



**Planning Commission
Agenda
July 5, 2017**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent**

- 1. Lot 2 Groundhog Addition** **Property Line Adjustment**
SE 8th St./South Main St./ SE 10th St./SE 'C' St.
- 2. Lots 20 & 21 Corley's Addition** **Lot Split**
208 SW 'F' Street

IV. Old Business

- 1. Lots 1, 2 & 3 ROC Subdivision** **Lot Split**
Rice Road
- 2. Helen Walton Children Enrichment Center** **Conditional Use***
NE 'J' Street
- 3. The ROC Offices Phase 1 & 2** **Large Scale Development**
Rice Road

V. New Business

- 1. CrossMar Industrial IV, LLC** **General Plan Amendment***
(Commercial (C) to Industrial (I))
SW Vendor and SW Regional Airport Blvd.
- 2. Crystal Flats** **Planned Unit Development***
(Expired PUD to PUD, Planned Unit Development)
NE John DeShields Blvd & NE Legacy Parkway
- 3. Bentonville P&R Fund, LLC** **Rezoning***
(A-1, Agricultural to C-2, General Commercial)
SW 'I' Street & SW 14th Street (Hwy 102)
- 4. Crestwood Homes, LLC** **Rezoning***
(A-1, Agricultural to R-1, Single Family Residential)
Been Road & SW Elington Street
- 5. Lots 1-4 Northwest Prairie Addition** **Lot Split**
SW 'I' Street & SW 14th Street (Hwy 102)
- 6. McClarty Daniel Ford** **Large Scale Development**
2609 South Walton Boulevard

- | | |
|--|--------------------------------|
| 7. Legacy National Bank
2900 South Walton Boulevard | Large Scale Development |
| 8. Thaden School Phase 2
SE 8 th St./South Main St./ SE 10 th St./SE 'C' St. | Large Scale Development |
| 9. Oak Meadow Subdivision
Been Road & SW Elington Street | Preliminary Plat |
- VI. Other Business**
 a. **Reminder: Next week Planning Commission will meet on July 5, 2017 at 5:00.**
- VII. Planner's Report**
- VIII. Adjournment**

Planning Commission
Minutes
June 20, 2017

Meeting called to order at 5:00 p.m. by Richard Binns, Vice Chairman.

Present: Joe Haynie, Scott Eccleston, Jim Grider, Tregg Brown, and Richard Binns
Absent: Greg Matteri and Rod Sanders
Staff: Beau Thompson and Jon Stanley

Motion by Mr. Haynie, seconded by Mr. Eccleston to approve the minutes of June 6, 2017 as written
Approved 5-0

Consent Agenda

- | | | |
|----|---|--------------------------|
| 1. | Lots 19-21, Block 3, Braithwaite Park Addition
Northwest Park Drive, 17-07000025 | Property Line Adjustment |
| 2. | Mercy Clinic North Bentonville
1401 North Walton Boulevard, 17-06000025 | Large Scale Development |
| 3. | 6 th & SW 'B' Street Townhomes
301-333 SW 6 th Street & 602-628 SW 'B' Street, 17-06000027 | Large Scale Development |
| 4. | Subway Office Addition
3504 Southeast Riviera Road, 17-06000028 | Large Scale Development |

Approved 5-0

Old Business

Item #1

Lots 1, 2, & 3 ROC Subdivision: Lot Split, Rice Road, 17-05000019

Jon Stanley reads the staff report.

Request to table the item

Motion by Mr. Grider to table item

Tabled 5-0

Item #2

The ROC Offices Phases 1 & 2: Large Scale Development, Rice Road, 17-06000022

Jon Stanley reads the staff report.

Request to table the item

Motion by Mr. Grider, seconded by Mr. Haynie to table the item

Tabled 5-0

New Business

Item #1

Koenigseder: Rezoning, 208 Southwest 'F' Street, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 17-09000025

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 5-0

Item #2

Food Hub NWA, LLC: Rezoning, 700 & 702 Southeast 5th Street, I-2, Heavy Industrial to C-2, General Commercial, 17-09000026

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 5-0

Item #3

Hull: Rezoning, Northeast 2nd Street & Northeast 'H' Street, R-1, Single Family Residential to DN-1, Downtown Low-Density Residential, 17-09000027

Jon Stanley reads the staff report.

Opened public hearing

Joe Clement, of 1402 Mayflower Road, asks the difference between R-1 and DN-1.

Mr. Thompson explains the difference.

Closed public hearing

Approved 5-0

Item #4

Helen Walton Children Enrichment Center: Conditional Use, Northeast 'J' Street, 17-02000011

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Request to table item

Motion by Mr. Eccleston, seconded by Mr. Grider to table the item

Tabled 5-0

Item #5

First Security Bank: Large Scale Development, 108 South Main Street, 17-06000029

Jon Stanley reads the staff report.

Mr. Thompson explains the parking requirements to the Commissioners.

Waiver Request

Motion by Mr. Grider, seconded by Mr. Haynie to approve the waiver request

Approved 5-0

Large Scale Development

Approved 5-0

Meeting adjourned

Ali Worley

*A full recording of this meeting can be obtained from the City of Bentonville Planning Department.

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 2 Groundhog Addition

SE 8th St./S. Main St./SE 10th St./SE 'C' St.

PC Date: 7/5/2017

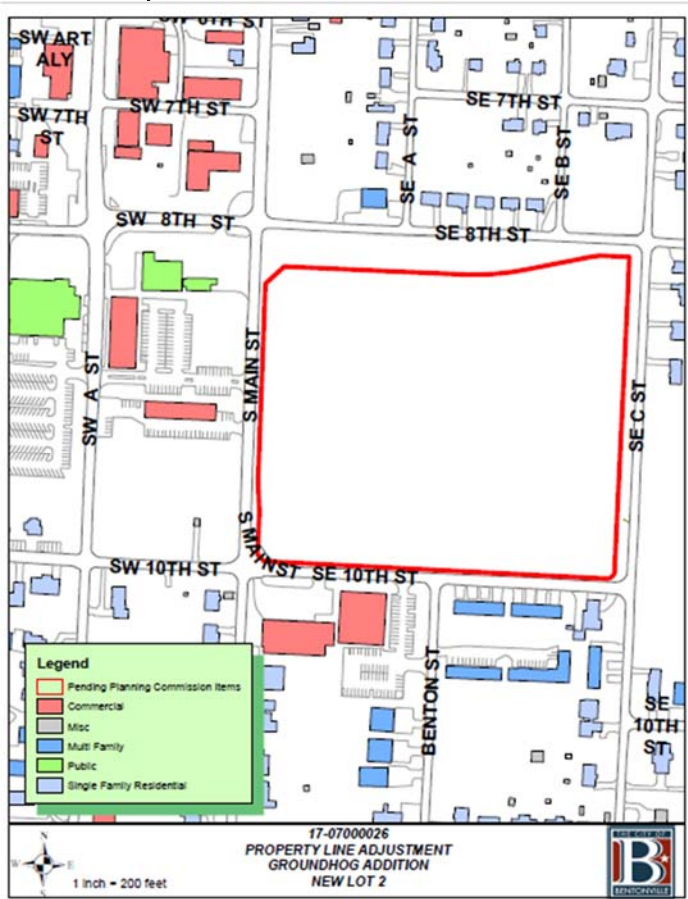
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000026
Applicant / Current Owner	Thaden School 610 SW B Street Bentonville, AR 72712
Site Area	14.88 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a 14.88 acre vacant parcel located in a Mixed-Use area of downtown. This site was formerly the location of the Benton County Fair Grounds.

Project Details

The applicant has submitted a property line adjustment that will create one new parcel to be known as Lot 2 (14.88 acres) of Groundhog Addition. Per the requirements of the current Master Street Plan, right-of-way will be dedicated along South Main Street, SE 8th Street and SE 'C' Street. The new lot will have a access to public utilities and a public street.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report is not required for this property line adjustment.

Waivers

No waivers requested.

Standard Conditions of Approval

1. Provide digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

Conclusion

This property line adjustment does meet the minimum requirements of the subdivision regulations.

