



Planning Commission Regular Meeting Agenda

Date: Monday, February 10, 2025

Location: Bella Vista District Court
2483 Forest Hills Blvd

Time: Immediately upon the
adjournment of the Board of Zoning
Adjustment Meeting at 4:30 pm.

Planning Commission regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at:

<https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo; Susan Duell, and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - January 13, 2025

IV. Public Input

V. Unfinished Business

VI. New Business

A. **WVR-2024-56951**: A waiver request on retaining wall setbacks for a proposed retaining wall and existing cut at 47 Llanon Drive; Parcel 16-13966-000; Applicant Silvio Ramirez; Presented by Planner Hyatt

VII. Committee Reports

VIII. Open Discussion

IX. Announcements

- A. The City Council Work Session will be Tuesday, February 18, 2025 at 5:30 pm.
- B. The City Council Regular Meeting will be on Monday, February 24, 2025 at 6:00 pm.
- C. The Planning Commission Work Session will be Thursday, February 27, 2025 at 4:30 pm.
- D. The Board of Zoning Adjustment meeting will be on Monday, March 10, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment



**Planning Commission
Regular Meeting Minutes**

January 13, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 5:00 PM

II. ROLL CALL

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry; JB Portillo; Susan Duell, and Linda Lloyd.

Member Absent: None.

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – December 9, 2024*

On a motion by Mr. Farner and a second by Ms. Klesen, the December 9, 2024 minutes were approved by a voice vote.

IV. PUBLIC INPUT

- A. Chairman Ellis opened the public input session.
- B. Chairman Ellis closed the public input session.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

None.

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

1. **2024 Planning and Development Highlights;** Director Robertson gave a yearly and 5-year analysis on all Bella Vista issued permits. Approved ordinances and rezones from the past year were highlighted along with an overview of citywide septic and sewer connections. Bella Vista was recognized at the APA quad state conference, awarded a grant for Active Transportation Awareness and Education, and will benefit from a grant to cover Riparian stream bank restoration and improvements. The progress of the development code reform was also discussed.
2. **Now accepting applications for a Planning Commission vacancy;** Applications due January 29th, 2025 are to replace outgoing board member, Susan Duell.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Chairman Ellis adjourned the meeting at 5:09 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 10TH DAY OF FEBRUARY, 2025:

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

Gail Klesen, Secretary
Bella Vista Planning Commission



Meeting Information:

2483 Forest Hill Blvd
February 10, 2025 at 4:30 pm

Reviewer:

Christopher Hyatt
Senior Planner

Project Number	WVR-2024-56951
Applicant	Silvio Ramirez
Address/Location	47 Llanon Drive
Current Zoning	R-1 Single Family Residential
Site Area	.24 acres
Nature of Request	Seeking waivers of Sec. 107-342 (e)(1) and (e)(2).



Zoning Map



Future Land Use Plan

Property Description

This property is located in the eastern area of Bella Vista City Limits and is located on Parcel #16-13966-000. Lot 9, Block 9. Harborbough Subdivision.

Regulation

Development Code Sec. 107-342 (e)(1) states a retaining wall shall be placed a minimum of ten feet or 1.5 times the height of the wall, whichever is greater, away from existing or proposed structures. Sec. 107-342 (e)(2) states that a retaining wall shall be placed a minimum of 7.5 feet or 1.5 times the height of the wall, whichever is greater, away from property lines.

Request

The applicant is requesting to waive the 107-342 (e)(1) and (e)(2) setback requirements to place a retaining wall along the northern and eastern property lines.

Background

The applicant made a substantial cut along the North and East property lines when constructing the home which now requires stabilization via a retaining wall. The cut on the North property line extends approximately 32 feet and the cut on the East property line extends approximately 83 feet. The height of the cut extends up to roughly 5.5 feet at its highest point. The as built survey shows that at the closest point, a proposed wall would sit just under nine feet from the structure and roughly one foot from the property line at its closest point. The proposed length for a retaining wall would be 11 feet along the North property line and 60 feet along the eastern property line. The North side is lot 10 where the neighbor's septic field sits and the East side is common property. The applicant is in discussions with the Developer to gain their approval as well.

