



**Planning Commission  
Meeting Agenda  
June 2, 2026  
Bentonville City Hall  
Tech Review: 4:30 PM  
Public Hearing: 5:00 PM**

**Registration Link:** <https://us02web.zoom.us/j/87277640672>

**Notice:** Fraudulent invoices are being sent to builders and developers who have active projects in the City of Bentonville. The invoices appear to come from the City of Bentonville but ask for a wire transfer of funds. **The City of Bentonville will never ask for a wire transfer of funds.**

**I. Call to Order**

**II. Approval of Minutes**

1. **May 19, 2026 Meeting Minutes** **Approval of Meeting Minutes**

**III. Consent Agenda**

1. **Opal Park Phase 1** **Final Plat**  
North of SW Regional Airport Blvd, west of Knotty Pine Rd ([FP25-0011](#))

**IV. New Business**

1. **Latter Day Saints Church Parking** **Waiver**  
**Waiver**  
North west corner of SW I and SW Edenberry Rd. ([WAV26-0008](#))  
**Waiver:** Section 50-502 (h)(8)(a)(2) Car parking maximum

**Advertised Public Hearings**

1. **Costello** **Rezoning\***  
3205 SW 2nd Street ([RZ26-0028](#))  
**Rezoning:** T2.1, Rural to T3.1, Neighborhood Edge (**Standard Review**)  
within the Suburban Neighborhood Place Type
2. **Barron Rd, LLC** **Rezoning\***  
SW Barron Road ([RZ26-0029](#))  
**Rezoning:** T2.1, Rural to T3.2, Neighborhood Transition (**Standard Review**)  
within the Urban Neighborhood Place Type
3. **Barron Rd, LLC** **Rezoning\***  
5927 SW Barron Road ([RZ26-0024](#))  
**Rezoning:** T2.1, Rural to T4.2, Neighborhood Node (**Standard Review**)  
within the Urban Neighborhood Place Type

**V. Other New Business**

**VI. Old Business**

1. **8th & C St Townhomes (New Elevations)** **Large Scale Development Amendment**  
404 SE 8th Street ([LSD25-0039](#))
  
2. **Edward L. and Imelda Frail Revocable Trust** **Rezoning\***  
South of Regional Airport / east of SW Lee Lane (Parcels #01-07968-005, 01-07968-000, 01-07968-002, 01-07968-019, 01-07968-013) ([RZ26-0017](#))  
**Rezoning:** A-1, Agriculture (T2.1 in the new code) to T4.2, Neighborhood Node (**Standard Review**) within the Urban Corridor Place Type, A-1, Agriculture to T3.1, Neighborhood Edge (**Standard Review**), and A-1, Agriculture to T3.2, Neighborhood Transition (**Enhanced Review**) within the Suburban Neighborhood Place Type.

**VII. Other Business**

**VIII. Adjournment**



**Planning Commission  
Meeting Minutes  
May 19, 2026  
Bentonville City Hall  
Tech Review: 4:30 PM  
Public Hearing: 5:00 PM**

**Meeting Recording:** <https://bentonvillear.portal.civicclerk.com/event/2068/media>

**Commissioners Present:** Dana Davis (Chairman), Danny Bennett, Eric Hipp, Reginald Wright, Elaine Kerr, Ifeoma Ibekwe

**Commissioners Absent:** Doug Bryant

**Staff Present:** Tyler Overstreet, Tom Adler, Braedyn McBroom, Claire Wise, Bonnie Bridges, Dan Weese

### **I. Call to Order**

- Chairman Davis calls the meeting to order at 5:00 pm.

### **II. Approval of Minutes**

1. **May 5, 2026 Meeting Minutes** **Approval of Meeting Minutes**
  - Minutes are approved unanimously on a voice vote.
  - Commissioner Kerr requests, without objection, that Item 2 under New Business be moved to the Consent Agenda. No objections heard.

### **III. Consent Agenda**

1. **Lot 25, Block 7 of Clark's Second Addition** **Property Line Adjustment**  
304 SW B Street ([PLA26-0008](#))
2. **Lots 23 & 24, Blk 2, Lincoln & Rice Addition** **Property Line Adjustment**  
102 NE F Street ([PLA26-0011](#))
3. **Opal Park Phase 2** **Preliminary Plat**  
SW Regional Airport Blvd, between Barron and Adams Rd ([PP25-0001](#))
  - Mr. Adler provides an overview of the items on the Consent Agenda.
  - Consent Agenda is approved 6-0.

### **IV. New Business**

1. **Providence Village Phase 4** **Preliminary Plat**

7434 Nomad Road ([PP25-0009](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Davis invites the public to speak on this item.
- The property owner to the south voices concerns about the project, including concerns about the quality of developments to the north, such as the roads and sidewalks, the number of houses, the length of the cul-de-sac, and building in the floodplain.
- Chairman Davis invites Mr. Weese to comment on these concerns. Mr. Weese discusses procedures for inspections and testing, grading permits, material removal, and floodplain development.
- Taylor Lindley, the applicant, states that a Floodplain Development Permit has been acquired for the property points out that the Base Level Elevation is mapped for the area. Mr. Lindley explains that the older phases were completed by other developers and engineers. Additionally, Mr. Lindley addresses concerns about the cul-de-sac waiver.
- Preliminary plat, including the cul-de-sac waiver, is approved 6-0.

### ***Advertised Public Hearings***

#### **1. Edward L. and Imelda Frail Revocable Trust**

**Rezoning\***

South of Regional Airport / east of SW Lee Lane (Parcels #01-07968-005, 01-07968-000, 01-07968-002, 01-07968-019, 01-07968-013) ([RZ26-0017](#))

**Rezoning:** A-1, Agriculture (T2.1 in the new code) to T4.2, Neighborhood Node (**Standard Review**) within the Urban Corridor Place Type, and A-1, Agriculture to T3.2, Neighborhood Transition (**Enhanced Review**) within the Suburban Neighborhood Place Type. *Portions of the application are not consistent with the Bentonville Development Code (see Exhibit "A")*

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Will Kelstrom, representing the applicant, is present to answer any questions. Mr. Kelstrom explains the clerical error with the legal description. Additionally, Mr. Kelstrom explains the reasoning for specific zones requested and the nearby context of the subject property.
- Vincent Thompson, a nearby property owner, expresses concerns with the rezone request, including infrastructure development, stormwater, and zoning density concerns.
- Brent Dyer, another nearby property owner, voices concerns about water runoff, the construction access being off Brush Blvd, and inconsistencies with the comprehensive plans.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Mr. Weese explains the detention basin requirement for development with large flows to address runoff concerns, as requested by Chairman Davis.
- Chairman Davis provides clarification on revised rezoning request, suggesting that the rezone should be tabled to the next Planning Commission meeting.

- The applicant and the commissioners discuss possible other zoning layouts that fit the development plans of the applicant and the zoning alignment policy from the Bentonville Community Code
- Motion by Hipp, second by Ibekwe to table this item until the June 2 meeting. Rezone is tabled 6-0.

**V. Other New Business**

**VI. Old Business**

**VII. Other Business**

**VIII. Adjournment**

- Motion to adjourn by Wright, second by Ibekwe. Meeting is adjourned.



**Opal Park Phase 1**

North of SW Regional Airport Blvd, west of Knotty Pine Rd

**PC Date:** 6/2/2026

**Staff Report Details**

<b>Project Number</b>	(FP25-0011)
<b>Applicant / Current Owner</b>	Crafton Tull / Buffington Barron LLC
<b>Site Area</b>	+/- <b>[31.59]</b> Acres
<b>Current Zoning</b>	PUD, Planned Unit Development
<b>Requested Zoning</b>	N/A
<b>Current Future Land Use Map Designation</b>	Urban Corridor, and Walkable Neighborhood
<b>Requested Future Land Use Map Designation</b>	N/A
<b>Development Type / Use</b>	Single Family Residential, Townhome Residential
<b>Related projects</b>	PUD22-0003, PP23-0003, LSD25-0049

**Property Description**

**Final Plat of Opal Park, Phase 1, FP25-0011**  
 A final plat of Opal Park, Phase 1. All public streets and easements are dedicated as shown on the plat. The preliminary plat, approved on 12/2/25 consists of 104 lots: (4) POA amenity lots, (2) detention pond lots, (38) single family detached lots, and (60) townhome lots.

**Project Details**

**Relationship to the Community Plan**

**Public Comment**

**Public Comment**

Has Staff received Public Comment at the time of this report? : **No**

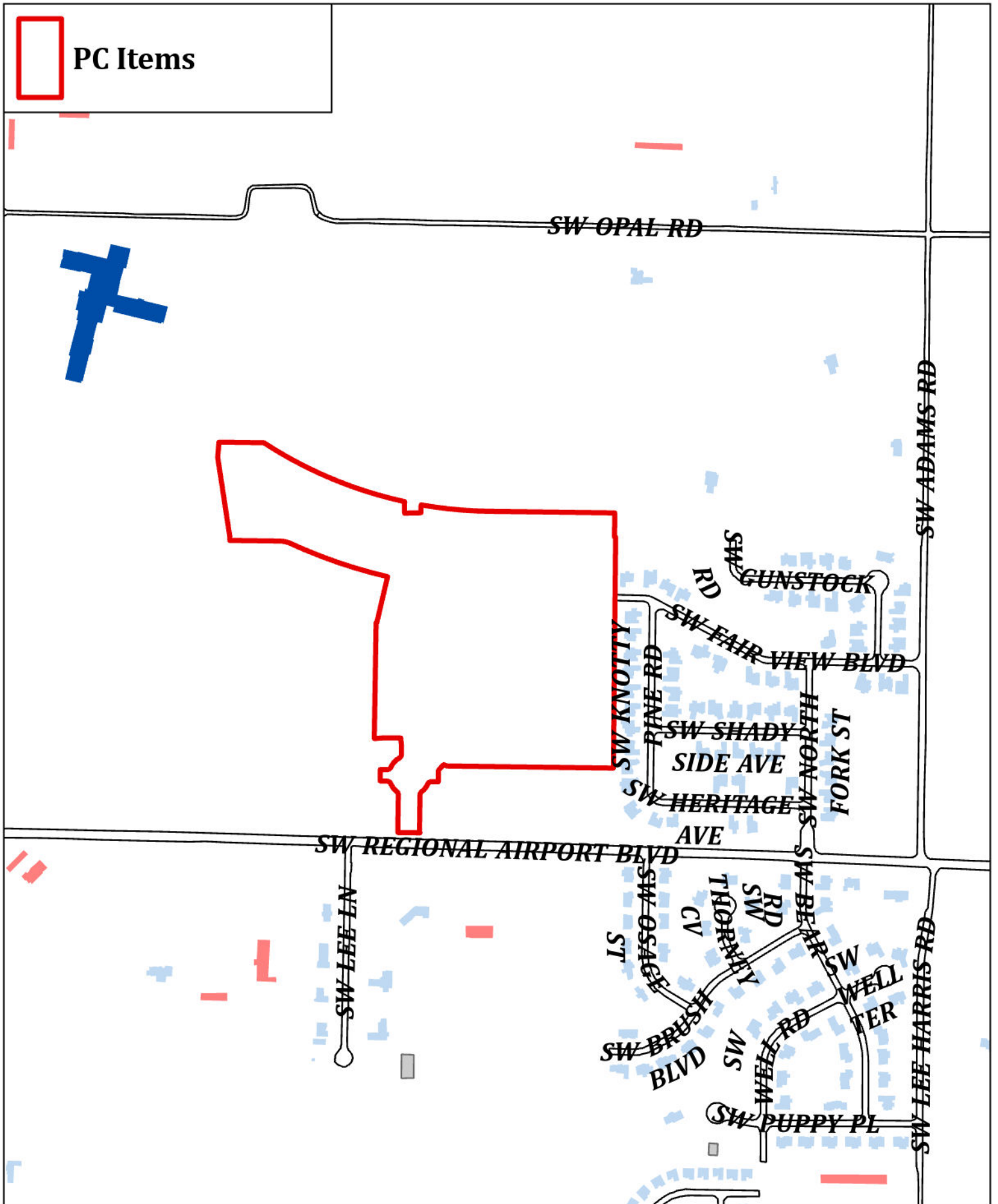
**Analysis / Waivers**

**Conclusion**

**Additional Details**



PC Items



FP25-0011  
 Opal Park Phase 1  
 SW Regional Airport Blvd



# OPAL PARK SUBDIVISION PHASE I, A PART OF LOT 2 OF OPAL SUBDIVISION, IN BENTONVILLE, ARKANSAS



OPAL PARK PHASE I DESCRIPTION  
 A PART OF LOT NUMBER 2 OF OPAL SUBDIVISION IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2017 AT PAGE 462 IN THE RECORDS OF BENTON COUNTY, ARKANSAS. LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 31 WEST, OF THE 5TH PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, A POINT IN THE EAST LINE OF SAID SW/4; THENCE WITH THE EAST BOUNDARY OF SAID LOT SOUTH 02°19'45" WEST, A DISTANCE OF 1185.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST BOUNDARY THE FOLLOWING SIX (6) CALLS: (1) ALONG SAID EAST LINE OF THE SW/4 SOUTH 02°19'45" WEST, A DISTANCE OF 102.26 FEET TO A CAPPED 5/8" REBAR EMBOSSED 'LS 992' AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SW/4; (2) LEAVING SAID EAST LINE SOUTH 87°07'43" EAST, A DISTANCE OF 4.72 FEET TO THE NORTHWEST CORNER OF NORTH FORK ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2006 AT PAGE 124; (3) ALONG THE WEST BOUNDARY OF SAID NORTH FORK ADDITION SOUTH 01°45'11" WEST, A DISTANCE OF 283.46 FEET; (4) CONTINUING ALONG SAID WEST BOUNDARY SOUTH 02°25'23" WEST, A DISTANCE OF 329.97 FEET TO A 5/8" REBAR; (5) CONTINUING ALONG SAID WEST BOUNDARY SOUTH 01°53'23" WEST, A DISTANCE OF 240.00 FEET; (6) CONTINUING ALONG SAID WEST BOUNDARY SOUTH 02°56'35" WEST, A DISTANCE OF 129.00 FEET; THENCE DEPARTING SAID EAST BOUNDARY AND ALONG THE SOUTH BOUNDARY OF HEREIN DESCRIBED PHASE I FOR THE FOLLOWING EIGHTEEN (18) CALLS: (1) NORTH 87°40'15" WEST, A DISTANCE OF 6.89 FEET; (2) SOUTH 02°19'45" WEST, 0.50 FEET; (3) NORTH 87°40'15" WEST, 12.00 FEET TO A TANGENT CURVE TO THE LEFT; (4) 23.56 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND SUBTENDED BY A CHORD BEARING SOUTH 47°19'45" WEST - 21.21 FEET TO A POINT OF TANGENCY; (5) SOUTH 02°19'45" WEST, A DISTANCE OF 3.51 FEET; (6) NORTH 87°39'49" EAST, A DISTANCE OF 28.00 FEET; (7) NORTH 02°19'45" EAST, A DISTANCE OF 3.50 FEET TO A TANGENT CURVE TO THE LEFT; (8) 23.56 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND SUBTENDED BY A CHORD BEARING NORTH 42°40'15" WEST - 21.21 FEET; (9) RADIAL TO SAID CURVE NORTH 02°19'45" EAST, A DISTANCE OF 0.50 FEET; (10) NORTH 87°40'15" WEST, A DISTANCE OF 624.70 FEET TO A TANGENT CURVE TO THE RIGHT; (11) 23.07 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 37°45'54" AND SUBTENDED BY A CHORD BEARING NORTH 68°47'18" WEST - 22.65 FEET; (12) RADIAL TO SAID CURVE SOUTH 40°05'39" WEST, A DISTANCE OF 32.68 FEET; (13) SOUTH 02°19'45" WEST, A DISTANCE OF 49.00 FEET; (14) NORTH 87°40'15" WEST, A DISTANCE OF 27.79 FEET TO A TANGENT CURVE TO THE LEFT; (15) 21.73 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 65°31'32" AND SUBTENDED BY A CHORD BEARING SOUTH 59°33'59" WEST - 20.56 FEET TO A REVERSING CURVE TO THE RIGHT; (16) 40.95 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 86.00 FEET, A CENTRAL ANGLE OF 27°16'45" EAST AND SUBTENDED BY A CHORD BEARING SOUTH 40°26'35" WEST - 40.56 FEET TO A REVERSING CURVE TO THE LEFT; (17) 17.16 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 51°45'12" AND SUBTENDED BY A CHORD BEARING SOUTH 28°12'22" WEST - 16.58 FEET TO A POINT OF TANGENCY; (18) SOUTH 02°19'45" WEST, A DISTANCE OF 161.89 FEET TO THE SOUTH BOUNDARY OF AFOREMENTIONED LOT 2; THENCE ALONG SAID SOUTH BOUNDARY NORTH 86°42'00" WEST, 92.02 FEET TO A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE WEST BOUNDARY OF HEREIN DESCRIBED PHASE I THE FOLLOWING THIRTY-FIVE (35) CALLS: (1) 0.26 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 01°04'35" AND SUBTENDED BY A CHORD BEARING NORTH 02°52'03" EAST - 0.26 FEET TO A POINT OF TANGENCY; (2) NORTH 02°19'45" EAST, 160.07 FEET TO A TANGENT CURVE TO THE LEFT; (3) 17.16 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 51°45'12" AND SUBTENDED BY A CHORD BEARING NORTH 23°32'51" WEST - 16.58 FEET TO A REVERSING CURVE TO THE RIGHT; (4) 40.95 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 86.00 FEET, A CENTRAL ANGLE OF 27°16'45" AND SUBTENDED BY A CHORD BEARING NORTH 35°47'04" WEST - 40.56 FEET TO A REVERSING CURVE TO THE LEFT; (5) 21.73 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 65°31'32" AND SUBTENDED BY A CHORD BEARING NORTH 54°54'28" WEST - 20.56 FEET TO A POINT OF TANGENCY; (6) NORTH 87°40'15" WEST, A DISTANCE OF 28.30 FEET; (7) NORTH 02°19'45" EAST, A DISTANCE OF 49.00 FEET; (8) SOUTH 87°40'15" EAST, A DISTANCE OF 28.30 FEET TO A TANGENT CURVE TO THE LEFT; (9) 21.73 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 65°31'32" AND SUBTENDED BY A CHORD BEARING NORTH 59°33'59" EAST - 20.56 FEET TO A REVERSING CURVE TO THE RIGHT; (10) 51.90 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 86.00 FEET, A CENTRAL ANGLE OF 34°34'33" AND SUBTENDED BY A CHORD BEARING NORTH 44°05'30" EAST - 51.11 FEET TO A REVERSING CURVE TO THE LEFT; (11) 19.58 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 59°03'01" AND SUBTENDED BY A CHORD BEARING NORTH 31°51'16" EAST - 18.73 FEET TO A POINT OF TANGENCY; (12) NORTH 02°19'45" EAST, A DISTANCE OF 35.65 FEET TO A TANGENT CURVE TO THE LEFT; (13) 3.83 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 08°46'26" AND SUBTENDED BY A CHORD BEARING NORTH 02°03'28" WEST - 3.82 FEET TO A POINT OF TANGENCY; (14) NORTH 06°26'41" WEST, A DISTANCE OF 15.63 FEET TO A TANGENT CURVE TO THE RIGHT; (15) 5.36 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 08°46'26" AND SUBTENDED BY A CHORD BEARING NORTH 02°03'28" WEST - 5.35 FEET TO A POINT OF TANGENCY; (16) NORTH 02°19'45" EAST, A DISTANCE OF 3.71 FEET TO A NON-TANGENT CURVE TO THE RIGHT; (17) 11.32 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 43°14'09" AND SUBTENDED BY A CHORD BEARING NORTH 63°42'55" WEST - 11.05 FEET TO A REVERSING CURVE TO THE LEFT; (18) 1.72 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 19°43'46" AND SUBTENDED BY A CHORD BEARING NORTH 51°57'44" WEST - 1.71 FEET; (19) NORTH 87°40'15" WEST, A DISTANCE OF 50.52 FEET TO A TANGENT CURVE TO THE LEFT; (20) 6.60 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 05°02'45" AND SUBTENDED BY A CHORD BEARING SOUTH 89°48'23" WEST - 6.60 FEET TO A POINT OF TANGENCY; (21) SOUTH 87°17'01" WEST, A DISTANCE OF 21.81 FEET; (22) SOUTH 87°43'22" WEST, A DISTANCE OF 22.30 FEET; (23) NORTH 87°40'15" WEST, A DISTANCE OF 36.76 FEET; (24) NORTH 02°19'45" EAST, A DISTANCE OF 58.00 FEET; (25) SOUTH 87°40'15" EAST, A DISTANCE OF 37.60 FEET; (26) NORTH 02°19'45" EAST, A DISTANCE OF 70.00 FEET TO A TANGENT CURVE TO THE LEFT; (27) 23.56 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND SUBTENDED BY A CHORD BEARING NORTH 42°40'15" WEST - 21.21 FEET; (28) RADIAL TO SAID CURVE NORTH 02°19'45" EAST, A DISTANCE OF 20.00 FEET TO A NON-TANGENT CURVE TO THE LEFT; (29) 23.56 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND CHORD BEARING NORTH 47°19'45" EAST - 21.21 FEET TO A POINT OF TANGENCY; (30) NORTH 02°19'45" EAST, A DISTANCE OF 318.45 FEET; (31) NORTH 15°21'44" EAST, A DISTANCE OF 49.50 FEET; (32) NORTH 19°19'54" EAST, A DISTANCE OF 148.92 FEET TO A NON-TANGENT CURVE TO THE RIGHT; (33) 442.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2175.00 FEET, A CENTRAL ANGLE OF 11°39'36" AND SUBTENDED BY A CHORD BEARING NORTH 69°38'41" WEST - 441.86 FEET TO A REVERSING CURVE TO THE LEFT; (34) 52.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 23°51'21" AND SUBTENDED BY A CHORD BEARING NORTH 75°44'34" WEST - 51.67 FEET TO A POINT OF TANGENCY; (35) NORTH 87°40'15" WEST, A DISTANCE OF 210.02 FEET TO THE WEST BOUNDARY OF AFOREMENTIONED LOT 2; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING THREE (3) CALLS: (1) NORTH 03°09'29" EAST, A DISTANCE OF 13.68 FEET TO A 1/2" YELLOW CAPPED REBAR; (2) NORTH 07°03'50" WEST, A DISTANCE OF 343.36 FEET TO A 1/2" YELLOW CAPPED REBAR; (3) NORTH 06°18'37" EAST, A DISTANCE OF 64.82 FEET TO THE NORTH BOUNDARY OF HEREIN DESCRIBED PHASE I; THENCE ALONG SAID NORTH BOUNDARY THE FOLLOWING EIGHT (8) CALLS: (1) SOUTH 87°40'15" EAST, A DISTANCE OF 190.74 FEET TO A NON-TANGENT CURVE TO THE LEFT; (2) 5.06 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 03°51'48" AND SUBTENDED BY A CHORD BEARING SOUTH 53°33'25" EAST - 5.06 FEET TO A COMPOUND CURVE TO THE LEFT; (3) 647.11 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 20°35'54" AND SUBTENDED BY A CHORD BEARING SOUTH 65°47'15" EAST - 643.64 FEET; (4) SOUTH 02°19'45" WEST, A DISTANCE OF 46.58 FEET; (5) SOUTH 87°40'15" EAST, A DISTANCE OF 70.00 FEET; (6) NORTH 02°19'45" EAST, A DISTANCE OF 33.67 FEET TO A NON-TANGENT CURVE TO THE LEFT; (7) 292.73 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 09°19'05" AND SUBTENDED BY A CHORD BEARING SOUTH 83°00'42" EAST - 292.41 FEET TO A POINT OF TANGENCY; (8) SOUTH 87°40'15" EAST, A DISTANCE OF 532.45 TO THE POINT OF BEGINNING AND CONTAINING 31.59 ACRES MORE OR LESS.

**SURVEY NOTES:**

THE WORD "CERTIFY" AS SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE THE PROPERTY SURVEYED IS ZONED PUD.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEED AND PLAT AND NO OTHERS: DEED RECORD L202138662 AND PLAT BOOK 2017 PAGE 462.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

NO PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND NONE OF THE PROPERTY IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0235K, EFFECTIVE DATE JUNE 04, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS. THE ALLEY SHALL BE RECIPROCAL TO EACH OF THE NEW LOTS CREATED.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.

SIDEWALKS SHALL BE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.

THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

CERTIFICATE OF APPROVAL FOR 5-FOOT WIDE PRIVATE UTILITY EASEMENT  
 ACCEPTED BY BENTONVILLE ELECTRIC DEPARTMENT.

DATE OF EXECUTION: \_\_\_\_\_  
 SIGNED \_\_\_\_\_

OWNER:  
 BUFFINGTON BARON, LLC  
 500 TIGER BOULEVARD  
 BENTONVILLE AR 72712-4208



VICINITY MAP NTS

CERTIFICATE OF OWNERSHIP PARCEL 01-18081-000  
 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, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: \_\_\_\_\_

BY: \_\_\_\_\_  
 BUFFINGTON BARON INC.  
 \_\_\_\_\_  
 (PRINT)

SOURCE OF TITLE: DEED RECORD L202138662

STATE OF ARKANSAS }  
 COUNTY OF BENTON } SS  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL 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 \_\_\_\_\_  
 BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED \_\_\_\_\_  
 MAYOR CITY OF BENTONVILLE

SIGNED \_\_\_\_\_  
 CITY CLERK, CITY OF BENTONVILLE

**CERTIFICATE OF SURVEYING ACCURACY**

I, MARK A. MEADOR, 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: \_\_\_\_\_  
 CRAFTON, TULL & ASSOCIATES, INC.  
 BY: \_\_\_\_\_ (AGENT)

SIGNED: \_\_\_\_\_  
 MARK A. MEADOR (AGENT)  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 1304  
 STATE OF ARKANSAS

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

**RECORD INFORMATION**

STATE PLAT CODE:  
 500-19N-31W-0-16-203-04-1304

SEAL  
**For Review**  
 03/27/2026 1:12:55 PM

FINAL PLAT OF OPAL PARK SUBDIVISION PHASE I  
 A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF  
 BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:  
 BUFFINGTON HOMES OF ARKANSAS, LLC

DATE: 04-22-2025  
 PROJECT NO: 21300200  
 CONTACT: M. MEADOR

901 N. 47th St., Suite 400  
 Rogers, Arkansas 72756  
  
 479.636.4838  
 www.craftontull.com

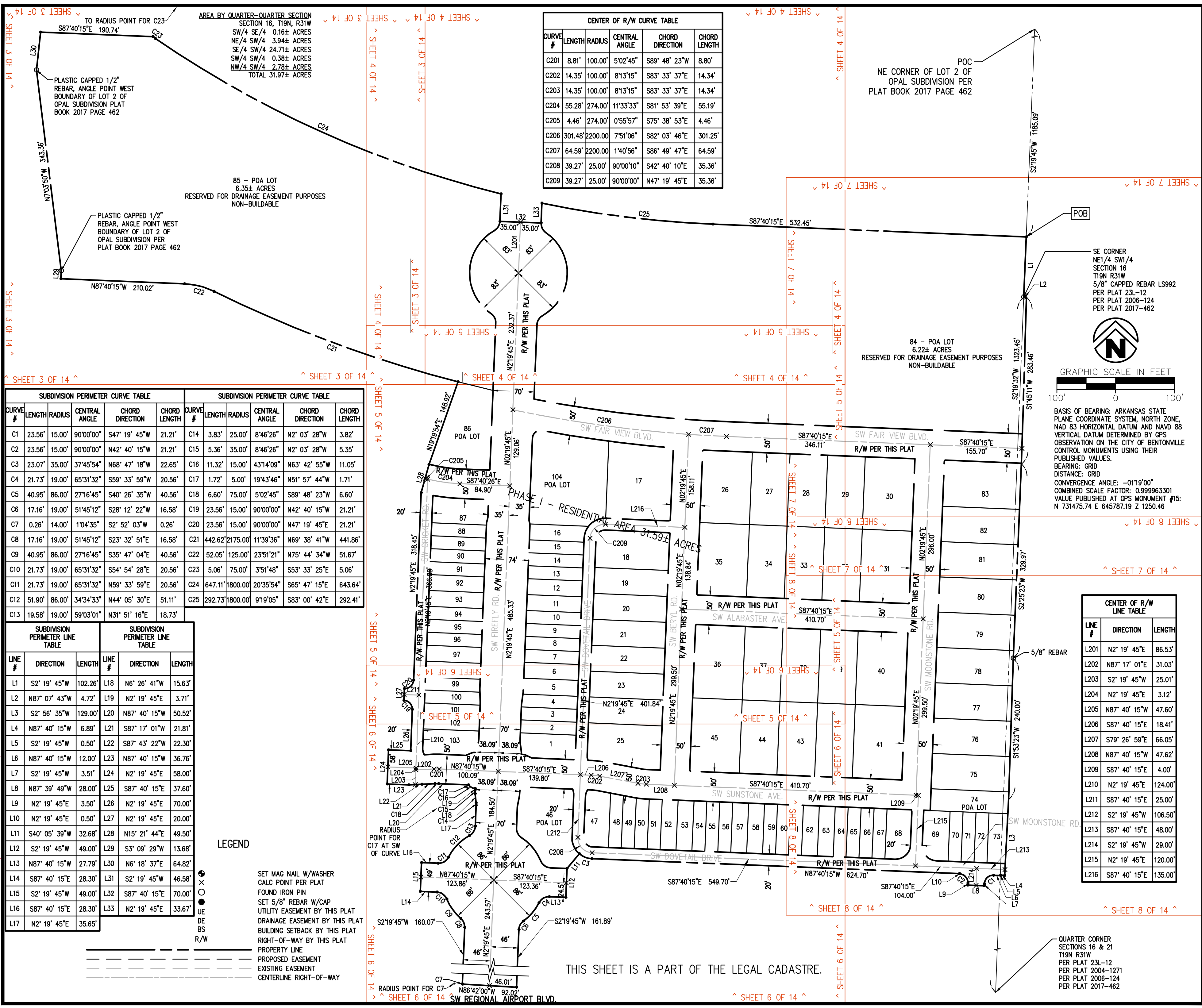
CERTIFICATE OF AUTHORIZATION  
  
 © 2026 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	CITY COMMENTS	10-15-2025
2	CITY GIS COMMENTS	10-28-2025
3	CITY COMMENTS LEGEND CORNER MARKERS	11-03-2025
4	PRIVATE EASEMENTS	12-09-2025

