



Board of Zoning Adjustment Meeting Agenda

Date: Monday, July 8, 2024
Time: 4:30 pm

Location: Bella Vista District Court
2483 Forest Hills Blvd

Board of Zoning Adjustment 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. Board of Zoning Adjustment Meeting Minutes - June 10, 2024

IV. Unfinished Business

V. New Business

- A. **Public Hearing ZVR-2024-54671:** A zoning variance request on interior parking lot landscaping and outdoor lighting modification for a proposed large scale-development at 504 Memorial Drive; Parcel 16-40224-000; Presented by Planner Workman.
- B. **Public Hearing ZVR-2024-54679:** A zoning variance request on architectural standards for residential garage placement for a Planned Zoning District referenced as Owl Commons at 102 Fairway Drive; Parcel 16-11099-000; Presented by Planner Robertson.

VI. Open Discussion

VII. Announcements

- A. Planning Commission Regular Meeting will start immediately upon the adjournment of this meeting.

VIII. Adjournment



**Board of Zoning Adjustment
Meeting Minutes**
June 10, 2024
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:30 PM.

II. ROLL CALL

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

Member Absent: Clayton Sedberry

III. CONSIDERATION OF MINUTES

A. Regular Meeting Minutes – May 13, 2024

On a motion by Ms. Portillo, and a second by Mr. Farner, the May 13, 2024 minutes were approved by voice vote.

IV. UNFINISHED BUSINESS

None.

V. NEW BUSINESS

A. Public Hearing: ZVR-2024-54312: A variance request on the bulk and area regulations in the P-1 Conservation District for a proposed trailhead for the Blowing Springs Greenway extension at Trafalgar Rd. and Sleaford Ln; Parcels 16-16926-000 & 16-16927-000; Applicant Jocelynn Crowther, Laneshift; Presented by Planner Robertson.

1. Ms. Robertson presented the Staff Report.
2. Applicant Jocelynn Crowther was present for questions and to reiterate hardship.
3. Mr. Ellis opened the public hearing.
4. Mr. Ellis closed the public hearing.
5. A motion to approve the zoning variance was made by Mr. Farner and a second was made by Ms. Lloyd.

Susan Duell - Y

Clayton Sedberry -

Gail Klesen - Y

Linda Lloyd - Y

Doug Farner - Y

JB Portillo - Y

Daniel Ellis - Y

Motion Passed 6 - 0

B. Public Hearing: ZVR-2024-54304: A variance request on the maximum size and amount of non-residential accessory structures on a lot larger than 4 acres for two proposed structures within the R-E

Residential Estate District at 14835 County Rd.; Parcel 16-78005-006; Applicant John Sobiech; Presented by Planner Workman.

1. Ms. Workman presented the Staff Report
2. Applicant John Sobiech was present for questions and to reiterate hardship.
3. Mr. Ellis opened the public hearing.
4. Mr. Ellis closed the public hearing.
5. A motion to approve the zoning variance was made by Ms. Portillo and a second was made by Mr. Farner.

Clayton Sedberry

Gail Klesen - Y

Linda Lloyd - Y

Doug Farner - Y

JB Portillo - Y

Susan Duell - Y

Daniel Ellis - Y

Motion Passed 6 - 0

VI. OPEN DISCUSSION

A. Legal update presented by Mr. Kelley.

1. Mr. Kelley requested a decision regarding litigation related to the denial of a variance at 2 Cawood.
2. Mr. Ellis clarified "We are basically going to agree to allow the city attorney to negotiate a resolution to grant the variance."
3. A motion to allow the city attorney to negotiate a final resolution in accepting the structure where it is located was made by Ms. Lloyd and a second was made by Ms. Klesen.

Clayton Sedberry

Gail Klesen - Y

Linda Lloyd - Y

Doug Farner - Y

JB Portillo - Y

Susan Duell - Y

Daniel Ellis - Y

Motion Passed 6 - 0

VII. ANNOUNCEMENTS

A summary of upcoming meetings were announced.

VIII. ADJOURNMENT

Chairman Ellis adjourned the meeting at 4:58 pm.

SUBMITTED BY:

Sarah Costa, Planning Technician
City of Bella Vista

APPROVED AND ACCEPTED THIS 8TH DAY OF JULY, 2024:

Daniel Ellis, P.E., Chairman
Bella Vista Board of Zoning Adjustment

Gail Kllesen, Secretary
Bella Vista Board of Zoning Adjustment.

**Meeting Information:**

2483 Forest Hills Blvd
July 8, 2024 at 4:30 pm

Reviewer:

Megan Workman
Planner

Property Description

This property is located in central Bella Vista, within the city limits, on Parcel #16-40224-000; Tract 2 as shown on instrument L202427636 in the Benton County Book of Records, situated north of the intersection of E. Lancashire Boulevard, a major arterial, and Memorial Drive, an unclassified street per the Master Street Plan.

Project Number	ZVR-2024-54671
Applicant	Cathy Barnes
Address/Location	504 Memorial Drive
Current Zoning	C-1, Neighborhood Commercial District
Site Area	9.87 Acres
Nature of Request	Seeking a variance on Sec. 109-218; and Sec. 109-290

Regulation

Zoning Code Sec. 109-218 requires a percentage of a parking lot to be dedicated to interior landscaping. Sec. 109-290 requires modification of existing outdoor lighting for non-residential developments to minimize light trespass.

Request

The applicant proposes a non-residential addition to the subject site without modifications of the existing parking lot landscaping or outdoor site lighting for a proposed large scale development.

Background

The subject site is located within a neighborhood center node, adjacent to an identified priority 1 bike route. The corridor development should be tree-lined, trail and pedestrian connected, accessible by multiple modes of transportation with well-buffered parking areas.