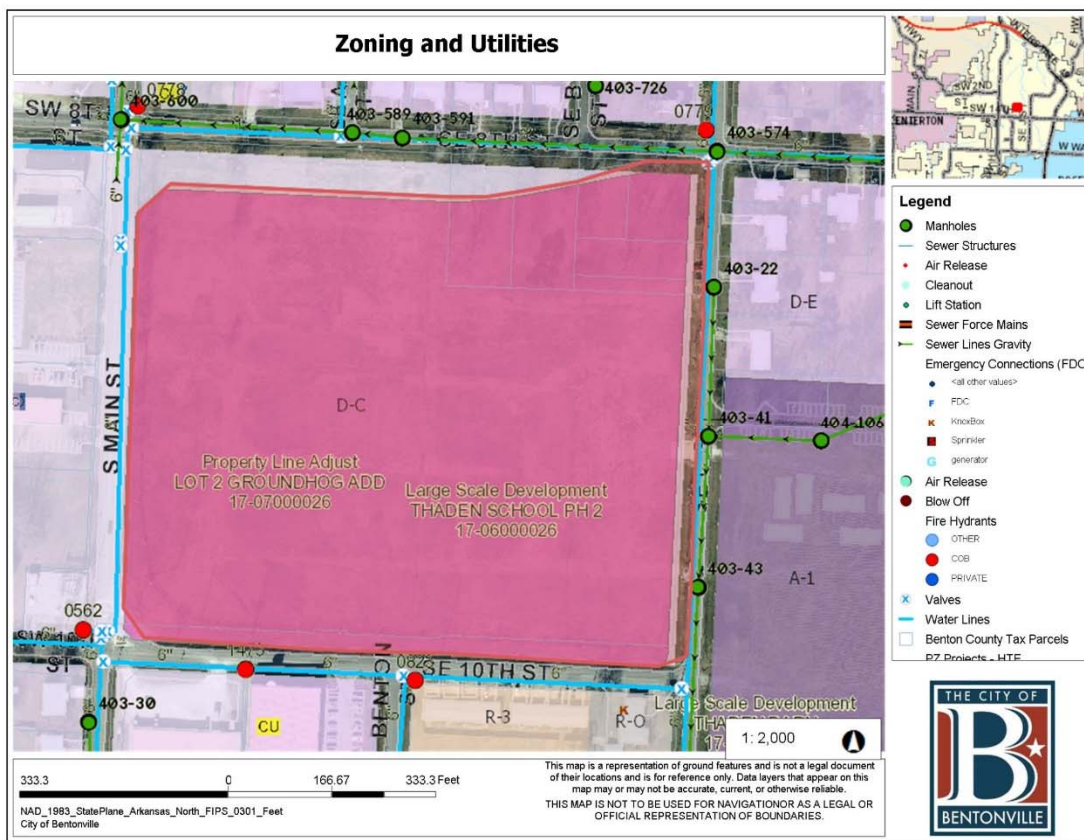
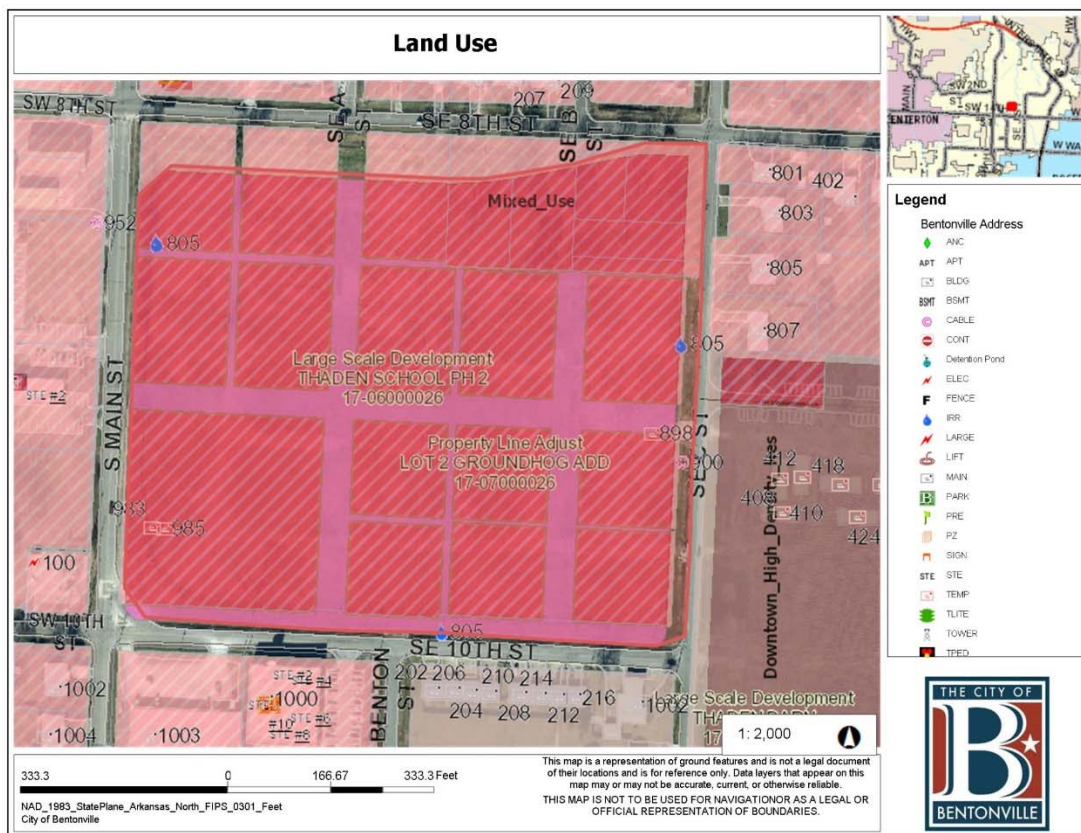
Recommendation

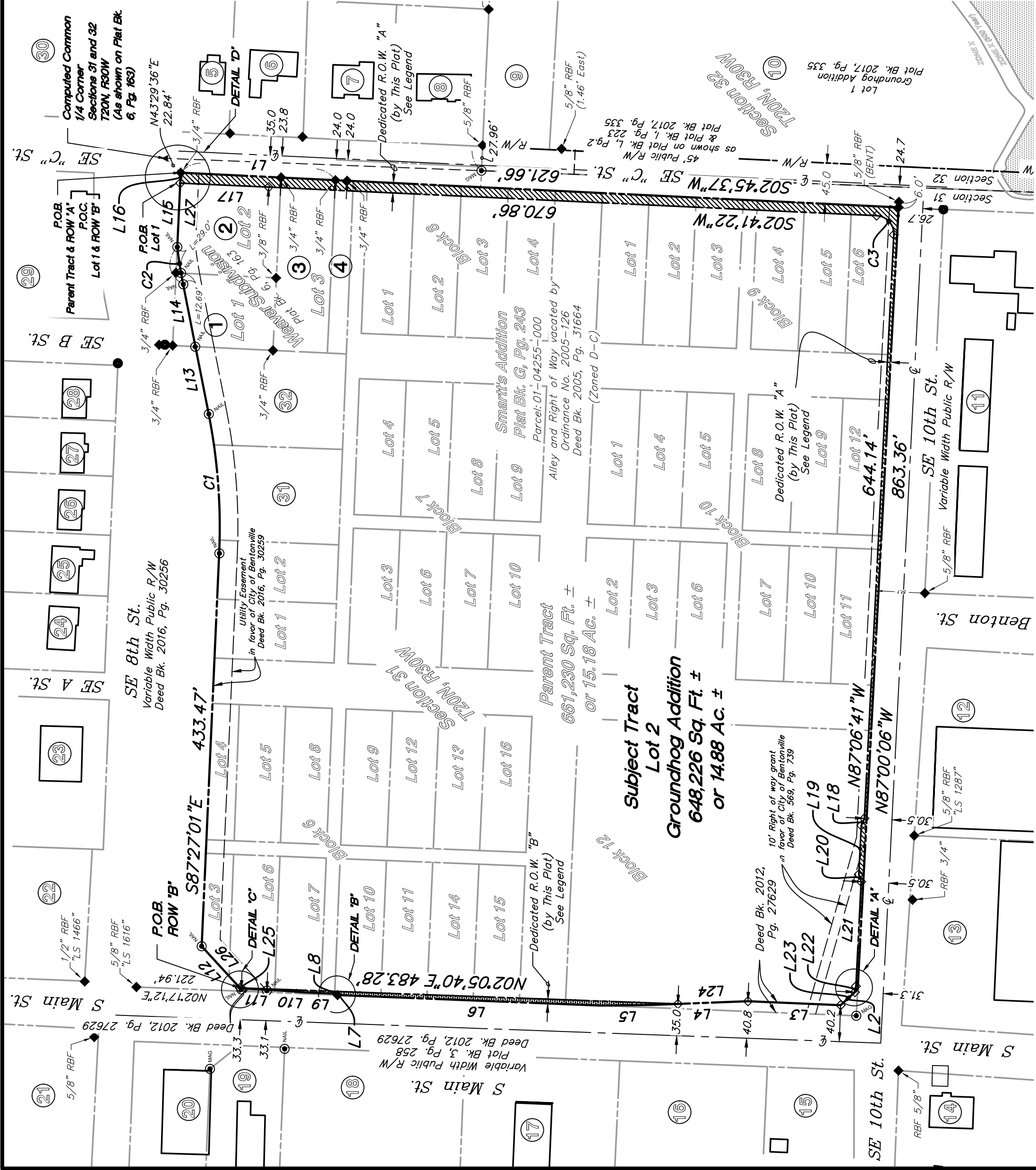
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

PROPERTY LINE ADJUSTMENT STAFF REPORT



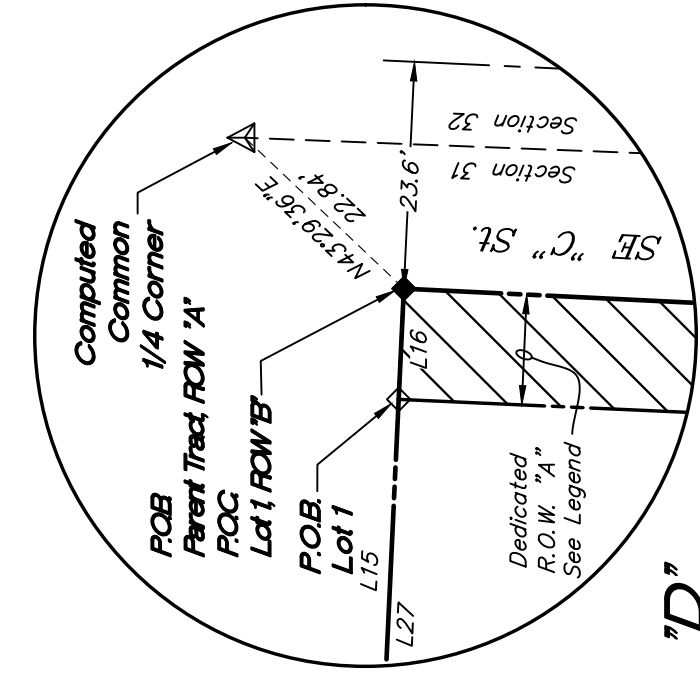


Property Line Table		
Line #	Direction	Length
L1	S02°47'32\"W	170.71'
L2	N42°23'31\"W	25.46'
L3	N02°26'20\"E	102.21'
L4	N02°12'34\"W	104.04'
L5	N00°45'25\"W	58.24'
L6	N02°17'12\"E	284.88'
L7	N04°23'57\"E	5.66'
L8	S87°45'33\"E	1.21'
L9	N02°30'47\"E	36.87'
L10	N04°23'57\"E	28.82'
L11	N03°09'19\"E	42.00'
L12	N47°30'47\"E	62.69'
L13	N78°50'51\"E	75.54'
L14	N78°50'50\"E	69.95'

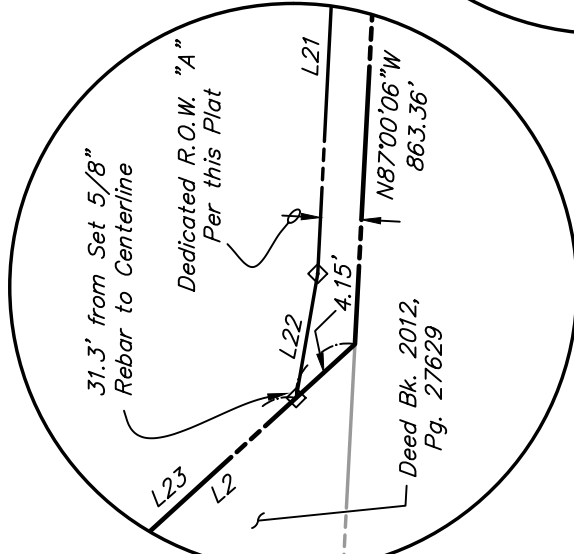
Property Line Table		
Line #	Direction	Length
L15	S87°18'48\"E	82.10'
L16	N87°18'48\"W	11.55'
L17	S02°34'29\"W	97.63'
L18	N66°33'19\"W	8.54'
L19	N87°06'41\"W	53.90'
L20	S72°19'57\"W	8.54'
L21	N87°06'41\"W	115.39'
L22	N80°07'43\"W	6.56'
L23	N42°23'31\"W	21.31'
L24	N02°12'34\"W	77.32'
L25	N47°30'47\"E	0.42'
L26	N47°30'47\"E	62.27'
L27	S87°18'48\"E	70.55'