SHEET NO.:  
 1 OF 14  
 FP25-0011

ATLAS PAGE: 522  
 CITY OF BENTONVILLE PROJECT NUMBER: PP23-0003 FP25-0011

DRAWING: G:\21300200\_SWIREGIONAL\INSTRUMENTS\SURVEY\DWG\21300200\_FINAL\PLAT\PLAT.DWG  
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 LAST PLOTTED BY: TAYLOR.CAMPBELL, 3/27/2026, 12:55:38 PM (PLOTTED BY: "VALID ON HARD COPY ONLY")



CENTER OF R/W CURVE TABLE

CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C201	8.81'	100.00'	5'02'45"	S89° 48' 23"W	8.80'
C202	14.35'	100.00'	8'13'15"	S83° 33' 37"E	14.34'
C203	14.35'	100.00'	8'13'15"	S83° 33' 37"E	14.34'
C204	55.28'	274.00'	11'33'33"	S81° 53' 39"E	55.19'
C205	4.46'	274.00'	0'55'57"	S75° 38' 53"E	4.46'
C206	301.48'	2200.00'	7'51'06"	S82° 03' 46"E	301.25'
C207	64.59'	2200.00'	1'40'56"	S86° 49' 47"E	64.59'
C208	39.27'	25.00'	90°00'10"	S42° 40' 10"E	35.36'
C209	39.27'	25.00'	90°00'00"	N47° 19' 45"E	35.36'

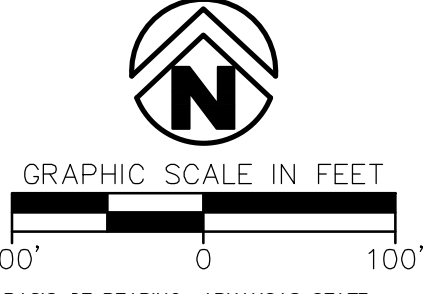
AREA BY QUARTER-QUARTER SECTION SECTION 16, T19N, R31W  
 SW/4 SE/4 0.16± ACRES  
 NE/4 SW/4 3.94± ACRES  
 SE/4 SW/4 24.71± ACRES  
 SW/4 SW/4 0.38± ACRES  
 NW/4 SW/4 2.78± ACRES  
 TOTAL 31.97± ACRES

85 - POA LOT  
 6.35± ACRES  
 RESERVED FOR DRAINAGE EASEMENT PURPOSES  
 NON-BUILDABLE

POC  
 NE CORNER OF LOT 2 OF  
 OPAL SUBDIVISION PER  
 PLAT BOOK 2017 PAGE 462

84 - POA LOT  
 6.22± ACRES  
 RESERVED FOR DRAINAGE EASEMENT PURPOSES  
 NON-BUILDABLE

SE CORNER  
 NE1/4 SW1/4  
 SECTION 16  
 T19N R31W  
 5/8" CAPPED REBAR LS992  
 PER PLAT 23L-12  
 PER PLAT 2006-124  
 PER PLAT 2017-462



BASIS OF BEARING: ARKANSAS STATE  
 PLANE COORDINATE SYSTEM, NORTH ZONE,  
 NAD 83 HORIZONTAL DATUM AND NAVD 88  
 VERTICAL DATUM DETERMINED BY GPS  
 OBSERVATION ON THE CITY OF BENTONVILLE  
 CONTROL MONUMENTS USING THEIR  
 PUBLISHED VALUES.  
 BEARING: GRID  
 DISTANCE: GRID  
 CONVERGENCE ANGLE: -01'19"00"  
 COMBINED SCALE FACTOR: 0.999963301  
 VALUE PUBLISHED AT GPS MONUMENT #15:  
 N 731475.74 E 645787.19 Z 1250.46

SUBDIVISION PERIMETER CURVE TABLE

CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S47° 19' 45"W	21.21'
C2	23.56'	15.00'	90°00'00"	N42° 40' 15"W	21.21'
C3	23.07'	35.00'	37°45'54"	N68° 47' 18"W	22.65'
C4	21.73'	19.00'	65°31'32"	S59° 33' 59"W	20.56'
C5	40.95'	86.00'	27°16'45"	S40° 26' 35"W	40.56'
C6	17.16'	19.00'	51°45'12"	S28° 12' 22"W	16.58'
C7	0.26'	14.00'	1°04'35"	S2° 52' 03"W	0.26'
C8	17.16'	19.00'	51°45'12"	S23° 32' 51"E	16.58'
C9	40.95'	86.00'	27°16'45"	S35° 47' 04"E	40.56'
C10	21.73'	19.00'	65°31'32"	S54° 54' 28"E	20.56'
C11	21.73'	19.00'	65°31'32"	N59° 33' 59"E	20.56'
C12	51.90'	86.00'	34°34'33"	N44° 05' 30"E	51.11'
C13	19.58'	19.00'	59°03'01"	N31° 51' 16"E	18.73'

SUBDIVISION PERIMETER LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S2° 19' 45"W	102.26'
L2	N87° 07' 43"W	4.72'
L3	S2° 56' 35"W	129.00'
L4	N87° 40' 15"W	6.89'
L5	S2° 19' 45"W	0.50'
L6	N87° 40' 15"W	12.00'
L7	S2° 19' 45"W	3.51'
L8	N87° 39' 49"W	28.00'
L9	N2° 19' 45"E	3.50'
L10	N2° 19' 45"E	0.50'
L11	S40° 05' 39"W	32.68'
L12	S2° 19' 45"W	49.00'
L13	N87° 40' 15"W	27.79'
L14	S87° 40' 15"E	28.30'
L15	S2° 19' 45"W	49.00'
L16	S87° 40' 15"E	28.30'
L17	N2° 19' 45"E	35.65'

LEGEND

- SET MAG NAIL W/WASHER
- CALC POINT PER PLAT
- FOUND IRON PIN
- SET 5/8" REBAR W/CAP
- UTILITY EASEMENT BY THIS PLAT
- DRAINAGE EASEMENT BY THIS PLAT
- BUILDING SETBACK BY THIS PLAT
- RIGHT-OF-WAY BY THIS PLAT
- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CENTERLINE RIGHT-OF-WAY

CENTER OF R/W LINE TABLE

LINE #	DIRECTION	LENGTH
L201	N2° 19' 45"E	86.53'
L202	N87° 17' 01"E	31.03'
L203	S2° 19' 45"W	25.01'
L204	N2° 19' 45"E	3.12'
L205	N87° 40' 15"W	47.60'
L206	S87° 40' 15"E	18.41'
L207	S79° 26' 59"E	66.05'
L208	N87° 40' 15"W	47.62'
L209	S87° 40' 15"E	4.00'
L210	N2° 19' 45"E	124.00'
L211	S87° 40' 15"E	25.00'
L212	S2° 19' 45"W	106.50'
L213	S87° 40' 15"E	48.00'
L214	S2° 19' 45"W	29.00'
L215	N2° 19' 45"E	120.00'
L216	S87° 40' 15"E	135.00'

RECORD INFORMATION

STATE PLAT CODE:  
500-19N-31W-0-16-203-04-1304

SEAL

**For Review**  
03/27/2026 1:13:09 PM

FINAL PLAT OF OPAL PARK SUBDIVISION PHASE I  
 A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF  
 BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:  
BUFFINGTON HOMES OF ARKANSAS, LLC

DATE: 09/11/2025  
 PROJECT NO: 21300200  
 CONTACT: M. MEADOR

901 N. 47th St., Suite 400  
 Rogers, Arkansas 72756

**Crafton Tull**  
 479.636.4838  
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION

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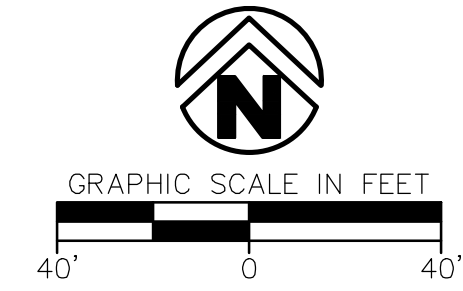
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2	CITY GIS COMMENTS	10-27-2025
3	CITY COMMENTS	11-03-2025
4	STREET NAME	12-09-2025
5	DRAINAGE EASEMENT LOTS	02-12-2026
6	CITY COMMENTS	03-25-2026

SHEET NO.:  
FP25-0011

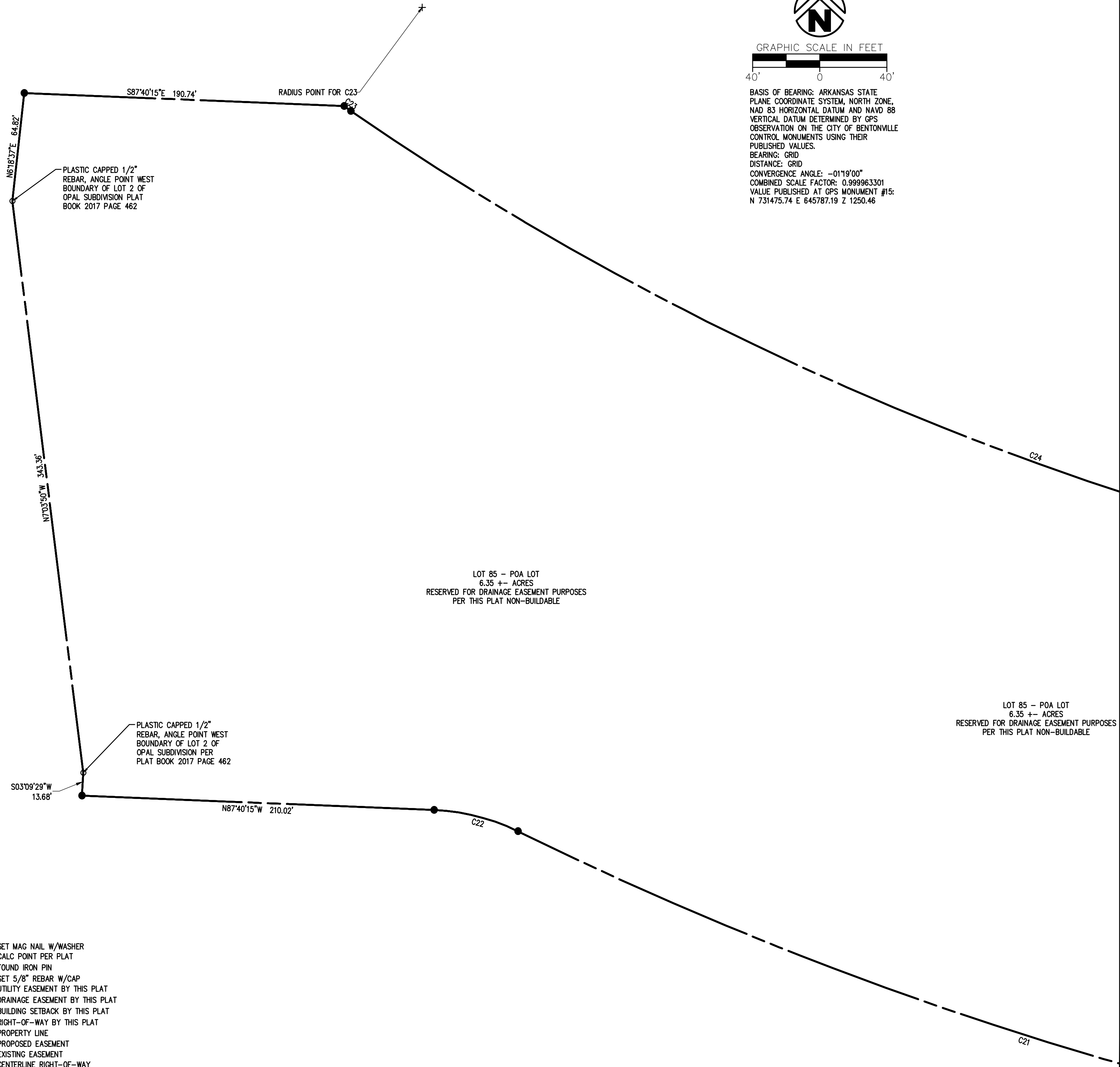
**2 OF 14**

THIS SHEET IS A PART OF THE LEGAL CADASTRE.

THIS SHEET IS A PART OF THE LEGAL CADASTRE.



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.  
 BEARING: GRID  
 DISTANCE: GRID  
 CONVERGENCE ANGLE: -01'19"00"  
 COMBINED SCALE FACTOR: 0.999963301  
 VALUE PUBLISHED AT GPS MONUMENT #15:  
 N 731475.74 E 645787.19 Z 1250.46



LEGEND

- ⊕ SET MAG NAIL W/WASHER
- CALC POINT PER PLAT
- FOUND IRON PIN
- SET 5/8" REBAR W/CAP
- UE UTILITY EASEMENT BY THIS PLAT
- DE DRAINAGE EASEMENT BY THIS PLAT
- BS BUILDING SETBACK BY THIS PLAT
- R/W RIGHT-OF-WAY BY THIS PLAT
- PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - CENTERLINE RIGHT-OF-WAY

RECORD INFORMATION

STATE PLAT CODE:  
 500-19N-31W-0-16-203-04-1304

SEAL  
**For Review**  
 03/27/2026 1:13:15 PM

FINAL PLAT OF OPAL PARK SUBDIVISION PHASE 1  
 A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF  
 BENTONVILLE, BENTON COUNTY, ARKANSAS  
 PREPARED FOR:  
 BUFFINGTON HOMES OF ARKANSAS, LLC

DATE: 04-29-2025  
 PROJECT NO: 21300200  
 CONTACT: M. MEADOR

901 N. 47th St., Suite 400  
 Rogers, Arkansas 72756  
  
 479.636.4838  
 www.craftontull.com

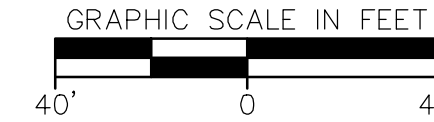
CERTIFICATE OF AUTHORIZATION  
  
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DELTA	DESCRIPTION	DATE
1	CITY COMMENTS	10-15-2025
2	CITY GIS COMMENT	10-27-2025
3	LEGEND	11-03-2025
4	DRAINAGE EASEMENT LOTS	02-12-2026
5	CITY COMMENTS	03-25-2026

SHEET NO.:  
**3 OF 14**  
 FP25-0011

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BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.  
 BEARING: GRID  
 DISTANCE: GRID  
 CONVERGENCE ANGLE: -01'19"00"  
 COMBINED SCALE FACTOR: 0.999963301  
 VALUE PUBLISHED AT GPS MONUMENT #15:  
 N 731475.74 E 645787.19 Z 1250.46

LEGEND

- ⊙ SET MAG NAIL W/WASHER
- × CALC POINT PER PLAT
- FOUND IRON PIN
- SET 5/8" REBAR W/CAP
- UE UTILITY EASEMENT BY THIS PLAT
- DE DRAINAGE EASEMENT BY THIS PLAT
- BS BUILDING SETBACK BY THIS PLAT
- R/W RIGHT-OF-WAY BY THIS PLAT
- PROPERTY LINE
- - - PROPOSED EASEMENT
- · · EXISTING EASEMENT
- · - CENTERLINE RIGHT-OF-WAY

RECORD INFORMATION

STATE PLAT CODE:  
 500-19N-31W-0-16-203-04-1304

SEAL

For Review

03/27/2026 1:13:20 PM

FINAL PLAT OF OPAL PARK SUBDIVISION PHASE 1  
 A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF  
 BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:  
 BUFFINGTON HOMES OF ARKANSAS, LLC

DATE: 12-09-2025  
 PROJECT NO: 21300200  
 CONTACT: M. MEADOR

901 N. 47th St., Suite 400  
 Rogers, Arkansas 72756

Crafton Tull

479.636.4838 | www.craftontull.com



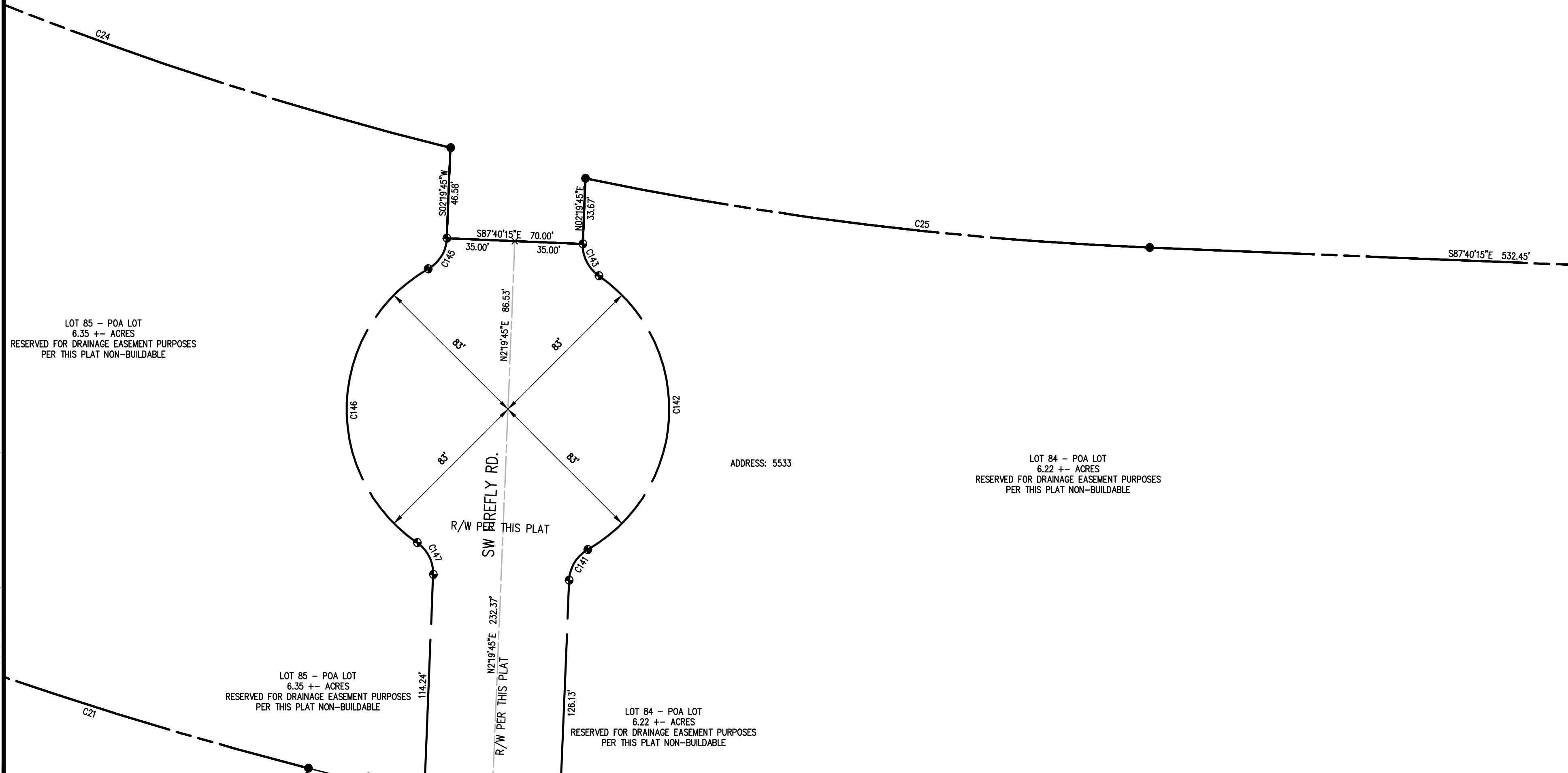
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DELTA	DESCRIPTION	DATE
1	CITY COMMENTS	10-15-2025
2	CITY GIS COMMENTS	10-27-2025
3	LEGEND, CORNER MARKERS	11-04-2025
4	Addressing	12-09-2025
5	DRAINAGE EASEMENT LOTS	02-12-2026
6	CITY COMMENTS	03-25-2026

SHEET NO.:

4 OF 14

FP25-0011

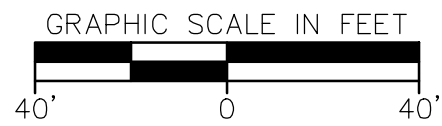


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 LAST PLOTTED BY: TAYLOR, CARPENTER, 3/27/2026 12:55:46 PM (PLOTTED BY: "VALID ON HARD COPY ONLY")

THIS SHEET IS A PART OF THE LEGAL CADASTRE.

LEGEND

- SET MAG NAIL W/WASHER
- CALC POINT PER PLAT
- FOUND IRON PIN
- SET 5/8" REBAR W/CAP
- UTILITY EASEMENT BY THIS PLAT
- DRAINAGE EASEMENT BY THIS PLAT
- BUILDING SETBACK BY THIS PLAT
- RIGHT-OF-WAY BY THIS PLAT
- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CENTERLINE RIGHT-OF-WAY



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.  
 BEARING: GRID  
 DISTANCE: GRID  
 CONVERGENCE ANGLE: -01'19"00"  
 COMBINED SCALE FACTOR: 0.999963301  
 VALUE PUBLISHED AT GPS MONUMENT #15: N 731475.74 E 645787.19 Z 1250.46

RECORD INFORMATION

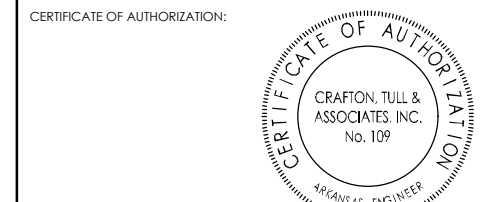
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SEAL  
**For Review**  
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FINAL PLAT OF OPAL PARK SUBDIVISION PHASE 1  
 A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF  
 BENTONVILLE, BENTON COUNTY, ARKANSAS  
 PREPARED FOR:  
 BUFFINGTON HOMES OF ARKANSAS, LLC

DATE: 09-11-2025  
 PROJECT NO: 21300200  
 CONTACT: M. MEADOR

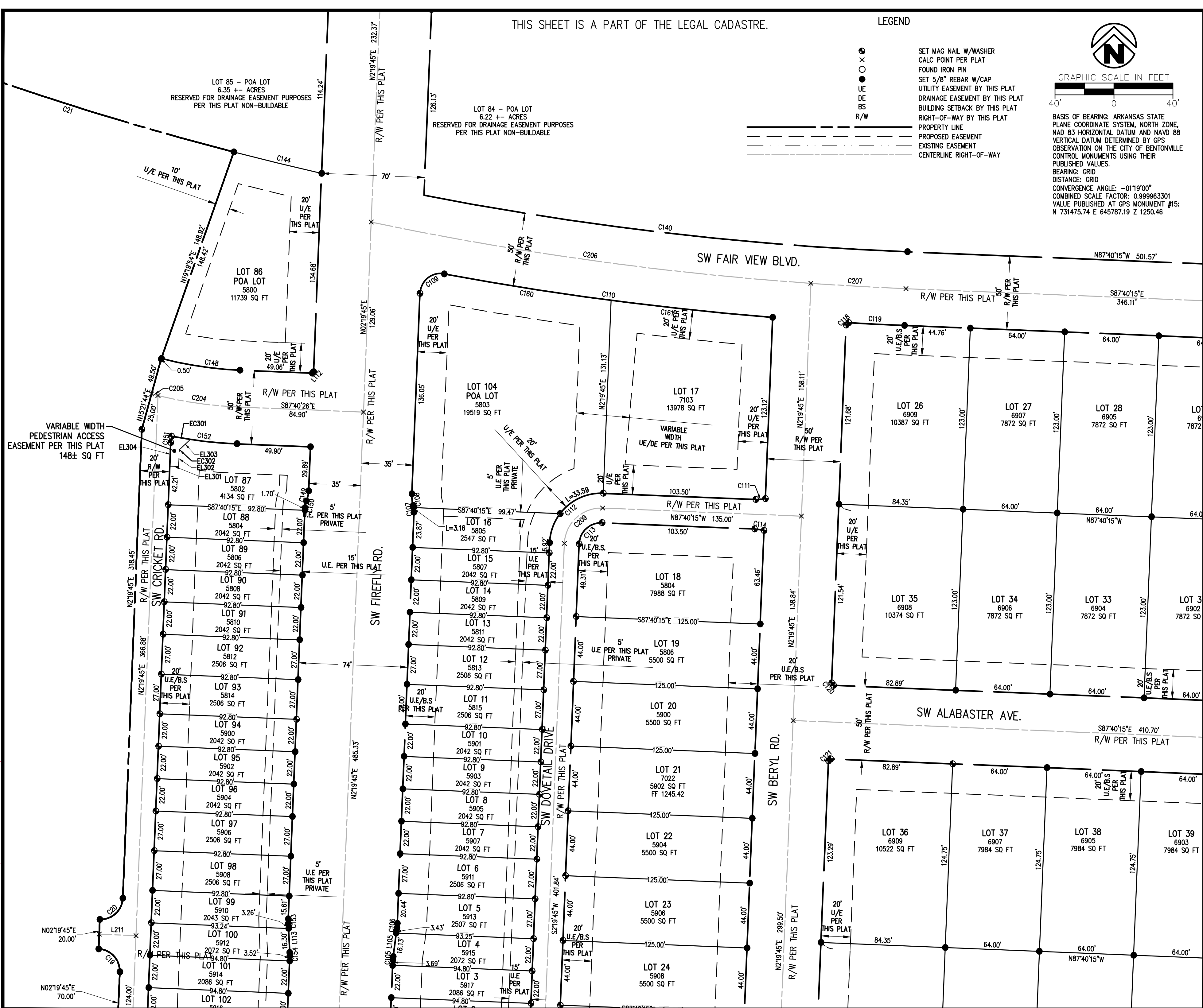
901 N. 47th St., Suite 400  
 Rogers, Arkansas 72756  
  
 479.636.4838  
 www.craftontull.com



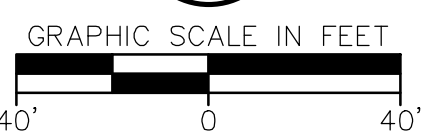
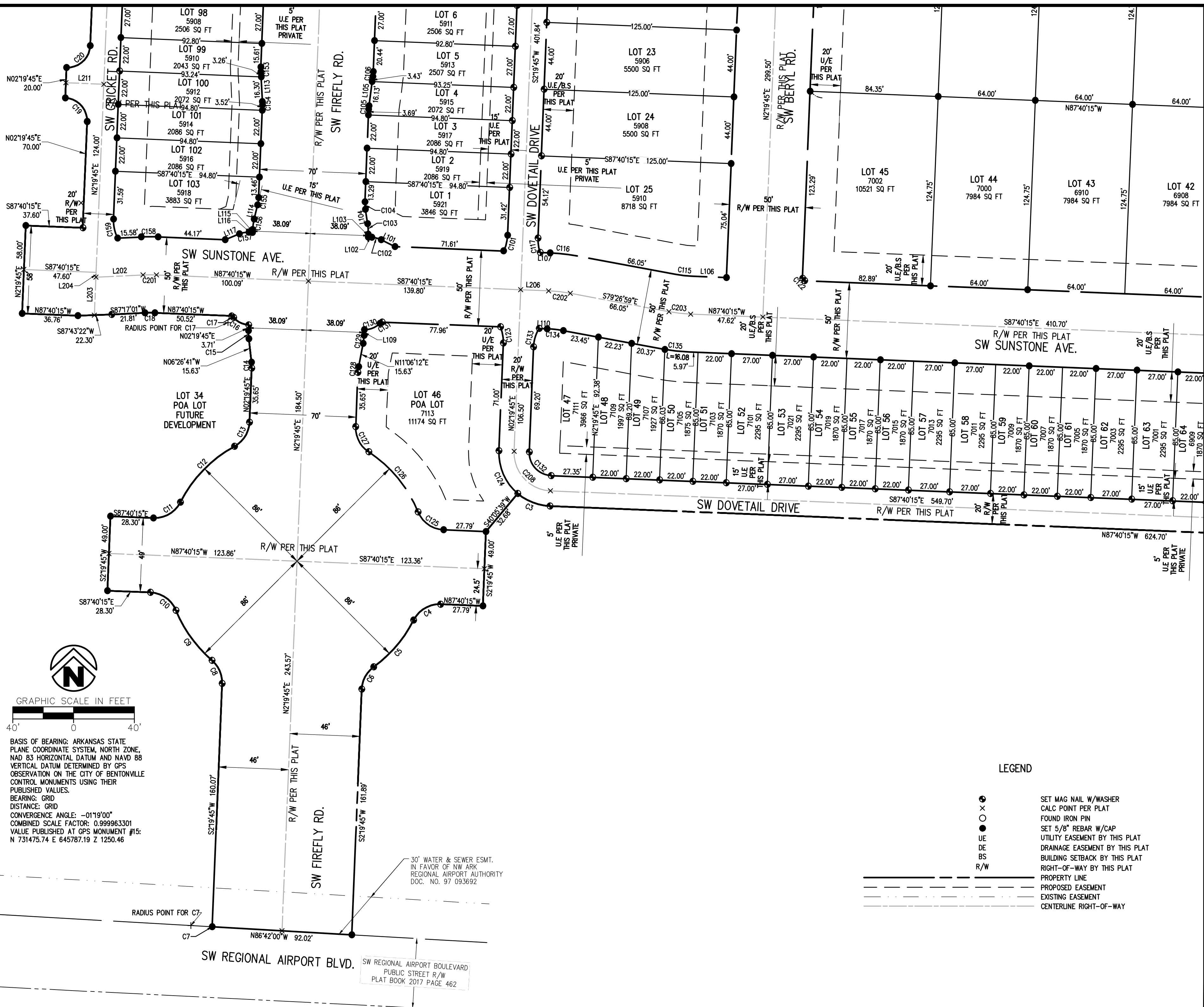
CERTIFICATE OF AUTHORIZATION

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	10-15-2025
2	CITY GIS COMMENTS	10-28-2025
3	CITY COMMENTS, LEGEND, CORNER MARKERS	11-03-2025
4	ADDRESSES/PRIVATE EASEMENTS	12-09-2025
5	DRAINAGE EASEMENT LOTS	02-12-2026
6	CITY COMMENTS	03-25-2026

SHEET NO.:  
**5 OF 14**  
 FP25-0011



DRAWING: G:\21300200\_SWBENTONVILLE\SUBDIVISION\SURVEY\DWG\21300200\_FINAL\PLAT.DWG  
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 LAST PLOTTED BY: TAYLOR CARPENTER, 3/27/2026 12:55:51 PM (PLOTTED BY: "VALID OHHARD COPY ONLY")



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.  
 BEARING: GRID  
 DISTANCE: GRID  
 CONVERGENCE ANGLE: -01'19"00"  
 COMBINED SCALE FACTOR: 0.999963301  
 VALUE PUBLISHED AT GPS MONUMENT #15: N 731475.74 E 645787.19 Z 1250.46

30' WATER & SEWER ESMT. IN FAVOR OF NW ARK REGIONAL AIRPORT AUTHORITY DOC. NO. 97 093692

DRAWING: GV21300200\_SWREGREGIONALAIRPORTBLVD(SURVEY)DWG(21300200\_FINAL).PLT(DWG) LAYOUT: 6 OF 14, LAST SAVED: TC3359, 3/27/2026 12:54:11 PM, LAST PLOTTED BY: TAYLOR CARPENTER, 3/27/2026 12:55:55 PM (PLOTTED BY: VALDO O'HANRAH COPY ONK)

RECORD INFORMATION

STATE PLAT CODE:  
 500-19N-31W-0-16-203-04-1304

SEAL  
**For Review**  
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FINAL PLAT OF OPAL PARK SUBDIVISION PHASE 1  
 A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF  
 BENTONVILLE, BENTON COUNTY, ARKANSAS  
 PREPARED FOR:  
 BUFFINGTON HOMES OF ARKANSAS, LLC

DATE: 09-11-2025  
 PROJECT NO.: 21300200  
 CONTACT: M. MEADOR

901 N. 47th St., Suite 400  
 Rogers, Arkansas 72756  

 479.636.4838  
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION  

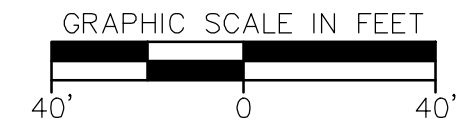
 2026 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	CITY COMMENTS	10-15-2025
2	CITY GIS COMMENTS	10-28-2025
3	LEGEND, CORNER MARKERS	11-03-2025
4	ADDRESSES/PRIVATE EASEMENTS	12-09-2025

SHEET NO.:  
**6 OF 14**  
 FP25-0011

THIS SHEET IS A PART OF THE LEGAL CADASTRE.