Public Comment

None at the time of this report.

Outstanding Technical Comments

None at the time of this report.

Sec. 107-35 Waiver Review Requirements

When, by the strict interpretation of Chapter 107, an applicant incurs undue restrictions on the physical property to be subdivided or developed, a waiver for such requirements may be granted by the planning commission. **Under no circumstance** should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship. A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided or developed. No waiver shall be granted unless the planning commission finds all of the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.
3. That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

Four affirmative votes of the planning commission's authorized membership shall be necessary for the passage of any waiver.

Sec. 107-35 Waiver Review Procedures

- Under exceptional circumstances, the planning commission may grant waivers at the time of final plat approval.
- In granting the waiver, the planning commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.
- In considering the petition for a waiver, the planning commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.
- The findings of the planning commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the planning commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

To: Bella Vista Community Development Services

March 7, 24

Attn: Planning Commission

Ref: Waiver Application- Section 107-35

My wife Deborah Pinkston and I are building a retirement home at 47 Llanon Drive, in Bella Vista, AR 72714. The home is one level plus a loft and open so that if we need to use a wheelchair in the future, it will accommodate our needs. As you know, we have encountered several challenges in building this home, and any help that you can offer us will be greatly appreciated.

We are requesting a waiver that will allow us to put a retaining wall on the East (approx 62') and North property line (approximate 11') (See red line on Plot Plan).

The reasons for this request are as follows:

-In order to allow for the required area for a septic field in the front yard, we were forced to design an L shaped house and place the house 10 feet from the property line on the East, and 10 feet from the property line on the North side. We did not have the option of putting the house in the center of the lot.

-The City approved this plan and placement of the house.

-We had to cut into the slope on the East side in order to put the slab at an elevation of 110 grade and get a slope for the driveway of approximately 12%. If we had not cut into the east side slope and built on top of the land, the driveway slope would be far too steep.

-Upon inspection, Kim informed us that we would have to put a retaining wall up on the East side because the cut was higher than 4'. At the East/North corner, it is between 6-6.5' and slopes down from there on either side.

-The house is already only 10' from the East property line and 13' from the North Property line. On the North side is lot 10 where our neighbor has his septic field and on the East side we have Common Property. A retaining wall will not cause any interference on the East or the North and will help to protect the common property. Also it will help to improve the appearance of the area. No utilities are run along this setback, only the electric supply to the house which comes from the E/W corner to the garage and the retaining wall is not built on this section.

Thank you for considering our request. At this point we just want to finish and get moved in and the neighbors are also ready to see it completed. Any help that you can grant us will be greatly appreciated and remembered.