The proposed development does not include modifications to the existing parking lot or site lighting; however, the scope of work requires these items to come into compliance with the current code. To meet interior parking lot landscaping requirements – three shade trees are required within parking lot planting islands. To meet outdoor lighting ordinance requirements, the existing bollard lights must be modified to mask the direct horizontal surface of the light source with the installation of a hood or shield.

Public Comment

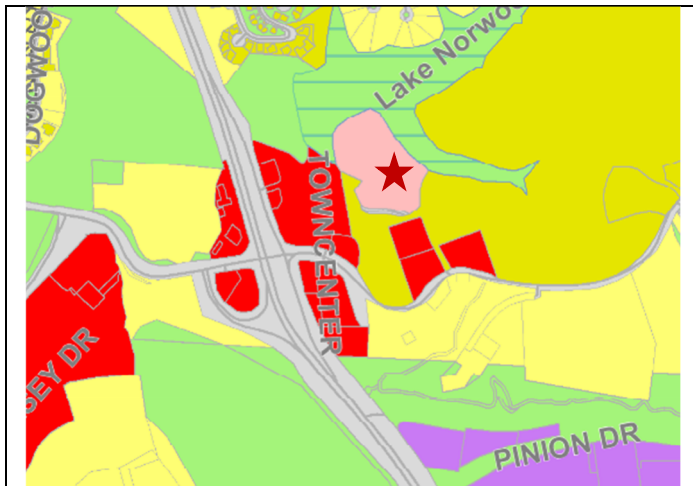
None at the time of this report.

Legal Notifications

Staff published a legal ad notifying the public of this hearing in the *Weekly Vista* on Wednesday, June 26, 2024, and posted public hearing sign on the subject property on Monday, June 24, 2024

Recommendation

Staff does not recommend approval based on the analysis above.

**Zoning Map****Future Land Use Plan**

Sec. 109-42(d) Variances: Standards for Approval

1. **Findings.** A variance from the terms of this zoning ordinance shall not be granted by the Board of Zoning Adjustment unless and until the applicant demonstrates that:
 - a. Strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration;
 - b. The unique circumstances of the subject property do not result from the applicant's actions; and
 - c. The applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance
2. **Grounds.** Non-conforming use of neighboring lands, structures, or buildings in the same district, nor permitted or non-conforming uses in other districts shall be considered grounds for the issuance of a variance.
3. **Conditions.** In granting any variance, the board of zoning adjustment may prescribe additional appropriate conditions and safeguards that it deems necessary or desirable.
4. **Violations.** Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this zoning ordinance.
5. **Uses.** Under no circumstances shall the board of zoning adjustment grant a variance to allow a use that is not permissible under the terms of this section in the district involved, or any use expressly or by implication prohibited by the terms of this zoning ordinance in said district.

Bella Vista Planning Commission

616 W. Lancashire Boulevard

Bella Vista, Arkansas 72715

P: 479.28.4980

E: www.bellavistaar.gov

Bell Construction Solutions

PO Box 8

Cave Springs, Arkansas 72718

P: 479.270.7632

E: cathy.barnes@bellconsolutions.com

DATE: June 06, 2024

PROJECT ID: Cooper Operations Building

RE: Variance Application/Landscaping (Sec. 109-218)

To Whom It May Concern,

This letter is being submitted as a formal request for a variance to Bella Vista Section 109-218 - Interior Parking Lot Landscaping. The Code states that for the interior parking area, one shade tree per every 14 parking spaces is to be planted within a planting island. This translates to 3 new trees. Parking for the new Operations Building is in the existing parking lot, which has served the Chapel and Office for many years. The shared site, along with the area around the parking lot and frontage along Memorial Drive, is heavily wooded with mature trees and native undergrowth. The design intent of the Project Architect, David McKee, is consistent with the vision of the Chapel's Architect, E. Fay Jones. Cooper Chapel is widely praised for its design excellence, but it is also recognized for its intimate relationship with nature. Both Architects designed structures that are uniquely sited and detailed so that they appear to be an extension of the site itself. And they use materials, colors, and forms that further blend structure with site. As a matter of principle and priority, an effort has been made to minimize disruption to the site and embrace the native vegetation so that the buildings may be viewed and experienced in their natural setting. We do not feel that there is any need to add additional trees or congest the site with ornamental landscaping. The architecture is powerful enough to not need further embellishment.

I thank you for your consideration in this matter.

Matthew J. Holland

Project Manager

Bell Construction Solutions

Bella Vista Planning Commission

616 W. Lancashire Boulevard

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P: 479.270.7632

E: cathy.barnes@bellconsolutions.com

DATE: June 06, 2024

PROJECT ID: Cooper Operations Building

RE: Variance Application/Outdoor Lighting (Sec. 109-290)

To Whom It May Concern,

This letter is being submitted as a formal request for a variance to Bella Vista Section 109-290 – Outdoor Lighting. The Code requires existing lights on non-residential projects to be modified so that they comply with the new lighting ordinance. Since much of the existing site lighting was designed by Architect E. Fay Jones specifically for Cooper Chapel, and since the fixtures are sculptural and iconic and integral to the architecture of the Chapel itself, it would be an injustice to remove and/or replace them with modern fixtures. It would be impractical, if not impossible, to modify the fixtures so that they face down. And lastly, it would greatly compromise the aesthetic integrity of the fixtures if they were outfitted with a hood or a shield as recommended by the lighting code. Given the fact that the Chapel is recognized globally as an architectural masterpiece and serves as a destination for so many visitors, we feel strongly that the outdoor lighting should be left in its original state. It succeeds in providing safety to both person and property, yet is not excessive or a nuisance to neighboring properties or motorists. Most of the existing site and architectural lighting is subtle, yet strategic. By design, it plays an important role in accenting the architecture of the Chapel and adds ambiance to the site in the evening and at night. Aesthetically, the path lights act as a unifying element that further enrich the pedestrian experience. The same level of care will be applied when lighting the new Operations Building.