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BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.  
 BEARING: GRID  
 DISTANCE: GRID  
 CONVERGENCE ANGLE: -01°19'00"  
 COMBINED SCALE FACTOR: 0.999963301  
 VALUE PUBLISHED AT GPS MONUMENT #15: N 731475.74 E 645787.19 Z 1250.46

POC  
 NE CORNER OF LOT 2 OF  
 OPAL SUBDIVISION PER  
 PLAT BOOK 2017 PAGE 462

SE CORNER  
 NE1/4 SW1/4  
 SECTION 16  
 T19N R31W  
 8" CAPPED REBAR LS992  
 PER PLAT 23L-12  
 PER PLAT 2006-124  
 PER PLAT 2017-462

LOT 84 - POA LOT  
 6.22 +/- ACRES  
 RESERVED FOR DRAINAGE EASEMENT PURPOSES  
 NON-BUILDABLE

LEGEND

- ⊙ SET MAG NAIL W/WASHER
- ⊗ CALC POINT PER PLAT
- FOUND IRON PIN
- SET 5/8" REBAR W/CAP
- UE UTILITY EASEMENT BY THIS PLAT
- DE DRAINAGE EASEMENT BY THIS PLAT
- BS BUILDING SETBACK BY THIS PLAT
- R/W RIGHT-OF-WAY BY THIS PLAT
- PROPERTY LINE
- - - PROPOSED EASEMENT
- · - · - EXISTING EASEMENT
- · - - - CENTERLINE RIGHT-OF-WAY

RECORD INFORMATION

STATE PLAT CODE:  
 500-19N-31W-0-16-203-04-1304

SEAL  
**For Review**  
 03/27/2026 1:13:34 PM

FINAL PLAT OF OPAL PARK SUBDIVISION PHASE 1  
 A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF  
 BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:  
 BUFFINGTON HOMES OF ARKANSAS, LLC

DATE: 04-29-2025  
 PROJECT NO: 21300200  
 CONTACT: M. MEADOR

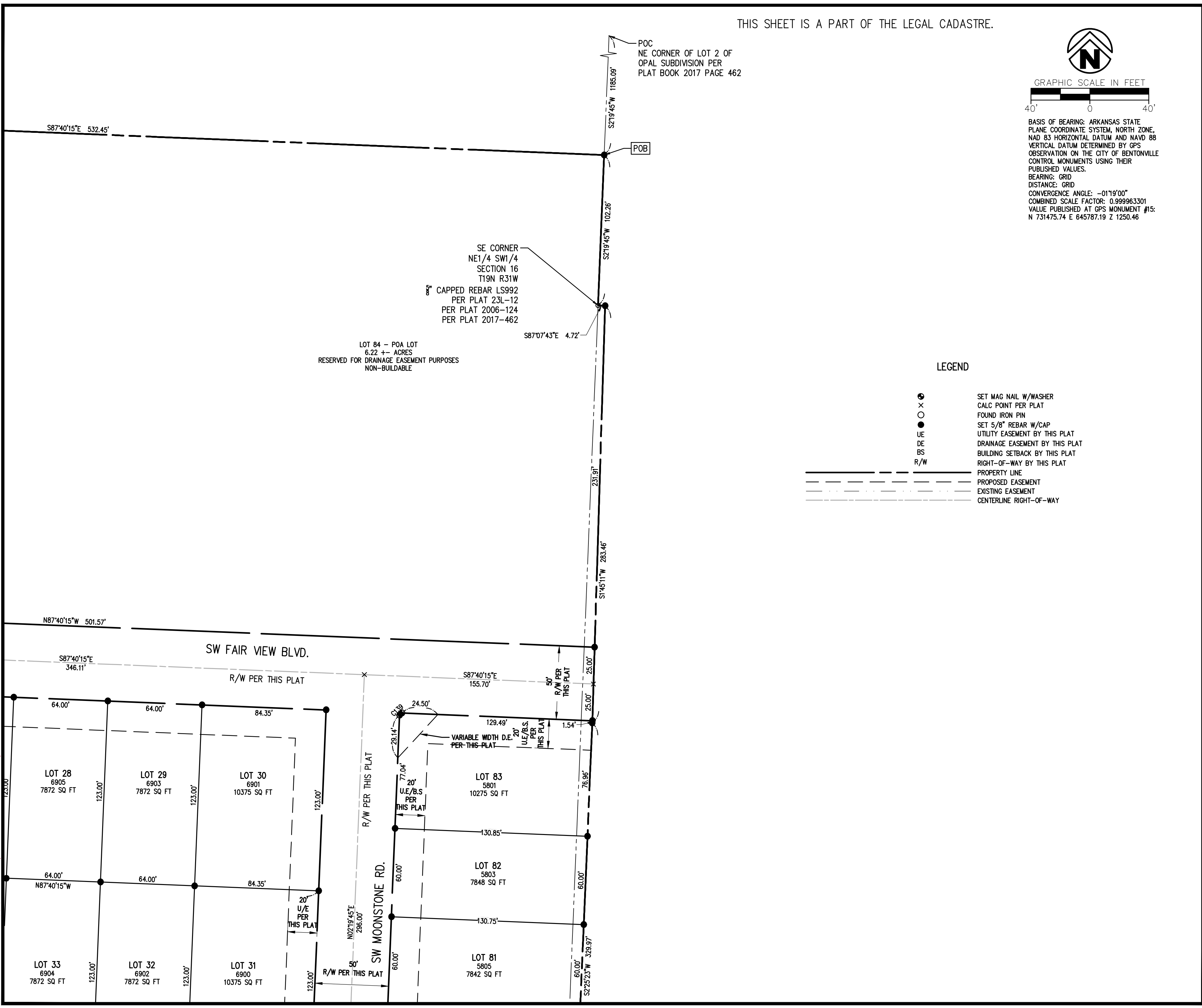
901 N. 47th St., Suite 400  
 Rogers, Arkansas 72756  
**Crafton Tull**  
 479.636.4838  
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION  
  
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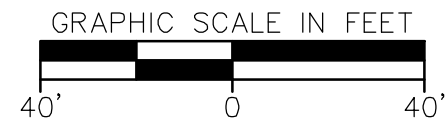
DELTA	DESCRIPTION	DATE
1	CITY COMMENTS	10-15-2025
2	CITY GIS COMMENTS	10-28-2025
3	LEGEND, CORNER MARKERS	11-03-2025
4	DRAINAGE EASEMENT LOTS	02-12-2026

SHEET NO.:  
**7 OF 14**  
 FP25-0011

DRAWING: G:\21300200\_SWIRREGONAL\INSTRUMENTS\SURVEY\DWG\21300200\_FINAL\PLAT.DWG  
 LAYOUT: 7 OF 14, LAST SAVED: TC:3359, 3/27/2026 12:54:11 PM  
 LAST PLOTTED BY: TAYLOR, CARPENTER, 3/27/2026 1:55:58 PM (PLOTTED BY "VALID OHHARD COPY ONLY")



THIS SHEET IS A PART OF THE LEGAL CADASTRE.



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.  
 BEARING: GRID  
 DISTANCE: GRID  
 CONVERGENCE ANGLE: -01°19'00"  
 COMBINED SCALE FACTOR: 0.999963301  
 VALUE PUBLISHED AT GPS MONUMENT #15:  
 N 731475.74 E 645787.19 Z 1250.46

LEGEND

- ⊙ SET MAG NAIL W/WASHER
- × CALC POINT PER PLAT
- FOUND IRON PIN
- SET 5/8" REBAR W/CAP
- UTILITY EASEMENT BY THIS PLAT
- - - DRAINAGE EASEMENT BY THIS PLAT
- BUILDING SETBACK BY THIS PLAT
- - - RIGHT-OF-WAY BY THIS PLAT
- PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - CENTERLINE RIGHT-OF-WAY

RECORD INFORMATION

STATE PLAT CODE:  
 500-19N-31W-0-16-203-04-1304

SEAL

For Review

03/27/2026 1:13:39 PM

FINAL PLAT OF OPAL PARK SUBDIVISION PHASE 1  
 A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF  
 BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:  
 BUFFINGTON HOMES OF ARKANSAS, LLC

DATE: 04-29-2025  
 PROJECT NO.: 21300200  
 CONTACT: M. MEADOR

901 N. 47th St., Suite 400  
 Rogers, Arkansas 72756

479.636.4838  
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION

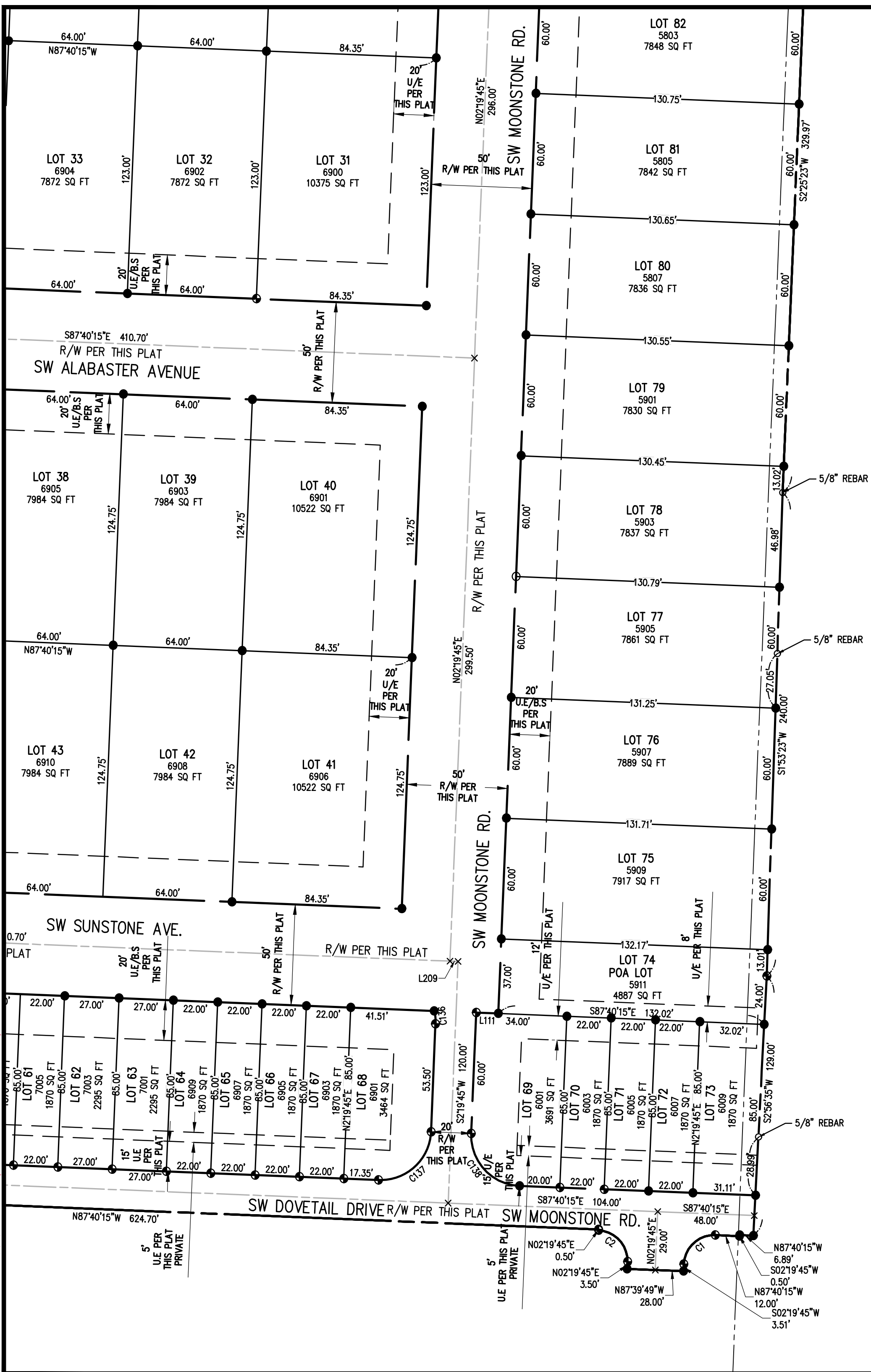
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DELTA	DESCRIPTION	DATE
1	CITY COMMENTS	10-15-2025
2	COUNTY GIS COMMENTS	10-28-2025
3	LEGEND, CORNER MARKERS	11-03-2025
4	ADDRESSES/PRIVATE EASEMENTS	12-09-2025

SHEET NO.:

8 OF 14

FP25-0011



DRAWING: G:\21300200\_SWBENTONVILLE\SUBDIVISION\DWG\21300200\_FINAL\PLAT.DWG  
 LAYOUT: 8 OF 14, LAST SAVED: 3/27/2026 12:54:11 PM  
 LAST PLOTTED BY: TAYLOR CARPENTER, 3/27/2026 12:56:03 PM (PLOTTED BY: "VALID OSHHARD COPY ONLY")

SUBDIVISION PERIMETER CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S47° 19' 45"W	21.21'
C2	23.56'	15.00'	90°00'00"	N42° 40' 15"W	21.21'
C3	23.07'	35.00'	37°45'54"	N68° 47' 18"W	22.65'
C4	21.73'	19.00'	65°31'32"	S59° 33' 59"W	20.56'
C5	40.95'	86.00'	27°16'45"	S40° 26' 35"W	40.56'
C6	17.16'	19.00'	51°45'12"	S28° 12' 22"W	16.58'
C7	0.26'	14.00'	1°04'35"	S2° 52' 03"W	0.26'
C8	17.16'	19.00'	51°45'12"	S23° 32' 51"E	16.58'
C9	40.95'	86.00'	27°16'45"	S35° 47' 04"E	40.56'
C10	21.73'	19.00'	65°31'32"	S54° 54' 28"E	20.56'
C11	21.73'	19.00'	65°31'32"	N59° 33' 59"E	20.56'
C12	51.90'	86.00'	34°34'33"	N44° 05' 30"E	51.11'
C13	19.58'	19.00'	59°03'01"	N31° 51' 16"E	18.73'

SUBDIVISION PERIMETER CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C14	3.83'	25.00'	8°46'26"	N2° 03' 28"W	3.82'
C15	5.36'	35.00'	8°46'26"	N2° 03' 28"W	5.35'
C16	11.32'	15.00'	43°14'09"	N63° 42' 55"W	11.05'
C17	1.72'	5.00'	19°43'46"	N51° 57' 44"W	1.71'
C18	6.60'	75.00'	5°02'45"	S89° 48' 23"W	6.60'
C19	23.56'	15.00'	90°00'00"	N42° 40' 15"W	21.21'
C20	23.56'	15.00'	90°00'00"	N47° 19' 45"E	21.21'
C21	442.62'	2175.00'	11°39'36"	N69° 38' 41"W	441.86'
C22	52.05'	125.00'	23°51'21"	N75° 44' 34"W	51.67'
C23	5.06'	75.00'	3°51'48"	S53° 33' 25"E	5.06'
C24	647.11'	1800.00'	20°35'54"	S65° 47' 15"E	643.64'
C25	292.73'	1800.00'	9°19'05"	S83° 00' 42"E	292.41'

CURVE TABLE - LOTS					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C101	10.82'	25.50'	24°18'57"	S14° 29' 14"W	10.74'
C102	6.35'	15.00'	24°15'20"	N75° 32' 34"W	6.30'
C103	6.97'	35.00'	11°24'43"	N3° 22' 36"W	6.96'
C104	4.98'	25.00'	11°24'43"	N3° 22' 36"W	4.97'
C105	2.25'	25.00'	5°09'17"	N4° 54' 24"E	2.25'
C106	3.15'	35.00'	5°09'17"	N4° 54' 24"E	3.15'
C107	4.76'	15.00'	18°11'42"	N6° 46' 05"W	4.74'
C108	7.94'	25.00'	18°11'42"	N6° 46' 05"W	7.91'
C109	23.97'	14.00'	98°05'52"	N51° 22' 41"E	21.15'
C110	224.85'	2225.00'	5°47'25"	S82° 28' 05"E	224.76'
C111	6.57'	25.50'	14°46'04"	S84° 56' 43"W	6.55'
C112	54.98'	35.00'	90°00'00"	S47° 19' 45"W	49.50'
C113	23.56'	15.00'	90°00'00"	N47° 19' 45"E	21.21'
C114	6.57'	25.50'	14°46'04"	S80° 17' 13"E	6.55'
C115	10.76'	75.00'	8°13'15"	N83° 33' 37"W	10.75'
C116	17.94'	125.00'	8°13'15"	N83° 33' 37"W	17.92'
C117	9.65'	25.50'	21°40'30"	N8° 30' 29"W	9.59'
C118	2.34'	19.50'	6°53'06"	N47° 44' 01"E	2.34'
C119	37.92'	2225.00'	0°58'35"	S87° 10' 57"E	37.92'
C120	2.07'	19.50'	6°04'34"	N42° 40' 15"W	2.07'
C121	2.07'	19.50'	6°04'34"	N47° 19' 45"E	2.07'

CURVE TABLE - LOTS					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C122	2.07'	19.50'	6°04'34"	N42° 40' 15"W	2.07'
C123	10.82'	25.50'	24°18'57"	S9° 49' 43"E	10.74'
C124	31.91'	35.00'	52°14'06"	S23° 47' 18"E	30.81'
C125	21.73'	19.00'	65°31'32"	N54° 54' 28"W	20.56'
C126	51.90'	86.00'	34°34'33"	N39° 25' 59"W	51.11'
C127	19.58'	19.00'	59°03'01"	N27° 11' 45"W	18.73'
C128	3.83'	25.00'	8°46'26"	N6° 42' 58"E	3.82'
C129	5.36'	35.00'	8°46'26"	N6° 42' 58"E	5.35'
C130	11.32'	15.00'	43°14'09"	N68° 22' 26"E	11.05'
C131	1.72'	5.00'	19°43'46"	N56° 37' 15"E	1.71'
C132	23.56'	15.00'	90°00'00"	N42° 40' 15"W	21.21'
C133	12.83'	25.50'	28°50'13"	N16° 44' 52"E	12.70'
C134	10.76'	75.00'	8°13'15"	S83° 33' 37"E	10.75'
C135	17.94'	125.00'	8°13'15"	S83° 33' 37"E	17.92'
C136	6.57'	25.50'	14°46'04"	S5° 03' 17"E	6.55'
C137	39.27'	25.00'	90°00'00"	S47° 19' 45"W	35.36'
C138	39.27'	25.00'	90°00'00"	N42° 40' 15"W	35.36'
C139	2.07'	19.50'	6°04'34"	N47° 19' 45"E	2.07'
C140	330.66'	2175.00'	8°42'38"	N83° 18' 56"W	330.34'
C141	19.24'	19.00'	58°02'03"	N31° 20' 47"E	18.43'
C142	168.14'	83.00'	116°04'07"	N2° 19' 45"E	140.83'

CURVE TABLE - LOTS					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C143	19.24'	19.00'	58°02'03"	N26° 41' 16"W	18.43'
C144	61.30'	2175.00'	1°36'54"	S76° 16' 56"E	61.30'
C145	19.24'	19.00'	58°02'03"	S31° 20' 47"W	18.43'
C146	168.14'	83.00'	116°04'07"	S2° 19' 45"W	140.83'
C147	19.24'	19.00'	58°02'03"	S26° 41' 16"E	18.43'
C148	54.02'	249.00'	12°25'45"	N81° 27' 33"W	53.91'
C149	7.10'	25.65'	15°51'34"	S12° 30' 15"W	7.08'
C150	4.76'	15.00'	18°11'42"	S11° 25' 36"W	4.74'
C151	4.37'	20.00'	12°31'38"	N8° 35' 34"E	4.36'
C152	44.59'	299.00'	8°32'44"	S83° 24' 04"E	44.55'
C153	3.15'	35.00'	5°09'17"	S0° 14' 53"E	3.15'
C154	2.25'	25.00'	5°09'17"	S0° 14' 53"E	2.25'
C155	4.98'	25.00'	11°24'43"	S8° 02' 07"W	4.97'
C156	6.97'	35.00'	11°24'43"	S8° 02' 07"W	6.96'
C157	6.35'	15.00'	24°15'20"	S80° 12' 05"W	6.30'
C158	11.01'	125.00'	5°02'45"	S89° 48' 23"W	11.00'
C159	12.90'	25.50'	28°58'49"	N12° 09' 39"W	12.76'
C160	114.61'	2225.00'	2°57'05"	S81° 02' 55"E	114.60'
C161	110.24'	2225.00'	2°50'20"	S83° 56' 38"E	110.23'

LINE TABLE - LOTS		
LINE #	DIRECTION	LENGTH
L101	N63° 24' 54"W	10.16'
L102	N87° 40' 15"W	2.41'
L103	N2° 19' 45"E	1.84'
L104	N9° 04' 57"W	9.61'
L105	N7° 29' 03"E	19.56'
L106	N87° 40' 15"W	22.62'
L107	N87° 40' 15"W	6.61'
L109	N2° 19' 45"E	3.71'
L110	S87° 40' 15"E	5.25'
L111	S87° 40' 15"E	11.00'
L112	S43° 09' 24"W	1.29'
L113	S2° 49' 32"E	19.56'
L114	S13° 44' 28"W	9.61'
L115	S2° 19' 45"W	1.84'
L116	N87° 40' 15"W	2.41'
L117	S68° 04' 25"W	10.16'

CENTER OF R/W CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C201	8.81'	100.00'	5°02'45"	S89° 48' 23"W	8.80'
C202	14.35'	100.00'	8°13'15"	N83° 33' 37"W	14.34'
C203	14.35'	100.00'	8°13'15"	S83° 33' 37"E	14.34'
C204	55.28'	274.00'	11°33'33"	S81° 53' 39"E	55.19'
C205	4.46'	274.00'	0°56'57"	S75° 38' 53"E	4.46'
C206	301.48'	2200.00'	7°51'06"	S82° 03' 46"E	301.25'
C207	64.59'	2200.00'	1°40'56"	S86° 49' 47"E	64.59'
C208	39.27'	25.00'	90°00'10"	S42° 40' 10"E	35.36'
C209	39.27'	25.00'	90°00'00"	S47° 19' 45"W	35.36'

CENTER OF R/W LINE TABLE		
LINE #	DIRECTION	LENGTH
L202	N87° 17' 01"E	31.03'
L203	N2° 19' 45"E	25.01'
L204	N2° 19' 45"E	3.12'
L206	S87° 40' 15"E	18.41'
L209	N87° 40' 15"W	4.00'
L211	S87° 40' 15"E	25.00'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
EL301	S87° 40' 15"E	6.00'
EL302	N2° 19' 45"E	10.70'
EL303	N47° 19' 45"E	9.32'
EL304	S2° 19' 45"W	16.00'

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
EC301	12.81'	299.00'	2°27'14"	S80° 21' 19"E	12.80'
EC302	1.57'	2.00'	45°00'00"	N24° 49' 45"E	1.53'

RECORD INFORMATION

STATE PLAT CODE:  
500-19N-31W-0-16-203-04-1304

SEAL

**For Review**  
03/27/2026 1:13:43 PM

FINAL PLAT OF OPAL PARK SUBDIVISION PHASE 1  
A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF  
BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:  
BUFFINGTON HOMES OF ARKANSAS, LLC

DATE: 04-22-2025  
PROJECT NO.: 21300200  
CONTACT: M. MEADOR

901 N. 47th St., Suite 400  
Rogers, Arkansas 72756  
**Crafton Tull**  
479.636.4838  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION  
CRAFTON TULL & ASSOCIATES, INC.  
No. 107  
ARKANSAS ENGINEER

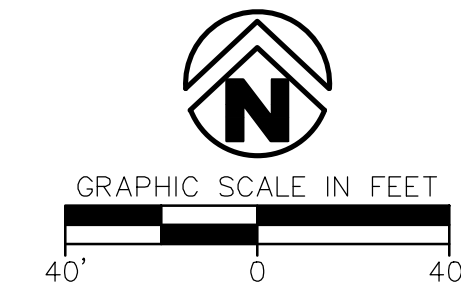
DELTA	DESCRIPTION	DATE
1	CITY COMMENTS	10-15-2025
3	CITY COMMENTS	11-03-2025

SHEET NO.:

9 OF 14

FP25-0011

THIS SHEET IS ADDED FOR MUNICIPAL REVIEW PURPOSES TO SHOWCASE PHYSICAL FEATURES. IT IS SUPPLEMENTAL TO THE LEGAL CADASTRE.



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.  
 BEARING: GRID  
 DISTANCE: GRID  
 CONVERGENCE ANGLE: -01'19"00"  
 COMBINED SCALE FACTOR: 0.999963301  
 VALUE PUBLISHED AT GPS MONUMENT #15: N 731475.74 E 645787.19 Z 1250.46

LEGEND

- ⊙ SET MAG NAIL W/WASHER
  - × CALC POINT PER PLAT
  - FOUND IRON PIN
  - SET 5/8" REBAR W/CAP
  - ⊕ EXISTING SEWER SERVICE STUB OUT
  - ⊕ EXISTING SANITARY SEWER MANHOLE
  - ⊕ EXISTING STORM SEWER MANHOLE
  - ⊕ EXISTING WATER METER
  - ⊕ EXISTING WATER VALVE
  - ⊕ EXISTING FIRE HYDRANT
  - UE UTILITY EASEMENT BY THIS PLAT
  - DE DRAINAGE EASEMENT BY THIS PLAT
  - BS BUILDING SETBACK BY THIS PLAT
  - R/W RIGHT-OF-WAY BY THIS PLAT
- 
- PROPERTY LINE
  - - - PROPOSED EASEMENT
  - - - EXISTING EASEMENT
  - ▨ PROPOSED SIDEWALK
  - ▨ PROPOSED ASPHALT WITH CURB & GUTTER
  - - - CENTERLINE RIGHT-OF-WAY

HEREON ATTACHED CERTIFICATES APPLY TO SHEETS 10 & 11

CERTIFICATE OF ENGINEERING:

I HEREBY CERTIFY THAT THE PROPOSED STREET AND PHYSICAL FEATURES SHOWN HEREON ARE A PORTION OF THAT DESIGN PREVIOUSLY APPROVED BY THE CITY OF BENTONVILLE, ARKANSAS FOR THIS PROJECT. THESE STREET AND PHYSICAL FEATURES SHOWN HEREON SUBSTANTIALLY REFLECT THE AS-BUILT CONDITIONS IN THE FIELD, AS WELL AS THE ENGINEERING RECORD PLANS ASSOCIATED WITH THIS PROJECT. CERTIFICATE LIMITED TO THE PRACTICE OF ENGINEERING DEFINED BY A.C.A SECTION 17-30-101.