Property Curve Table			
Curve #	Radius	Length	Chord Bearing
C1	646.00'	154.49'	13°42'07\"
C2	554.00'	41.69'	4°18'42\"
C3	20.00'	31.49'	S47°47'20\"W

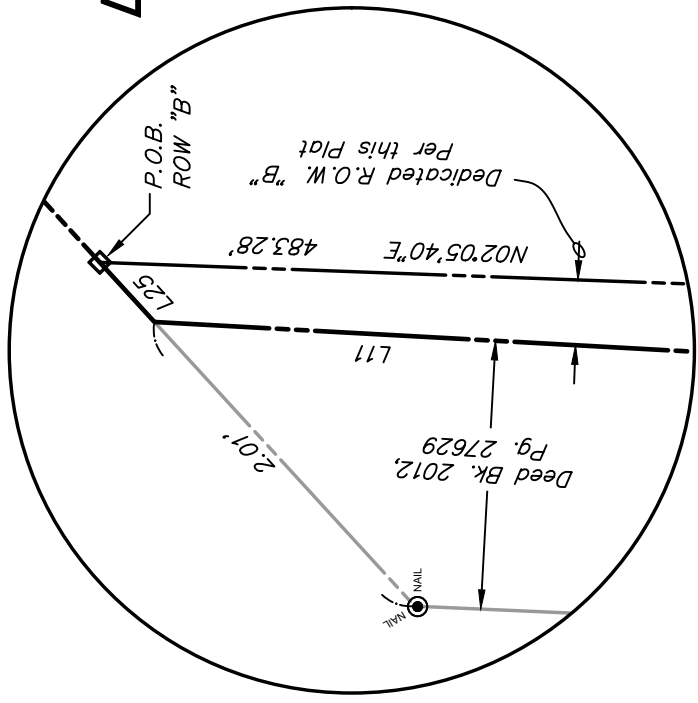
Building Setback Table			
DC - Downtown Core			
SETBACKS			
Front - Nonresidential			0' Max.
Front - Residential			20' Max.
Side			0' Min.
Rear - Adjacent to Non-Residential Zones			0' Min.
Rear - Adjacent to Residential Zones, height < 20'			0' Min.
Rear - Adjacent to Residential Zone, height > 20'			0' Min.



DETAIL "D"
Scale: 1" = 20'



DETAIL "A"
Scale: 1" = 10'

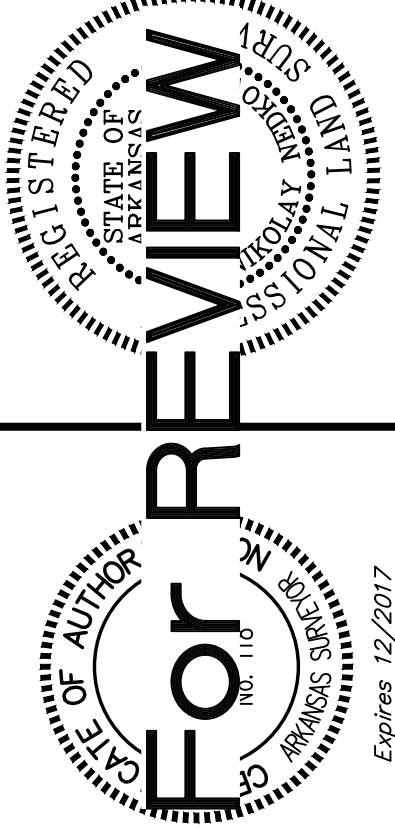


DETAIL "B"
Scale: 1" = 5'

DETAIL "C"
Scale: 1" = 1'

City of Bentonville Project No. 17-07000026
Property Line Adjustment Boundary

Sheet 2



Property Line Adjustment of
Smart's Addition and Weaver Subdivision,
Creating Lot 2 of Groundhog Addition

Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712

(479)273-9472
FAX (479)273-0844

Creating Lot 2 of Groundhog Addition

S. Main Street & SE 8th Street
Bentonville, Arkansas

Property Line Adjustment

REVISION
6/30/17
REV-0

SHEET NO.
2 OF 5

LOT SPLIT STAFF REPORT



Lot 20 & 21 of Corley's Addition

208 SW F St

PC Date: 7/5/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000024
Applicant / Current Owner	Casey Koenigseder 208 SW F Street Bentonville, AR 72712
Site Area	.36 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is located at 208 SW F Street and is currently occupied by a single family home. The south and west sides of the property border the Bentonville Cemetery. All adjacent properties are zoned R-1, Single-Family Residential.

Project Details

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 20 (0.19 acres) and Lot 21 (0.17 acres) of Corley's Addition. Per the requirements of the current Master Street Plan, right-of-way will be dedicated along SW 'F' Street. Both new lots will have access to the adjacent alley along the southern property line, requiring any new development to be side or rear loaded. Direct access to SW 'F' Street will not be permitted. Both of the new lot will have access to public utilities and a public street.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

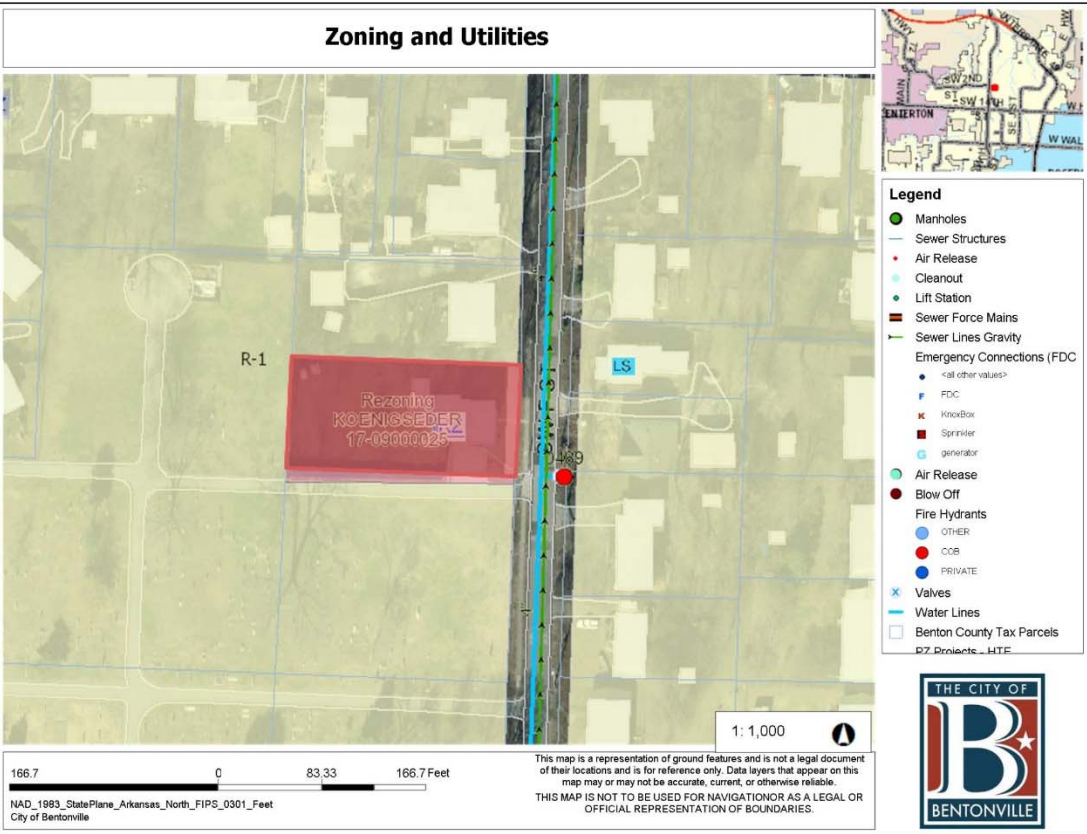
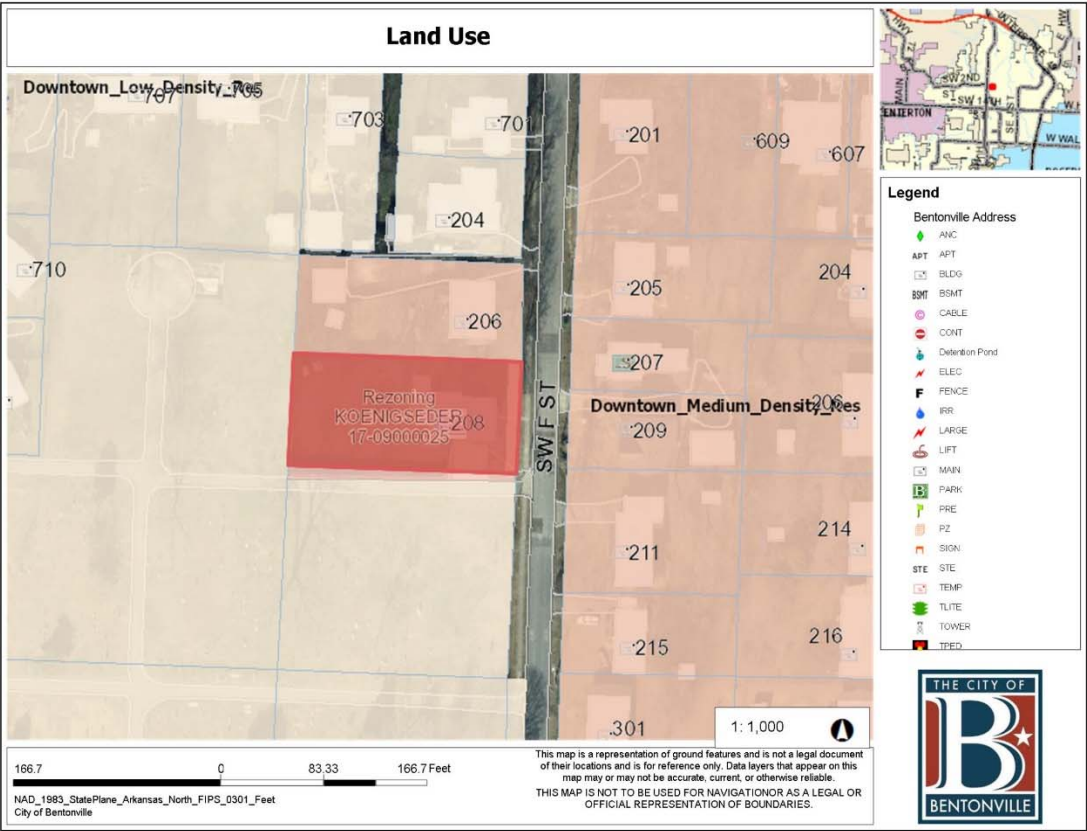
Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