I thank you for your consideration in this matter.

Matthew J. Holland

Project Manager

Bell Construction Solutions











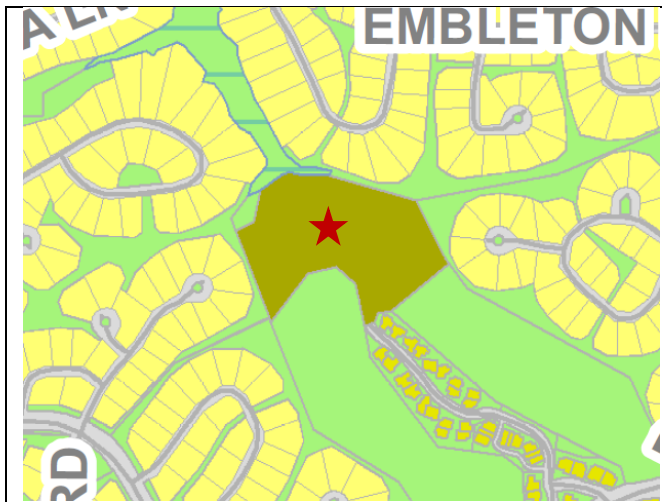
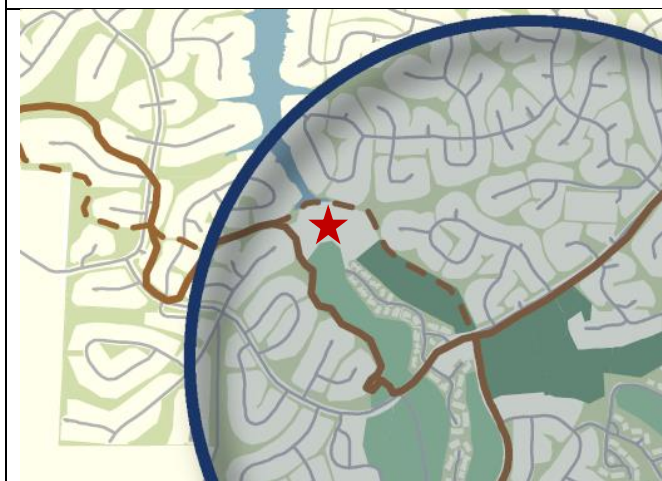
**Meeting Information:**

2483 Forest Hills Blvd
July 8, 2024 at 4:30 pm

Reviewer:

Taylor Robertson, MPA
Planning Manager

Project Number	ZVR-2024-54679
Applicant	Linda Lloyd
Address/Location	102 Fairway Drive
Current Zoning	R-3 Multi-Family Residential
Site Area	7.69 acres
Nature of Request	Seeking a variance on Sec. 109-86(i)(2)

**Zoning Map****Future Land Use Plan (Comp 2040)****Property Description**

This property is located on the east side of Bella Vista City Limits near Lake Brittany and is located on Parcel #16-11099-000. Lot 1, Block 6. Duxford Subdivision.

Regulation

Zoning Code Sec. 109-86(i)(2) architectural standards requires that garages have the following setbacks: 20' for rear and side loading and 30' for front loading.

Request

The applicant is requesting a variance on 109-86(i)(2) so that they may place garages a minimum of 0 feet or other variable amount from the front property line to achieve best use of land.

Background

This zoning variance request from a private developer is for an upcoming Planned Zoning District known as Owl Commons – a master-planned residential community with mixed uses. Currently, the lot is zoned as R-3 Multi Family Residential and current zoning regulations do not provide enough room to achieve the density and lot placement requested. Fairway Drive is a residential street per the Master Street Plan and this property is designated as residential per the Future Land Use Plan. The Comprehensive Plan also states several times that Bella Vista has a large need for dense, mixed-use development. Our zoning ordinance offers PZDs for the purpose of establishing a mechanism to propose a development with a mix of commercial, industrial, or residential uses that is innovative but does not comply with the current zone and cannot be achieved via traditional zoning. None of our current districts allow for the previous style of townhome subdivision. The argument that the purpose of the PZD is to provide an innovative approach to create a unique zoning district with its own setbacks, bulk, etc. yet still sets a “setback” via a “architectural standard” appears to be contradictory and establishes an unneeded hardship on applicants trying to meet the intent of the district purpose and comprehensive plan.

Public Comment

Attached at the end of this report.

Legal Notifications

Staff published a legal ad notifying the public of this hearing in the *Weekly Vista* on Wednesday, June 19, 2024 and posted the public hearing sign on the subject property before Friday, June 28, 2024.

Recommendation

Staff is recommending approval at this time due to the analysis above.

Sec. 109-42(d) Variances: Standards for Approval

1. **Findings.** A variance from the terms of this zoning ordinance shall not be granted by the Board of Zoning Adjustment unless and until the applicant demonstrates that:
 - a. Strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration;
 - b. The unique circumstances of the subject property do not result from the applicant's actions; and
 - c. The applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance
2. **Grounds.** Non-conforming use of neighboring lands, structures, or buildings in the same district, nor permitted or non-conforming uses in other districts shall be considered grounds for the issuance of a variance.
3. **Conditions.** In granting any variance, the board of zoning adjustment may prescribe additional appropriate conditions and safeguards that it deems necessary or desirable.
4. **Violations.** Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this zoning ordinance.
5. **Uses.** Under no circumstances shall the board of zoning adjustment grant a variance to allow a use that is not permissible under the terms of this section in the district involved, or any use expressly or by implication prohibited by the terms of this zoning ordinance in said district.