DATE



CRAFTON TULL & ASSOCIATES, INC.  
 BY TRENT WOESSNER (AGENT)

TRENT WOESSNER PE 23100  
 PROFESSIONAL ENGINEER

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RECORD INFORMATION

STATE PLAT CODE:  
 500-19N-31W-0-16-300-04-XXXX

SEAL

For Review

03/27/2026 1:13:47 PM

FINAL PLAT OF OPAL PARK SUBDIVISION PHASE 1  
 A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF  
 BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:  
 BUFFINGTON HOMES OF ARKANSAS, LLC

DATE: 03-14-2025  
 PROJECT NO: 21300200  
 CONTACT: T. WOESSNER

901 N. 47th St., Suite 400  
 Rogers, Arkansas 72756

479.636.4838  
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION

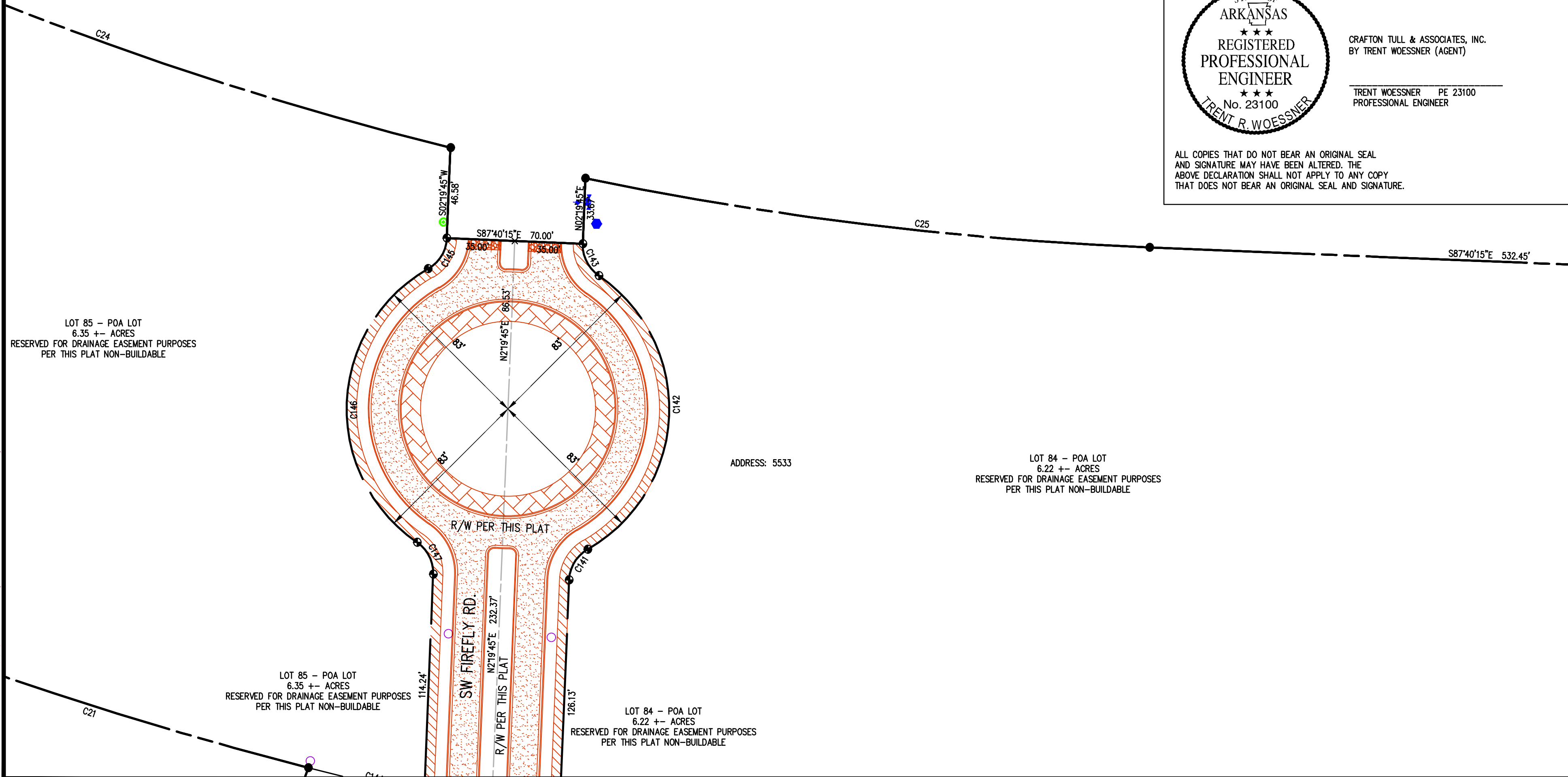
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DELTA	DESCRIPTION	DATE
1	CITY COMMENTS	10-15-2025
2	CITY GIS COMMENTS	10-27-2025
3	LEGEND, CORNER MARKERS	11-04-2025
4	ADDRESSES	12-09-2025
5	CITY COMMENTS	02-12-2026

SHEET NO.:

10 OF 14

FP25-0011



DRAWING: G:\21300200\_SW\REGIONAL\INSTRUMENT\SURVEY\DWG\21300200\_FINAL\PLAT\PLAT.DWG  
 LAYOUT: 10 OF 14, LAST SAVED: 3/27/2026 12:54:11 PM  
 LAST PLOTTED BY: TAYLOR CARPENTER, 3/27/2026 12:56:10 PM (PLOTTED BY: "VALID ON HARD COPY ONLY")

THIS SHEET IS ADDED FOR MUNICIPAL REVIEW PURPOSES TO SHOWCASE PHYSICAL FEATURES. IT IS SUPPLEMENTAL TO THE LEGAL CADASTRE.

- LEGEND**
- SET MAG NAIL W/WASHER
  - CALC POINT PER PLAT
  - FOUND IRON PIN
  - SET 5/8" REBAR W/CAP
  - EXISTING SEWER SERVICE STUB OUT
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  - - - PROPOSED EASEMENT
  - - - EXISTING EASEMENT
  - - - PROPOSED SIDEWALK
  - - - PROPOSED ASPHALT WITH CURB & GUTTER
  - - - CENTERLINE RIGHT-OF-WAY

**GRAPHIC SCALE IN FEET**

**Basement of Bearing:** ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.  
**Bearing:** GRID  
**Distance:** GRID  
**Convergence Angle:** -01'19"00"  
**Combined Scale Factor:** 0.999963301  
**Value Published at GPS Monument #15:** N 731475.74 E 645787.19 Z 1250.46

RECORD INFORMATION

STATE PLAT CODE:  
500-19N-31W-0-16-300-04-XXX

SEAL

**For Review**  
03/27/2026 1:13:51 PM

FINAL PLAT OF OPAL PARK SUBDIVISION PHASE 1  
A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF  
BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:  
BUFFINGTON HOMES OF ARKANSAS, LLC

DATE: 03-14-2025  
PROJECT NO: 21300200  
CONTACT: T. WOESSNER

901 N. 47th St., Suite 400  
Rogers, Arkansas 72756

**Crafton Tull**  
479.636.4838  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

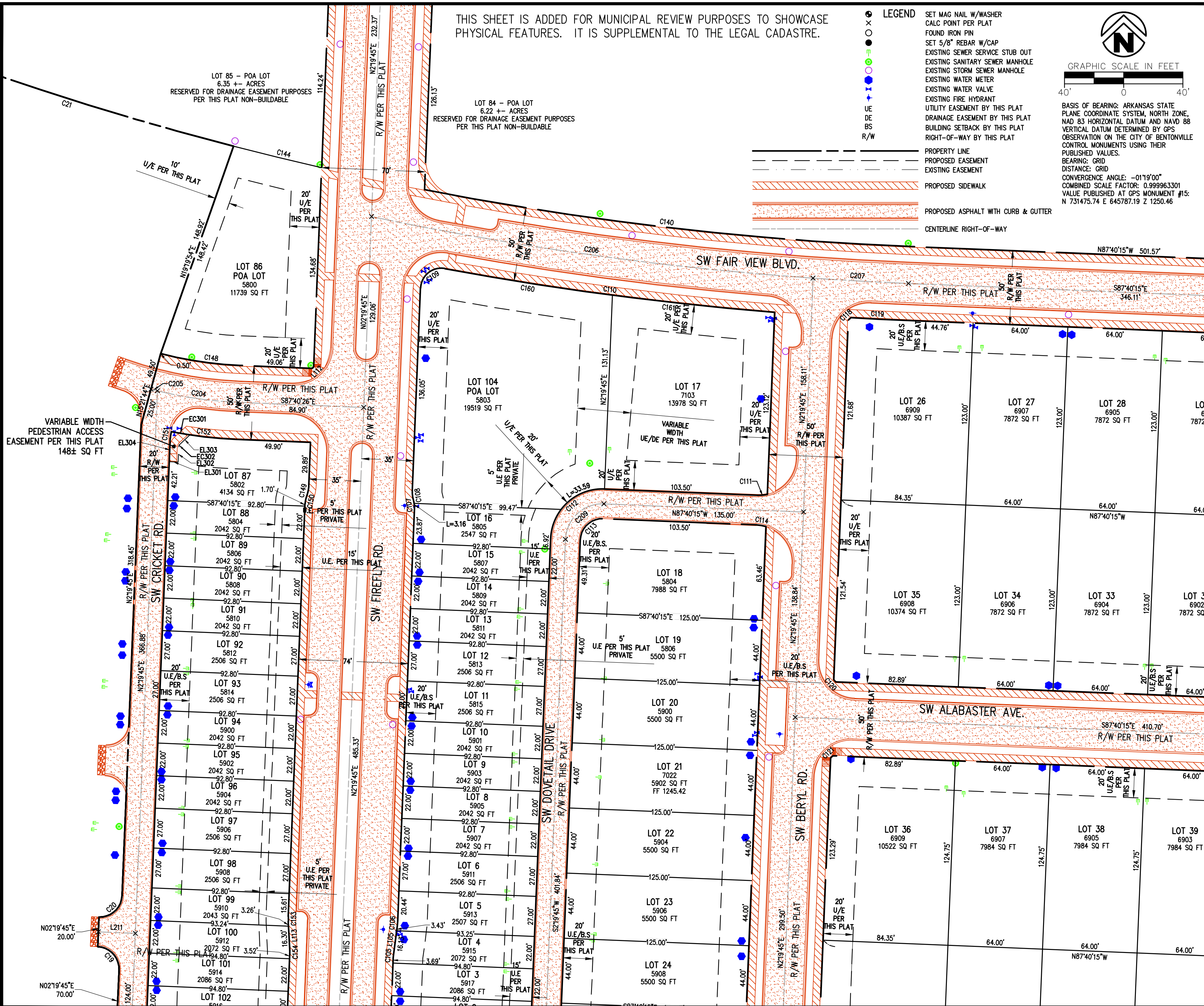
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DELTA	DESCRIPTION	DATE
1	CITY COMMENTS	10-15-2025
2	CITY GIS COMMENTS	10-27-2025
3	CITY COMMENTS, LEGEND, CORNER MARKERS	11-03-2025
4	ADDRESSES/Private EASEMENTS	12-09-2025
5	CITY COMMENTS	02-12-2026

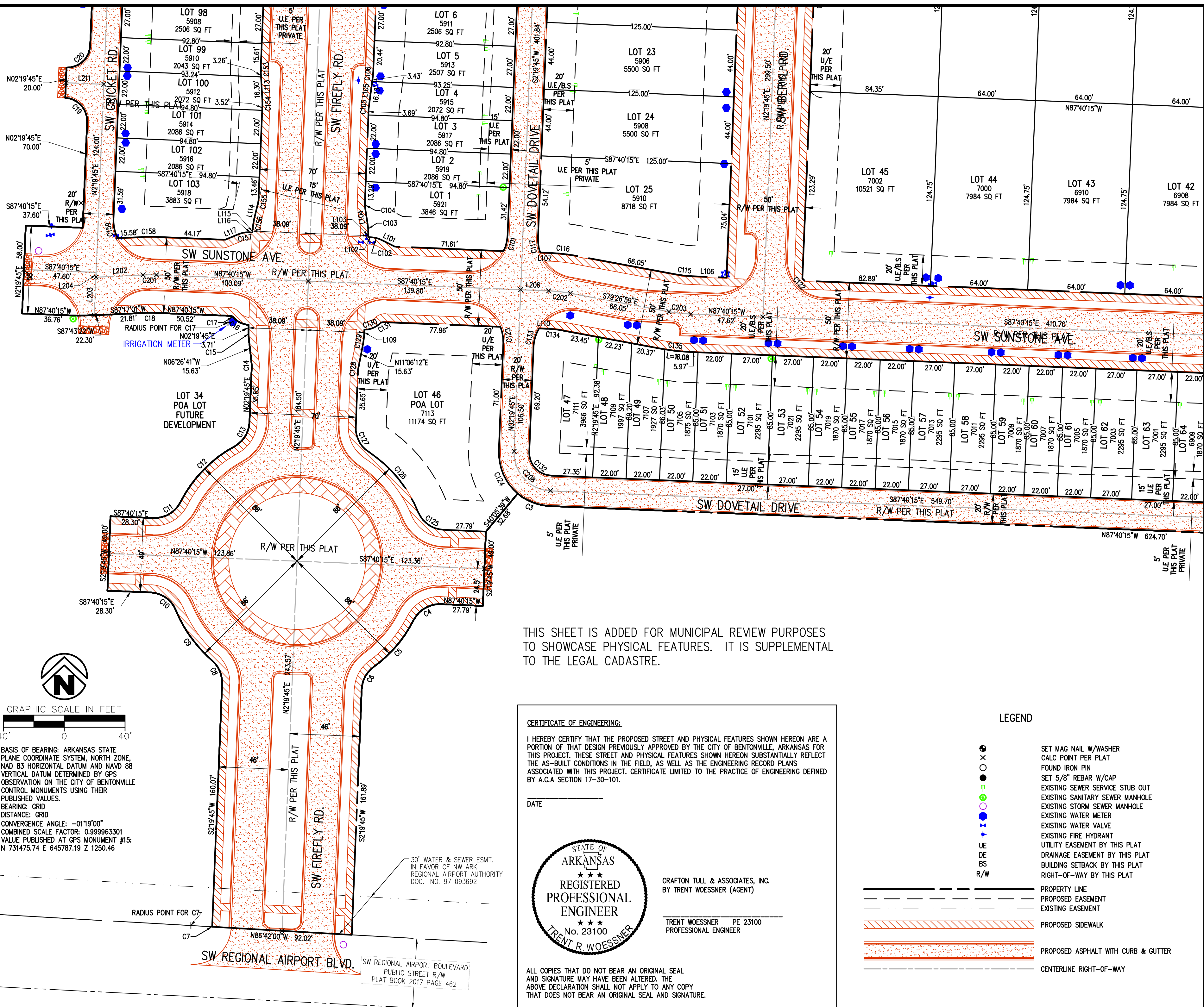
SHEET NO.:

11 OF 14

FP25-0011



DRAWING: GV21300200\_SWREGIONALINSTRUMENTSURVEY(DWG)21300200\_FINAL(PLAT)DWG  
LAYOUT: 11 OF 14, LAST SAVED: 03/27/2026 12:54:11 PM  
LAST PLOTTED BY: TAYLOR CARPENTER, 03/27/2026 12:54:14 PM (PLOTTED BY: "VALID OHHARD COPY ONK")



**GRAPHIC SCALE IN FEET**  
 40' 0 40'

**BASIS OF BEARING:** ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.  
**BEARING:** GRID  
**DISTANCE:** GRID  
**CONVERGENCE ANGLE:** -01'19"00"  
**COMBINED SCALE FACTOR:** 0.999963301  
**VALUE PUBLISHED AT GPS MONUMENT #15:** N 731475.74 E 645787.19 Z 1250.46

THIS SHEET IS ADDED FOR MUNICIPAL REVIEW PURPOSES TO SHOWCASE PHYSICAL FEATURES. IT IS SUPPLEMENTAL TO THE LEGAL CADASTRE.

**CERTIFICATE OF ENGINEERING:**  
 I HEREBY CERTIFY THAT THE PROPOSED STREET AND PHYSICAL FEATURES SHOWN HEREON ARE A PORTION OF THAT DESIGN PREVIOUSLY APPROVED BY THE CITY OF BENTONVILLE, ARKANSAS FOR THIS PROJECT. THESE STREET AND PHYSICAL FEATURES SHOWN HEREON SUBSTANTIALLY REFLECT THE AS-BUILT CONDITIONS IN THE FIELD, AS WELL AS THE ENGINEERING RECORD PLANS ASSOCIATED WITH THIS PROJECT. CERTIFICATE LIMITED TO THE PRACTICE OF ENGINEERING DEFINED BY A.C.A SECTION 17-30-101.

DATE \_\_\_\_\_

**STATE OF ARKANSAS**  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 23100  
**TRENT R. WOESSNER**

CRAFTON TULL & ASSOCIATES, INC.  
 BY TRENT WOESSNER (AGENT)

TRENT WOESSNER PE 23100  
 PROFESSIONAL ENGINEER

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**LEGEND**

●	SET MAG NAIL W/WASHER
×	CALC POINT PER PLAT
○	FOUND IRON PIN
●	SET 5/8" REBAR W/CAP
●	EXISTING SEWER SERVICE STUB OUT
●	EXISTING SANITARY SEWER MANHOLE
●	EXISTING STORM SEWER MANHOLE
●	EXISTING WATER METER
●	EXISTING WATER VALVE
●	EXISTING FIRE HYDRANT
+	UTILITY EASEMENT BY THIS PLAT
U/E	DRAINAGE EASEMENT BY THIS PLAT
DE	BUILDING SETBACK BY THIS PLAT
BS	RIGHT-OF-WAY BY THIS PLAT
R/W	
---	PROPERTY LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED SIDEWALK
---	PROPOSED ASPHALT WITH CURB & GUTTER
---	CENTERLINE RIGHT-OF-WAY

RECORD INFORMATION

STATE PLAT CODE:  
 500-19N-31W-0-16-300-04-XXX

SEAL

**For Review**  
 03/27/2026 1:13:56 PM

FINAL PLAT OF OPAL PARK SUBDIVISION PHASE 1  
 A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:  
 BUFFINGTON HOMES OF ARKANSAS, LLC

DATE: 03-14-2025  
 PROJECT NO.: 21300200  
 CONTACT: T. WOESSNER

901 N. 47th St., Suite 400  
 Rogers, Arkansas 72756

**Crafton Tull**  
 479.636.4838  
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION

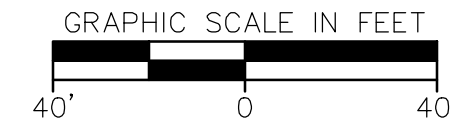
CRAFTON TULL & ASSOCIATES, INC.  
 No. 107  
 ARKANSAS ENGINEER

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DELTA	DESCRIPTION	DATE
1	CITY COMMENTS	10-15-2025
2	CITY GIS COMMENTS	10-28-2025
3	LEGEND, CORNER MARKERS	11-03-2025
4	ADDRESSES/PRIVATE EASEMENTS	12-09-2025
5	CITY COMMENTS	02-12-2026

SHEET NO.:  
**12 OF 14**  
 FP25-0011

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 VALUE PUBLISHED AT GPS MONUMENT #15: N 731475.74 E 645787.19 Z 1250.46

POC  
 NE CORNER OF LOT 2 OF  
 OPAL SUBDIVISION PER  
 PLAT BOOK 2017 PAGE 462

POB

SE CORNER  
 NE1/4 SW1/4  
 SECTION 16  
 T19N R31W  
 8" CAPPED REBAR LS992  
 PER PLAT 23L-12  
 PER PLAT 2006-124  
 PER PLAT 2017-462

LOT 84 - POA LOT  
 6.22 +/- ACRES  
 RESERVED FOR DRAINAGE EASEMENT PURPOSES  
 NON-BUILDABLE

LEGEND

- SET MAG NAIL W/WASHER
  - × CALC POINT PER PLAT
  - FOUND IRON PIN
  - SET 5/8" REBAR W/CAP
  - ⊕ EXISTING SEWER SERVICE STUB OUT
  - ⊕ EXISTING SANITARY SEWER MANHOLE
  - ⊕ EXISTING STORM SEWER MANHOLE
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  - ⊕ EXISTING FIRE HYDRANT
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  - R/W RIGHT-OF-WAY BY THIS PLAT
- 
- PROPERTY LINE
  - - - PROPOSED EASEMENT
  - - - EXISTING EASEMENT
  - ▨ PROPOSED SIDEWALK
  - ▨ PROPOSED ASPHALT WITH CURB & GUTTER
  - - - CENTERLINE RIGHT-OF-WAY

RECORD INFORMATION

STATE PLAT CODE:  
 500-19N-31W-0-16-300-04-XXXX

SEAL

For Review

03/27/2026 1:14:01 PM

FINAL PLAT OF OPAL PARK SUBDIVISION PHASE 1  
 A PART OF LOT 2 OF OPAL SUBDIVISION IN THE CITY OF  
 BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:  
 BUFFINGTON HOMES OF ARKANSAS, LLC

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DATE

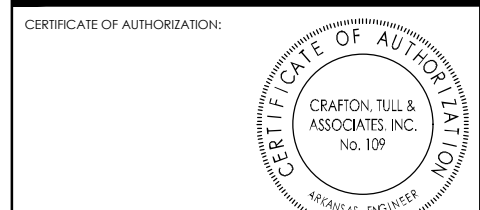


CRAFTON TULL & ASSOCIATES, INC.  
 BY TRENT WOESSNER (AGENT)

TRENT WOESSNER PE 23100  
 PROFESSIONAL ENGINEER

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DATE: 03-14-2025  
 PROJECT NO: 21300200  
 CONTACT: T. WOESSNER



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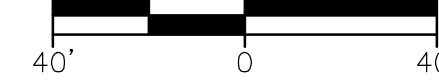
13 OF 14

FP25-0011

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GRAPHIC SCALE IN FEET



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 03/27/2026 1:14:06 PM

LEGEND

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PREPARED FOR:  
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 BY TRENT WOESSNER (AGENT)

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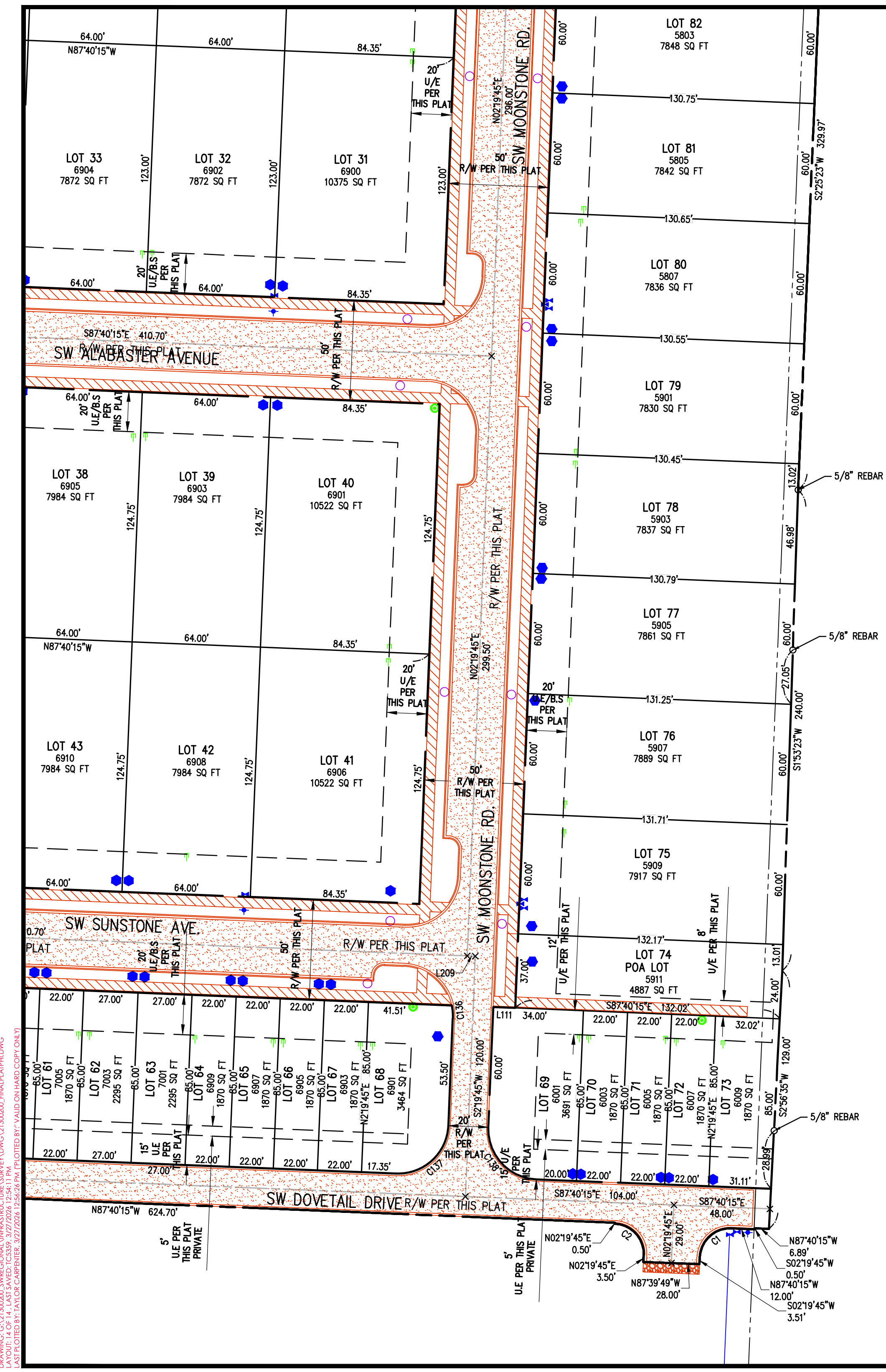
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 14 of 14  
 FP25-0011



DRAWING: G:\21300200\_SWB\REGIONAL\INSTRUMENTS\REVIEWS\DWG\21300200\_FINAL\PLAT.DWG  
 LAYOUT: 14 OF 14, LAST SAVED: 3/27/2026 12:54:11 PM  
 LAST PLOTTED BY: TAYLOR CARPENTER, 3/27/2026 1:25:26 PM (PLOTTED BY: "VAIDYANATHAN COPY (CNK)



## Latter Day Saints Church Parking Waiver

North west corner of SW I and SW Edenberry Rd.

**PC Date:** 6/2/2026

### Staff Report Details

<b>Project Number</b>	WAV26-0008
<b>Applicant / Current Owner</b>	Blew & Associates / RMB Investments LLC
<b>Site Area</b>	4.25 Acres
<b>Current Zoning</b>	T4.2, Neighborhood Node
<b>Requested Zoning</b>	
<b>Current Future Land Use Map Designation</b>	Urban Neighborhood
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	Institutional / Religious Facility
<b>Related projects</b>	

### Property Description

The subject property, Parcel 01-16610-002 is located off of SW I Street, which is an Arterial road. The applicant is requesting a waiver from Section 50-502 (h)(8)(a)(2) of the Bentonville Community Code which dictates the maximum number of off-street car parking spaces.

### Project Details

The applicant requests a waiver to increase the maximum number of parking spaces from 73 to 253 for the following reasons:

#### 1. Assembly Demand versus Footprint

The applicant states that with the intended use of the property being a house of worship, the building's primary function is high-density assembly. The section of code the applicant is requesting a waiver from restricts the number of allowed parking spaces to 73 spaces based on the maximum occupancy, building footprint, and assigned transect. The applicant calculated that the limit to 73 spaces results in a ratio of approximately one parking stall for every 15.5 occupants. The applicant states that this restriction is statistically insufficient for a congregation of their client's size and would lead to significant overflow

## Project Details

parking of SW I Street, creating safety hazards and traffic congestion.

### 2. Adherence to Occupancy Cap

The applicant writes that their proposal of 253 parking stalls remains 31 spaces below the 25% occupancy threshold (284 spaces). The applicant believes that the occupancy-based metric is a far more accurate reflection of the site's actual peak-use needs during services and community events.

### 3. Operational Peak Times

The applicant states that church usage is characterized by concentrated peak arrivals and departures. Providing 253 spaces ensures that the congregation can be accommodated entirely onsite, fulfilling the city's goal of minimizing the impact of private development on public infrastructure.

### 4. Enhanced Southern Buffer

The applicant plans to provide additional landscaping along the southern property line that exceeds standard city requirements. The applicant states that the enhanced green screen will provide a robust visual buffer and sound attenuation, ensuring that the parking area is appropriately screened from the adjacent property and contributes to the aesthetic character of the area.

## Relationship to the Community Plan

## Public Comment

Has Staff received Public Comment at the time of this report? : **No**

## Analysis / Waivers

The applicant requests a waiver from Section 50-502 (h) (8) (a) (2), citing the metric used to calculate the car parking maximum is statistically insufficient for the church's congregation size. The code requires that whichever calculation is less, either 4 spaces per 1,000 sq ft or 25% of occupancy, is the one that is to be utilized when calculating the car parking maximum. The applicant states that the 25% of occupancy calculation -- results in 284 spaces -- better suits the needs of the congregation, and they are requesting 31 fewer stalls than what the occupancy calculation would allow. The applicant states this waiver would allow for the congregation's needs to be met during peak operational times and would reduce the likelihood of safety hazards and traffic congestion being produced.

- **Current or proposed zoning:** The existing zoning is T4.2, Neighborhood Node, and there is no proposed change
- **Proposed land use:** The proposed land use for this property is Urban Neighborhood
- **Location of property in an urban or suburban setting:** The property is located within an urban area with surrounding place types being Urban Neighborhood, Regional Center, Recreation Parks and Public Space, and Traditional Neighborhood.
- **Pedestrian traffic generators such as parks and schools in the area:** The Bentonville Community Center and Razorback Greenway are both within a quarter mile of the subject property.

## Conclusion

Churches typically request more parking than code. If the commission wanted to explore more alternatives to meet the intent of the code (less paved areas), the commission could conditionally approve the additional parking to be constructed with low-impact development parking spaces such as grasscrete or other permeable pavements, where feasible:

<https://www.epa.gov/soakuptherain/soak-rain-permeable-pavement>

## Additional Details

There is limited sewer in the area. The applicant is investigating the use of temporary septic until sewer is available.

# BLEW

Surveying | Engineering  
Environmental

May 7, 2026

City of Bentonville  
Planning Department  
305 SW A Street  
Bentonville, AR 72712

SUBJECT: Parking Waiver Request for Latter Day Saints Church

To the Planning Department and Honorable Commission Members,

Please accept this letter and the attached site plan as a formal request for a parking waiver regarding the maximum parking limitations set forth in the City of Bentonville Code. We are seeking approval to provide 253 parking spaces for the proposed Latter-day Saints Church located on SW I Street (Parcel 01-16610-002).

## Project Overview & Data

The proposed house of worship consists of an 18,294.51 square foot building footprint with a calculated Maximum Occupancy of 1,136 persons. According to the City of Bentonville Code, the maximum allowable parking is calculated as follows:

Metric	Code Requirement	Calculated Limits
<b>Building Footprint</b>	4 spaces per 1,000 sf	73 Spaces
<b>Max Occupancy</b>	25% of Occupancy	284 Spaces
<b>Allowable Parking</b>		73 Spaces
<b>Proposed Parking</b>		253 Spaces

## Justification for Waiver

While the proposed 253 spaces exceed the footprint-based threshold of 73 spaces, this waiver is essential for the functional and safe operation of the facility for the following reasons:

- **Assembly Demand vs. Footprint:** As a house of worship, the building's primary function is high-density assembly. A limit of 73 spaces would result in a ratio of approximately one parking stall for every 15.5 occupants. This is statistically insufficient for a congregation of this size and would lead to significant overflow parking on SW I Street, creating safety hazards and traffic congestion.
- **Adherence to Occupancy Cap:** Our proposal of 253 spaces remains 31 spaces below the 25% occupancy threshold (284 spaces). We believe the occupancy-based metric is a far more accurate reflection of the site's actual peak-use needs during services and community events.



479-443-4506



blewinc.com



3825 N Shiloh Dr.  
Fayetteville, AR 72703

- Operational Peak Times: Church usage is characterized by concentrated peak arrivals and departures. Providing 253 spaces ensures that the congregation can be accommodated entirely on-site, fulfilling the city's goal of minimizing the impact of private development on public infrastructure.