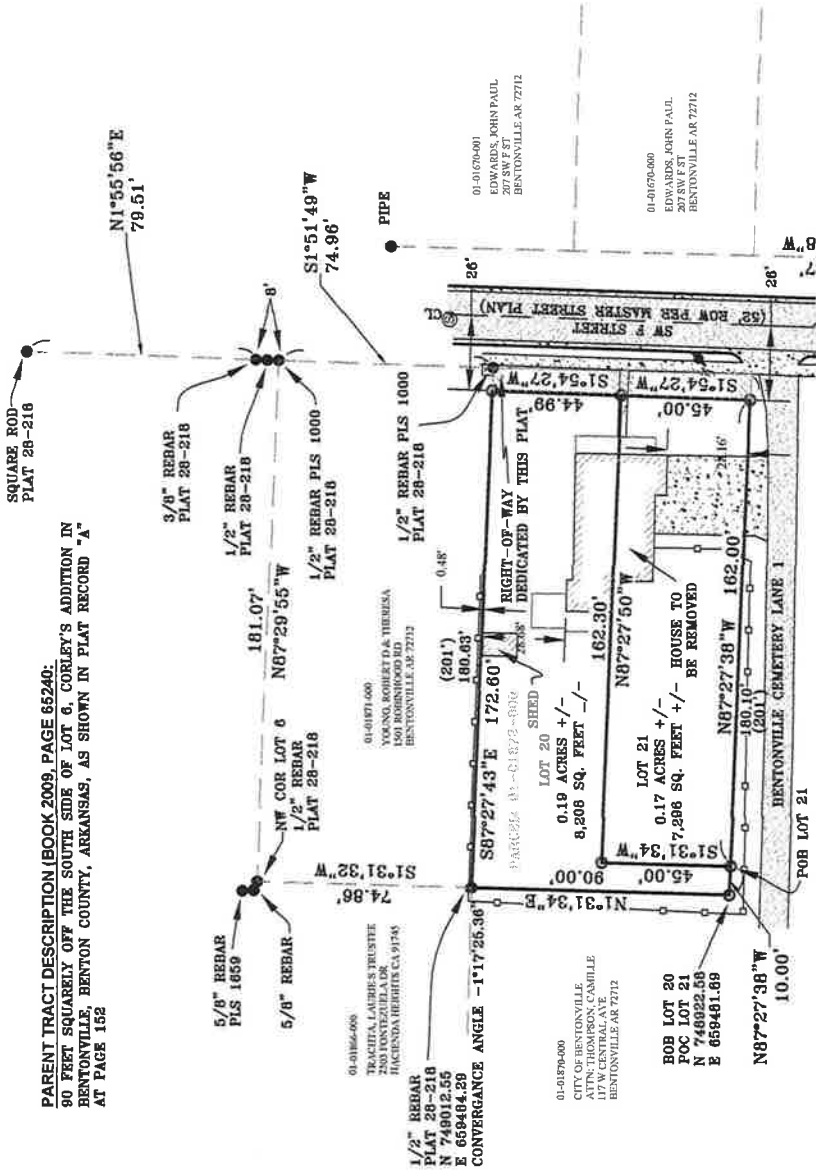
NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

LOT SPLIT STAFF REPORT



PARENT TRACT DESCRIPTION (BOOK 2009, PAGE 65240):
90 FEET SQUARELY OFF THE SOUTH SIDE OF LOT 6, CORLEY'S ADDITION IN
BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "A"
AT PAGE 152



LOT 20 DESCRIPTION:
PART OF LOT 6 OF THE CORLEY'S ADDITION TO THE CITY OF BENTONVILLE
FILED PLAT BOOK AT PAGE 152 IN THE OFFICE OF THE CIRCUIT
CLERK IN BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF CORLEY'S ADDITION
THENCE NORTH 001°31'34" EAST A DISTANCE OF 90.00 FEET TO A FOUND
1/2" REBAR; THENCE SOUTH 87°27'43" EAST A DISTANCE OF 172.60 FEET
TO A SET 5/8" REBAR PLS 1204; THENCE SOUTH 01°54'27" WEST A
DISTANCE OF 44.99 FEET TO A SET 5/8" REBAR PLS 1204; THENCE NORTH
87°27'50" WEST A DISTANCE OF 162.32 FEET TO A SET 5/8" REBAR PLS
1204; THENCE SOUTH 01°31'34" WEST A DISTANCE OF 45.00 FEET TO A
SET 5/8" REBAR PLS 1204; THENCE NORTH 87°27'38" WEST A DISTANCE OF
10.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.19 ACRES OF
8,208 SQUARE FEET MORE OR LESS.

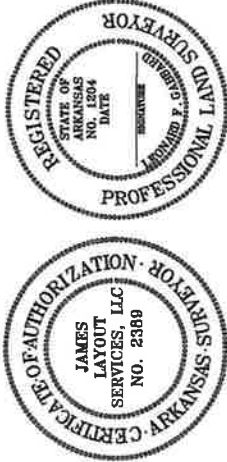
LOT 21 DESCRIPTION:
PART OF LOT 6 OF THE CORLEY'S ADDITION TO THE CITY OF BENTONVILLE
FILED PLAT BOOK AT PAGE 152 IN THE OFFICE OF THE CIRCUIT
CLERK IN BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF CORLEY'S ADDITION
THENCE NORTH 87°27'38" EAST A DISTANCE OF 10.00 FEET TO A SET 5/8"
REBAR PLS 1204; THENCE NORTH 01°31'34" EAST A DISTANCE OF 45.00
FEET TO A SET 5/8" REBAR PLS 1204; THENCE SOUTH 87°27'38" EAST A
DISTANCE OF 162.30 FEET TO A SET 5/8" REBAR PLS 1204; THENCE
SOUTH 01°54'27" WEST A DISTANCE OF 45.00 FEET TO A SET 5/8" REBAR
PLS 1204; THENCE NORTH 87°27'38" WEST A DISTANCE OF 162.00 FEET TO
THE POINT OF BEGINNING CONTAINING 0.17 ACRES OR 7,298 SQUARE FEET
MORE OR LESS.

BUILDING TYPE		FRONT YARD SETBACK		CORNER SIDE YARD SETBACK		INNER SIDE YARD SETBACK		R REAR YARD SETBACK
		F1 MIN.	F2 MIN.	MIN.	MAX.	TOTAL MIN.	YARD 1	
SINGLE-FAMILY- LOT > 50 & TWO-FAMILY	WITH ALLEY ACCESS	15'	25'	12'	N/A	30% OF LOT WIDTH	5'	25'
	WITHOUT ALLEY ACCESS	15'	25'	12'	N/A	25% OF LOT WIDTH	10'	25'
SINGLE-FAMILY-LOT WIDTH < 50' & TWO-FAMILY		15'	25'	12'	N/A	25% OF LOT WIDTH	5'	25'
	TOWNHOUSE CLUSTER- BLOCK- END	15'	25'	12'	N/A	N/A	10'	25'

SURVEY CERTIFICATION
1 HEREBY CERTIFY THAT THIS PLAT
CORRECTLY REPRESENTS A BOUNDARY
SURVEY MADE UNDER MY SUPERVISION.
BOUNDARY MARKERS AND LOT CORNERS
SHOWN HEREON ACTUALLY EXIST AND THEIR
LOCATION ARE CORRECTLY SHOWN.

LEONARD F. GABBAUD



Owner/Developer
CASEY KOENIGSEDER
1700 N. CENTRAL AVE
BENTONVILLE, ARKANSAS 72712
479-531-4990

Engineer/Surveyor
JAMES LAYOUT SERVICES, LLC
700 N. W. CENTRAL AVE
FAYETTEVILLE, AR 72704

NOTES:
Before any work in the Right-of-Way
commences, Contractor and Owner is to
contact the City of Bentonville
Engineering and Transportation
Department and notify them of the
location, extent, and type of
the work that will take place with-in
the Right-of-Way.
Owner/Developer shall coordinate with
all local utilities to insure each lot has
water, sewer and electric service.
Sidewalks shall be the responsibility of
the builder/owner at the time of
building permit issuance.
Lot 20 shall not have direct access to
SW F Street.

CERTIFICATE OF OWNERSHIP
WE THE UNDERSIGNED, OWNERS OF THE REAL
ESTATE SHOWN AND DESCRIBED HEREON, DO
HEREBY CERTIFY THAT WE HAVE LAID OFF,
PLATTED, AND SUBDIVIDED AND HEREBY LAY
OUT, 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, ECT. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____

DAY OF _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION
REGULATION 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

Drainage Easement Note;
There may not be fences or
any other structures built in
any drainage easements.



VICINITY MAP
NOT TO SCALE

40' 0 40'
SCALE: 1" = 40'

Surveyor's Certification to Accuracy:
By affixing my seal and signature to
this survey plat I do hereby certify
that the legal description shown hereon
is true and accurate and furthermore
that this plat and survey depicted
herein meets the minimum
requirements for Land Surveys As put
forth in the Arkansas Standards of
Practice promulgated by the Arkansas
Surveyors Board, Chapter 1, Section 1,
May 8, 1982 Rev. March 14, 1996 Rev
(May 21, 2008) Updated 1-24-08
Updated 8-25-08 by Everett Rowland
'State Surveyor, Land Surveys Division'

Notes:

1. Except as specifically stated or shown on this
plat, the survey does not purport to reflect
any of the following which may be applicable
to the subject real estate:

Easements, other than possible easements
which were visible at the time of making of
this survey; building setback lines; restrictive
covenants; subdivision restrictions; zoning or
other land-use regulations, or any other
facts which an accurate and current title
search may disclose.

2. This plat represents a Lot Split survey of the
parcel recorded in Deed Records, Book 2009,
Page 68240 & Book 2016, Page 3824 at the
courthouse in Benton County, Arkansas.