Taylor Robertson

From: Xyta Lucas <jxlucas@cox.net>
Sent: Tuesday, June 18, 2024 9:06 AM
To: Planning Division
Subject: Owl Commons

Follow Up Flag: Follow up
Flag Status: Flagged

[WARNING: External Email] Do not click links or open attachments unless you trust the sender.

I would like to state my strong support for the variance request submitted by Linda Lloyd for her proposed development, Owl Commons. I believe this development would be welcome in Bella Vista and in fact, depending on my family circumstances at the time, I could see myself living there. I believe the combination of independent living units with a sense of community will definitely appeal to older residents.

Xyta Lucas
41 year property owner and 29 year resident of Bella Vista

Taylor Robertson

From: charlie teal <charlietealemail@yahoo.com>
Sent: Thursday, June 20, 2024 8:15 AM
To: Planning Division
Cc: Linda Lloyd; Charlie Teal
Subject: Owl Commons: Zoning Variance

Follow Up Flag: Follow up
Flag Status: Flagged

[WARNING: External Email] Do not click links or open attachments unless you trust the sender.

Members of the Planning Commission:

As a resident of Bella Vista since 2006 and a Bella Vista property owner since 1992, I have observed the substantial population growth and significant residential housing construction in Bella Vista over the last 30 years. Very few, if any, co-housing developments have been constructed in Bella Vista during this time.

The 2040 Comprehensive Plan recognizes the critical need for expanded housing types and the creation of a variety of living opportunities in Bella Vista. The utilization of co-housing opportunities along with the efficient and environmentally sensitive use of the land are substantive community benefits included in the 2040 Comprehensive Plan. As is the case with non-traditional housing concepts, existing zoning ordinances are in place which fail to contemplate these emerging co-housing development concepts.

The Owl Commons development meets all of the criteria identified in the 2040 Comprehensive Plan for new housing types and expanded living opportunities. Current zoning restrictions are an impediment to moving forward with this development.

I urge the Planning Commission to grant the zoning variances requested by Linda Lloyd to allow this much needed development to proceed. The location of the Owl Commons development will not impact any other existing properties in Bella Vista. And the Owl Commons development is the best use of the land on which it would be built from a feasibility, sustainability and land impact standpoint.

The Bella Vista community has a very great need for the type of co-housing concept proposed by Owl Commons. Additionally, as a long-time resident, elected public official and business owner in Bella Vista, Linda Lloyd clearly has the best interests of the Bella Vista community in mind in proposing this development.

Please grant this zoning variance request from Linda Lloyd.

Charlie Teal
95 Mayfair Drive

Taylor Robertson

From: Dale Phillips <dkp55@ymail.com>
Sent: Thursday, June 20, 2024 9:50 AM
To: Planning Division
Subject: Owl Commons

Follow Up Flag: Follow up
Flag Status: Flagged

[WARNING: External Email] Do not click links or open attachments unless you trust the sender.

We am writing to add our support for the variance request submitted by Linda Lloyd for the development of Owl Commons. As a retired couple who plan on spending the rest of our lives in Bella Vista we firmly believe that the availability of this type of development could play an important role in our future years. We also believe that, with our communities changing demographics, that this type of project will have strong appeal to our long time residents who wish to remain part of our wonderful community.

Dale and Carol Phillips
67 Lancaster Drive
7 year residents of Bella Vista

Taylor Robertson

From: Karen McAuley <clownkaren@gmail.com>
Sent: Sunday, June 23, 2024 11:09 AM
To: Planning Division
Subject: Owl Commons Housing Community

Follow Up Flag: Follow up
Flag Status: Flagged

[WARNING: External Email] Do not click links or open attachments unless you trust the sender.

June 23, 2024

To: The Bella Vista Planning Committee

Re: Owl Commons Housing Community

As a resident of Bella Vista for 6 years now, I wish that this type of community was available when we purchased our home. I LOVE the idea of a community living environment that is innovative and meets the needs of the active adult, with like minded neighbors. A neighborhood like this, is a valuable addition to the town, since it would give its residents a familiar and safe community as they age and allow them to stay at their residence longer, with a quality social support system.

A more affordable option, with space and room for growth without having to "own" the footprint, is a concept that would be embraced by many folks looking forward. Real Estate prices continue to grow and having options for family guests, especially since the town does not have a hotel, would be an asset.

I hope that the Zoning and P

lanning committees would see the future of some of its residents and allow for the requirements needed to make this thriving and desired community, a reality.

Thank you,

Karen McAuley

27 Henry Lane, 72715

Request to approve Variance for Owl Commons, proposed by Linda Lloyd

I have been a property owner in Bella Vista since 1989 and have lived here since 1997. I have seen many changes in the community and most of them have been very positive. When we arrived in Bella Vista the population was about 70% retired and 30% working. The demographics have reversed over the years, but as the baby boomers are now in the midst of their retirement, we are in great need of different housing options in Bella Vista. The surrounding communities of Bentonville and Rogers have kept up with our needs – smaller homes, with outdoor maintenance, common areas we can get out into to meet our neighbors and exercise, and a common house to host larger get togethers.

We need housing in Bella Vista like this project. We do not want to move down to Bentonville and Rogers where the minute we leave our front door we are bombarded with lots of traffic and commotion. We want to ease into all this hubbub, by driving the roads in Bella Vista and then hitting the highway. We want to enjoy the beautiful nature that is abundant here in Bella Vista. We want to sit on our decks and commune with nature.

I believe this project has been very well thought out and has taken into consideration the necessary criteria to make this a very viable addition to the Bella Vista Community. Please, consider this request and grant the variance.

