building Areas	
Existing	
Main Building	19,360
Fuel Canopy	576
Material Bunker	2,625
Total	22,561
Proposed	
Main Building Expansion	700
Equipment Storage Shed	4,500
Sand & Salt Storage	7,200
Storage	360
Evidence Storage	2,000
Total	14,760

DRAWN: CDS
 REV: PC REG MEETING
 AUGUST 4, 2016