3. The contractor must determine that proposed
structures are clear of all boundary lines,
easements, and meet building setback
requirements before construction begins.

4. Basis of Bearings: Arkansas State Plane

System North Zone (NAD 83).

5. This survey is valid only if the drawing
includes the seal and signature of the
surveyor.

6. No abstract of title, nor title commitment,
nor results of title searches were furnished
the surveyor. There may exist other
documents of record which would affect this
parcel.

7. This property is zoned DN-2.

8. (BY GRAPHICAL PLOTTING ONLY)

This property shown hereon lies within FLOOD
ZONE "X" as shown on FEMA Flood Insurance
Rate Map number 0500702554 with an
effective date of September 24, 2007 areas
determined to be outside the 500 year Flood
Plat.

JLS

SHEET NO.

1 OF 1

James Layout Services, LLC
P.O. Box 611
Farmingington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

RECORDING INFO

LOT SPLIT STAFF REPORT



Lots 1, 2 & 3 The Roc Subdivision

Corner of Rice Lane and Rice Road
Bentonville, AR 72712

PC Date: 7/5/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000019
Applicant / Current Owner	CrossMar Investments 1500 East Central Ave. Bentonville, AR 72712
Site Area	33.02 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is vacant and situated between Interstate 49 and Rice Road, south of Rice Lane.

Project Details

The applicant has submitted a proposal for a lot split that will create three new lots from one existing parcel. The new lots will be known as Lot 1 (5.41 acres), Lot 2 (5.06 acres) and Lot 3 (20.31 acres) of The ROC Subdivision. Per the requirements of the current Master Street Plan, right-of-way is being dedicated for the construction of a portion of a future collector street as well portions of existing Rice Road and Rice Lane. Various utility and drainage easements are being dedicated to serve the new lots. Each new lot will have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely affect traffic in the area.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

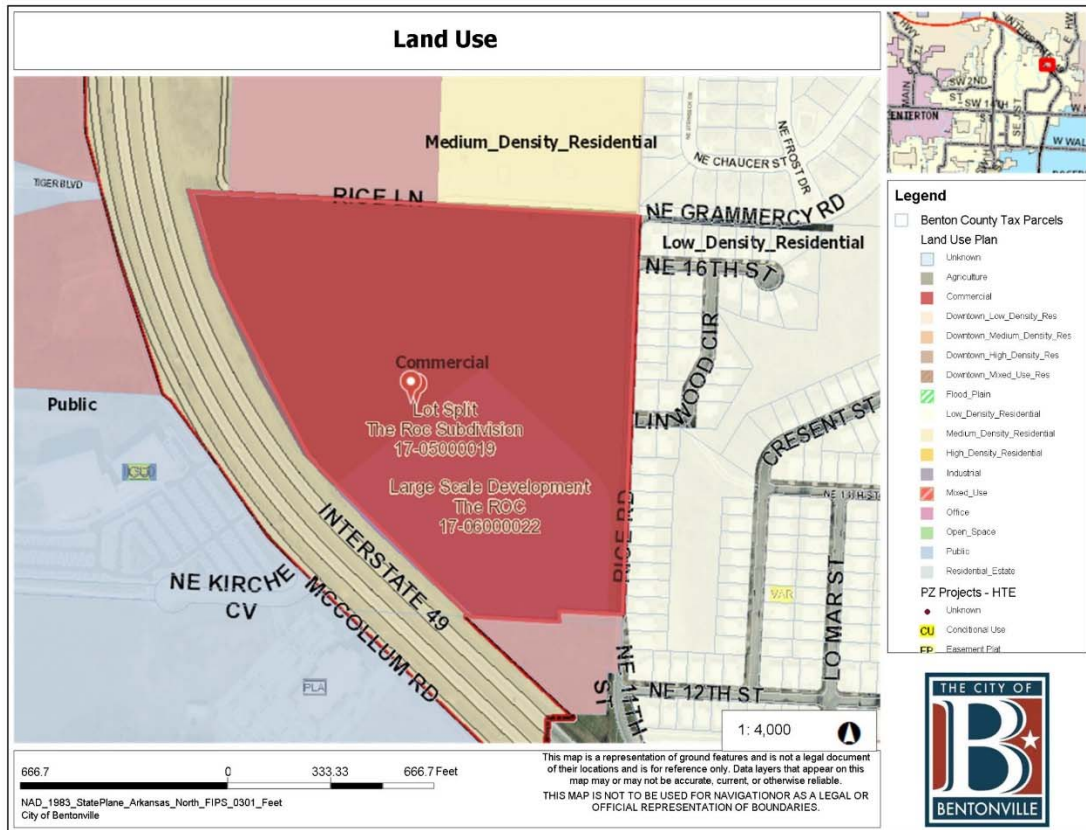
Recommendation

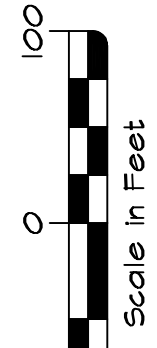
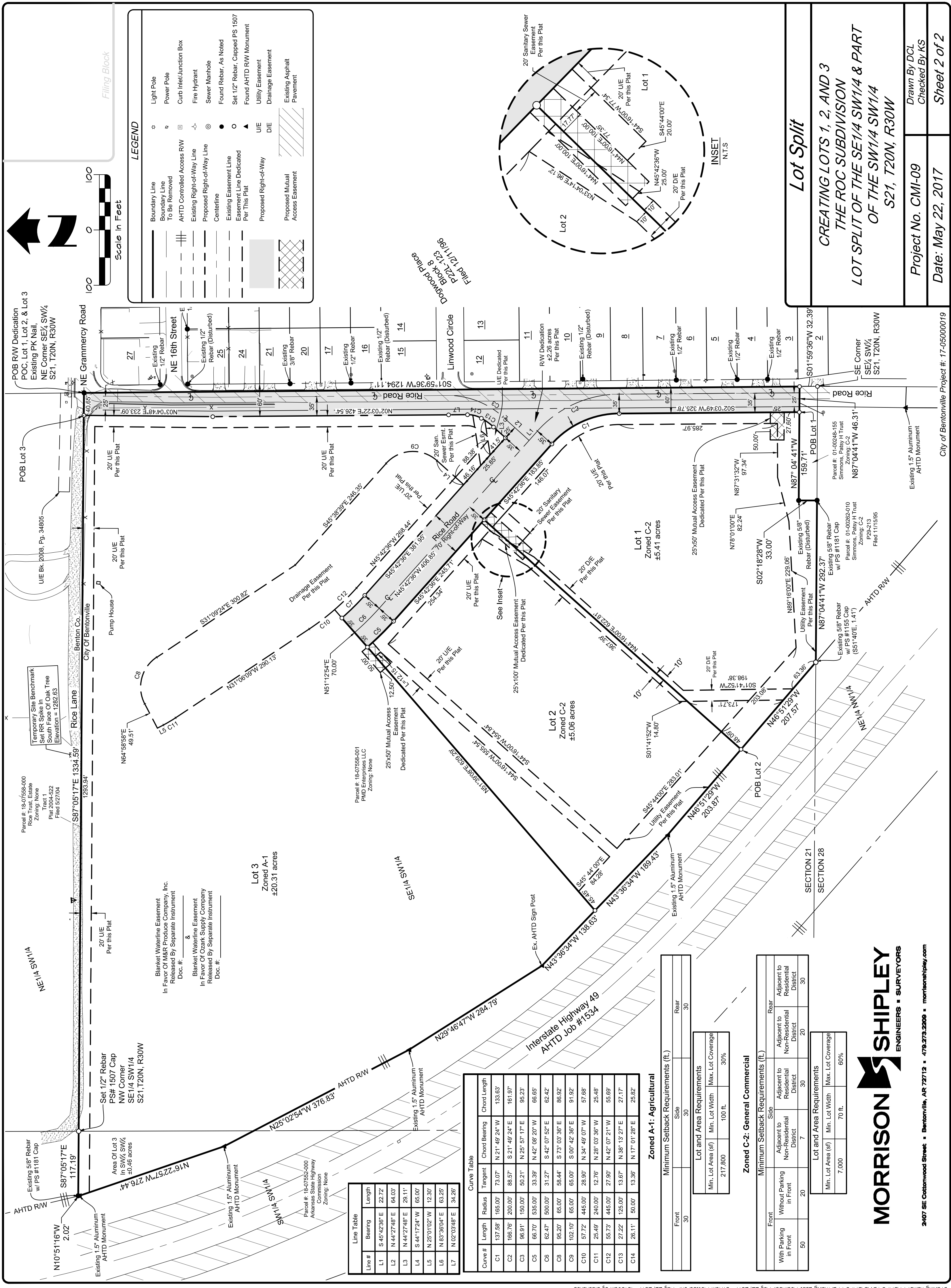
Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

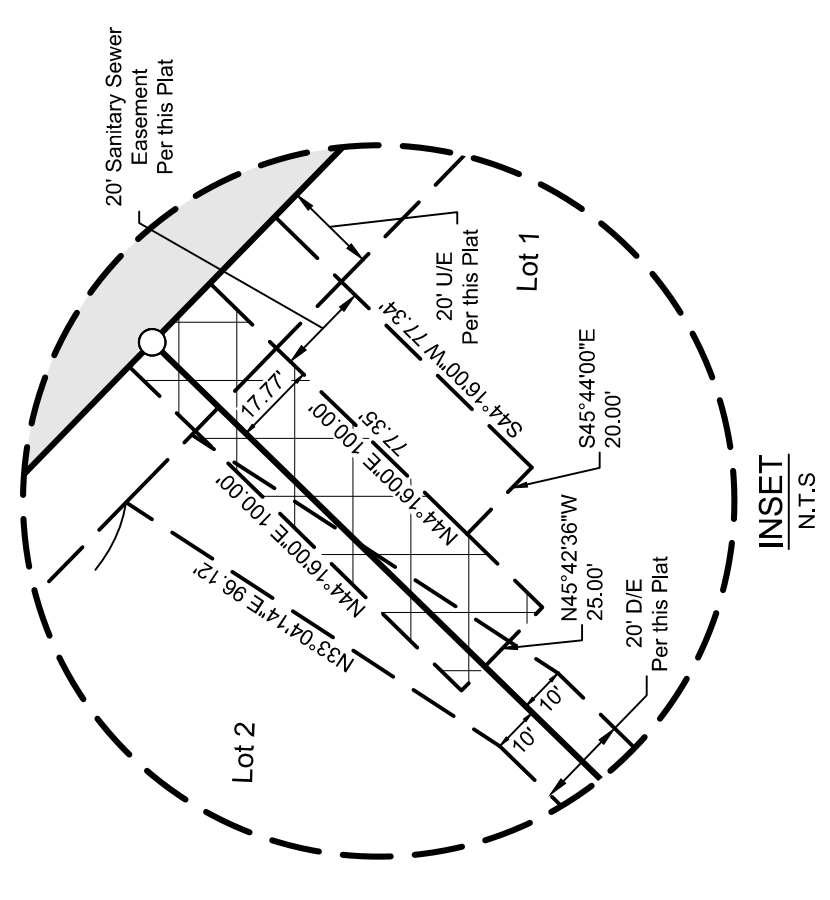
LOT SPLIT STAFF REPORT





LEGEND

- Boundary Line
- Boundary Line To Be Removed
- AHTD Controlled Access RW
- Existing Right-of-Way Line
- Proposed Right-of-Way Line
- Centerline
- Existing Easement Line
- Easement Line Dedicated Per This Plat
- Proposed Right-of-Way
- Proposed Mutual Access Easement
- Proposed Asphalt Pavement
- Light Pole
- Power Pole
- Curb Inlet/Junction Box
- Fire Hydrant
- Sewer Manhole
- Found Rebar, As Noted
- Set 1/2" Rebar, Capped PS 1507
- Found AHTD RW Monument
- Utility Easement
- Drainage Easement
- Existing Asphalt Pavement