Ann Dahlke

13 Congleton Circle, Bella Vista AR 72714



OWL COMMONS
nature & community

June 7, 2024

To The Bella Vista Board of Zoning Adjustments

Ref - Zoning Variance request regarding 109-86(i)(2)

109-86 - the Planned Zoning District (PZD) ordinance has as a **purpose** - “establish a mechanism to propose a development ... with residential uses that is innovative and cannot be achieved through traditional zoning.”

And some of its **intents**-

- (2) “provide for maximum flexibility and diversification” and
- (4) “encourage efficient use of land for preservation of sensitive environmental areas such as open space ...” and
- (6) “allow for creative and imaginative design”

These definitely fall in line with the 2040 Comprehensive Plan - **Guiding Principle** - “Development patterns and places create a sense of a community, by providing services, housing and recreation.” With a **policy** to “Expand Housing Types- support a variety of living opportunities throughout the city by strategically defining opportunities for single-family, townhouse, mixed-use environments that allow residents to “age in place”, or maintain a residence throughout their life.”

Owl Commons is attempting to meet all of these goals and intents and policies by proposing a 55+ co-housing community with innovative user-friendly layout and amenities, while preserving the most environmentally sensitive areas of this unique site and encouraging very efficient use of the land. Our new neighborhood would be pedestrian friendly and create an innovative model for nature and community, while including extensive shared common land, a community vegetable garden, and a shared common house, allowing for smaller and more affordable homes and opportunities for quality active senior living.

109-86 in (g)(1) allows for modifications of

b. building setbacks

d. minimum street frontage, minimum lot width, minimum lot depth etc.

These allowed modifications provide for the aspects of innovative solutions as used in most of the cottage communities and co-housing communities being built in the United States currently.

109-86 - (i)(2) in Architectural elevations then says -

b. "Rear-and side-loading residential garages are encouraged and shall be setback a minimum of 20 feet from the side or rear property line...". Front loading garages shall be recessed a minimum of 10 feet from the front elevation of the house and shall be set back a minimum of 30 feet from the front property line"

It would be physically impossible to create a condominium community, with extensive open space, that could comply with those requirements. It would also be physically impossible to modify the building setbacks and minimum street front and minimum lot depth to create the innovative types of housing desired in this ordinance and the 2040 Comprehensive Plan, and meet those garage placement requirements.

I suspect that with these requirements above, the vast majority of the cottage clusters and co-housing developments in this country could not have been built in Bella Vista.

Thus the ordinance requirements in 109-86(i)(2) -violate the purpose and intent of the PZD ordinance and goals of the 2040 Comprehensive Plan.

This may be the reason that only one PZD has been proposed and built in Bella Vista. Country Club Villas is actually not at all innovative and looks just like any 1980s street in Bella Vista. I understand these garage requirements were added after that PZD was done.

Variance Review Criteria -

1 - strict enforcement of the zoning ordinance would cause undue hardship by not allowing this property to be developed in the manner shown by the intent and purposes of the PZD zoning and the goals of the 2040 Comprehensive Plan.

2 - this hardship has clearly not been created by the applicant

3 - the detailed information above shows that the granting of the variance will definitely be in keeping with the spirit and intent of the zoning ordinance and the goals of the 2040 Comprehensive Plan.

The Owl Commons team is ready, willing and able to provide Bella Vista with a new residential concept that meets the goals and purposes and intents of the 2040 Comprehensive Plan and the PZD ordinance. The restrictions of the PZD ordinance that discourage and in fact, deny the ability to provide the type of housing that will help bring Bella Vista into the 2020s, are in total conflict. Any potential developer will not be able to proceed.

Should the BZA approve this variance request, then any developer would be able to create the type of innovative and creative residential opportunities that the purpose and intent of the PZD ordinance and the goals of the 2040 Comprehensive Plan seek.

Thank you for your consideration.

NOTE - regarding Zoning Variance application checklist #3 -

Following please find the current Owl Commons conception Plan

This plan does not adhere to the current PZD garage requirements and could not be built this way without the requested variant to remove those requirements



OWL COMMONS
 24 UNITS
 38 SPACES (1.45per)
 1 EXISTING
 1 COMMON HOUSE

-  4 HOUSE TYPE 1
750 SF 1ST FLOOR
-  11 HOUSE TYPE 2
875 SF 1ST FLOOR
-  10 HOUSE TYPE 3
1200 SF 1ST FLOOR
-  PEDESTRIAN PATHS
-  ROADWAY





OWL COMMONS

nature & community

WHY ?

Bella Vista is an amazing place in which to live. We have lakes, fitness centers, golf courses, swimming pools and over 150 miles of trails. We have an amazing assortment of friendly people energy, of volunteer opportunities. Our housing options are somewhat limited - we have single family detached houses, townhouses, and one 55+ co-op apartment complex. Options for folks who want to downsize and live in a pocket neighborhood do not really exist. Our Bella Vista 2040 Comprehensive Plan suggests - "support a variety of living opportunities throughout the City ... that allow residents to "age in place"". [Owl Commons](#) fits that goal.

WHAT ?

[Owl Commons](#) will be a 55+ community of contemporary cottage style housing around a common green space for social interaction. As a co-housing community, we will also have a Common House with a kitchen and meeting area for pot luck dinners and other events, bedrooms for your occasional guests, a tool leading library, a dog washing station and a bike repair workshop. With those amenities available in the Common House, your own house and garage can be smaller.