### Mitigation Measures


To mitigate the visual impact of the parking area and ensure the project remains a high-quality addition to the SW I Street corridor, we have included the following enhancement:

- Enhanced Southern Buffer: We are providing additional landscaping along the southern property line that exceeds standard city requirements. This enhanced green screen will provide a robust visual buffer and sound attenuation, ensuring that the parking area is appropriately screened from the adjacent property and contributes to the aesthetic character of the area.

We respectfully request that the Planning Department and Commission approve this waiver to allow 253 parking spaces. We believe this configuration is the most responsible way to serve the congregation while protecting the safety and flow of the surrounding public streets.

Thank you for your time and consideration of this request.

Sincerely,



Jorge Du Quesne  
Blew & Associates, PA





<b>Costello</b>
3205 SW 2nd Street
<b>PC Date:</b> 6/2/2026

### Staff Report Details

<b>Project Number</b>	(RZ26-0028)
<b>Applicant / Current Owner</b>	Joseph Costello
<b>Site Area</b>	+/- <b>[3.17]</b> Acres
<b>Current Zoning</b>	T2.1 Rural
<b>Requested Zoning</b>	T3.1 Neighborhood Edge
<b>Current Future Land Use Map Designation</b>	Suburban Neighborhood
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	
<b>Related projects</b>	

### Property Description

The subject property is located south of ARDOT Highway 72, or SW 2nd Street (classified as an arterial on the Master Street Plan). The property has direct access to SW 2nd Street. The current zoning of the property is T2.1, Rural, with a Future Land Use Map designation of Suburban Neighborhood. The adjacent property to the northwest is currently zoned T5.1, Town Center Low, with a Future Land Use Map designation of Center Neighborhood. The adjacent properties to the southwest, south, and east are zoned R-1, Suburban Single Family with a Future Land Use Map designation of Suburban Neighborhood.

### Project Details

The applicant has requested a rezoning of the property from T2.1 Rural to T3.1 Neighborhood Edge, which is a standard review request.

### Relationship to the Community Plan

The applicant is requesting a standard review rezone for the subject property. The Bentonville Community Plan states that Suburban Neighborhood place types should have single-family homes on relatively larger

## Relationship to the Community Plan

lots. Both T2.1 and T3.2 support single-family development, but T3.1 allows for smaller setbacks. Additionally, a rezone to T3.1 would bring this property into conformity with the zoning alignment policy given that T2.1 is not an appropriate zoning for the Suburban Neighborhood place type.

## Public Comment

Has Staff received Public Comment at the time of this report? : **Yes**

## Analysis / Waivers

The applicants are requesting that the property at 3205 SW 2nd Street be rezoned from T2.1 to T3.1. The subject property has a place type of Suburban Neighborhood, which makes this a standard review rezone request under the zoning alignment policy.

### Orderly Transition

The subject property is located on the edge of the Suburban Neighborhood place type, with Center Neighborhood being directly to the north-west of the property. In the Suburban Neighborhood place type, the highest allowed zone under standard review is T3.1, while the lowest allowed zone under standard review in Center Neighborhood is T4.1. Therefore, a zone of T3.1 could provide an orderly transition between these place types.

### Within 1 Transect Degree of Zoning

The subject property is surrounded by T4.1 (northwest) and R-1 (south and east). Though R-1 is considered a special purpose district, R-1 primarily allows single family development. Therefore, a rezone of this property to T3.1 would keep the zoning within one transect degree of adjacent properties.

## Conclusion

Staff recommends approval.

## Additional Details



PC Item

PEACH BLOSSOM

T2.1

NW ELM TREE RD

ORCHARD WAY

SW

ORCHARD WAY

T4.2

SW 2ND ST

T5.1

3205 SW 2nd St Rezone RE to T3.1

R1

SW BORDEAUX CT

SW ELM TREE RD

SW CABERNET AVE

SW 4TH ST

SW RAMSEY LN

SW GUNISON CV

SW COLER CREEK AVE

SW STERLING PL



RZ26-0028  
Rezone RE to T3.1  
3205 SW 2nd St



**Joseph W. Costello**

Owner, 3205 SW 2nd Street  
Bentonville, AR 72712  
715.577.6618  
jkkjpropertiesllc@gmail.com

**Date:** 4.30.2026

**City of Bentonville**

Planning & Development Department  
117 W Central Ave  
Bentonville, AR 72712

**Re: Rezoning Request – 3205 SW 2nd Street, Bentonville, AR 72712**

Dear Members of the Planning Commission,

I am the owner of the residential property located at **3205 SW 2nd Street, Bentonville, Arkansas 72712**. I am writing to formally request a rezoning of this property from its current **RE (Residential Estate)** zoning classification to **T3.1** zoning.

This request is being made to better align the zoning designation of the property with its immediate surroundings and to accommodate a modest improvement that is otherwise constrained by the existing zoning requirements.

**1. Reason for Requesting Rezoning**

The primary purpose of this rezoning request is to allow for **reduced side setback requirements** so that I may construct a **residential accessory shop building** along the side property line adjacent to the neighboring **Circle K convenience store and gas station**, a commercial use.

Under the current RE zoning, required setbacks significantly limit the usable width of the building footprint. Rezoning to T3.1 would allow the structure to be placed closer to the side property line, which is necessary to:

- Increase the functional size of the accessory structure without expanding overall site coverage
- Avoid interference with the existing driveway and vehicle access
- Preserve an existing mature tree on the property
- Improve buffering by allowing the structure to better **block noise, lighting, and visibility** from the adjacent commercial gas station

The proposed structure will remain accessory in nature, residential in use, and compatible with the character of the surrounding neighborhood.

**2. Impact on the Community and Infrastructure**

The requested rezoning is not expected to have any negative impact on the surrounding community or existing infrastructure. Specifically:

- **Utilities:** There is no anticipated increase in utility demand. In fact, the project will result in an improvement by **burying an existing overhead power line** in the area where the building is proposed, enhancing both safety and aesthetics. This utility coordination has already been initiated with **Ross Wells, Service Coordinator for the City of Bentonville.**
- **Roads and Traffic:** The proposed improvement will not change access points or traffic patterns and will not increase vehicle trips.
- **Neighborhood Compatibility:** The structure will provide improved screening between a residential property and a commercial use, benefiting both the subject property and the surrounding area.
- **Public Services:** No additional burden on public services such as emergency response, sanitation, or drainage is anticipated.

Overall, the rezoning supports thoughtful infill development, improves site layout, and enhances compatibility between residential and adjacent commercial uses without altering the residential nature of the property.

### **Conclusion**

This rezoning request is modest in scope, site-specific, and intended solely to allow logical placement of an accessory structure while improving buffering from neighboring commercial activity. I respectfully request the Planning Commission's consideration and approval of this rezoning from RE to T3.1.

Thank you for your time and consideration. I am happy to provide any additional information or attend hearings as needed.

Sincerely,

**Joseph W. Costello**

Property Owner

# NOTICE OF INTENT TO REZONE

Project Number: RZ26-0028

Joseph & Kristina Costello has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from:

RE  to T3.1, Neighborhood Edge

The legal description of the property is:

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NE 1/4 OF SECTION 35, BEING A FOUND RAILROAD SPIKE AS SHOWN ON PLAT 16-63, THENCE N 0°26'50"W 1531.02 FEET, TO THE SOUTHWEST CORNER OF EDGMON ACRES PLAT 16-63, THENCE ALONG THE SOUTH LINE OF SAID EDGMON ACRES S 3°13'40"E 447.53

The common description of the property is: 3205 SW 2nd St, Bentonville AR 72712

The Public Hearing will be held on JUNE 2ND, 2026, at 5:00 pm, at:

Bentonville Municipal Complex  
3200 SW Municipal Dr.  
Bentonville, AR 72712

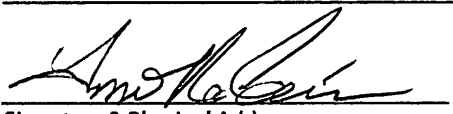
***This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:***


1. Attend the public hearing and express your views. You can attend online by going to [bentonvillear.com/592/Agendas-Minutes](http://bentonvillear.com/592/Agendas-Minutes)
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department located at the Bentonville Municipal Complex.
3. Use the bottom of this form to express our opinion by checking the appropriate box. This may also be mailed or delivered to the Bentonville Municipal Complex.

For more information, call the Bentonville Planning Department at (479) 271-3122 or email at [planning@bentonville.ar.gov](mailto:planning@bentonville.ar.gov).

I have received notice of the public hearing for the rezoning of the above described property and:

- I have no objections to the rezoning
- I object to the rezoning because:

  
Signature & Physical Address  
2700 SW. Coler Creek Ave

  
Signature & Physical Address  
2700 SW Coler Creek Ave

Bentonville Planning Department | 3200 SW Municipal Dr | 479.271.3122 | [www.bentonvillear.com](http://www.bentonvillear.com)

*Tim McQuinn*



<b>Barron Rd, LLC</b>
SW Barron Road
<b>PC Date:</b> 6/2/2026

### Staff Report Details

<b>Project Number</b>	(RZ26-0029)
<b>Applicant / Current Owner</b>	Jason Ingalls
<b>Site Area</b>	+/- <b>[13.72]</b> Acres
<b>Current Zoning</b>	T2.1 Rural
<b>Requested Zoning</b>	T3.2 Neighborhood Transition
<b>Current Future Land Use Map Designation</b>	Urban Neighborhood
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	
<b>Related projects</b>	RZ26-0024

### Property Description

The subject property is located northeast of the SW Barron Rd/SW Regional Airport Blvd intersection. The current zoning of the property is T2.1, Rural, with a Future Land Use Map designation of Urban Neighborhood. The adjacent property to the north is also zoned T2.1, with a Civic & Institutional place type. To the east, the property is zoned PUD, Planned Unit Development as part of the Opal Park projects (single-family and townhomes). The property to the south was recently rezoned, with a zone of T5.2 and an Urban Corridor place type.

### Project Details

The applicant has requested a rezoning of the property from T2.1 Rural to T3.2 Neighborhood Transition, which is a standard review request in the Urban Neighborhood place type. The applicants of this rezone request are also requesting the RZ26-0024 rezone from T2.1 to T4.2.

### Relationship to the Community Plan

The applicant is requesting a standard review rezone for the subject property. The Bentonville Community

## Relationship to the Community Plan

Plan states that Urban Neighborhood place types should have high intensity neighborhoods, ranging from single-family homes to multifamily buildings with mixed uses. T3.2 allows for single-family, two-family, and cottage court residential development. Additionally, a rezone to T3.2 would bring this property into conformity with the zoning alignment policy given that T2.1 is not an appropriate zone for the Urban Neighborhood place type.

## Public Comment

Has Staff received Public Comment at the time of this report? : **No**

## Analysis / Waivers

The applicants are requesting that the property at SW Barron Rd be rezoned from T2.1 to T3.2. The subject property has a place type of Urban Neighborhood, which makes this a standard review (SR) rezone request under the zoning alignment policy. The applicants of this rezone request are also requesting the RZ26-0024 rezone from T2.1 to T4.2.

### Orderly Transition

The subject property is located on the edge of the Urban Neighborhood place type, with Civic and Institutional to the north, Walkable Neighborhood to the east, and Urban Corridor to the south. Civic and Institutional allows rezones to all zoning districts, but all requests are under enhanced review. Walkable Neighborhood allows T3 & T4.1 rezones under SR review, while Urban Corridor allows T4.2 and T5 under SR. By requesting the least intense SR zone allowed in Urban Neighborhood (T3.2) closer to the Walkable Neighborhood place type and the most intense SR zone in Urban Neighborhood (T4.2) closer to the Urban Corridor place type, the applicant's two requests could provide an orderly transition between the different place types in the area.

### Within 1 Transect Degree of Zoning

The applicant is proposing a graduated zoning transition across the subject property, with T3.2 located closer to the lower intensity zoning to the north (T2.1), and T4.2 located closer to the higher-intensity zoning to the south (T5.2) and along the property's western street frontage on SW Barron Road. The T3.2 serves as a transition between the existing T2.1 zoning to the north and the proposed T4.2 zoning to the south. However, a portion of the proposed T4.2 zoning in the northwest area of the site would directly abut the T2.1 zoning to the north, which exceeds the recommended one transect degree transition. Nevertheless, the overall zoning plan provides a graduated transition in intensity across the site and places the more intense zoning adjacent to the arterial corridor.

If developed as a Large Scale Development, the portion of the site where T4.2 directly abuts T2.1 would require a screen type F, which includes a 10-foot minimum landscape buffer, 6ft high minimum hedges, and trees planted once every 50 linear feet.

## Conclusion

Staff recommends approval. The proposal, along with the adjacent application, creates a mix of zoning districts consistent with the comprehensive plan.

## Additional Details

## Additional Details

BWU comments: *Request is consistent with standard review process based on FLUM and requested zoning.*



**PC Item**

T4.1

T4.2

**Barron Road,  
LLC Rezone  
T2.1 T2.1to T3.2**

PUD

T5.2

LI

SW BARRON RD

SW REGIONAL AIRPORT BLVD

SW FLOURITE RD

SW HOWLITE ST

SW LEE LN



**RZ26-0029**  
**Rezone T2.1 to T3.2**  
**Barron Road, LLC**





May 7, 2026

Tyler Overstreet  
Planner  
Bentonville, Arkansas  
305 SW A Street  
Bentonville, AR 72712

**RE: BARRON ROAD, LLC REZONE  
NE CORNER BARRON ROAD & SW REGIONAL AIRPORT BLVD.,  
BENTONVILLE, AR  
ECE PROJECT NO. 25-1030**

Dear Mr. Overstreet:

Barron Road, LLC is proposing a rezone of Lot 2 of Danielle's Place. The lots that front Barron Road and the commercial to the south is requested to be rezoned to T4.2. The remainder of the property is requested to be rezoned to T3.2. Attached to this letter are the rezone descriptions.

Thank you for your consideration of this rezone and we look forward to discussing them further with you and to your approval.

Best Regards,  
**EXPEDIENT CIVIL ENGINEERING, PLLC**

Jason E. Ingalls, P.E.  
Owner/Senior Project Manager

Cc: Barron Road, LLC



<b>Barron Rd, LLC</b>
5927 SW Barron Road
<b>PC Date:</b> 6/2/2026

### Staff Report Details

<b>Project Number</b>	(RZ26-0024)
<b>Applicant / Current Owner</b>	Jason Ingalls
<b>Site Area</b>	+/- <b>[7.94]</b> Acres
<b>Current Zoning</b>	T2.1 Rural
<b>Requested Zoning</b>	T4.2 Neighborhood Node
<b>Current Future Land Use Map Designation</b>	Urban Neighborhood
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	
<b>Related projects</b>	RZ26-0029

### Property Description

The subject property is located at 5927 SW Barron Road. The current zoning of the property is T2.1, Rural, with a Future Land Use Map designation of Urban Neighborhood. The adjacent property to the north is also zoned T2.1, with a Civic & Institutional place type. To the east, the property is zoned PUD, Planned Unit Development as part of the Opal Park projects (single-family and townhomes). The property to the south was recently rezoned, with a zone of T5.2 and an Urban Corridor place type.

### Project Details

The applicant has requested a rezoning of the property from T2.1 Rural to T4.2 Neighborhood Node, which is a standard review request in the Urban Neighborhood place type. The applicants of this rezone request are also requesting the RZ26-0029 rezone from T2.1 to T3.2.

### Relationship to the Community Plan

The applicant is requesting a standard review rezone for the subject property. The Bentonville Community Plan states that Urban Neighborhood place types should have high intensity neighborhoods, ranging from

## Relationship to the Community Plan

single-family homes to multifamily buildings with mixed uses. T4.2 allows for single-family dwellings, townhomes, multifamily, and light commercial uses. Additionally, a rezone to T4.2 would bring this property into conformity with the zoning alignment policy given that T2.1 is not an appropriate zone for the Urban Neighborhood place type.

## Public Comment

Has Staff received Public Comment at the time of this report? : **No**

## Analysis / Waivers

The applicants are requesting that the property at SW Barron Rd be rezoned from T2.1 to T4.2. The subject property has a place type of Urban Neighborhood, which makes this a standard review (SR) rezone request under the zoning alignment policy. The applicants of this rezone request are also requesting the RZ26-0029 rezone from T2.1 to T3.2.

### Orderly Transition

The subject property is located on the edge of the Urban Neighborhood place type, with Civic and Institutional to the north, Walkable Neighborhood to the east, and Urban Corridor to the south. Civic and Institutional allows rezones to all zoning districts, but all requests are under enhanced review. Walkable Neighborhood allows T3 & T4.1 rezones under SR review, while Urban Corridor allows T4.2 and T5 under SR. By requesting the least intense SR zone allowed in Urban Neighborhood (T3.2) closer to the Walkable Neighborhood place type and the most intense SR zone in Urban Neighborhood (T4.2) closer to the Urban Corridor place type, the applicant's two requests could provide an orderly transition between the different place types in the area.

### Within 1 Transect Degree of Zoning

The applicant is proposing a graduated zoning transition across the subject property, with T3.2 located closer to the lower intensity zoning to the north (T2.1), and T4.2 located closer to the higher-intensity zoning to the south (T5.2) and along the property's western street frontage on SW Barron Road. The T3.2 serves as a transition between the existing T2.1 zoning to the north and the proposed T4.2 zoning to the south. However, a portion of the proposed T4.2 zoning in the northwest area of the site would directly abut the T2.1 zoning to the north, which exceeds the recommended one transect degree transition. Nevertheless, the overall zoning plan provides a graduated transition in intensity across the site and places the more intense zoning adjacent to the arterial corridor.

If developed as a Large Scale Development, the portion of the site where T4.2 directly abuts T2.1 would require a screen type F, which includes a 10-foot minimum landscape buffer, 6ft high minimum hedges, and trees planted once every 50 linear feet.

## Conclusion

Staff recommends approval. The proposal, along with the adjacent application, creates a mix of zoning districts consistent with the comprehensive plan.

## Additional Details

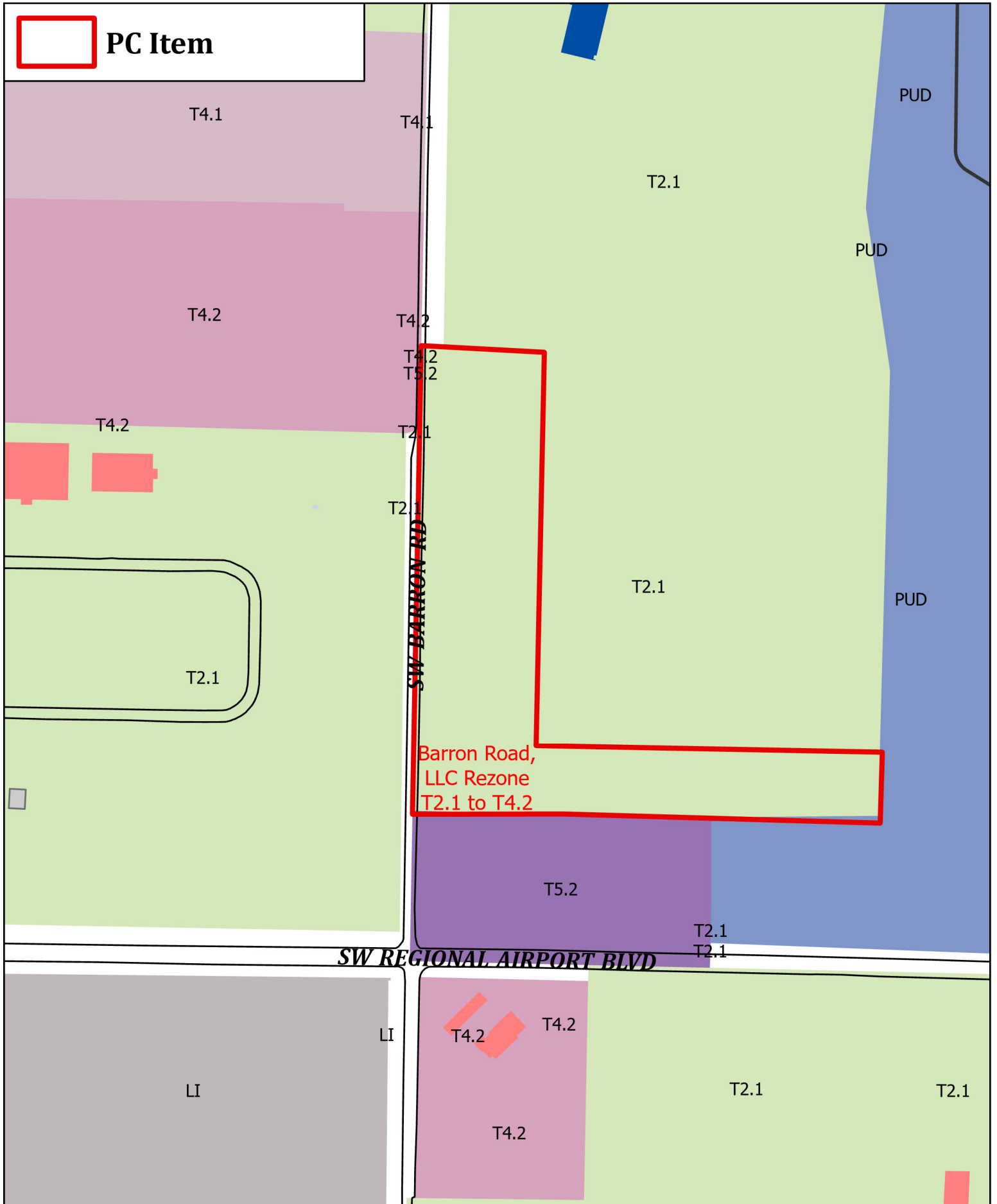
BWU Comments: *Meets standard review criteria. Sewer capacity study could be required based on future*

## Additional Details

*proposed development.*



PC Item



Barron Road,  
LLC Rezone  
T2.1 to T4.2



**RZ26-0024**  
**Rezoning T2.1 to T4.2**  
**5927 SW BARRON RD**





**Expedient Civil Engineering, PLLC**

P. O. Box 5484  
Bella Vista, AR 72714  
Phone: (479) 364-0028  
Email: [jason@ece-pllc.com](mailto:jason@ece-pllc.com)

May 7, 2026

Tyler Overstreet  
Planner  
Bentonville, Arkansas  
305 SW A Street  
Bentonville, AR 72712

**RE: BARRON ROAD, LLC REZONE  
NE CORNER BARRON ROAD & SW REGIONAL AIRPORT BLVD.,  
BENTONVILLE, AR  
ECE PROJECT NO. 25-1030**

Dear Mr. Overstreet:

Barron Road, LLC is proposing a rezone of Lot 2 of Danielle's Place. The lots that front Barron Road and the commercial to the south is requested to be rezoned to T4.2. The remainder of the property is requested to be rezoned to T3.2. Attached to this letter are the rezone descriptions.

Thank you for your consideration of this rezone and we look forward to discussing them further with you and to your approval.

Best Regards,  
**EXPEDIENT CIVIL ENGINEERING, PLLC**

Jason E. Ingalls, P.E.  
Owner/Senior Project Manager

Cc: Barron Road, LLC



## 8th & C St Townhomes (New Elevations)

404 SE 8th Street

**PC Date:** 6/2/2026

### Staff Report Details

<b>Project Number</b>	LSD25-0039
<b>Applicant / Current Owner</b>	BUF Studio / CC Bentonville Holdings LLC
<b>Site Area</b>	2.52 Acres
<b>Current Zoning</b>	T5.2, Town Center High
<b>Requested Zoning</b>	
<b>Current Future Land Use Map Designation</b>	Urban Corridor
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	Residential / Townhomes
<b>Related projects</b>	

### Property Description

This project was originally approved by Planning Commission on November 4, 2025 ([link here](#)). The applicant is proposing lighter colors with the same materials with this amendment.

**All of the materials -- king brick, plank lap siding, and asphalt shingle roofing -- are staying the same; the only things changing are the colors of the materials. The new colors are lighter than originally approved.** The applicant is also proposing paned windows and no longer proposing no-grid windows.

### Project Details

### Relationship to the Community Plan

**Public Comment**

Has Staff received Public Comment at the time of this report? : **No**

**Analysis / Waivers**

**Conclusion**

**Additional Details**



Pending PC Item



*C-Street  
Townhomes*



**LSD25-0039**  
**C-Street Townhomes**  
**404 SE 8TH ST**



May 8, 2026

RE: 8<sup>th</sup>/C Street Townhomes  
Bentonville AR

City Staff:

To better understand the community, the developer opted to conduct focus groups in Bentonville to gather community feedback on the original design. Gaining valuable feedback about the community's expectations and preferences, we have updated the exterior design to better reflect the information shared at the focus groups. These sessions focused on sharing dialogue regarding the exterior design.

The new design includes changes on the front façade that create a more traditional aesthetic with additional cornice and trim details that add visual interest. The new façade's rhythm better defines each individual townhouse unit and lighter colors have been applied to address the City's previous concerns of the original design being too dark. At the roof terrace level, we have revised the roof slope direction to front-to-back as opposed to the original side-to-side, which has allowed for additional windows. The side elevations have also been updated to include more windows.

Design elements that remain the same include overall building sizes, exterior material products, and interior unit floor plans.

We believe that the exterior updates made will lead to a successful project that fits into the downtown core area and has thoughtfully considered the community members that will inhabit the homes.

Sincerely,



Tim Brandt, AIA  
Multifamily Market Leader

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.  
Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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**CLIENT NAME**  
CENTER CREEK CAPITAL

**CIVIL CONSULTANT**  
ODYSSEY ENGINEERING

**MEP CONSULTANT**  
BUF STUDIO

**STRUCTURAL CONSULTANT**  
BUF STUDIO

**8TH / C STREET TOWNHOUSES**  
CORNER OF 8TH AND C STREET  
BENTONVILLE, AR

**NOT FOR CONSTRUCTION**

11/05/2025  
**Architect Name** - RYAN FAUST  
**Architect Number** - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS	
NO.	DESCRIPTION

**Drawing Size:** 24 x 36  
**Project #:** 24159  
**Drawn By:** JMA  
**Checked By:** TB

**Title:**  
SURROUNDING EXAMPLES

**Sheet Number:**  
**A200**

**ISSUE DATE:** 11/05/2025



PT-2E:  
SHERWIN WILLIAMS,  
"CITYSCAPE"



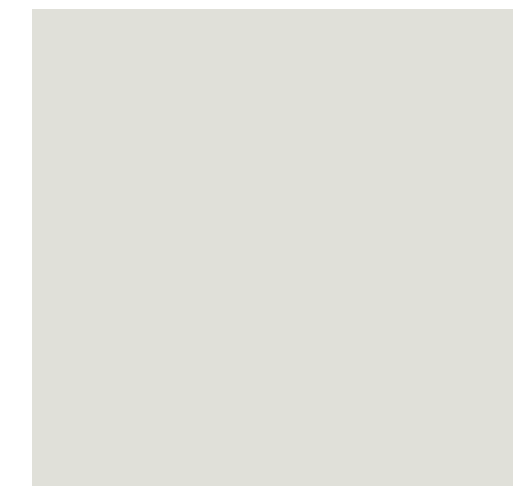
PT-4E:  
SHERWIN WILLIAMS,  
"MINDFUL GRAY"



PT-6E:  
SHERWIN WILLIAMS,  
"TRICORN BLACK"



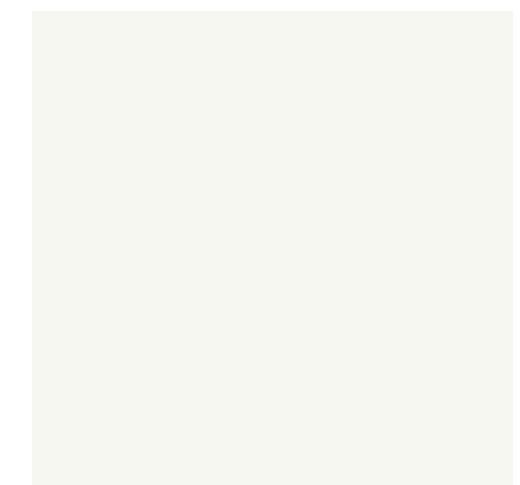
PT-1E:  
SHERWIN WILLIAMS,  
"IRON ORE"



PT-3E:  
SHERWIN WILLIAMS,  
"RESERVED WHITE"



PT-5E:  
SHERWIN WILLIAMS,  
"ACIER"



PT-7E:  
SHERWIN WILLIAMS,  
"HIGH REFLECTIVE WHITE"