Lot Split

CREATING LOTS 1, 2, AND 3
THE ROC SUBDIVISION
LOT SPLIT OF THE SE1/4 SW1/4 & PART
OF THE SW1/4 SW1/4
S21, T20N, R30W

Project No. CMI-09
Date: May 22, 2017
Drawn By DCL
Checked By KS
Sheet 2 of 2

Line Table		Curve Table	
Line #	Bearing	Length	Chord Length
L1	S 45°42'36" E	22.72'	133.63'
L2	N 44°27'48" E	64.03'	161.97'
L3	N 44°27'48" E	28.11'	95.23'
L4	S 44°17'24" W	65.00'	66.65'
L5	N 25°10'02" W	12.30'	62.42'
L6	N 83°36'04" E	63.25'	65.00'
L7	N 02°03'48" E	34.25'	58.44'

Curve Table			
Curve #	Length	Radius	Tangent
C1	137.58'	165.00'	N 21°49'24" W
C2	166.76'	200.00'	S 21°49'24" E
C3	96.91'	150.00'	N 25°57'17" E
C5	66.70'	535.00'	N 42°08'20" W
C6	62.47'	500.00'	S 42°07'52" E
C8	95.20'	65.00'	S 73°03'36" E
C9	102.10'	65.00'	S 00°42'36" E
C10	57.72'	445.00'	N 34°49'07" W
C11	25.48'	240.00'	N 28°03'36" W
C12	55.73'	445.00'	N 42°07'21" W
C13	27.22'	125.00'	N 38°13'27" E
C14	26.11'	50.00'	N 17°01'28" E

Zoned A-1: Agricultural

Minimum Setback Requirements (ft.)			
Front	Side	Rear	
30	30	30	

Lot and Area Requirements			
Min. Lot Area (sf)	Min. Lot Width	Max. Lot Coverage	
217,800	100 ft.	30%	

Zoned C-2: General Commercial

Minimum Setback Requirements (ft.)			
Front	Side	Rear	
With Parking in Front	Without Parking in Front	Adjacent to Non-Residential District	Adjacent to Residential District
50	20	7	30

Lot and Area Requirements			
Min. Lot Area (sf)	Min. Lot Width	Max. Lot Coverage	
7,000	70 ft.	60%	

MORRISON SHIPLEY
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CONDITIONAL USE STAFF REPORT



Helen Walton Children Enrichment Center

NE J Street

PC Date: 6/20/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Property Description

This property is the location of five vacant parcels along NE J Street south of the entrance into Crystal Bridges.

Proposed Use Description

The applicant is requesting a conditional use permit for an educational facility situated on 8.19 acres that fronts NE J Street and will be known as the Helen Walton Children Enrichment Center. Three separate outdoor play and seating areas are also being proposed. Proposed hours of operation are Monday through Friday from 6:00 a.m. to 6:00 p.m. The school anticipates 240 students and 77 employees for each school day. One food delivery is anticipated to the facility each week. A parent or guardian will be required to check-in and check-out children each day. Please reference the attached vehicular flow plan and parking plan for proposed on-site traffic circulation.

Projected Traffic Impact

A traffic analysis will be required to be submitted and reviewed prior to determining if the proposed development will or will not adversely impact traffic in the area.

Public Notice

On 5/19/2017, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on 6/5/2017. This meets legal noticing requirements and is adequate for the scope of this project.

Staff has not been contacted regarding this request.

Conditions of Approval

1. The Large Scale Development must be approved by Planning Commission.
2. All technical review comments must be addressed before a building permit will be issued.

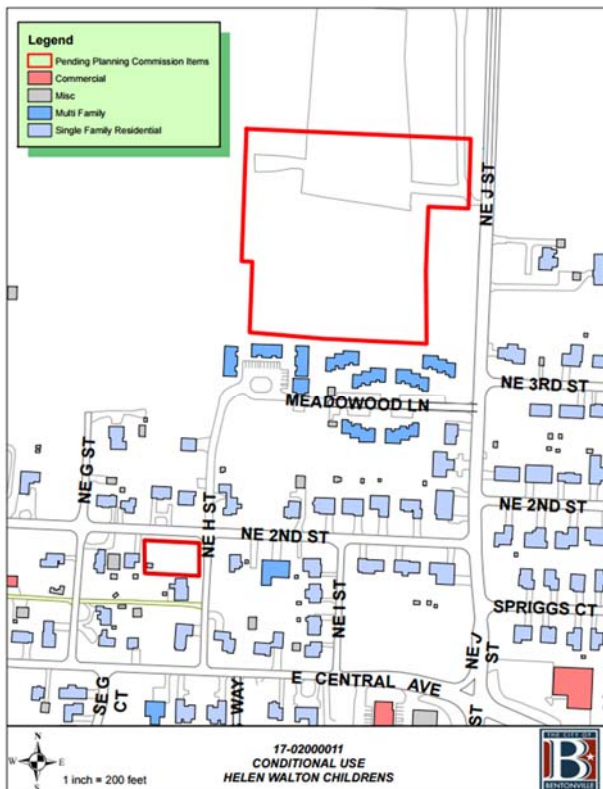
Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

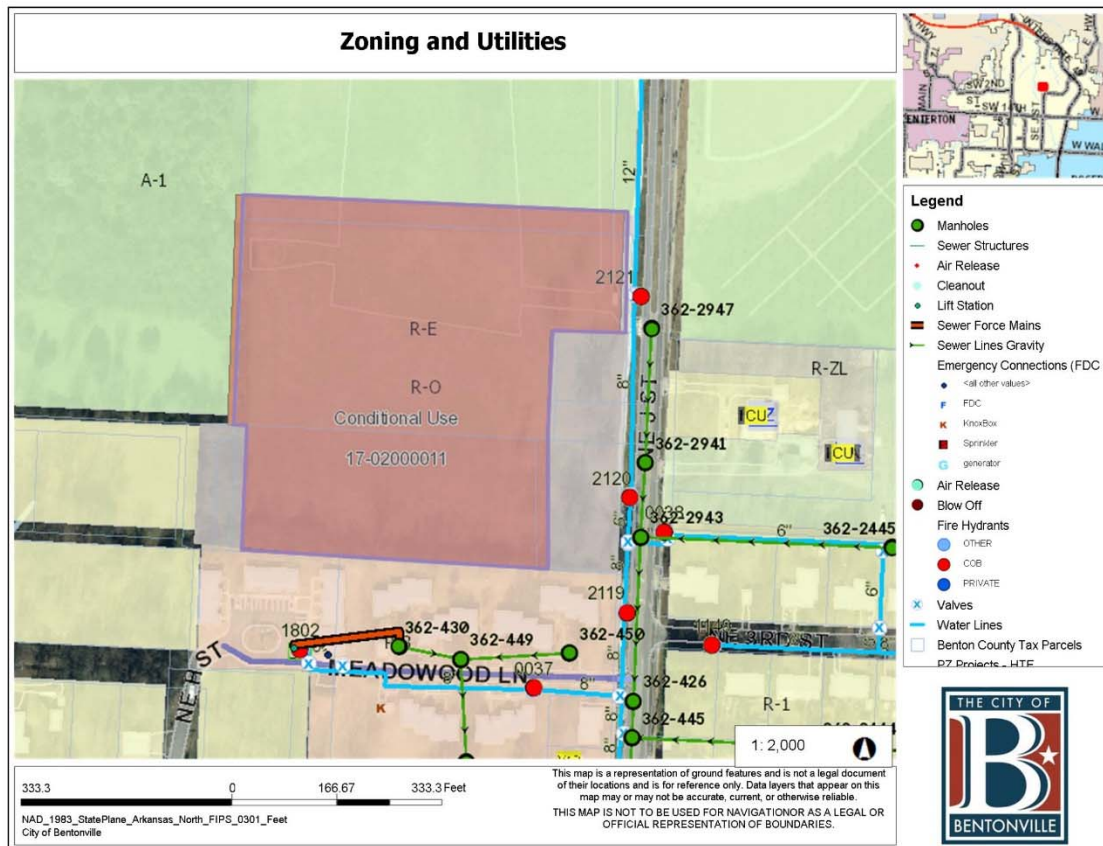
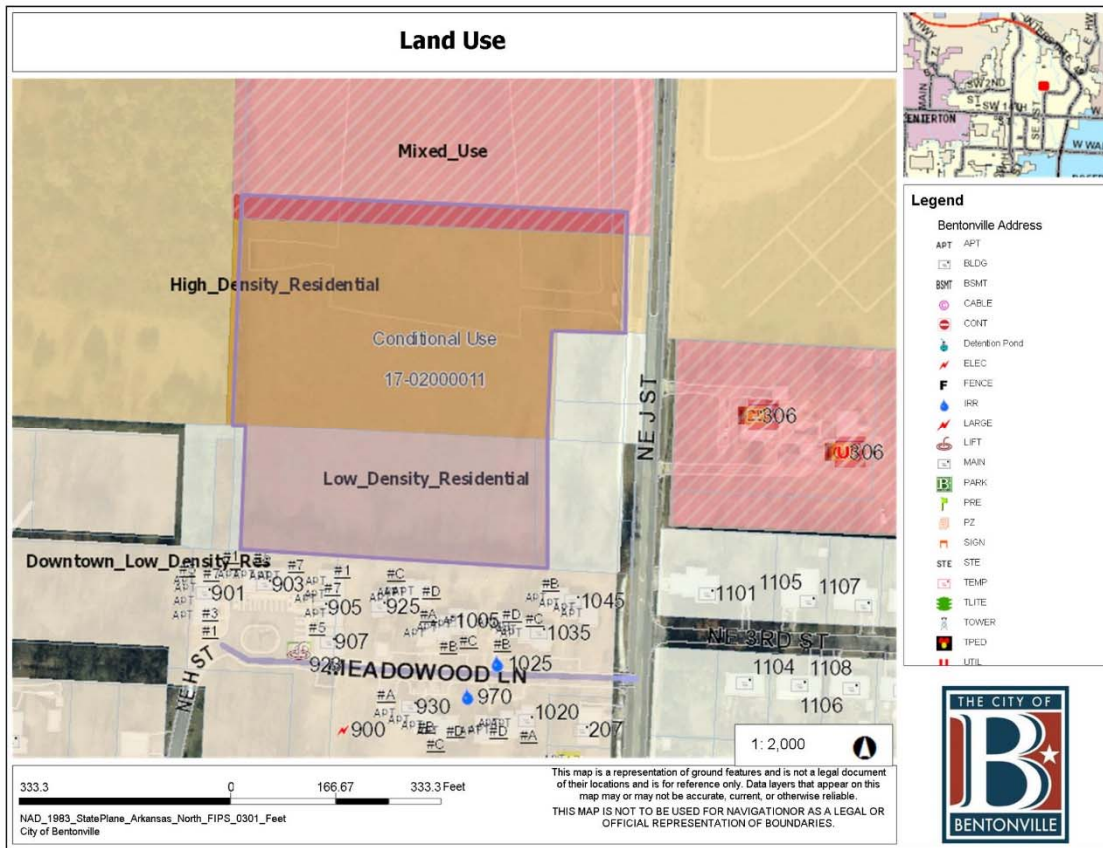
Project Number	17-02000011
Applicant / Current Owner	Bentonville Child Care & Development 1701 NE Wildcat Way Bentonville, AR 72712
Site Area	8.19 acres
Current Zoning	R-O, Residential Office;
Future Land Use Map Designation	Low Density Residential (LDR); Mixed Use (MU); and High Density Residential (HDR)
Requested Use	Educational Facility
Protective Covenants	N/A