Housing choices will include detached homes, semi-detached homes and townhouses. We will have one bedroom and two bedroom homes, with office nooks or areas that can be yoga or craft areas also. Homeowners are expected to have some choices as to materials and colors and can add solar, an EV charging station, or opt to have rainwater for their home instead of a water meter. Sizes should range from 800 square feet to a maximum of 1500 sq ft. Interior doors will be 36". Our target is to have these homes be affordable to buy and maintain. All homes will be built to energy efficient standards and use healthy building materials, such as no vinyl windows or siding.

Note that there will be no STR (Short Term Rentals) allowed except for the common house bedrooms and one home that is being built by the developer for her retirement. No outside cats will be allowed.

Residents will be members of the Owl Commons condo association that will make decisions about the community and take care of maintenance and management. If you are a gardener you will be welcome to assist in taking care of our natural gardens.

WHERE ?

Owl Commons will be located on Bella Vista's only lake front and golf front property - 7.6 acres in the Metfield area. The land has a great mixture of hardwood trees and pines plus dogwood scattered throughout. We have deer, chipmunks, foxes, raccoons and an amazing variety of birds including herons and the occasional eagle. The community will maintain those amenities plus add native plantings in common areas that are not wooded. Lake Brittany is the only lake stocked with trout and is great for swimming and kayaking. The property immediately adjoins the Back 40 Rago Trail and you can access the Razorback Greenway at the end of the street and go all the way to Fayetteville.

WHEN ?

Surveying has been completed (2/24) and we are in the process of designing the community. For submission to the City for a PZD (Planned Zoning District) we need to have all the floor plans done, along with color choices, public improvements and lots of details. That process is time consuming and extensive, but we will be working diligently to expedite this process.

As soon as we have floor plans available we will begin taking reservations for homes and locations, as we expect demand will be high. First preference will be given to Metfield residents and then existing Bella Vista residents.

WHO ?

Following are examples of Cottage and
Co-housing Communities that could not
have been built without the garage
variance being requested

BLACK APPLE COMMUNITY

BENTONVILLE POCKET COMMUNITY
PROMOTES SUSTAINABILITY AND
ENCOURAGES NEIGHBOR INTERACTION

PHOTO BY ALBERT JOCLINTON



[Home \(https://h](#)[\(https://www.oa](#)[\(https://www.oak](#)[FAQ \(https://ww](#)[\(https://www.c](#)

Welcome to Oakcreek Community

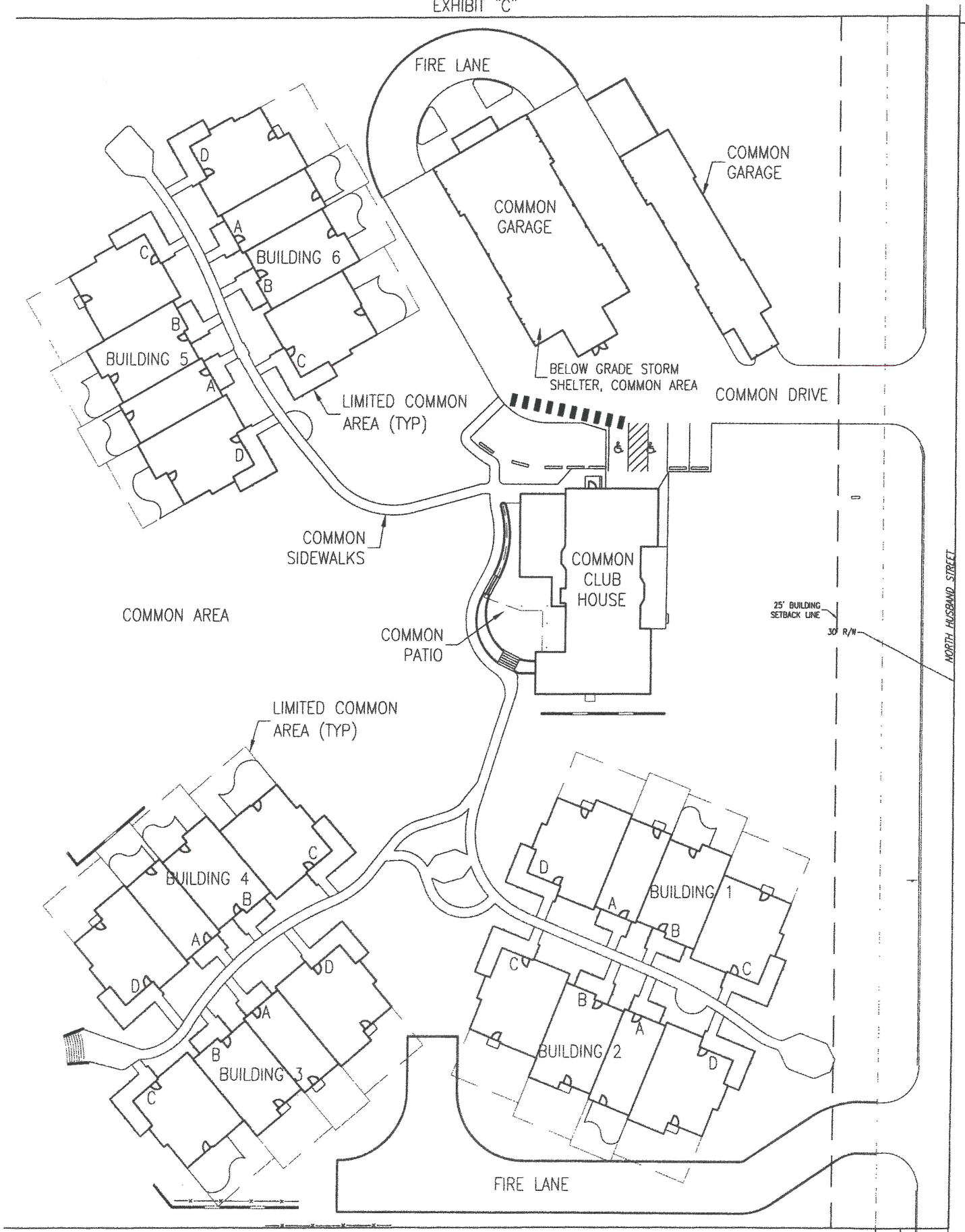
We are neighbors enjoying a neighborhood – where we have “right-sized,” privately-owned homes clustered around a 3800sq.ft. common house that we use every day as an extension of our private homes . . . [Learn More](https://www.oakcreekstillwater.com/about-us/neighborhood-of-active-adults/) (<https://www.oakcreekstillwater.com/about-us/neighborhood-of-active-adults/>).