**KING BRICK**  
BASIS-OF-DESIGN: INTERSTATE BRICK,  
KING BRICK, COLUMBARD



**PLANK LAP SIDING**  
BASIS-OF-DESIGN: JAMES HARDIE,  
SMOOTH, PAINTED



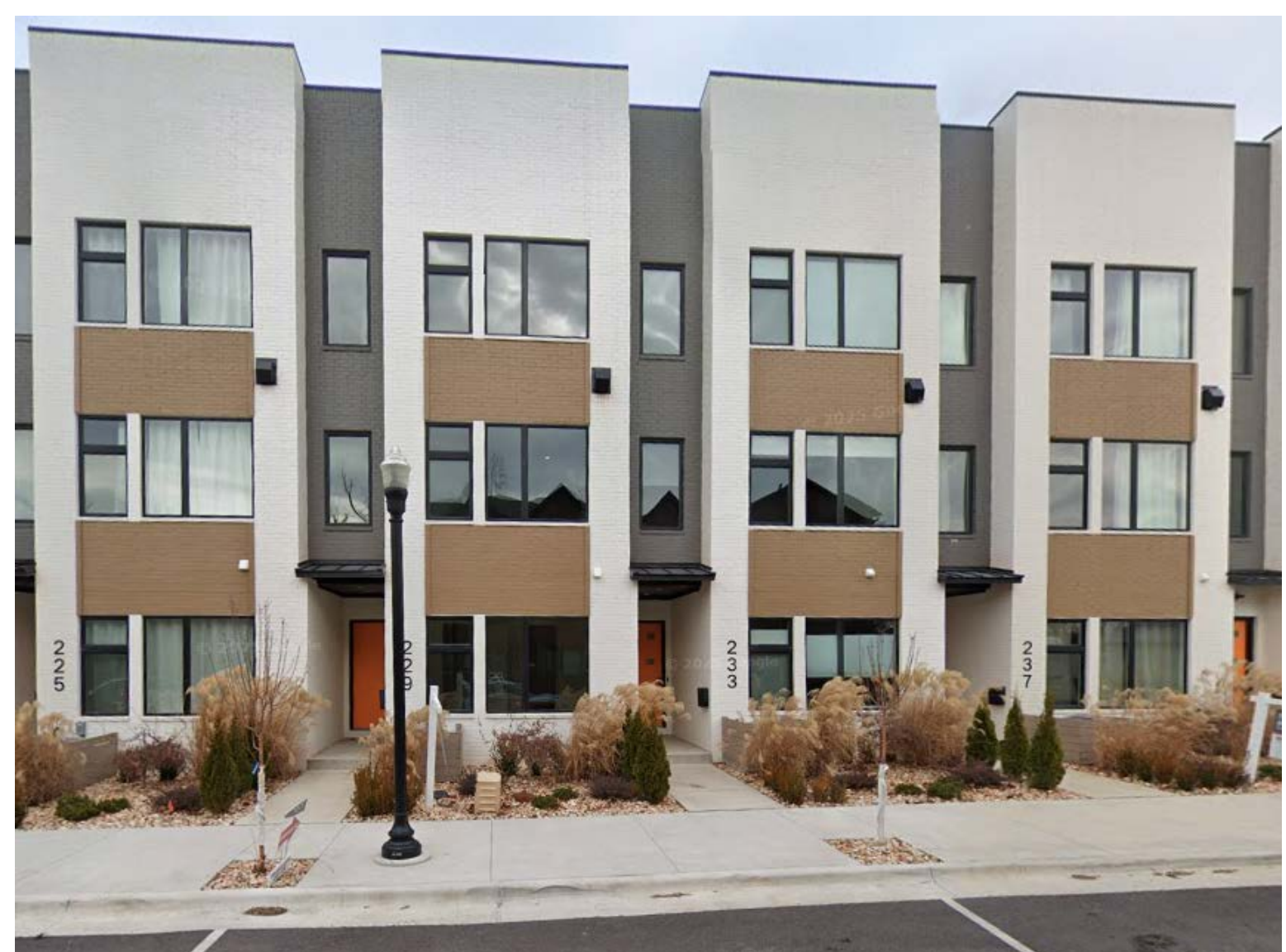
**ASPHALT SHINGLE ROOFING**

**SURROUNDING NEIGHBORHOOD CONTEXT**

- USE OF A VARIETY OF MATERIALS INCLUDING BRICK, SIDING, AND METAL PANEL
- VARIED ROOF LINES
- EMPHASIS ON VERTICAL PLANES THAT VISUALLY BREAK UP FRONT FACADES
- LARGE WINDOWS WITH REGULAR REPETITION PATTERN
- USE OF MULTIPLE COLORS, VARIED MATERIALS, AND BALCONIES CREATE VISUAL INTEREST
- USE OF EARTH-TONE AND NEUTRAL COLORS COMPLIMENT SURROUNDING BUILDINGS
- RECESSED ENTRIES
- GROUND FLOOR DISTINGUISHED FROM UPPER FLOORS WITH MATERIAL CHANGES AND AWNINGS
- CLEARLY DEFINED ENTRIES THROUGH RECESSES, AWNINGS, AND ACCENTED DOOR COLORS
- USE OF TRIM DEFINES ARCHITECTURAL ELEMENTS



404 MULBERRY COURT



229 SE 7TH STREET



THADEN SCHOOL OF PERFORMING ARTS - 805 S MAIN STREET

NOT FOR CONSTRUCTION

TBD/2026  
Architect Name - RYAN FAUST  
Architect Number - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS		
NO.	DATE	DESCRIPTION
1	TBD/2026	ADD 1

Drawing Size: 24 x 36  
Project #: 24159  
Drawn By: JMA  
Checked By: TB

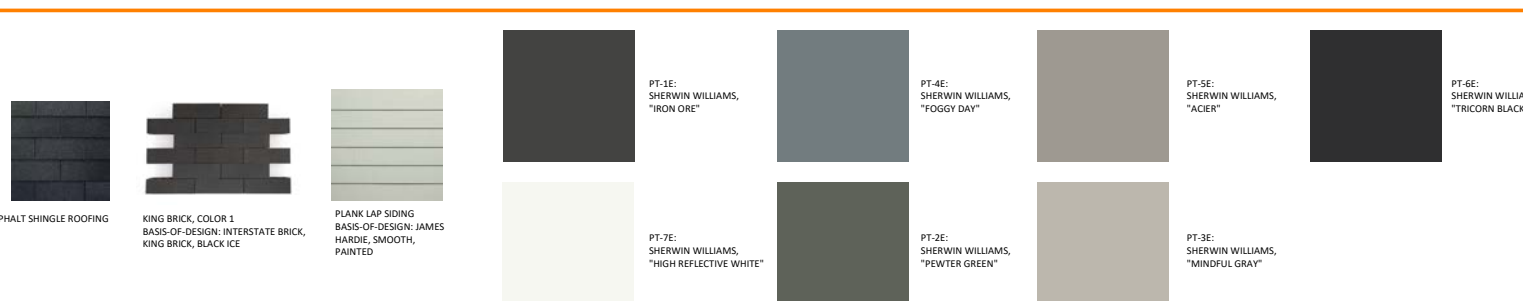
Title:  
EXTERIOR ELEVATIONS  
- BUILDING A1

Sheet Number:  
**A201**

ISSUE DATE: 11/05/2025

EXTERIOR FINISH MATERIAL SCHEDULE					
MARK	DESCRIPTION	TYPE	MANUFACTURER	FINISH	NOTES
EXTERIOR DECKING					
D-1	DECKING - COMPOSITE BOARDS	SELECT	TREX	COLOR: SADDLE	
D-2	DECKING - PORCELAIN PAVERS	2CM	BISON	COLOR: AXI GREY/TIMBER	
FIBER CEMENT SIDING					
FC-1	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-1E	HORIZONTAL ORIENTATION
FC-2	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-2E	HORIZONTAL ORIENTATION
FC-3	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-3E	HORIZONTAL ORIENTATION
FC-4	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-4E	HORIZONTAL ORIENTATION
FC-5	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-5E	HORIZONTAL ORIENTATION
FC-6	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-6E	HORIZONTAL ORIENTATION
FC-7	EXT. WALL PRIMARY FINISH	SMOOTH PANEL SIDING	REF. OWNER SPEC.	PAINT PT-7E	HORIZONTAL ORIENTATION
MASONRY					
BK-1	EXT. WALL PRIMARY FINISH	KING BRICK	INTERSTATE BRICK	COLUMBARD	RUNNING BOND, REF. SPEC FOR MORTAR JOINT SIZING/COLOR
ROOFING MATERIALS					
AS-1	ARCHITECTURAL SHINGLE	LANDMARK	CERTAINTEED	MOIRE BLACK	
TRIMS & EXPOSED FLASHINGS					
CR-1	PRE-MANUF CORNICE				
MT-1	PRE-FINISHED COPING EDGE @ ROOF TERRACES	COPING EDGE		MATCH PT-6E	
TR-1	FIBER CEMENT TRIM			PAINT PT-7E	
TR-2	FIBER CEMENT TRIM	5/4 X 8		PAINT PT-7E	
TR-3	FIBER CEMENT FASCIA			PAINT PT-6E	

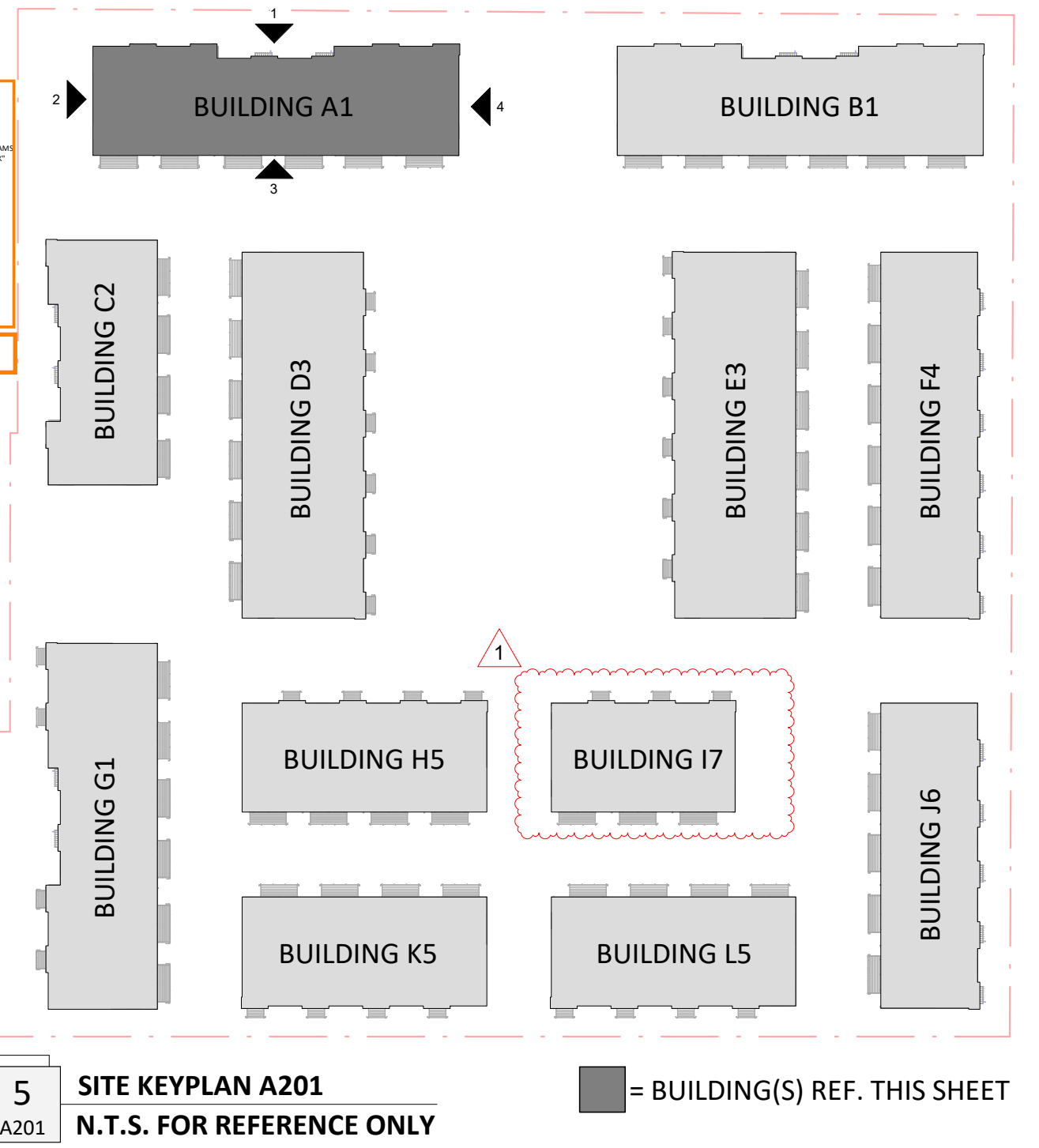
- KEYNOTES**
- BRICK CONTROL JOINTS AT UNIT SEPARATION (TYP.)
  - BRICK EXPANSION JOINT - ALIGN WITH BRICK COURSING AND OPENINGS. FIELD VERIFY
  - PRE-FAB METAL GUTTER AND DOWNSPOUTS; COLOR TO MATCH ADJACENT FINISH. REF. CIVIL DWGS FOR CONTINUATION.



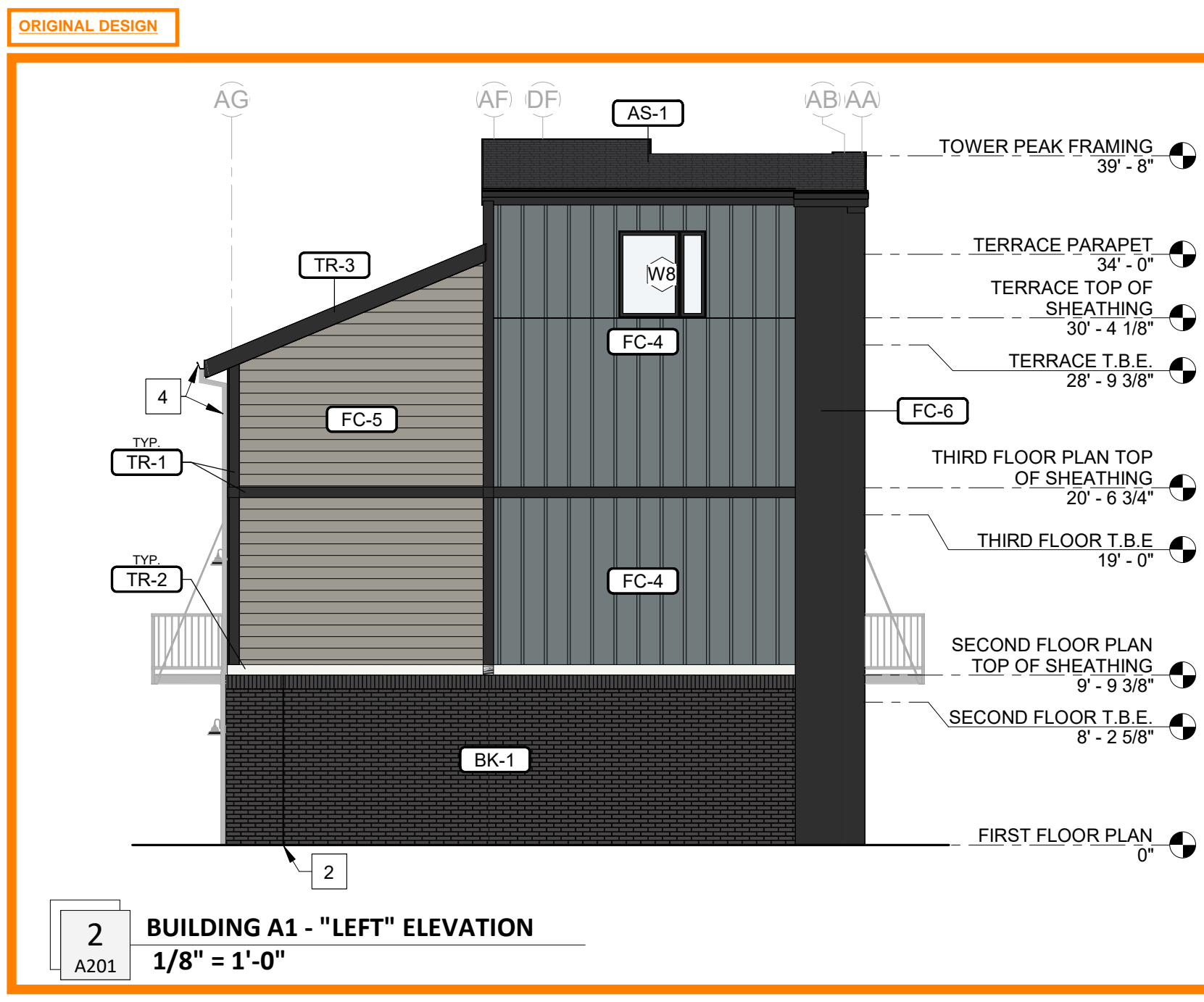
EXTERIOR PAINT SCHEDULE				
MARK	MANUFACTURER	COLOR	FINISH / SHEEN	NOTES
PT-1E	SHERWIN WILLIAMS	SW7069 "IRON ORE"	SATIN	REF. OWNER SPEC.
PT-2E	SHERWIN WILLIAMS	SW7067 "CITYSCAPE"	SATIN	REF. OWNER SPEC.
PT-3E	SHERWIN WILLIAMS	SW7056 "RESERVED WHITE"	SATIN	REF. OWNER SPEC.
PT-4E	SHERWIN WILLIAMS	SW7016 "MINDFUL GRAY"	SATIN	REF. OWNER SPEC.
PT-5E	SHERWIN WILLIAMS	SW9170 "ACIER"	SATIN	REF. OWNER SPEC.
PT-6E	SHERWIN WILLIAMS	SW6258 "TRICORN BLACK"	SATIN	REF. OWNER SPEC.
PT-7E	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE"	SATIN	REF. OWNER SPEC.

EXTERIOR FINISH MATERIAL SCHEDULE					
MARK	DESCRIPTION	TYPE	MANUFACTURER	FINISH	NOTES
EXTERIOR DECKING					
D-1	DECKING - COMPOSITE BOARDS	SELECT	TREX	COLOR: SADDLE	
D-2	DECKING - PORCELAIN PAVERS	2CM	BISON	COLOR: AXI GREY/TIMBER	
FIBER CEMENT SIDING					
FC-1	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-1E	HORIZONTAL ORIENTATION
FC-2	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-3E	2" BATTEN @ 16" O.C.
FC-3	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-4E	2" BATTEN @ 16" O.C.
FC-4	EXT. WALL PRIMARY FINISH	SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-6E	HORIZONTAL ORIENTATION
FC-5	EXT. WALL PRIMARY FINISH	SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-6E	HORIZONTAL ORIENTATION
FC-6	EXT. WALL PRIMARY FINISH	SMOOTH PANEL	REF. OWNER SPEC.	PAINT PT-6E	VERTICAL ORIENTATION
MASONRY					
BK-1	EXT. WALL PRIMARY FINISH	KING BRICK			RUNNING BOND, REF. SPEC FOR MORTAR JOINT SIZING/COLOR
ROOFING MATERIALS					
AS-1	ARCHITECTURAL SHINGLE	LANDMARK	CERTAINTEED	MOIRE BLACK	
TRIMS & EXPOSED FLASHINGS					
MT-1	PRE-FINISHED COPING EDGE @ ROOF TERRACES	COPING EDGE		MATCH PT-6E	
TR-1	FIBER CEMENT TRIM			PAINT PT-7E	
TR-2	FIBER CEMENT TRIM			PAINT PT-7E	
TR-3	FIBER CEMENT FASCIA			PAINT PT-6E	

EXTERIOR PAINT SCHEDULE				
MARK	MANUFACTURER	COLOR	FINISH / SHEEN	NOTES
PT-1E	SHERWIN WILLIAMS	SW7069 "IRON ORE"	SATIN	REF. OWNER SPEC.
PT-2E	SHERWIN WILLIAMS	SW6208 "PEWTER GREEN"	SATIN	REF. OWNER SPEC.
PT-3E	SHERWIN WILLIAMS	SW7016 "MINDFUL GRAY"	SATIN	REF. OWNER SPEC.
PT-4E	SHERWIN WILLIAMS	SW9235 "DUSKY DAY"	SATIN	REF. OWNER SPEC.
PT-5E	SHERWIN WILLIAMS	SW9170 "ACIER"	SATIN	REF. OWNER SPEC.
PT-6E	SHERWIN WILLIAMS	SW6258 "TRICORN BLACK"	SATIN	REF. OWNER SPEC.
PT-7E	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE"	SATIN	REF. OWNER SPEC.



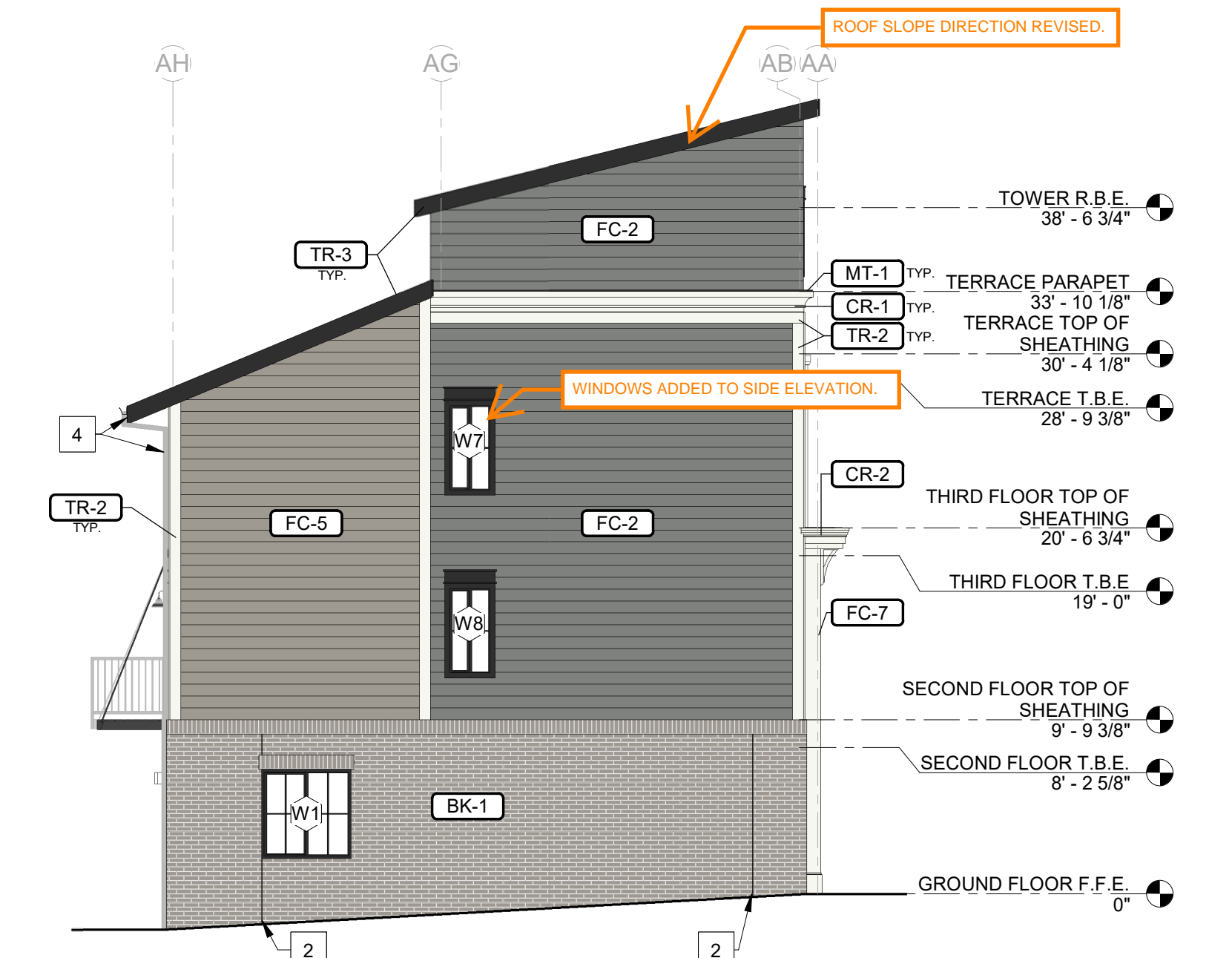
5 A201 SITE KEYPLAN A201  
N.T.S. FOR REFERENCE ONLY



2 A201 BUILDING A1 - "LEFT" ELEVATION  
1/8" = 1'-0"



1 A201 BUILDING A1 - "FRONT" ELEVATION  
1/8" = 1'-0"



2 A201 BUILDING A1 - "LEFT" ELEVATION  
1/8" = 1'-0"



1 A201 BUILDING A1 - "FRONT" ELEVATION  
1/8" = 1'-0"

LEVEL ELEVATIONS SHOWN ARE RELATIVE TO INDIVIDUAL UNIT GROUND FLOOR F.F.E. REF. STRUCT. AND CIVIL DWGS FOR FINAL F.F.E. IF ANY DISCREPANCIES ARE NOTED, CONTACT A.O.R.

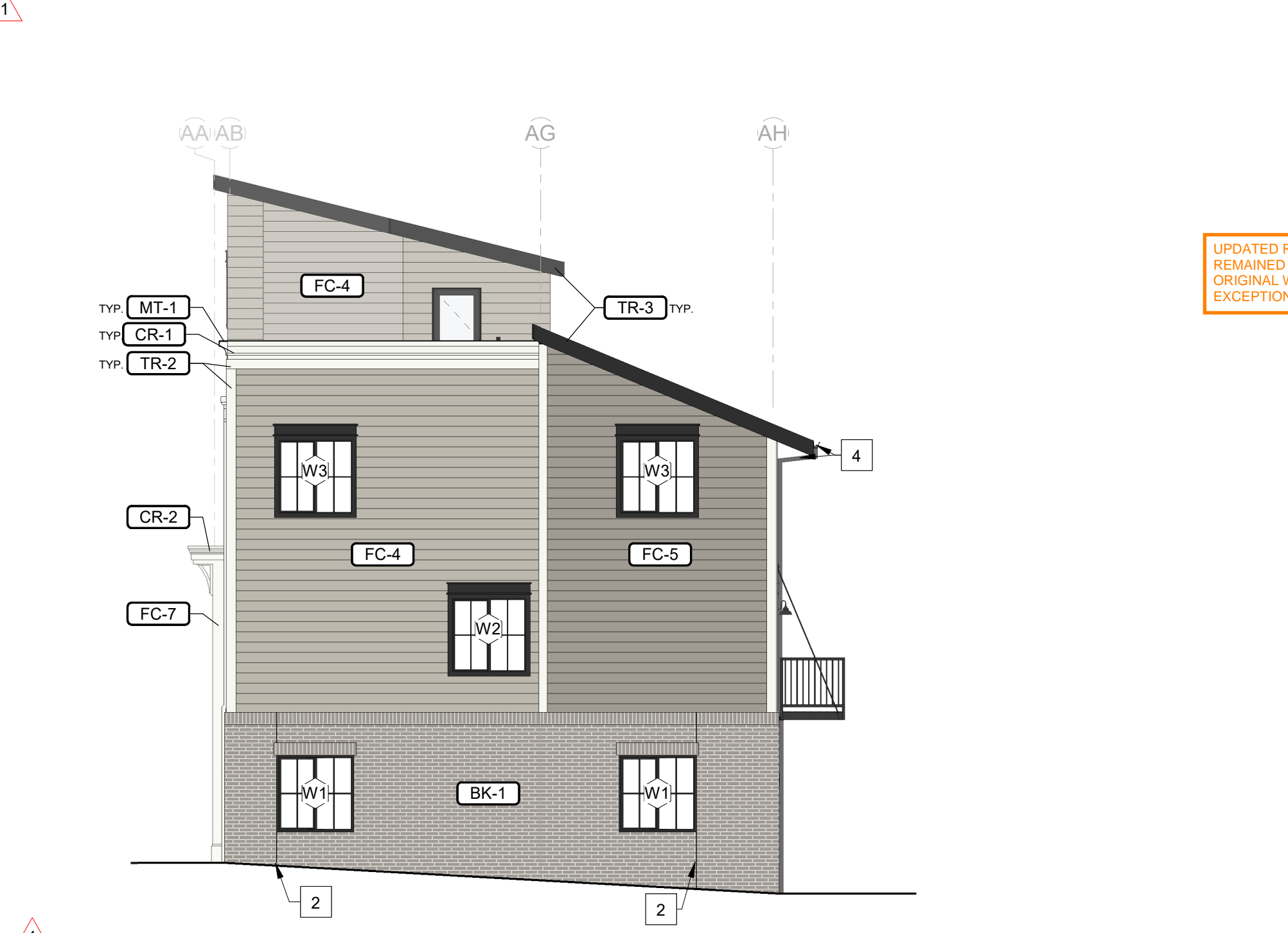
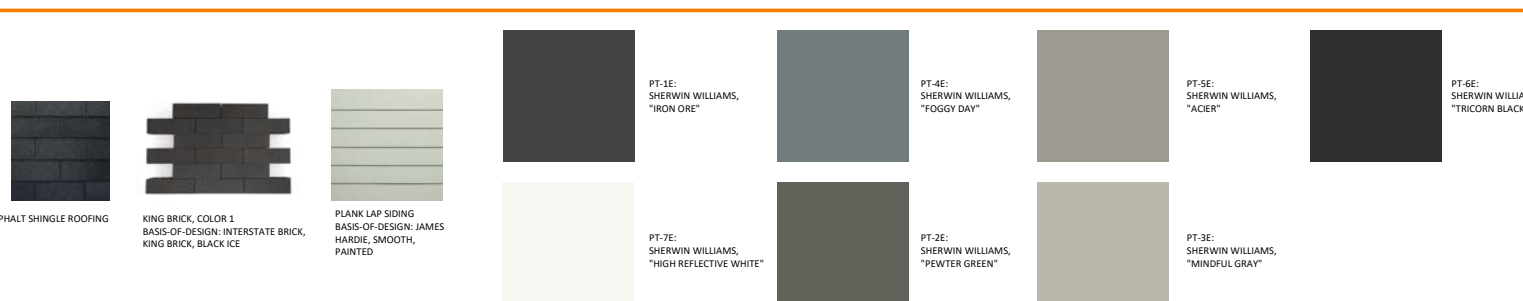
LEVEL ELEVATIONS SHOWN ARE RELATIVE TO INDIVIDUAL UNIT GROUND FLOOR F.F.E. REF. STRUCT. AND CIVIL DWGS FOR FINAL F.F.E. IF ANY DISCREPANCIES ARE NOTED, CONTACT A.O.R.

\*GRADING SHOWN IS AN APPROXIMATION. REF. CIVIL FOR FINAL GRADING ELEVATIONS

- ADDITIONAL CORNICE AND TRIM DETAILS ADD VISUAL INTEREST.
- FRONT FACADE RHYTHM BETTER DEFINES EACH INDIVIDUAL UNIT.
- LIGHTER COLORS BETTER ALIGN WITH COMMENTS RECEIVED FROM CITY DURING EARLY STAGES OF DESIGN.
- OVERALL MATERIAL REMAINED THE SAME - BRICK ON GROUND FLOOR, SIDING ON SECOND AND THIRD FLOORS.