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



CONDITIONAL USE STAFF REPORT





May 15, 2017

RE: Helen Walton Child Enrichment Center
NE J Street
Bentonville, AR
HFA Project Number 18-16-00012

Dear Planning Commission,

We are requesting a conditional use permit for the use of *educational facility* for the 8.19 acre property located on NE J Street, just north of Meadowood Lane. This site is currently vacant. If approved, we will be utilizing the property to construct a new facility for the Helen Walton Child Enrichment Center, which is currently located at 1701 NE Wildcat Way.

Please see the attached preliminary site plan for location and layout of the 46,330 square foot building.

The educational facility's use/description includes the following:

- Hours of operation will be Monday-Friday 6AM-6PM
- The site is currently vacant; proposed is a 46,330 square foot building to be designated as a child enrichment center with 17 indoor classrooms, 17 outdoor classrooms, a full kitchen, offices, training rooms, and a community room
- Three outdoor playgrounds, outdoor seating at entrance, and outdoor seating at NW wing of building
- 160 provided parking spaces with 93 spaces being required in Article 501, Parking Code
- Vehicular flow plan and parking layout attached showing how site will operate
- Parking lot to be equipped with LED full cutoff area lights and illuminated to IES levels and street lighting as required
- Scheduled deliveries include one truck per week with meal supplies
- 240 students
- 77 full time employees

Please contact me with any questions about this Conditional Use at (479) 273-7780x355.

Sincerely,

A handwritten signature in black ink that reads 'Kelsey Kreher'.

Kelsey Kreher
Project Manager

Attachments: Site Photos, Site Plan, Vehicular Flow Plan

LARGE SCALE DEVELOPMENT STAFF REPORT



The ROC Offices Phase 1 & 2

SW Corner of Rice Lane and Rice Road

PC Date: 7/5/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000022
Applicant / Current Owner	CrossMar Investments 1500 East Central Ave. Bentonville, AR 72712
Site Area	33.02 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Commercial Office Building

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is vacant and situated between Interstate 49 and Rice Road, south of Rice Lane.

Project Details

The applicant has submitted a large scale development consisting of two phases that will be known as the ROC Offices. Phase 1 will include a 78,704 sq. ft. single-story office building with 298 parking spaces and the extension of a collector street that will provide the primary access to the proposed development. Phase 2 will include a 72,244 sq. ft. single-story office building and 289 parking spaces. Within the two phases of the project, the plan shows three points of ingress/egress onto the new collector street. Sidewalk will be constructed along the west side of the proposed collector street. Storm water detention is provided in the northeast corner of the project. The primary materials depicted for the exterior facades include metal composite wall panels, insulated aluminum store front glass panels and pre-cast concrete wall panels.

Projected Traffic Impact

This phase of the development should not impact traffic in the area however and additional phases will require a traffic analysis to be submitted and reviewed prior to determining if the proposed development will or will not adversely impact traffic in the area.

Utility Infrastructure

Per GIS website, water and sewer are available at this location.

Drainage Report

A drainage report was submitted and tentatively approved by the city engineer.

Waivers

The applicant has submitted two waiver request.

- Article 1400, Landscaping, Screening & Buffering Requirements, Section 1400.6.A.1, Frontage Buffer Minimum Width & Section 1400.7.A.1, Perimeter Landscaping Strip - providing additional interior greenspace in lieu of the perimeter & frontage requirement (20% for phase 1 and 12% for phase 2 where only 10% is required).
- Article 1100, Design Standards, Sec. 1100.5.A, Standard Street Specs. Required 38' back of curb collector street, proposing 30' back of curb modified collector street for a portion of the proposed extension of NE 11th St.

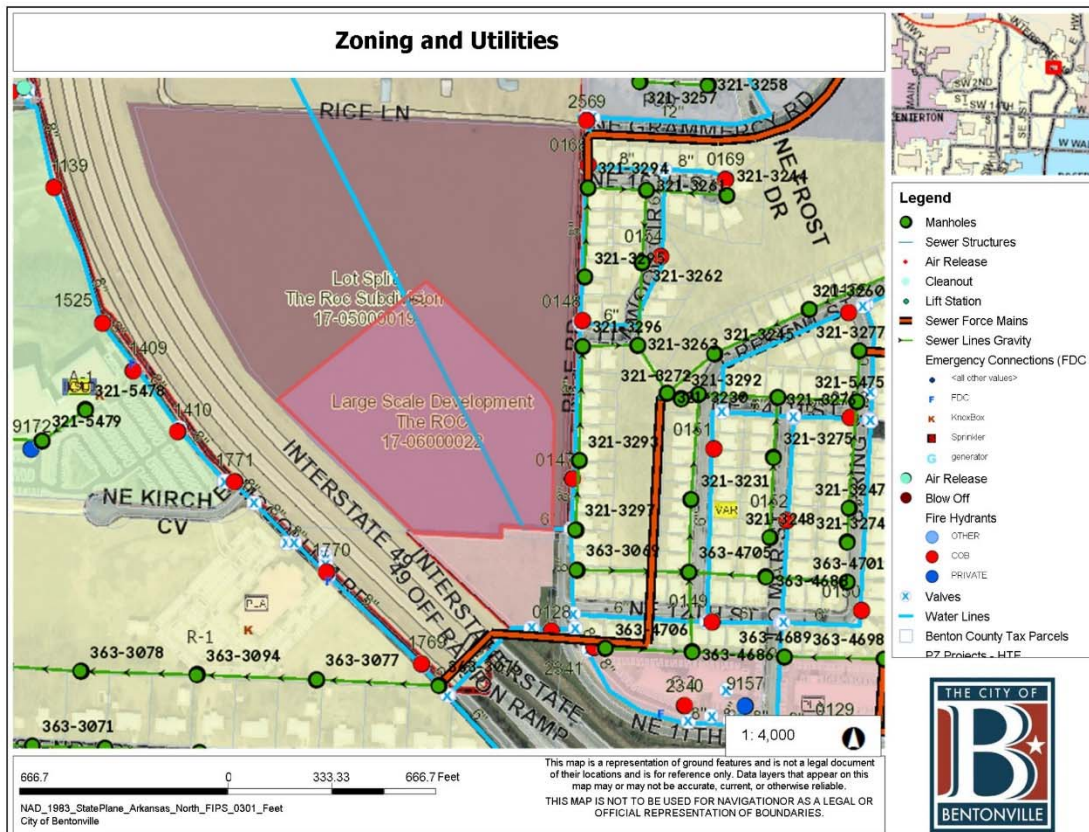
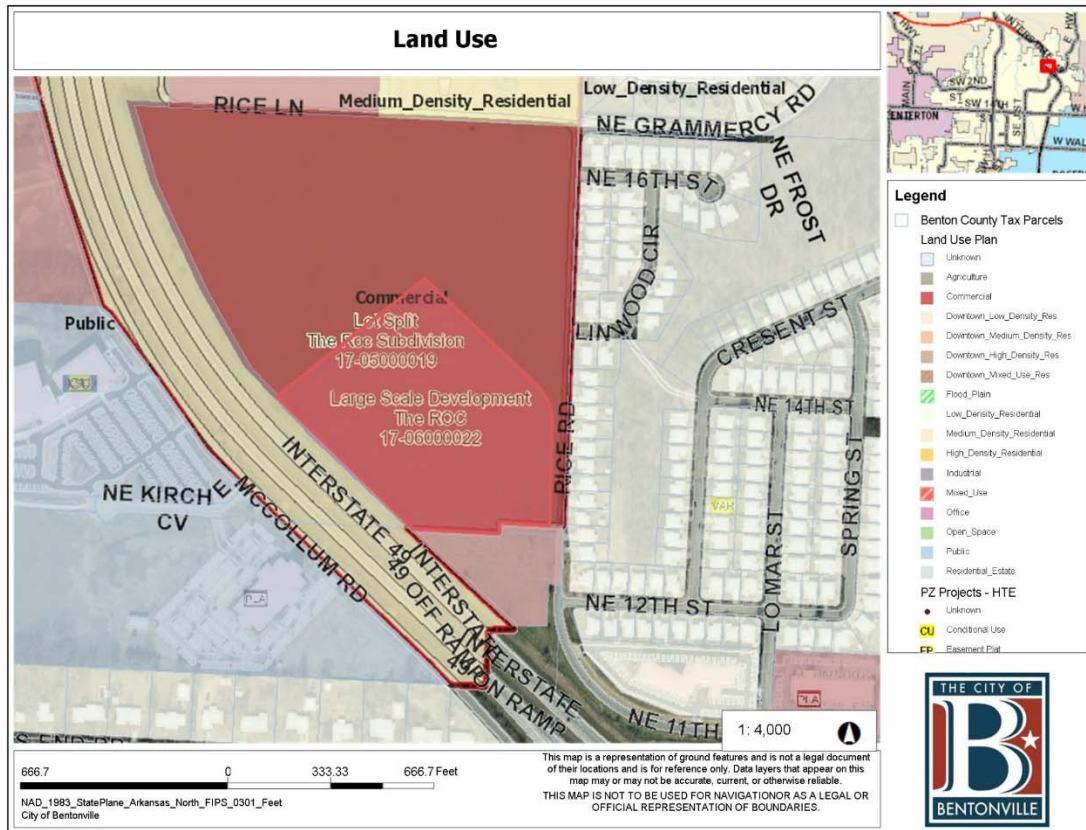
Conclusion