Sincerely,

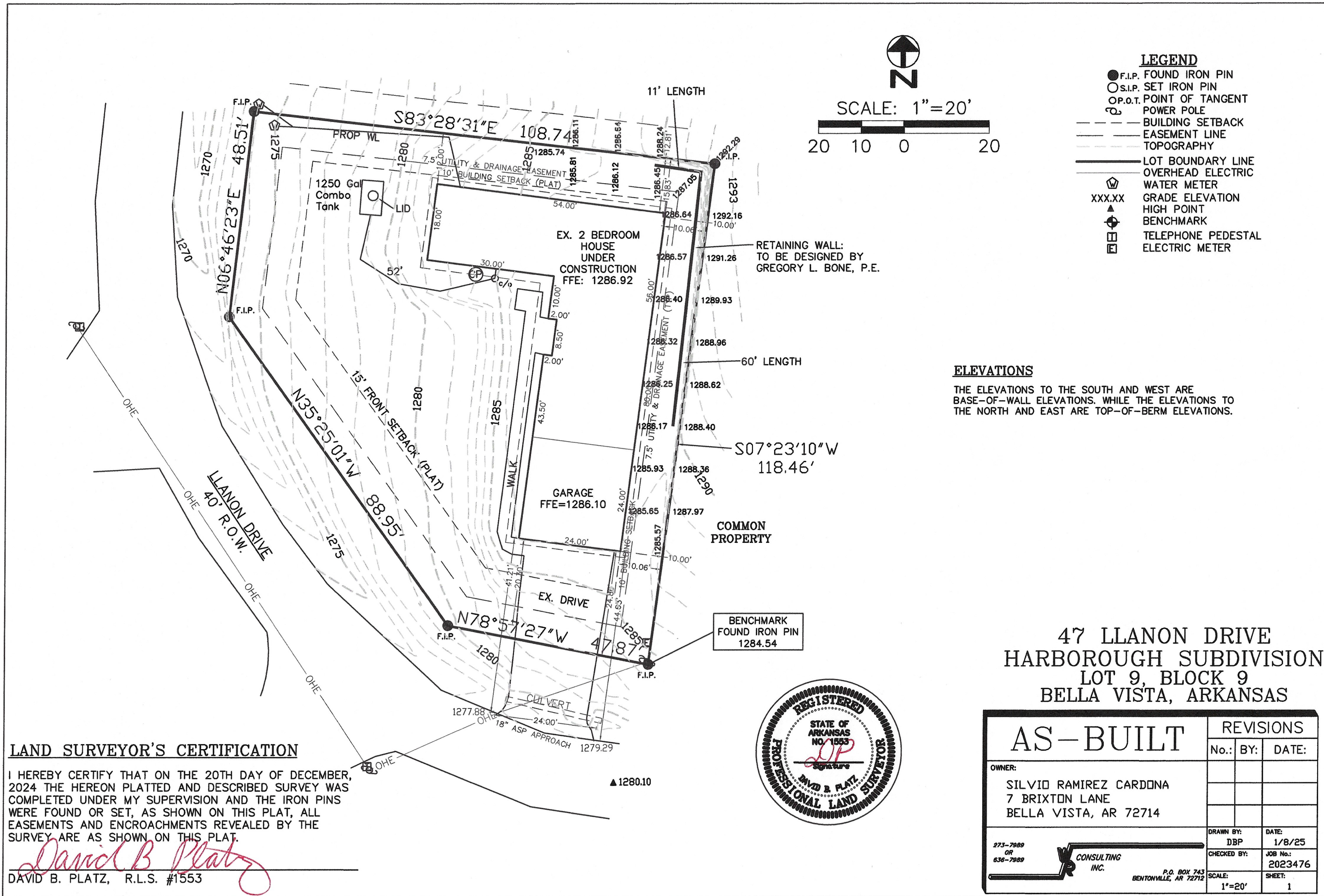
Silvio Ramirez Cardona

7 Brixton Lane,

Bella Vista AR 72714

Email: ramirezsilvio@gmail.com

Mob: 479 8029860



LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 20TH DAY OF DECEMBER, 2024 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

David B. Platz
DAVID B. PLATZ, R.L.S. #1553



47 LLANON DRIVE
HARBOROUGH SUBDIVISION
LOT 9, BLOCK 9
BELLA VISTA, ARKANSAS

AS-BUILT	REVISIONS		
	No.:	BY:	DATE:
OWNER: SILVIO RAMIREZ CARDONA 7 BRIXTON LANE BELLA VISTA, AR 72714			
DRAWN BY: DBP CHECKED BY: DATE: 1/8/25			
273-7989 OR 636-7989 CONSULTING INC. P.O. BOX 743 BENTONVILLE, AR 72712			
SCALE: 1"=20'			

Gregory L. Bone, PE

Civil & Structural Engineering

November 5, 2024

Silvio Ramirez
47 Llanon Drive
Bella Vista, Arkansas 72714

Re: Ramirez Residence
Segmental Retaining Wall (SRW) Design
47 Llanon Drive
Bella Vista, Arkansas 72714

Silvio,

I have completed the segmental retaining wall design for the referenced project. An analysis of the tallest wall section was made using RetainPro software and the Rockwood Classic 8 Beveled product specifications. The block specifications used in the design are as noted below.