EXTERIOR FINISH MATERIAL SCHEDULE					
MARK	DESCRIPTION	TYPE	MANUFACTURER	FINISH	NOTES
EXTERIOR DECKING					
D-1	DECKING - COMPOSITE BOARDS	SELECT	TREX	COLOR: SADDLE	
D-2	DECKING - PORCELAIN PAVERS	2CM	BISON	COLOR: AXI GREY TIMBER	
FIBER CEMENT SIDING					
FC-1	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-1E	HORIZONTAL ORIENTATION
FC-2	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-2E	HORIZONTAL ORIENTATION
FC-3	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-3E	HORIZONTAL ORIENTATION
FC-4	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-4E	HORIZONTAL ORIENTATION
FC-5	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-5E	HORIZONTAL ORIENTATION
FC-6	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-6E	HORIZONTAL ORIENTATION
FC-7	EXT. WALL PRIMARY FINISH	SMOOTH PANEL SIDING	REF. OWNER SPEC.	PAINT PT-7E	HORIZONTAL ORIENTATION
MASONRY					
BK-1	EXT. WALL PRIMARY FINISH	KING BRICK	INTERSTATE BRICK	COLUMBARD	RUNNING BOND, REF. SPEC FOR MORTAR JOINT SIZING/COLOR
ROOFING MATERIALS					
AS-1	ARCHITECTURAL SHINGLE	LANDMARK	CERTAINTEED	MOIRE BLACK	
TRIMS & EXPOSED FLASHINGS					
CR-1	PRE-MANUF CORNICE				
MT-1	PRE-FINISHED COPING EDGE @ ROOF TERRACES	COPING EDGE		MATCH PT-6E	
TR-1	FIBER CEMENT TRIM			PAINT PT-7E	
TR-2	FIBER CEMENT TRIM	5/4 X 8		PAINT PT-7E	
TR-3	FIBER CEMENT FASCIA			PAINT PT-6E	

- KEYNOTES**
- BRICK CONTROL JOINTS AT UNIT SEPARATION (TYP.)
  - BRICK EXPANSION JOINT - ALIGN WITH BRICK COURSING AND OPENINGS. FIELD VERIFY
  - PRE-FAB METAL AWNING
  - PRE-FINISHED METAL GUTTER AND DOWNSPOUTS; COLOR TO MATCH ADJACENT FINISH. REF. CIVIL DWGS FOR CONTINUATION.



4 BUILDING A1 - "RIGHT" ELEVATION  
1/8" = 1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE					
MARK	DESCRIPTION	TYPE	MANUFACTURER	FINISH	NOTES
EXTERIOR DECKING					
D-1	DECKING - COMPOSITE BOARDS	SELECT	TREX	COLOR: SADDLE	
D-2	DECKING - PORCELAIN PAVERS	2CM	BISON	COLOR: AXI GREY TIMBER	
FIBER CEMENT SIDING					
FC-1	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-1E	HORIZONTAL ORIENTATION
FC-2	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-3E	2" BATTEN @ 16" O.C.
FC-3	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-3E	HORIZONTAL ORIENTATION
FC-4	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-4E	2" BATTEN @ 16" O.C.
FC-5	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-5E	HORIZONTAL ORIENTATION
FC-6	EXT. WALL PRIMARY FINISH	SMOOTH PANEL	REF. OWNER SPEC.	PAINT PT-6E	VERTICAL ORIENTATION
MASONRY					
BK-1	EXT. WALL PRIMARY FINISH	KING BRICK			RUNNING BOND, REF. SPEC FOR MORTAR JOINT SIZING/COLOR
ROOFING MATERIALS					
AS-1	ARCHITECTURAL SHINGLE	LANDMARK	CERTAINTEED	MOIRE BLACK	
TRIMS & EXPOSED FLASHINGS					
MT-1	PRE-FINISHED COPING EDGE @ ROOF TERRACES	COPING EDGE		MATCH PT-6E	
TR-1	FIBER CEMENT TRIM			PAINT PT-7E	
TR-2	FIBER CEMENT TRIM			PAINT PT-7E	
TR-3	FIBER CEMENT FASCIA			PAINT PT-6E	

3 BUILDING A1 - "REAR" ELEVATION  
1/8" = 1'-0"



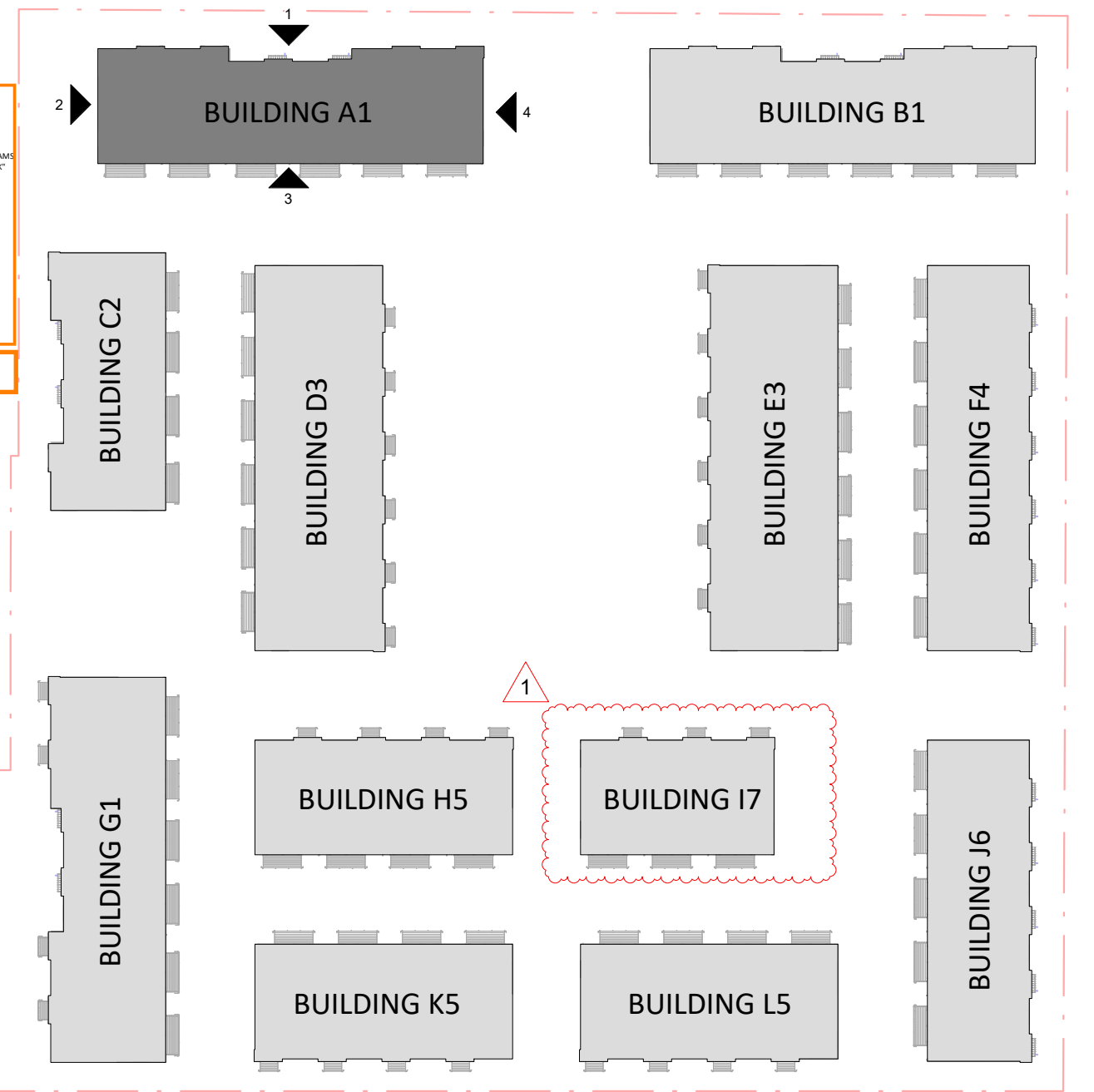
3 BUILDING A1 - "REAR" ELEVATION  
1/8" = 1'-0"



4 BUILDING A1 - "RIGHT" ELEVATION  
1/8" = 1'-0"



3 BUILDING A1 - "REAR" ELEVATION  
1/8" = 1'-0"



5 SITE KEYPLAN A201  
N.T.S. FOR REFERENCE ONLY

C:\Users\phamm\Documents\24159\_8th and C St\_Townhouses\_Bentonville\_AR\_V2\_R24\_phamm7SYH3.rvt



<b>Edward L. and Imelda Frail Revocable Trust</b>
South of Regional Airport / east of SW Lee Lane (Parcels #01-07968-005, 01-07968-000, 01-07968-002, 01-07968-019, 01-07968-013)
<b>PC Date:</b> 6/2/2026

### Staff Report Details

<b>Project Number</b>	(RZ26-0017)
<b>Applicant / Current Owner</b>	Crafton Tull / Edward L. and Imelda Frail Revocable Trust
<b>Site Area</b>	+/- <b>[30.52]</b> Acres
<b>Current Zoning</b>	A-1, Agriculture (T2.1)
<b>Requested Zoning</b>	T4.2, Neighborhood Node (north) and T3.1, Neighborhood Edge (east) and T3.2, Neighborhood Transition (south/west)
<b>Current Future Land Use Map Designation</b>	Urban Corridor (north) and Suburban Neighborhood (south)
<b>Requested Future Land Use Map Designation</b>	N/A
<b>Development Type / Use</b>	Agriculture
<b>Related projects</b>	

### Property Description

The subject property is located south of SW Regional Airport Boulevard. The property is presently zoned A-1, Agriculture (T2.1), with a future land use map designation of Urban Corridor for the northerly portion, Suburban Neighborhood for southerly portion. The applicant has amended their application from the May 19, 2026 Planning Commission meeting to be consistent with Table 2.1 of the Bentonville Community Code: requesting T4.2, Neighborhood Node in the north and T3.2 Neighborhood Transition and T3.1 Neighborhood Edge in the south.

### Project Details

The applicant has requested a rezoning of the property from A-1 (T2.1) to T4.2 on the north side which is consistent with the Zoning Alignment Policy under standard review for those portions within the Urban corridor. The rezone request for T3.1 along the eastern property line within the Suburban Neighborhood place type is consistent with place type correlation table under standard review. The rezone request for T3.2 in the south within the Suburban Neighborhood place type is consistent with place type correlation table under enhanced review. The property is currently zoned A-1 (T2.1) and is adjacent to the Opal Park PUD to the north, A-1 (T2.1) to the west, and R-1 to the south and east. The surrounding uses include

## Project Details

agriculture and single-family residences.

## Relationship to the Community Plan

The property is designated as Urban Corridor and Suburban Neighborhood on the Future Land Use Map and is surrounded by Urban Corridor to the north and Suburban Neighborhood on all other sides. The current agriculture zoning is not in alignment with the FLUM. The Community Plan defines Urban Corridor as main thoroughfares comprised of commercial and residential uses that can serve adjacent Neighborhoods. The Suburban Neighborhood Place Type is primarily comprised of single-family homes. T4.2 is the lowest intensity zone allowed in the Urban Corridor place type while T3.2 is the highest zone allowed in Suburban Neighborhood place type.

## Public Comment

Has Staff received Public Comment at the time of this report? : **Yes**

## Analysis / Waivers

The applicant requested a zoning change from A-1 (T2.1) to T4.2 and T3.2.

### **Consistency**

This amended rezone request is consistent with the Bentonville Community Code, Table 2.1.

### **Impact**

If approved, the impact of the T4.2 zone on the surrounding area will be for the allowance of some limited commercial uses and a variety of housing types ranging from single family detached up to 12 units per building. The T3.1 zoning on the east side would allow for a transition between R-1 and T3.2 zoning.

### **Compatibility**

There are existing R-1 properties in the area, which would be bordered by T3.1 and T3.2 zoning. The lowest intensity zoning district (T4.2) for the Urban Corridor place type is being proposed for the property bordering the R-1 zoning district along SW Osage St.

### **Intensity**

The intensity proposed for the area adjacent to Regional Airport is the lowest possible (T4.2) for the Urban Corridor.

### **Orderly Transition**

The amended application creates an orderly transition north to south with the higher intensity along Regional Airport. The amended application also creates an orderly transition with the R-1 neighborhood to the east with the addition of the T3.1 zoning district in the south east.

## Conclusion

Rezone was tabled from the May 19, 2026 PC meeting for the applicant to incorporate T3.1 zoning in the south-east and to adjust the legal description and vicinity map to mirror the FLUM. The applicant has made these changes and staff recommends approval.

## Additional Details

BWU comments: *This rezone is currently upstream of a public sewer interceptor line that is at capacity but there is currently a capital project underway to remedy this. Future development may require a sewer*

## Additional Details

*study and/or downstream upgrades.*





May 21, 2026

Planning Department  
City of Bentonville  
305 SW A Street  
Bentonville, AR 72712

RE: SW Regional Airport Blvd Rezone  
CT Job No. 26300400

To Whom it May Concern,

Requested with this application is the rezoning of approximately 29.84 acres from A-1 to a combination of T3.1, T3.2, and T4.2. We are requesting this change to develop this property in accordance with the current Future Land Use Map. Our original request has been modified to follow the exact Future Land Use Map as shown on the attached. This request comes after discussion with staff on what might be an appropriate zoning district for this area, considering the residential to the east and west of this site, as well as a Planned Residential Zoning District across the street (Opal Park).

The northern area of the site is classified as an Urban Corridor place type, and we are requesting T4.2 zoning. This is the lowest intensity zoning that is deemed appropriate for this place type. This is a standard review based on the Urban Corridor place type. It is largely compatible with the surrounding areas with residential all around the site, and the higher density Opal Park to the north of this area.

The southern area of the site is classified as a Suburban Neighborhood place type, and we are requesting a mix of T3.1 and T3.2 zoning. T3.1 is requested along the eastern boundary with T3.2 making up the remaining area. T3.2 is an enhanced review within Suburban Neighborhood. Because of this, seven conditions must be further elaborated:

1. *The proposed zone will not result in exceeding existing or planned utility capacity for the place type.* This development will not exceed the existing capacity for utilities in this area. Sewer has recently been upgraded in this basin, and there are no known water issues. Water and sewer connections are readily available to this site. There is an existing 8" water main along the south side of SW Regional Airport Blvd as well as along SW Brush Blvd, creating a looped system. There is a 12" sewer main on the north side of SW Regional Airport Blvd, as well as an 8" along SW Brush Blvd.
2. *The property lies on a place type boundary and the requested district matches a district applied on either side of that boundary.* This T3.2 request is closely in line with adjacent zoning districts. The subdivision east and south of this is Zoned R-1, which is typically a 60' lot minimum. West of this site, they are larger single family tracts currently in A-1. The residential proposed is still the same use as the neighboring property, albeit with a slightly higher density. We are proposing a T3.1 zone between the T3.2 and the eastern property to provide a transition to this increased density.
3. *The property is within ¼ mile of transit, a four (4)-lane road, or a shared use trail, and additional travel demand can be served by existing infrastructure.* The property is located along SW Regional Airport Blvd which is classified as an Arterial and is a state highway. This highway is capable of handling the increase in traffic generated by this development. It will be connected to



sidewalk systems east and south of this site, as well as across the street from Opal Park, which will have trails and further amenities for residents to be able to walk to. It is transportation zone 20512.

4. *The property is within one (1 mile) of a job center that supports alternatives to driving.* Yes this property is within one mile of industrial and commercial zones, providing an alternative to driving.
5. *The property is adjacent to vacant land and the requested district sets a clear pattern for compatible future development.* This site is bound by development subdivisions on all four sides. Slightly further west, however, there is still vacant land. Granting this request to T3.2 is in line with adjacent subdivisions which are predominately R-1.
6. *The request is consistent with the surrounding development pattern.* Yes this request is similar to the subdivision east and south of this site, as well as Opal Park across the highway.
7. *This request advances the goals of the comprehensive plan.* This request matches the future land use plan, which is in keeping in line with the goals of the comprehensive plan.

The current owners of this property are Edward & Imelda Frail Revocable Trust. The property will ultimately be sold with a successful rezone and preliminary plat drawings.

Thanks,

Conlee Hale, P.E.  
Project Manager - Team Lead

# Notice of Intent to Rezone

Project #: RZ26-0017

Crafton Tull has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from: SW Regional Airport Blvd to Walnut Grove Subdivision

The legal description of the property is:

[PLEASE SEE FOLLOWING PAGE]

The common description of the property is: SW Regional Airport Blvd Rezone

The Public Hearing will be held on May 19, 2026, at 5:00 pm, at:

Bentonville City Hall  
305 SW A St.  
Bentonville, AR 72712

***This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:***

1. Attend the public hearing and express your views. You can attend online by going to [bentonvillear.com/592/Agendas-Minutes](http://bentonvillear.com/592/Agendas-Minutes)
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department located at City Hall.
3. Use the bottom of this form to express our opinion by checking the appropriate box. This may also be mailed or delivered to the Bentonville City Hall.

For more information, call the Bentonville Planning Department at (479) 271-3122 or email at [planning@bentonvillear.com](mailto:planning@bentonvillear.com).

I have received notice of the public hearing for the rezoning of the above described property and:

I have no objections to the rezoning

I object to the rezoning because:

*1) INCONSISTENCY WITH BENTON COUNTY PDR 2023; 2) ILLEGAL SPOT ZONING AS T3.2 HAS NO OTHER TB.X ZONING IN VICINITY; 3) INADEQUATE INFRASTRUCTURE ON SW LEE LANE; 4) DRAMATIC & UNSUPPORTED DENSITY INCOMPATIBILITY INCREASES DENSITY WITH NO TRANSITION ZONING; 5) APPLICANT NO SHOWING OF CHANGED CONDITIONS OR ORIGINAL ZONING MISTAKE; 6) UNADDRESSED STORMWATER, FLOODPLAIN, AND ENVIRONMENTAL CONCERNS WITH FIRM ANALYSIS, SUPPLEMENT; 7) BOUNDARY AND ACREAGE AMBIGUITY REQUIRES PRECISE CURRENT BOUNDARY SURVEY*

*Michael Johnson 6506 S.W. BRUSH BLVD, 72713*  
Signature & Physical Address

\_\_\_\_\_  
Signature & Physical Address

**Vincent A. Thompson**  
6506 SW Brush Blvd  
Bentonville, AR 72713  
Parcel No. 01-13926-000

May 6, 2026

**Benton County Planning Commission**  
215 E. Central Ave.  
Bentonville, AR 72712  
Attn: Planning Commission Secretary

RE: Formal Written Objection to Rezoning Application – Parcel 01-07968-013  
Applicant: Frail Revocable Trust (Edward & Imelda Frail)  
Proposed Change: A1 (Agricultural) → T3.2 (Sub-Urban Transect)  
Location: 6103 SW Lee Ln, Bentonville, AR 72713 | NE¼ of NW¼, Section 21, T19N, R31W  
Hearing Date: May 19, 2026

Dear Members of the Benton County Planning Commission:

I, Vincent A. Thompson, submit this letter as my formal written objection to the above-referenced rezoning application. I am the owner of record of the real property located at 6506 SW Brush Blvd, Bentonville, Arkansas 72713, identified as Parcel No. 01-13926-000 (Lot 27, Stonecreek Subdivision, Section 21, Township 19 North, Range 31 West, Benton County, Arkansas), comprising 0.65 acres. My property is adjacent to or within close proximity of the subject rezoning parcel, and I have a direct, legally cognizable interest in the outcome of this application. I submit this written objection as an affected adjacent property owner with standing to appear and be heard in this proceeding.

The applicant, the Frail Revocable Trust (Edward & Imelda Frail), has filed an application seeking to rezone Parcel 01-07968-013 — a tract of approximately 18.84 acres located at 6103 SW Lee Ln, Bentonville, Arkansas 72713, legally described as the NE¼ of the NW¼ of Section 21, Township 19 North, Range 31 West, Benton County, Arkansas, per Survey 2008-629 — from its current classification of A1 (Agricultural) to T3.2 (Sub-Urban Transect) under the Benton County SmartCode and Planning and Development Regulations. I respectfully but firmly oppose this application in its entirety.

**Ground 1: Inconsistency with the Benton County Comprehensive Plan.** The Benton County Planning and Development Regulations (PDR 2023, Ordinance No. O-2023) express the County's explicit goal to "protect and preserve, to the extent feasible and practicable, the agricultural and rural character of the County for successive generations." The subject parcel is agricultural in character, located on a rural county road (SW Lee Lane), and surrounded by agricultural and low-density residential land. Rezoning 18.84 acres to T3.2 — which permits dense residential development with lot sizes as small as approximately 3,000–5,000 square feet and attached housing — directly contravenes this stated policy goal. The application fails to

demonstrate consistency with the Comprehensive Plan as required by A.C.A. §14-17-206(d)(1) and should be denied on this ground alone.

**Ground 2: Illegal Spot Zoning.** The proposed T3.2 classification would create an isolated pocket of dense Sub-Urban Transect zoning surrounded entirely by agricultural (A1) and low-density residential land with no contiguous T3.x zoning in the vicinity. This constitutes illegal spot zoning under Arkansas law. The Arkansas Supreme Court and Court of Appeals have consistently held that rezonings which single out a parcel for a use incompatible with surrounding zoning classifications — for the primary benefit of the property owner rather than the general public — are invalid. The applicant has not demonstrated any community-wide planning benefit that would distinguish this application from a textbook spot-zoning scenario.

**Ground 3: Inadequate Infrastructure on SW Lee Lane.** SW Lee Lane is a rural county road with no curb, gutter, sidewalks, urban-standard drainage, or municipal water and sewer infrastructure capable of supporting the 80 to 100 or more dwelling units that an 18.84-acre T3.2 development could generate. Benton County PDR 2023 §1.5 requires that adequate roads and infrastructure be considered in the development process. No traffic impact study, infrastructure adequacy report, sewer capacity analysis, or drainage plan has been filed with this application. The Commission cannot responsibly approve a T3.2 classification on this parcel without evidence that existing and planned infrastructure is adequate to support the resulting development.

**Ground 4: Dramatic and Unsupported Density Incompatibility.** A1 zoning requires a minimum 5-acre lot. T3.2 permits lots as small as approximately 3,000–5,000 square feet and multi-family dwellings. The density increase from current A1 to proposed T3.2 represents a ratio of more than 40:1. No transitional zoning analysis, compatibility study, or phasing plan has been submitted to justify this extreme density jump. The adjacent Stonecreek Subdivision — where my property is located — is a low-density platted residential community. The proposed T3.2 development would be fundamentally incompatible with the existing character of the surrounding neighborhood.

**Ground 5: No Showing of Changed Conditions or Original Mistake.** Arkansas law, as interpreted in *Chrobocinski v. City of Fort Smith* and related decisions, requires that a rezoning applicant demonstrate either a material mistake in the original zoning classification or substantially changed conditions in the area that make the current classification inappropriate. The applicant has submitted no evidence of either. General regional growth in the Bentonville area, without more, does not constitute the "substantially changed conditions" that Arkansas law requires to justify a rezoning of this magnitude on a specific rural parcel that remains agricultural in character and use.

**Ground 6: Unaddressed Stormwater, Floodplain, and Environmental Concerns.** The conversion of 18.84 acres of agricultural land to Sub-Urban Transect development will dramatically increase impervious surface coverage and resulting stormwater runoff, with potential adverse impacts on adjacent and downstream properties, including my own parcel. No

FEMA Flood Insurance Rate Map (FIRM) analysis, stormwater pollution prevention plan (SWPPP), or wetlands determination has been submitted with this application, as required by A.C.A. §14-17-206(b)(2)-(3) and applicable Benton County and Arkansas environmental regulations.

**Ground 7: Boundary and Acreage Ambiguity.** The legal description of parcel 01-07968-013, per Survey 2008-629, contains complex metes-and-bounds calls with a stated acreage of "18.83 acres more or less," while the Benton County Assessor's records reflect 18.84 acres. Before the Commission can act on a rezoning application, the boundaries and acreage of the subject parcel must be precisely and unambiguously established by a current, signed, and sealed boundary survey prepared by a licensed Arkansas Professional Land Surveyor. I respectfully request that this be required as a precondition of further consideration of this application.

**Formal Invocation of Protest Petition Rights Under A.C.A. §14-17-209.** I hereby formally notify the Benton County Planning Commission and Quorum Court that I am initiating the process of organizing a written protest petition pursuant to A.C.A. §14-17-209, and that I intend to submit a completed protest petition bearing signatures from owners representing 20% or more of the private land area within 300 feet of the boundary of parcel 01-07968-013. I respectfully request that this letter be noted on the record as the initiation of a formal protest and that the Commission preserve the record accordingly. Upon submission of a qualifying protest petition, any approval of this rezoning application by the Benton County Quorum Court will require a three-fourths ( $\frac{3}{4}$ ) supermajority vote, as mandated by Arkansas law.

**Formal Requests.** Based on all of the foregoing grounds, I respectfully request that the Benton County Planning Commission:

1. **Deny** the rezoning application for parcel 01-07968-013 (A1 to T3.2) in its entirety, based on its inconsistency with the Benton County Comprehensive Plan, its characteristics as illegal spotzoning, the infrastructure deficiency of SW Lee Lane, the absence of changed conditions, and the unaddressed environmental concerns documented above; or, in the alternative,
2. **Continue** the hearing to a future date, requiring the applicant to first submit: (a) a traffic and infrastructure impact study by a licensed Professional Engineer; (b) a sewer and water capacity analysis; (c) a stormwater and drainage study; (d) a FEMA FIRM floodplain analysis; (e) a current, signed, and sealed boundary survey for parcel 01-07968-013; and (f) a written Comprehensive Plan consistency analysis identifying specific policies that support the proposed T3.2 classification; and
3. **Ensure** that the record of this proceeding reflects this written objection in full, including all grounds stated herein.

I further request that the Planning Commission and Benton County Quorum Court provide all future notices, hearing dates, agendas, staff reports, and correspondence related to this rezoning application in writing to my address of record: Vincent A. Thompson, 6506 SW Brush Blvd, Bentonville, AR 72713.

I reserve all rights to supplement this objection with additional written or oral argument, to submit additional evidence at any hearing, and to pursue all available administrative and judicial remedies in connection with this application, including without limitation an appeal pursuant to A.C.A. §14-17-211 and any applicable Circuit Court challenge.

Respectfully submitted,



**Vincent A. Thompson**

Property Owner | Parcel No. 01-13926-000

6506 SW Brush Blvd, Bentonville, AR 72713

Date: MAY 6, 2026

Enclosures: Statutory/Regulatory Objections to Rezoning

The strongest independent grounds for objection are: (1) Comprehensive Plan inconsistency, (2) Spot zoning illegality, (3) Infrastructure deficiency on Lee Lane, and (8) the Protest Petition right. Any one of these, properly argued and documented, can be sufficient basis for denial or a required supermajority vote. Together, they present a formidable case against approval.

## VULNERABILITY NO. 1

### Consistency Failure with the Benton County Comprehensive Plan

**Plain-English Explanation:** Benton County's Planning and Development Regulations (PDR 2023, adopted by Quorum Court Ordinance No. O-2023) contain an explicit policy goal to *"protect and preserve, to the extent feasible and practicable, the agricultural and rural character of the County for successive generations."* SW Lee Lane, in Section 21-19-31, is a rural lane without urban infrastructure, surrounded by agricultural land and low-density residential parcels. Rezoning 18.84 acres of that agricultural corridor to T3.2 — a high-density Sub-Urban Transect classification allowing lot sizes as small as approximately 3,000–5,000 square feet, attached dwellings, and high lot-coverage ratios — directly contravenes the stated land-use policy of the County.

**The Law Requires Consistency:** Arkansas Code Annotated §14-17-206(d)(1) mandates that "plans are consistent with state plans and other related regional, county, and municipal plans... in order to avoid inconvenience and economic waste and to assure a coordinated and harmonious development of the county, region, and state." A rezoning decision that contradicts the adopted Comprehensive Plan is not entitled to a presumption of validity and is subject to reversal on appeal.

**Specific Argument:** The Planning Commission must affirmatively find that this rezoning is consistent with the Comprehensive Plan before approving it. The applicant has made no such showing. The Commission should require the applicant to demonstrate, on the record, which Comprehensive Plan goals or policies support the T3.2 classification for this rural parcel — and should deny the application if no such support exists.

**Statutory/Regulatory Authority:** A.C.A. §14-17-206; A.C.A. §14-17-207; Benton County PDR 2023 (Ordinance No. O-2023), stated policy of agricultural preservation.

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## VULNERABILITY NO. 2

### Illegal Spot Zoning / Incompatible Classification

**Plain-English Explanation:** "Spot zoning" occurs when a small area is singled out for a use classification that is inconsistent with and incompatible with the surrounding zoning and land uses, primarily for the benefit of the property owner rather than the public. While the Frail parcel at 18.84 acres is not small in absolute terms, the principle applies: it would create an isolated pocket of dense Sub-Urban Transect zoning in a landscape that is otherwise agricultural (A1) or low-density platted residential (Stonecreek Subdivision). There is no contiguous T3.2 zoning in this area — meaning the applicant seeks a classification that has no geographic or planning connection to any adjacent urban zone.

**Arkansas Case Law:** Arkansas courts have consistently struck down spot zoning that benefits a single landowner at the expense of the surrounding community. The Arkansas Supreme Court in *Alderman v. City of Fayetteville* recognized the "single-tract benefit" test as a hallmark of illegal spot zoning. Similarly, in *City of Little Rock v. Breeding*, the court found that a rezoning creating a use incompatible with surrounding zones, without adequate justification, constitutes spot zoning. The absence of transitional zoning between A1 and T3.2 makes this application particularly vulnerable to a spot-zoning challenge in Circuit Court.

**Specific Argument:** T3.2 as applied to parcel 01-07968-013 would create a legally isolated zone of dense suburban development that: (a) serves no community-wide planning goal, (b) benefits only the applicant/Trust, and (c) is incompatible in character, density, and land use with every adjacent parcel. This is the textbook definition of illegal spot zoning under Arkansas law.

**Statutory/Regulatory Authority:** A.C.A. §14-17-209; Arkansas common law on spot zoning (*Alderman v. City of Fayetteville*; *City of Little Rock v. Breeding*); Benton County PDR 2023 on zoning classifications.

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### **VULNERABILITY NO. 3**

#### **Infrastructure Deficiency on SW Lee Lane**

**Plain-English Explanation:** SW Lee Lane is a rural county road. It has no curb, no gutter, no sidewalks, no urban-standard drainage system, no municipal sewer connection adequate for urban density, and no municipal water infrastructure sized for 80 to 100 or more residential units that an 18.84-acre T3.2 development could produce. Sub-Urban Transect zoning (T3.2) by its SmartCode definition anticipates urban-grade public infrastructure, walkable streets, and municipal services. None of those conditions exist on SW Lee Lane today.

**The Regulation Requires Infrastructure Adequacy:** Benton County PDR 2023 §1.5 provides that "adequate roads and other infrastructure should be considered in the development process." The

Benton County Subdivision Regulations require that infrastructure — including roads, drainage, water, and sewer — meet county standards before plat approval can be granted. No traffic impact study has been filed with the rezoning application. No infrastructure adequacy report has been submitted. No evidence has been presented that Bentonville Water Utilities or Benton County Road Department has assessed the capacity of SW Lee Lane or utility infrastructure to support T3.2 density.