[See our Newest Video – How we’ve gotten through the Pandemic \(/about-us/videos/\)](/about-us/videos/)

[Oakcreek Virtual Tour including Home Interiors – No homes are currently for sale \(/for-sale/\)](/for-sale/)

2050 0155

EXHIBIT "C"



OAKCREEK - STILLWATER OK


[Home \(https://h](#)
[\(https://www.oa](#)
[\(https://www.oak](#)
[FAQ \(https://ww](#)
[\(https://www.c](#)


Welcome to Oakcreek Community

We are neighbors enjoying a neighborhood – where we have “right-sized,” privately-owned homes clustered around a 3800sq.ft. common house that we use every day as an extension of our private homes . . . [Learn More](#)
[\(https://www.oakcreekstillwater.com/about-us/neighborhood-of-active-adults/\)](https://www.oakcreekstillwater.com/about-us/neighborhood-of-active-adults/)

[See our Newest Video – How we’ve gotten through the Pandemic \(/about-us/videos/\)](#)

[Oakcreek Virtual Tour including Home Interiors – No homes are currently for sale \(/for-sale/\)](#)

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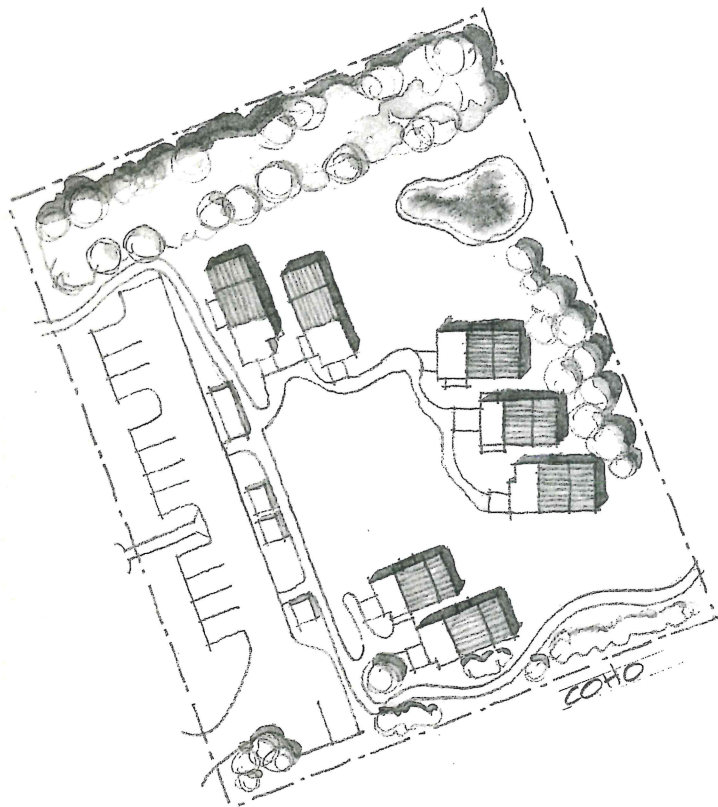


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The Cottage as Community



ABOUT A DECADE AGO, the late Rodney Morgan, a long-time Lopez Island resident and restaurant owner, had a bleak revelation: Seeing the cost of land and homes skyrocketing around him, he realized there soon would come a day when friends and employees living on a “family” income would no longer be able to afford to be his neighbors on the island.

Fortunately, Morgan’s dark vision led to a bright dream: The idea of creating a trust to buy a lovely piece of land within walking distance of the island’s commercial center. The trust would offer affordable building sites to people of modest means, enabling them to construct appealing, modest-sized cottages in an area otherwise shut out to them. Morgan’s dream became manifest as the cottage communities of Morgantown and, a few years later, Coho. Here, in these clusters of cottages, the heirs of Morgan’s dream live an affordable, engaging, and secure life in a community they care about.

SIZE OF UNITS 500 sq. ft. to 900 sq. ft.; **COMPLETED** 1992 to 1995;
LOCATION Morgantown and Coho Communities on Lopez Island, Washington;
DESIGNERS Robert Wardell of Lopez Island, Washington (Morgantown),
 Craig Webster of Seattle (Coho); **PHOTOGRAPHER** Craig Wester