Rockwood Classic 8 Beveled Units 8" H x 12" D x 18" L 1.00 sf / Unit 80 #/Unit

Please advise if an alternative block style or manufacturer is to be substituted.

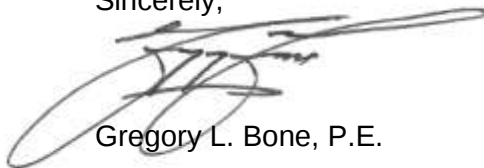
Proposed and design grades will require wall heights up to approximately six (6) feet. The actual plan and elevations will vary in the field. The Rockwood Classic 8 Beveled wall design information is summarized below.

Walls To 2'-0" Height (3 Courses & Cap Unit) Gravity Walls / No Reinforcement
Walls To 6'-0" Height (9 Courses & Cap Unit) Geogrid @ 24" o/c, Courses 1, 4, & 7

The geogrid material selected for use is *Strata Systems, Inc. SG150*. Other acceptable materials include Strata Systems, Inc. SGB30 or Mirafi 2XT. A layer of grid should always be within 16-inches of the top of the wall. If your supplier proposes another manufacturer or style please submit the detailed specifications of the substitute product prior to use in the construction. Drainage and reinforcing details are to be provided per the attached installation manual.

Please carefully review the attached typical gravity and reinforced wall sections, design details and material specifications provided prior to construction. Feel free to contact me with any questions you may have.

Sincerely,



Gregory L. Bone, P.E.

GLB/gb

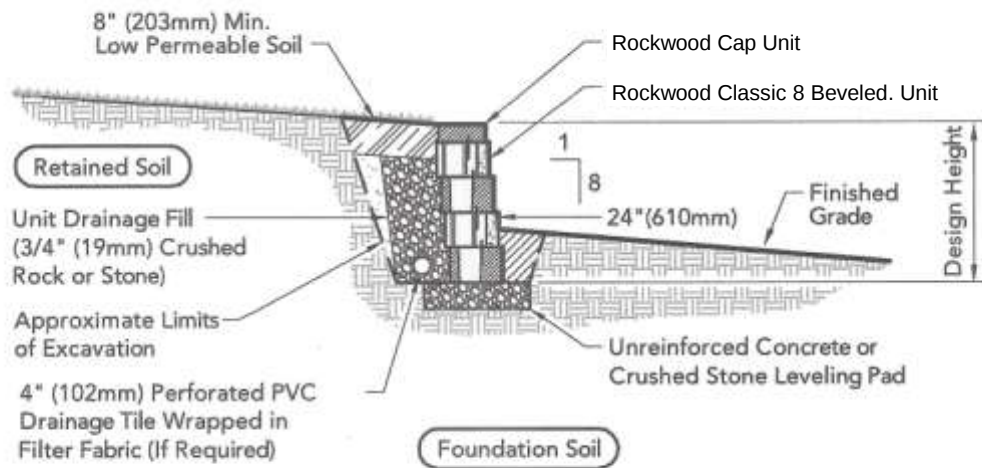
Enclosure: Typical Wall Sections & Design Data