**Specific Argument:** The Planning Commission should require, as a minimum pre-condition for any further consideration of this application, the submission of: (a) a traffic impact analysis by a licensed Arkansas Professional Engineer, (b) a sewer and water infrastructure capacity study, and (c) a drainage and stormwater management plan. Absent these documents, the Commission cannot make an informed finding that the rezoning is appropriate or that public safety and welfare will be protected.

**Statutory/Regulatory Authority:** A.C.A. §14-17-206(b)(4) (water, sewer, drainage adequacy); A.C.A. §14-17-208; Benton County PDR 2023 §1.5; Benton County Subdivision Regulations (infrastructure standards).

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#### **VULNERABILITY NO. 4**

##### **Dramatic Density Jump Incompatible with Surrounding Development**

**Plain-English Explanation:** Under Benton County's A1 (Agricultural) zoning classification, the minimum lot size is 5 acres. A single 18.84-acre A1 parcel could support at most 3 to 4 residential lots under current zoning. Under T3.2 (Sub-Urban Transect), lot sizes as small as approximately 3,000–5,000 square feet are permitted, multi-family attached housing may be allowed, and lot coverage ratios increase dramatically. At T3.2 densities, the subject parcel could potentially support 80 to 100 or more dwelling units — a density increase of more than 40:1 over the existing zoning. This is not a gradual or transitional density adjustment; it is an extreme leap that has no planning precedent or justification in the record.

**Adjacent Context:** The Stonecreek Subdivision — where Vincent Thompson's parcel (01-13926-000, Lot 27) is located — is a platted low-density residential subdivision. Lot 27 is 0.65 acres. The surrounding parcels in Section 21-19-31 reflect a mix of agricultural land and platted low-density residential development. T3.2 is the wrong classification for this location because there is no planning framework, no transition zone, and no urban context to support it.

**Specific Argument:** Planning best practice and Arkansas law require that rezoning be consistent with the character of surrounding uses. A density jump of 40:1 between an existing agricultural parcel and a

proposed sub-urban transect classification — with no intermediate transitional zoning analysis, no phasing plan, and no compatibility study — cannot be justified under the standards applicable to Benton County's planning authority.

**Statutory/Regulatory Authority:** A.C.A. §14-17-206(d)(1) (coordinated and harmonious development); Benton County PDR 2023; SmartCode T3.2 Transect standards; Benton County Zoning Regulations (A1 minimum lot size).

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## VULNERABILITY NO. 5

### **Leapfrog Development Pattern Outside Urban Growth Boundary**

**Plain-English Explanation:** "Leapfrog development" refers to the establishment of urban-density development at a location physically disconnected from the existing urban area and its supporting infrastructure — with undeveloped or agricultural land remaining between the new development and the existing urban fabric. The subject parcel (6103 SW Lee Ln, Section 21-19-31) lies in a rural agricultural corridor outside Bentonville's established urban growth area. Approving T3.2 zoning here would create a node of dense suburban development that is not contiguous with existing urban zones, lacks connecting infrastructure, and leapfrogs over lower-density transitional areas.

**The Policy Against Leapfrog Development:** Benton County PDR 2023 explicitly states the goal to "assure a coordinated and harmonious development of the County, region, and State." Scattered, disconnected urban-density development is the antithesis of coordinated planning. It creates inefficient public service delivery (fire, police, EMS, school bus routes), burdens county road infrastructure, and establishes precedent for further fragmented development throughout the rural landscape.

**Specific Argument:** The applicant must demonstrate that the subject parcel is within or immediately adjacent to an area designated for urban growth in the applicable Comprehensive Plan, and that urban infrastructure and services are available or contractually committed. If the parcel falls outside the designated urban growth area, the rezoning application fails on its face as a leapfrog development that contradicts coordinated county planning policy.

**Statutory/Regulatory Authority:** A.C.A. §14-17-206(b) and §14-17-206(d)(1); Benton County PDR 2023 (coordinated development goal); standard planning doctrine on contiguous urban growth boundaries.

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## VULNERABILITY NO. 6

## **Stormwater, Floodplain & Environmental Concerns**

**Plain-English Explanation:** The legal description of parcel 01-07968-013 (as established in Survey 2008-629) encompasses an irregular, complex metes-and-bounds tract in the NE¼ of the NW¼ of Section 21. This area of Benton County includes drainage features, seasonal drainage channels, and terrain consistent with portions of the floodplain or flood-fringe areas associated with area watersheds. Converting 18.84 acres from agricultural land (which is pervious and acts as a natural sponge for precipitation) to a Sub-Urban Transect development (which involves significant impervious surface from rooftops, driveways, parking areas, and streets) would dramatically increase the volume and velocity of stormwater runoff discharged to downstream properties and waterways — including potentially affecting adjacent parcels in Stonecreek Subdivision.

**The Regulatory Framework:** Benton County PDR 2023 requires stormwater pollution prevention plan (SWPPP) compliance, erosion control best management practices (BMPs), and consideration of flood hazard areas. The Arkansas Natural Resources Commission and the Arkansas Department of Energy & Environment (ADEE) impose stormwater permitting requirements for development sites exceeding one acre. A FEMA Flood Insurance Rate Map (FIRM) analysis has not been submitted with the application. No SWPPP, no drainage study, and no wetlands determination has been provided.

**Specific Argument:** Before the Commission can approve a T3.2 classification on 18.84 acres, the applicant must submit: (a) a FEMA FIRM analysis identifying whether any portion of the parcel falls within a Special Flood Hazard Area (SFHA), (b) a preliminary drainage and stormwater management study, and (c) evidence of compliance with or exemption from Arkansas Phase II MS4 stormwater permitting requirements.

**Statutory/Regulatory Authority:** A.C.A. §14-17-206(b)(2) (protection of areas of environmental concern); A.C.A. §14-17-206(b)(3) (development of land subject to flooding); Benton County PDR 2023 (stormwater and BMP requirements); Arkansas Natural Resources Commission Stormwater Rules; FEMA NFIP/FIRM requirements.

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## **VULNERABILITY NO. 7**

### **No Changed Conditions to Justify Rezoning**

**Plain-English Explanation:** Arkansas law has long recognized that a rezoning is not a matter of the applicant's preference or economic interest alone — it requires a demonstrated planning justification. The two recognized justifications under Arkansas case law are: (1) that the original zoning classification

was a mistake, or (2) that conditions in the area have substantially changed since the original classification was assigned, making the original zoning no longer appropriate. The Frail Revocable Trust's application, as filed, presents neither ground. The parcel has been classified A1 — consistent with its agricultural character, its rural road access, and the character of Section 21-19-31 — and there is no evidence in the record that conditions have materially changed so as to warrant the dramatic jump to T3.2.

**The Legal Standard:** In *Chrobocinski v. City of Fort Smith*, the Arkansas Supreme Court held that a rezoning without a showing of mistake or substantially changed conditions is not a proper exercise of the zoning power and may be reversed on appeal. General growth in the Bentonville metropolitan area is insufficient as a "changed condition" to justify a 40:1 density increase on a specific rural parcel that remains agricultural in character.

**Specific Argument:** The Commission should require the applicant to make a specific, documented showing of either: (a) a material mistake in the original A1 classification of this parcel, or (b) specific, substantial changes in conditions in the immediate vicinity of the parcel that make T3.2 appropriate. General references to regional growth or Bentonville's expansion do not satisfy this legal standard when the immediate area remains agricultural and rural.

**Statutory/Regulatory Authority:** A.C.A. §14-17-209; *Chrobocinski v. City of Fort Smith*; *Alderman v. City of Fayetteville*; Arkansas common law on rezoning justification standards.

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## VULNERABILITY NO. 8

### **Protest Petition Rights Under A.C.A. §14-17-209 (Supermajority Requirement)**

**Plain-English Explanation:** Arkansas law provides a powerful procedural protection for adjacent property owners who object to a rezoning. Under A.C.A. §14-17-209, if owners of 20% or more of the land area within 300 feet of the subject parcel (excluding streets and alleys) submit a written protest petition to the Planning Board or Quorum Court, the rezoning may be approved **only by a three-fourths (¾) supermajority vote** of the Quorum Court — rather than by a simple majority. This is one of the most powerful tools available to adjacent property owners and significantly raises the political threshold required for approval.

**Who Qualifies:** Vincent Thompson (parcel 01-13926-000, 0.65 acres) is an adjacent or nearby property owner within the Section 21-19-31 area. To trigger the supermajority requirement, Thompson and other nearby owners must collectively represent 20% or more of the private land area within 300 feet of the

boundary of parcel 01-07968-013 (excluding road rights-of-way). Given the size of the subject parcel and the configuration of Section 21, it is important to identify and contact all property owners within 300 feet of the parcel boundary as soon as possible.

**How to Organize a Protest Petition:**

1. Obtain the list of all property owners within 300 feet of parcel 01-07968-013 from the Benton County Assessor's office (215 E. Central Ave, Bentonville) or the Benton County GIS portal. Request this by parcel number and specify a 300-foot buffer.
2. Calculate the total private land area (excluding road rights-of-way) within 300 feet. You need signatures from owners representing at least 20% of that total area.
3. Draft a simple, clear protest petition letter stating: the parcel number of the rezoning application (01-07968-013), the classification change sought (A1 → T3.2), each signing owner's name, parcel number, acreage, and legal description, and a statement that the signer objects to the rezoning.
4. Collect notarized or witnessed signatures from each participating owner.
5. Submit the protest petition to the Benton County Planning Commission Secretary **before or at the public hearing**. Deliver a copy to the Benton County Quorum Court Clerk as well.
6. Once the petition is filed, the Commission must note it on the record, and any subsequent Quorum Court vote on the rezoning requires a  $\frac{3}{4}$  supermajority to approve.

**What It Accomplishes:** A valid protest petition does not guarantee denial — but it raises the approval threshold from a simple majority to a  $\frac{3}{4}$  supermajority of the Quorum Court, making approval significantly more difficult. It also creates a strong record of community opposition that the Commission and Quorum Court must acknowledge.

**Statutory/Regulatory Authority:** A.C.A. §14-17-209(c) (protest petition and supermajority vote requirement for county zoning); Benton County PDR 2023 (zoning amendment procedures).

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**VULNERABILITY NO. 9**

**Procedural Notice Defects (Verify Before Hearing)**

**Plain-English Explanation:** Arkansas law imposes specific procedural notice requirements for county zoning actions. A failure to comply with any of these requirements may independently void or delay the

hearing, giving objectors the right to demand a continuance or challenge the proceeding. These defects can be powerful procedural grounds for objection, but they must be verified before the hearing — they cannot be assumed.

**Notice Requirements to Verify:**

7. **Certified Mail to Adjacent Owners:** Arkansas county planning law and Benton County PDR 2023 require that written notice be mailed to property owners within a specified distance of the subject parcel (typically all owners within 300 feet). Verify that you received proper certified or first-class mail notice of the hearing, including the correct parcel number and classification change. If notice was not sent to all adjacent owners, or if the parcel description in the notice was incorrect, this is a procedural defect.
8. **Newspaper Publication:** A.C.A. §14-17-207 and applicable county regulations require public notice by publication in a newspaper of general circulation in Benton County, at least 15 days before the date of the public hearing. Verify: (a) that publication occurred in a qualifying newspaper, (b) that the published notice ran at least 15 days before the hearing date, and (c) that the notice accurately identified the parcel, the applicant, and the proposed classification change.
9. **Application Accuracy:** Verify that the application correctly states the current zoning (A1), the proposed zoning (T3.2), the parcel acreage (18.84 acres), and the legal description. Errors in the application may render it procedurally defective.
10. **Posting on the Property:** Some county regulations also require physical posting of a notice sign on the subject property. Verify whether the parcel has been posted in accordance with any applicable Benton County requirements.

**Specific Argument:** If any notice defect is identified, Vincent Thompson should raise it at the outset of the hearing — before any substantive argument — and formally request either a continuance to allow proper notice to be given, or dismissal of the application without prejudice pending re-filing with proper notice.

**Statutory/Regulatory Authority:** A.C.A. §14-17-204; A.C.A. §14-17-207(b) (adoption and amendment procedures, notice requirements); Benton County PDR 2023 (application and hearing procedures).

## VULNERABILITY NO. 10

### Metes-and-Bounds Boundary Ambiguity – Survey 2008-629

**Plain-English Explanation:** The legal description of parcel 01-07968-013, as established in Survey 2008-629, contains multiple complex metes-and-bounds calls with irregular bearings, curve data, and multiple monuments referenced (found rebar pins, found iron pipes). The deed states "18.83 acres more or less," while the assessor record reflects 18.84 acres. This discrepancy, while small, raises a question: what is the actual, surveyed acreage of the parcel? The legal description includes at least one curve element (noted in associated documents with a delta angle of approximately  $89^{\circ}47'34''$  and a radius of 50.00 feet) and multiple bearing and distance calls that require independent verification.

**Why This Matters for Rezoning:** The exact boundaries of the parcel subject to rezoning must be clearly and unambiguously established before the Commission can act. If the boundaries are uncertain, overlap with adjacent parcels, include road rights-of-way that are not properly accounted for, or if the parcel's actual acreage differs materially from what is stated in the application, the Commission may be rezoning the wrong area or an incorrectly defined area. This is grounds to require an independent boundary survey as a condition of further consideration.

**Specific Argument:** Thompson requests that the Planning Commission require the applicant to submit a current, signed, and sealed boundary survey by a licensed Arkansas Professional Land Surveyor confirming the exact boundary and acreage of parcel 01-07968-013 before proceeding with the rezoning hearing. See Section 4 of this package for a complete guide to commissioning and using such a survey.

**Statutory/Regulatory Authority:** A.C.A. §14-17-208 (subdivision and plat requirements); Arkansas minimum technical standards for surveys (ASBPE&S); Benton County PDR 2023 (legal description requirements for zoning applications).

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## Vulnerability Scorecard Summary

The following table summarizes all ten identified vulnerabilities, their legal basis, strength, and the specific action required.

#	Vulnerability	Statutory / Regulatory Basis	Strength	Action Required
1	Comprehensive Plan Consistency Failure	A.C.A. §14-17-206(d)(1); Benton County PDR 2023	HIGH	Demand applicant identify specific Comp Plan policies supporting T3.2 on this parcel; submit written argument citing PDR 2023 agricultural preservation goal
2	Illegal Spot Zoning	A.C.A. §14-17-209; <i>Alderman v. City of Fayetteville</i> ; <i>City of Little Rock v. Breeding</i>	HIGH	Argue single-tract benefit; submit analysis of all surrounding zone classifications; preserve for circuit court appeal if approved
3	Infrastructure Deficiency – SW Lee Lane	A.C.A. §14-17-206(b)(4); Benton County PDR 2023 §1.5	HIGH	Demand traffic impact study, sewer/water capacity report, and drainage plan as conditions of further consideration; document Lee Lane's current condition with photographs
4	Dramatic Density Jump (40:1)	A.C.A. §14-17-206(d)(1); Benton County PDR 2023; SmartCode T3.2 standards	HIGH	Present density comparison analysis; document Stonecreek Subdivision lot sizes versus T3.2 minimums; request Commission find density incompatibility
5	Leapfrog Development Pattern	A.C.A. §14-17-206(b) & (d)(1); Benton County PDR 2023	MEDIUM	Obtain Benton County GIS map showing urban growth boundary and existing zoning in Section 21; demonstrate geographic disconnection from existing T3.x zones
6	Stormwater / Floodplain / Environmental	A.C.A. §14-17-206(b)(2)(3); Benton County PDR 2023; FEMA FIRM	MEDIUM	Request FEMA FIRM map review for Section 21-19-31; demand SWPPP and drainage study; document any drainage channels or wet areas on or near the parcel
7	No Changed Conditions / No Mistake Shown	A.C.A. §14-17-209; <i>Chrobocinski v. City of Fort Smith</i>	HIGH	Formally request applicant state on the record the specific mistake or changed condition justifying rezoning; argue general regional growth is insufficient
8	Protest Petition – ¾ Supermajority Right	A.C.A. §14-17-209(c); Benton County PDR 2023	HIGH	Immediately identify all owners within 300 feet; calculate 20% threshold; circulate petition; submit before or at hearing to Quorum Court Clerk
9	Procedural Notice Defects	A.C.A. §14-17-204; §14-17-207(b)	MEDIUM	Verify all four notice elements before hearing; if any defect found, raise at outset of hearing and demand continuance or dismissal
10	Metes-and-Bounds Boundary Ambiguity	A.C.A. §14-17-208; ASBPE&S standards; Benton County PDR 2023	MEDIUM	Commission independent boundary survey (see Section 4); request Commission require current sealed survey as condition of hearing; identify acreage discrepancy on the record

**Brent Dyer**  
6509 SW Brush Blvd  
Bentonville, AR 72713  
Parcel No. 01-13925-000

May 13, 2026

**Benton County Planning Commission**  
215 E. Central Ave.  
Bentonville, AR 72712  
Attn: Planning Commission Secretary

RE: Formal Written Objection to Rezoning Application – Parcel 01-07968-013  
Applicant: Frail Revocable Trust (Edward & Imelda Frail)  
Proposed Change: A1 (Agricultural) → T3.2 (Sub-Urban Transect)  
Location: 6103 SW Lee Ln, Bentonville, AR 72713 | NE¼ of NW¼, Section 21, T19N, R31W  
Hearing Date: May 19, 2026

Dear Members of the Benton County Planning Commission:

I, Brent Dyer, submit this letter as my formal written objection to the above-referenced rezoning application. I am the owner of record of the real property located at 6509 SW Brush Blvd, Bentonville, Arkansas 72713, identified as Parcel No. 01-13925-000 (Lot 26, Stonecreek Subdivision, Benton County, Arkansas), comprising 0.63 acres. My property is adjacent to or within close proximity of the subject rezoning parcel, and I have a direct, legally cognizable interest in the outcome of this application. I submit this written objection as an affected adjacent property owner with standing to appear and be heard in this proceeding.

The applicant, the Frail Revocable Trust (Edward & Imelda Frail), has filed an application seeking to rezone Parcel 01-07968-013 — a tract of approximately 18.84 acres located at 6103 SW Lee Ln, Bentonville, Arkansas 72713, legally described as the NE¼ of the NW¼ of Section 21, Township 19 North, Range 31 West, Benton County, Arkansas, per Survey 2008-629 — from its current classification of A1 (Agricultural) to T3.2 (Sub-Urban Transect) under the Benton County SmartCode and Planning and Development Regulations. I respectfully but firmly oppose this application in its entirety.

**Ground 1: Inconsistency with the Benton County Comprehensive Plan.** The Benton County Planning and Development Regulations (PDR 2023, Ordinance No. O-2023) express the County's explicit goal to "protect and preserve, to the extent feasible and practicable, the agricultural and rural character of the County for successive generations." The subject parcel is agricultural in character, located on a rural county road (SW Lee Lane), and surrounded by agricultural and low-density residential land. Rezoning 18.84 acres to T3.2 — which permits dense residential development with lot sizes as small as approximately 3,000–5,000 square feet and attached housing — directly contravenes this stated policy goal. The application fails to

demonstrate consistency with the Comprehensive Plan as required by A.C.A. §14-17-206(d)(1) and should be denied on this ground alone.

**Ground 2: Inadequate Infrastructure on SW Lee Lane.** SW Lee Lane is a rural county road with no curb, gutter, sidewalks, urban-standard drainage, or municipal water and sewer infrastructure capable of supporting the 80 to 100 or more dwelling units that an 18.84-acre T3.2 development could generate. Benton County PDR 2023 §1.5 requires that adequate roads and infrastructure be considered in the development process. No traffic impact study, infrastructure adequacy report, sewer capacity analysis, or drainage plan has been filed with this application. The Commission cannot responsibly approve a T3.2 classification on this parcel without evidence that existing and planned infrastructure is adequate to support the resulting development.

**Ground 3: Unaddressed Stormwater, Floodplain, and Environmental Concerns.** The conversion of 18.84 acres of agricultural land to Sub-Urban Transect development will dramatically increase impervious surface coverage and resulting stormwater runoff, with potential adverse impacts on adjacent and downstream properties, including my own parcel. No FEMA Flood Insurance Rate Map (FIRM) analysis, stormwater pollution prevention plan (SWPPP), or wetlands determination has been submitted with this application, as required by A.C.A. §14-17-206(b)(2)-(3) and applicable Benton County and Arkansas environmental regulations.

**Formal Requests.** Based on all of the foregoing grounds, I respectfully request that the Benton County Planning Commission:

1. **Deny** the rezoning application for parcel 01-07968-013 (A1 to T3.2) in its entirety, based on its inconsistency with the Benton County Comprehensive Plan, the infrastructure deficiency of SW Lee Lane, and the unaddressed environmental concerns documented above; or, in the alternative,
2. **Continue** the hearing to a future date, requiring the applicant to first submit: (a) a traffic and infrastructure impact study by a licensed Professional Engineer; (b) a sewer and water capacity analysis; (c) a stormwater and drainage study; (d) a FEMA FIRM floodplain analysis
3. **Ensure** that the record of this proceeding reflects this written objection in full, including all grounds stated herein.

I further request that the Planning Commission and Benton County Quorum Court provide all future notices, hearing dates, agendas, staff reports, and correspondence related to this rezoning application in writing to my address of record: Brent Dyer, 6509 SW Brush Blvd, Bentonville, AR 72713.

I reserve all rights to supplement this objection with additional written or oral argument, to submit additional evidence at any hearing, and to pursue all available administrative and judicial remedies in connection with this application, including without limitation an appeal pursuant to A.C.A. §14-17-211 and any applicable Circuit Court challenge.

Respectfully submitted,

**Brent Dyer**

Property Owner | Parcel No. 01-13925-000  
6509 SW Brush Blvd, Bentonville, AR 72713

Date: May 13, 2026

A handwritten signature in blue ink, appearing to read "Brent Dyer", with a long horizontal flourish extending to the right.

Vincent A. Thompson

6506 SW Brush Blvd

Bentonville, AR 72713

Ph: (248) 408-8516

Email: vatkje@cox.net

Owner Parcel: 01-13926-000

May 19, 2026

Benton County Planning Commission

Benton County Administration Building

215 E. Central Avenue

Bentonville, Arkansas 72712

**RE: Formal Written Objection — Rezoning Application, A-1 (Agricultural) to T3.2**

**Subject Parcel: Regional Airport Boulevard Area, Unincorporated Benton County, Arkansas**

Dear Chairman and Members of the Planning Commission:

I am a property owner with real property located adjacent to or in the immediate vicinity of the subject parcel on Regional Airport Boulevard in unincorporated Benton County, Arkansas. I submit this written objection for entry into the official record of the above-referenced rezoning proceeding. As a landowner directly affected by this application, I have standing to object and respectfully request that the Commission give full consideration to the legal and planning concerns raised herein. I urge the Commission to deny the application for the reasons set forth below.

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## **I. JURISDICTIONAL DEFECT**

The rezoning application seeks to reclassify the subject parcel to "T3.2," a transect-based zoning designation that originates exclusively from the City of Bentonville's form-based municipal code. T3.2 is not a zoning classification that has been adopted, codified, or incorporated into the Benton County Zoning Ordinance or any other official County land-use regulation. It is a creature of Bentonville's

municipal planning framework, applicable by the City's authority within its corporate limits — not by a county planning commission exercising jurisdiction over unincorporated land.

The Planning Commission's authority to act on rezoning applications is limited to classifications that exist within and are authorized by the Benton County Zoning Ordinance. Approving a rezoning to a zoning district that does not appear in the County's own code would be an act in excess of the Commission's jurisdiction and contrary to the authority vested in it under Arkansas law. Such action would have no lawful foundation and would be subject to legal challenge.

No intergovernmental agreement, annexation, or County ordinance has been identified that would authorize the application of Bentonville's T3.2 classification to this parcel. Unless and until the County formally adopts this classification through the standard ordinance-amendment process — with public notice, Commission recommendation, and Quorum Court approval — it cannot lawfully serve as the basis for a rezoning within unincorporated Benton County.

## **II. INCONSISTENCY WITH COUNTY LAND-USE PLANNING**

The subject parcel currently carries an A-1 (Agricultural) designation under the Benton County zoning framework. This classification reflects the rural-agricultural character of the surrounding area along Regional Airport Boulevard, which retains the land-use character consistent with agricultural and low-intensity uses. The County's comprehensive planning documents do not identify this corridor for urban transect-scale development of the density and character contemplated by the T3.2 classification.

A valid rezoning decision must be supported by findings that the proposed reclassification is consistent with the applicable comprehensive plan, compatible with surrounding uses, and responsive to a demonstrated change in conditions or public need. No such findings can be made here: the T3.2 classification does not exist in County law, no County future land-use map supports an urban transect designation in this location, and the surrounding land uses remain agricultural in character.

Approval would represent an arbitrary departure from the County's established land-use framework, unsupported by the evidence the law requires. I respectfully submit that such a departure would fail to satisfy the legal standards for a valid rezoning under Arkansas law.

## **III. PROCEDURAL INVALIDITY**

Because T3.2 does not exist as a recognized zoning classification within the Benton County Zoning Ordinance, the Commission lacks a legally established standard against which to evaluate this application, impose meaningful conditions of approval, or make the affirmative findings required by law. A rezoning that creates a legally undefined zoning classification on the County's official zoning map would be unenforceable and would create substantial ambiguity for future land-use decisions affecting this and neighboring parcels.

Furthermore, permitting a rezoning to a non-County classification bypasses the legislative process — specifically, the public notice, deliberation, and vote by the Quorum Court — that is required when new zoning classifications are created or adopted. The applicant cannot obtain through a site-specific rezoning what can only be properly achieved through a County-wide ordinance amendment.

#### **IV. PRECEDENT AND GOVERNANCE CONCERNS**

Approval of this application would set a significant and harmful precedent: that private applicants may import and apply zoning designations from neighboring municipalities to unincorporated Benton County land, bypassing the County's own legislative process. This would undermine the integrity of the County's planning framework, erode the public's confidence in the predictability and consistency of land-use decisions, and invite future speculative applications premised on non-county zoning classifications.

The Commission's role is to apply the County's adopted regulations consistently and within its lawful authority. Approval here would compromise that role in a manner that could have lasting implications for governance and land-use administration throughout unincorporated Benton County.

#### **V. IMPACTS TO ADJACENT PROPERTY OWNERS**

The approval of a T3.2-equivalent urban transect designation — or any development permitted at that density — would cause concrete harm to adjacent property owners, including the undersigned.

Anticipated impacts include:

- Increased traffic volume on Regional Airport Boulevard and connecting rural roads not designed for urban-scale traffic;
- Alteration of stormwater and drainage patterns affecting neighboring parcels;

- Loss of the agricultural character and buffer that A-1 zoning provides to adjacent landowners; and
- Potential diminution of property values for parcels that currently rely on the protections of A-1 designation.

These are not speculative harms. They are predictable, documented consequences of urban-scale rezoning in agricultural corridors, and they weigh heavily against approval in any impact analysis properly conducted by this Commission.

## **VI. REQUEST FOR DENIAL**

For all of the foregoing reasons — jurisdictional defect, inconsistency with County land-use planning, procedural invalidity, governance concerns, and direct harm to adjacent property owners — I respectfully and formally request that the Benton County Planning Commission **DENY** this rezoning application in its entirety.

If the applicant believes that urban transect zoning is appropriate for this parcel, the proper course is to petition the Benton County Quorum Court to adopt the T3.2 classification (or an equivalent) into the County Zoning Ordinance through the standard legislative process, with full public notice and opportunity for comment, before seeking a site-specific rezoning. The Commission should not take the shortcut that process is designed to prevent.

I thank the Commission for its time and careful consideration of this objection. I respectfully request that this letter be entered into the official record of this proceeding.

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Respectfully submitted,

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Vincent A. Thompson

— End of Written Objection —

# STATEMENT OF OBJECTION TO REZONING REQUEST

A-1 (Agricultural) to T3.2 – Benton County Planning Commission Hearing

Submitted by an Affected Adjacent Property Owner | Regional Airport Boulevard Area | Unincorporated  
Benton County, Arkansas

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I am a property owner directly adjacent to or in the vicinity of the subject parcel located along Regional Airport Boulevard in unincorporated Benton County, Arkansas. I respectfully submit this statement in opposition to the pending application seeking to rezone the subject property from A-1 (Agricultural) to T3.2, a transect-based zoning designation originating from the City of Bentonville's form-based code. I urge this Commission to deny the request on the following grounds.

## CORE OBJECTIONS

1. **Jurisdictional Defect** — T3.2 is a City of Bentonville zoning district established under Bentonville's municipal form-based code. Benton County has not adopted the T3.2 transect classification, nor does it appear in the County's official zoning ordinance. Applying a municipality's zoning designation to unincorporated county land exceeds the lawful authority of this Commission and constitutes a jurisdictional defect that renders the application facially invalid.
2. **Incompatibility with Benton County Land-Use Designation** — The subject parcel is designated A-1 (Agricultural) under the Benton County land-use framework. The surrounding area retains rural-agricultural character. No county-adopted future land-use plan or corridor study identifies this parcel for urban transect development. Approval would be inconsistent with the County's own comprehensive planning documents and would constitute an unsupported leap in density and land-use character.
3. **Procedural Invalidity** — Because T3.2 does not exist within the Benton County Zoning Ordinance, there is no legally established standard against which this Commission can evaluate the application, impose conditions, or make the findings required by Arkansas law for a valid rezoning. Granting the request would create an unenforceable, legally ambiguous zoning classification on the County's official zoning map.

## PRECEDENT AND GOVERNANCE CONCERNS

Approval would establish a troubling precedent: that applicants may import zoning designations from neighboring municipalities and apply them to unincorporated county land without legislative action by the County. This would circumvent the public process by which zoning ordinance amendments are normally

adopted, undermine the integrity of the County's planning framework, and open the door to future speculative rezoning requests premised on non-county classifications.

### **IMPACTS TO ADJACENT PROPERTIES**

If approved, the T3.2 designation — or any urban-scale development permitted under an equivalent density — would generate increased traffic on Regional Airport Boulevard, alter drainage and stormwater patterns affecting neighboring parcels, diminish the rural character and property values of adjacent agricultural landowners, and introduce incompatible uses immediately adjacent to properties currently relying on A-1 protections.

### **REQUEST FOR DENIAL**

*For the reasons stated above, I respectfully request that the Benton County Planning Commission **DENY** this rezoning application. If the applicant believes the subject property warrants a change in zoning, the appropriate remedy is for the County to first adopt the relevant zoning classification through its standard ordinance-amendment process — with full public notice, Commission review, and Quorum Court approval — before any site-specific rezoning is considered.*

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*This statement is submitted for the official record of the Benton County Planning Commission hearing. | May 2026*