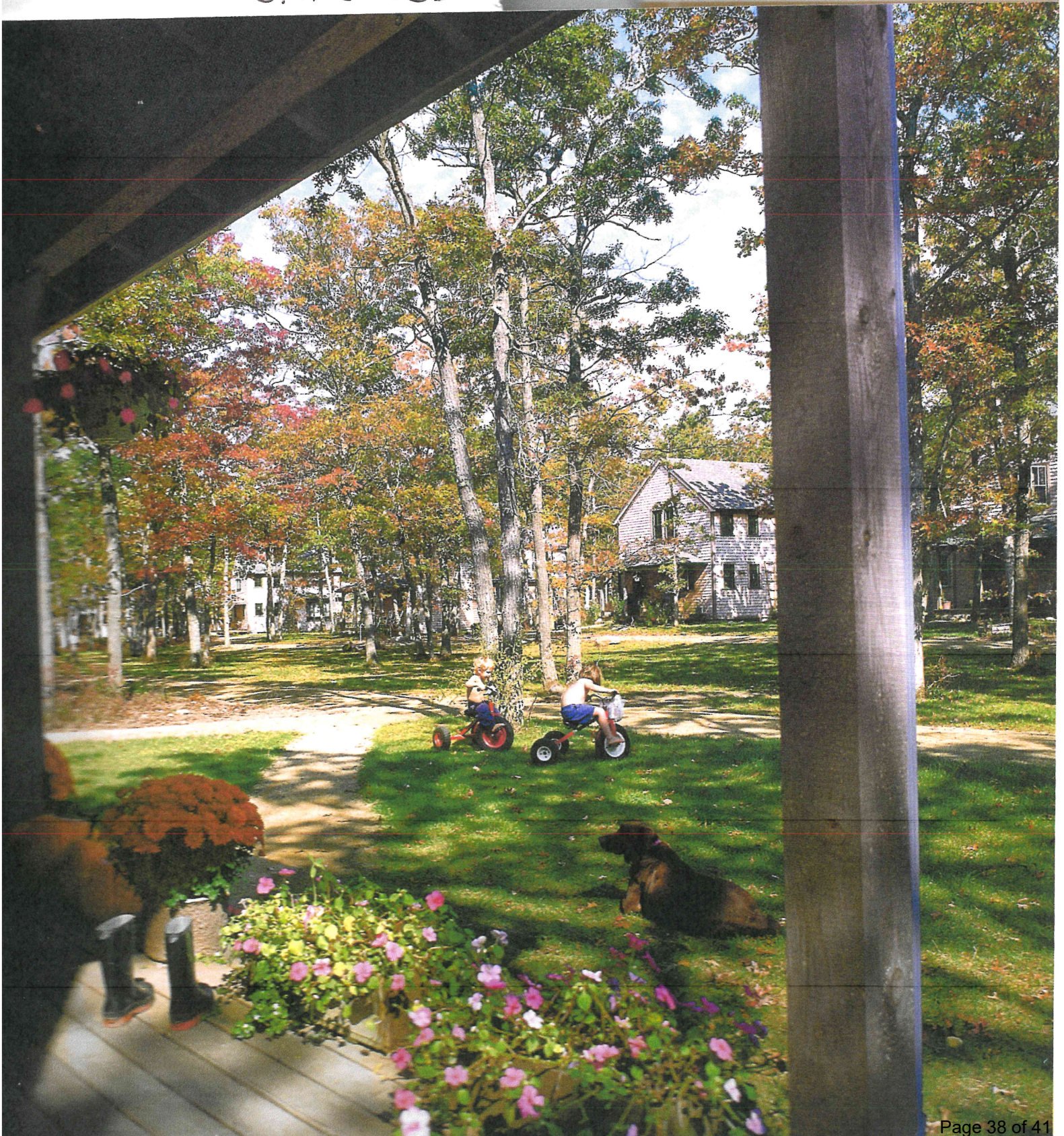


CHAPTER 7

A Neighborhood within a Neighborhood

We learned a lot from our experience with Third Street Cottages, where many of the key elements of designing for community came into focus. We began to understand the ramifications of innovative zoning policy on building layout and development costs. And we learned the types of finer-scale details that bring the biggest bang for the buck. That project, however, was on a small infill site in a rural town, and we wondered how our ideas for pocket neighborhoods would play out on a larger site in an established suburban neighborhood. We found our chance in Kirkland, Washington, a city just east of Seattle.

CAPE COD





LOW-IMPACT DEVELOPMENT

"Sustainability" and "green" are well-used terms in building construction, referring to components such as advanced framing, structural insulated panels, air-sealed envelopes, high-efficiency appliances, and low-VOC paints. Less well known, however, are "low-impact development" practices related to protecting water quality and managing storm-water runoff.

The approach is based on imitating the processes in a natural environment. For example, nearly all rainfall in a mature forest is dispersed along the forest floor, where it infiltrates into the ground, is taken up by the roots of plants and trees, or evaporates. In a built environment, where buildings, roads, parking, and lawns dominate, rainfall becomes storm-water runoff, carrying pollutants downstream. Much less water is infiltrated and taken up by roots, less evaporates, and much more becomes surface runoff.

Low-impact development practices include the following:

- preserving trees and native soils
- reducing road surface area with narrower streets
- utilizing permeable concrete and grass-paving systems for walkways, driveways, and parking areas
- directing runoff into vegetated infiltration swales (sometimes called rain gardens)
- collecting rooftop rainwater in cisterns for later use as landscape irrigation
- planting the rooftops with vegetation (known as *green roofs* or *eco-roofs*)
- amending the soil with compost
- reducing or eliminating use of pesticides



The walkways under the drip line of the trees are made of pervious concrete, which allows rainwater to infiltrate the ground directly. This was one of many strategies taken at Danielson Grove to achieve certification by the Built Green Washington program.

Storm water from roofs is directed into rain gardens—small vegetated swales alongside most homes—part of a "low-impact development" program to protect the region's salmon streams. Any rainwater that is not infiltrated is emptied into yard drains and piped to a detention vault under the Commons Building. From there it is slowly released into the city storm-water system.





CHAPTER 17

Cohousing in America

Katy McCamant first came across cohousing as an architecture student in Denmark in 1980. As she describes the experience, "It seemed like such an obvious approach to housing that I assumed most American architects would already know about it. I assumed wrong." A few years later, she and her husband, architect Chuck Durrett, went back to Denmark for a closer look as they were pondering how to balance young careers and family life. Their visit expanded to more than a year of travel, study, and living