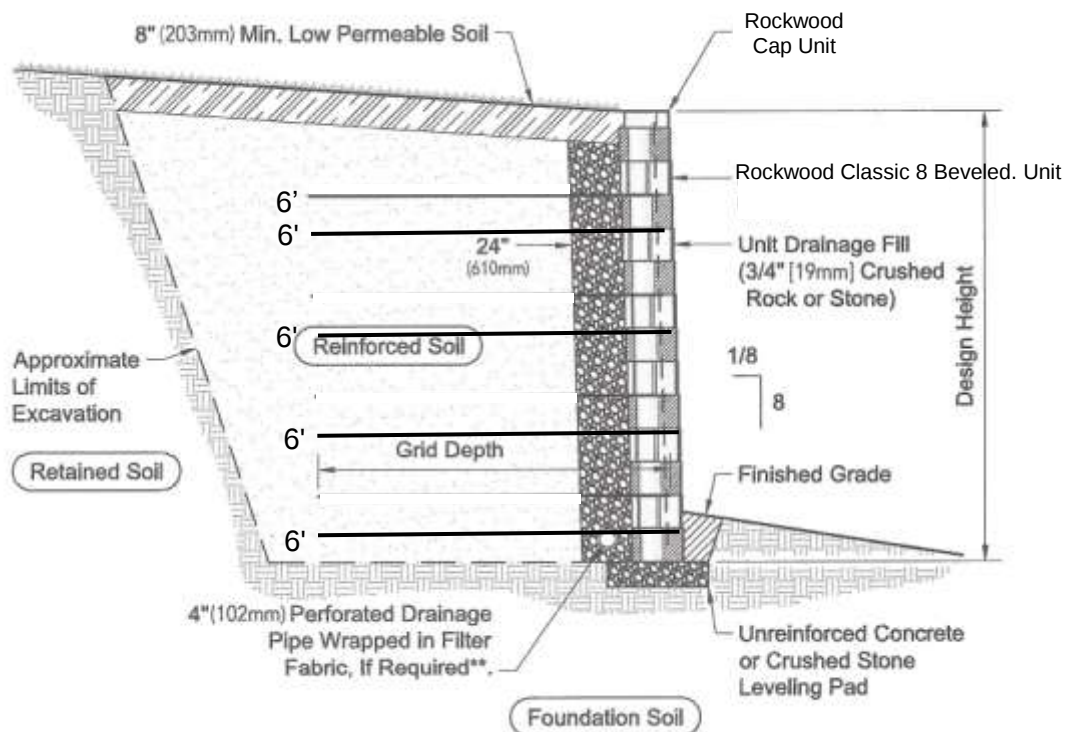
11022 Timarron Drive

(479) 903-2686

Bentonville, Arkansas 72712



Typical Gravity Wall Section - For Walls Up To 2'-0" Height



Typical Reinforced Wall Section - For Walls Up To 6'-0" Height



Gregory L. Bone, PE
Civil and Structural Engineer

Gregory L. Bone, PE
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11022 Timarron Drive
Bentonville, Arkansas 72712
(479) 903-2686

Title 47 Llanon Drive, Bella Vista, AR
Job # :
Description....
Rockwood Classic 8

Dsgnr: Gregory Bone, PE Date: 5 NOV 2024

Page : 1
5 NOV 2024

This Wall in File: c:\users\grego\documents\retainpro 10 project files\47_llanon_drive.rpx.RPX

License : KW-06061964

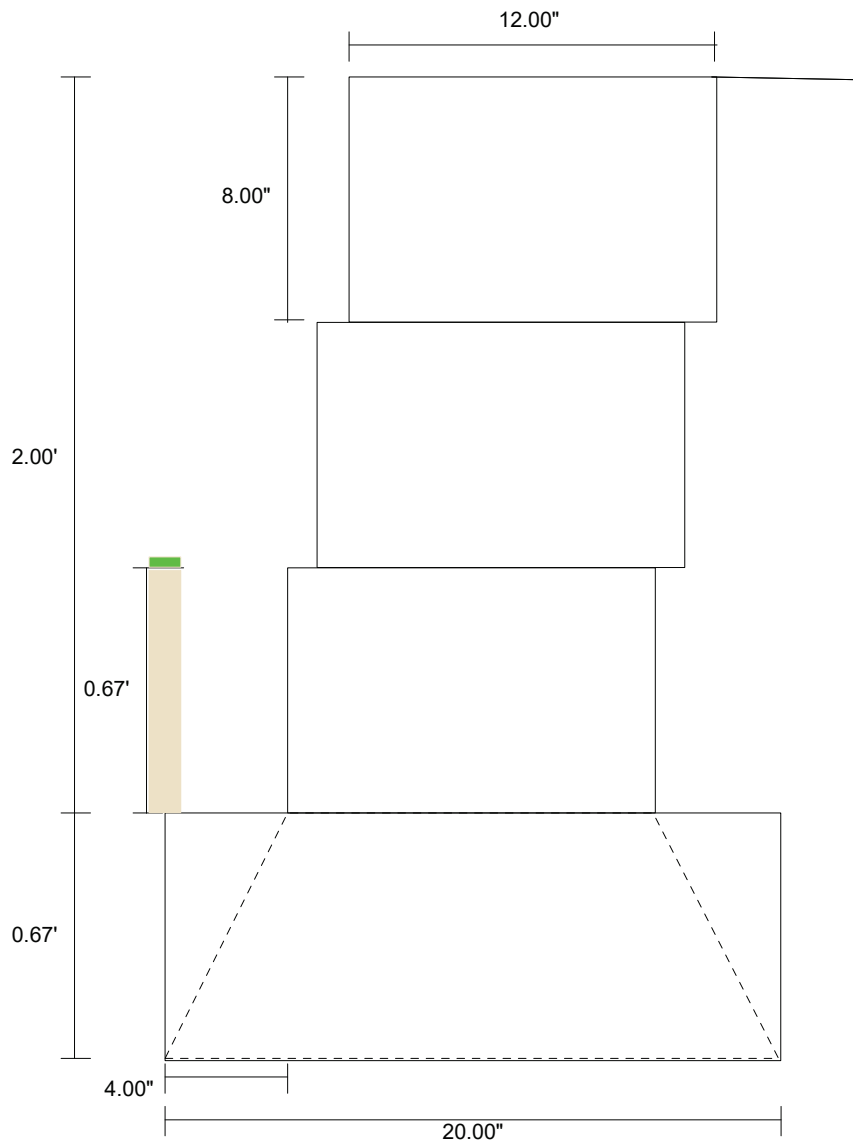
License To : Civil and Structural Engineer

Segmental Gravity Retaining Wall

Code: NCMA

Block Vendor: 'Keystone Retaining Wall Systems'

Block Type: 'Rockwood Classic'





Gregory L. Bone, PE
Civil and Structural Engineer
11022 Timarron Drive
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Job # :
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Rockwood Classic 8

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License : KW-06061964

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Segmental Retaining Wall with Geogrids

Code: NCMA

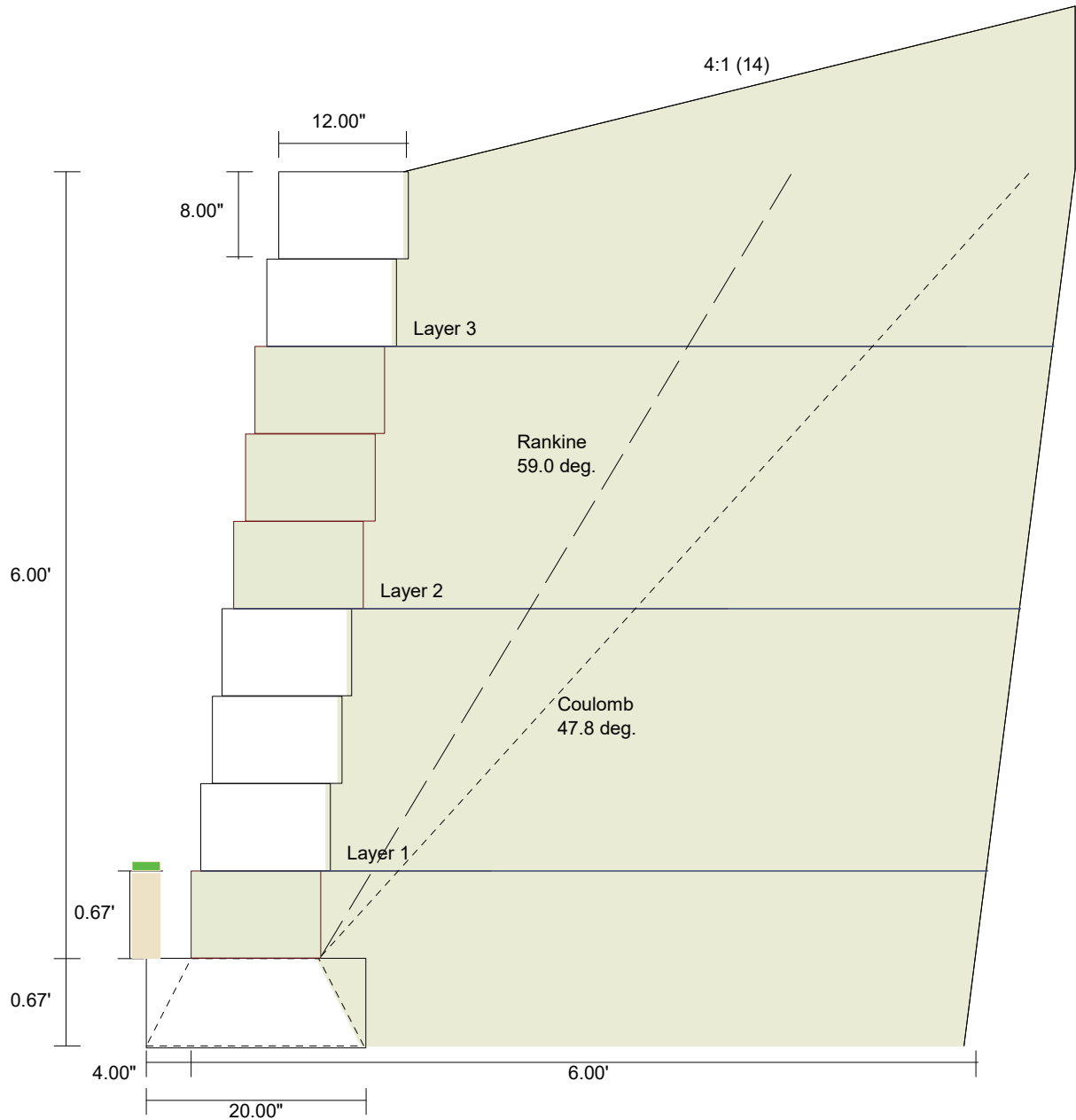
Block Vendor: 'Keystone Retaining Wall Systems'

Block Type: 'Rockwood Premier 8'

Geogrid Vendor: 'Strata Systems, Inc.'

Geogrid Type: 'Stratagrid SG150'

Offset per Block: 1"



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Segmental Retaining Wall with Geogrids

Code: NCMA

Criteria

Wall height (retained height), ft	6.00
Backfill slope	4:1
Backfill angle	14.0
Embedment	0.7

Soil data

External Soil, Phi_e	28
External soil density (In situ), pcf	120
Internal Soil, Phi_i	28
Internal soil density, pcf	120
Wall Soil Friction Angle	19
K_a(Horiz)	0.33

Stability

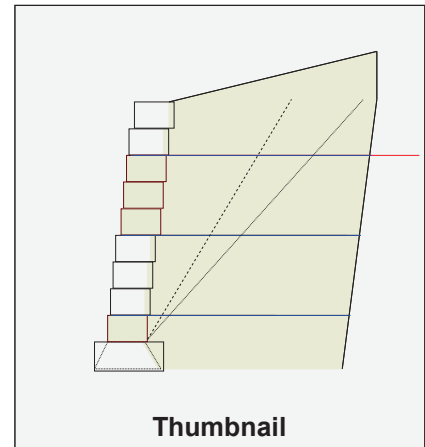
Overturning ratio	5.62
Sliding ratio	2.24
Overturning moment, ft-lbs	2,695
Resisting moment, ft-lbs	15,137
Total lateral/sliding force, lbs	1,116
Sliding Resistance, ft	2,495.84
Total vertical force, lbs	4,694
Base length, ft	6.00
Eccentricity on base, ft	0.35
Effective base length, ft	5.30
Soil bearing pressure, psf	885.41
Allowable soil bearing, psf	1,600.00
Soil Bearing Ratio	1.81

Loading

Dead load, psf	0
Live load, psf	0
Seismic Design Kh	0.00

Wall Analysis Table:

Block	Layer	Height above base		Tension		Connection		Embed Le	Vert N	S. F.	Behind Block, Ft
		Ft	In	Static	Seismic	Peak	Serv				
9		6'	0"	6.00							
7	3	4'	8"	4.67	88	568.3	636.2	1.86	160	5.98	6.67
4	2	2'	8"	2.67	263	622.7	701.0	2.03	400	1.99	5.19
1	1	0'	8"	0.67	280	677.1	765.8	1.69	640	1.87	3.29
Base		0'	0"	0.00					720		



Segmental block data

Vendor selection	'Keystone Retaining Wall Systems'
Vendor web address	'www.keystonewalls.com'
Block selection type	'Rockwood Premier 8'
Block height, in	8.00
Block depth, in	12.00
Offset per block, in	1.00
Batter angle	7.13
Wall weight, psf	120.00
Hinge height, ft	8.00

Geogrid material

Vendor Selection	'Strata Systems, Inc.'
Vendor web address	'www.geogrid.com'
Geogrid type	'Stratagrid SG150'
LTDS	785.50
Factor of safety	1.50
LTADS	523.67
Peak connection equation	798 + 0.34N
Peak connection maximum	1576
Serviceability connection equation	593 + 0.27N
Serviceability connection maximum	1184



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Rockwood Classic 8

Dsgnr: Gregory L. Bone, P Date: 5 NOV 2024

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5 NOV 2024

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License To : Civil and Structural Engineer

Segmental Retaining Wall with Geogrids

Code: NCMA

Summary: Resisting / Overturning

Resisting Moments

Item	Force, lbs	Distance, ft	Moment, ft-lbs
Wall	720	0.87	630
Reinf. earth	3,600	3.50	12,600
Sloped	374	5.10	1,907
Dead load	0	4.25	0
Live load	0	4.25	0
Total	4,694		15,137

Overturning Moments

Item	Force, lbs	Distance, ft	Moment, ft-lbs
Earth	1,116	2.42	2,695
Surcharge, DL	0	3.62	0
Surcharge, LL	0	3.62	0
Seismic, Wall	0	0.00	0
Seismic, Reinf.	0	0.00	0
Seismic, Sloped soil	0	0.00	0
Seismic, Exterior	0	0.00	0
Total	1,116		2,695

Overturning Ratio 5.62

ASSUMPTIONS AND CRITERIA USED

- References used include *Design Manual for Segmental Retaining Walls, 2nd Edition*, and *Segmental Retaining Walls – Seismic Design Manual, 1st Edition*, both by NCMA.
- Blocks are all same size and uniform offsets (batter) for full wall height.
- Coulomb earth pressure theory used for earth pressures and failure plane angle.
- Refer to geotechnical report for backfill material, compaction, and other design data and recommendations.
- Cap blocks if used are above the retained height and are neglected in this design.
- Geogrid LTDS and connection values for block vendors obtained from ICC Evaluation Service (ES Legacy Reports) or as provided by vendors. Since these may change or be updated, verification of values is recommended.
- Block sizes obtained from vendors' literature and may vary with locality.
- Geogrid layers are equally spaced vertically, all same length, and laid horizontally.
- Average weight of block and cell infill assumed to be 120 pcf.
- See vendor web sites (on input screen) for more information and specifications.
- Design height is limited to 16 feet or 24 blocks, whichever is less. Contact vendor for higher designs or special conditions.
- Seismic design is per *Seismic Design Manual* cited above. Also see *Methodology/Seismic Design* in *User's Manual*.
- Vendor specifications or project specifications, whichever is most restrictive, to be followed for construction procedures.
- Add notes and details for proper drainage.
- See *User's Manual* Design Example #10 for methodology and sample verification calculations.
- Final design responsibility is with the project Engineer-of-Record.



Gregory L. Bone, PE
Civil and Structural Engineer
11022 Timarron Drive
Bentonville, Arkansas 72712
(479) 903-2686

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Dsgnr: **Gregory L. Bone, P**

Page : 3

Date: 5 NOV 2024

Description....

Rockwood Classic 8

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Segmental Retaining Wall with Geogrids

Code: NCMA

DESIGNER NOTES:

Ramirez Residence