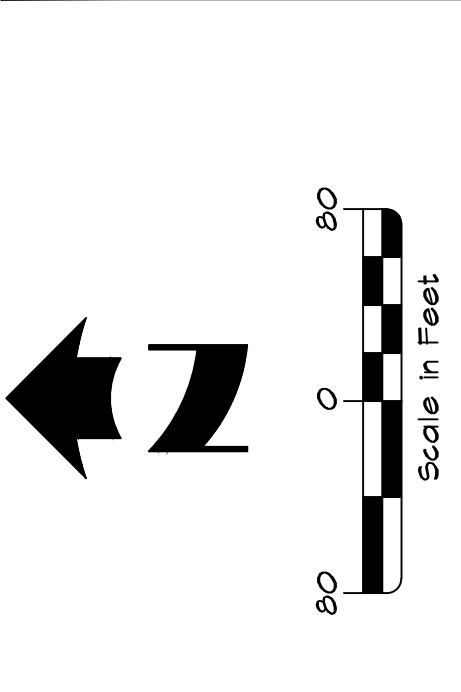
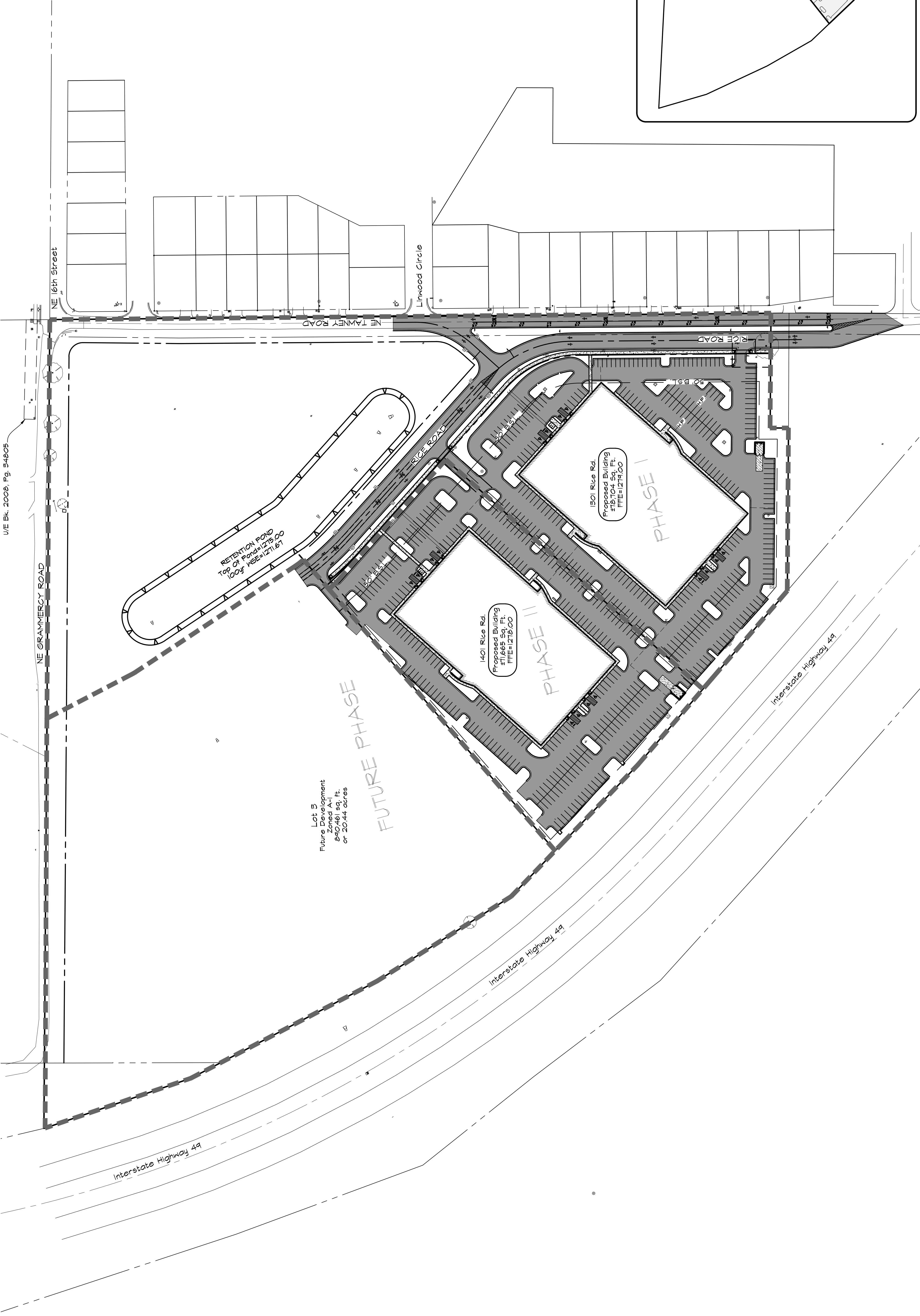
This large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver request.

Recommendation

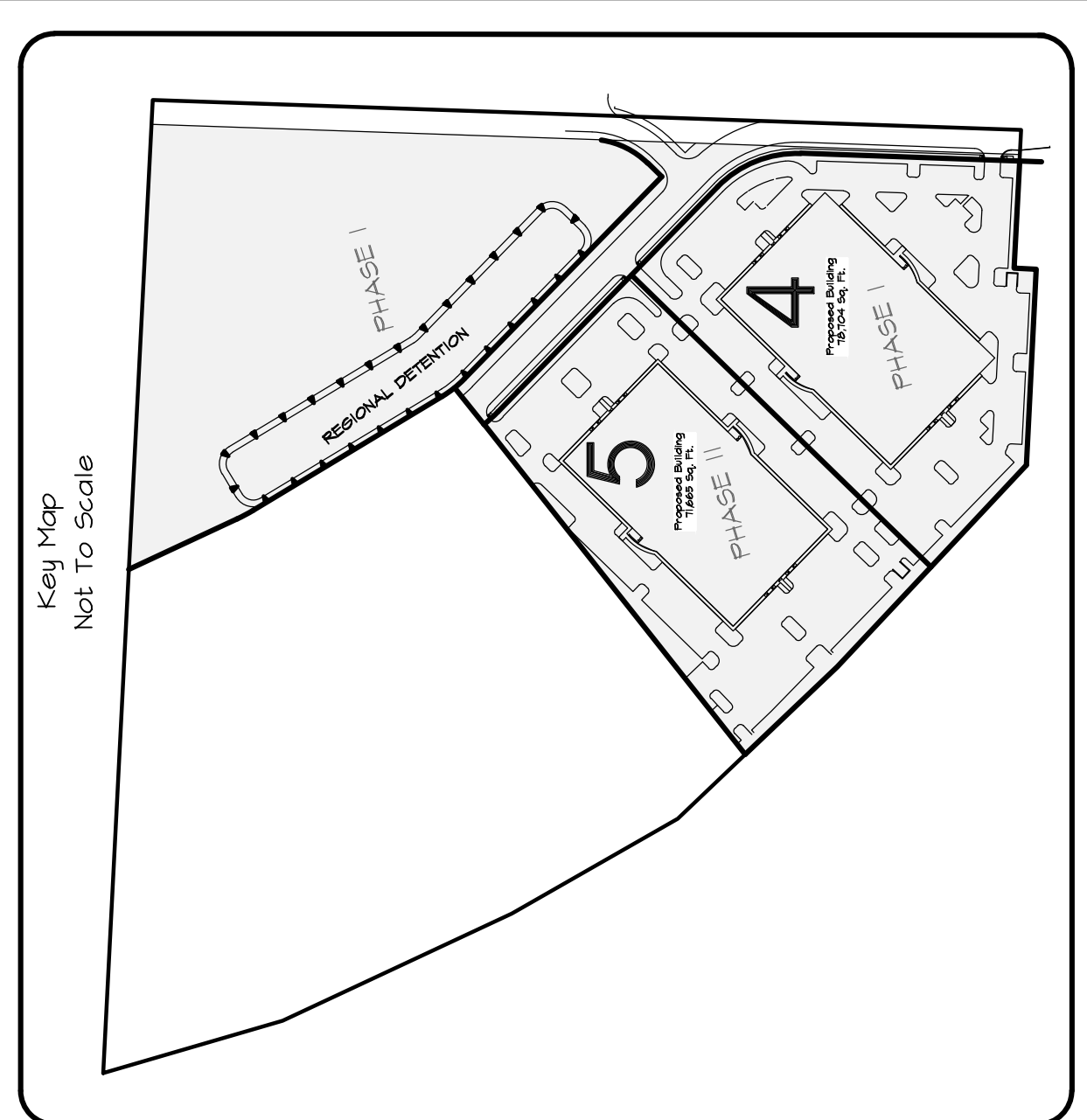
Staff has reviewed this application and based on the findings presented in this staff report, staff recommends approval.

LARGE SCALE DEVELOPMENT STAFF REPORT





LEGEND	
	Proposed Building
	Proposed Concrete Sidewalk
	Proposed Handicap Ramp, Type "A"
	Proposed Handicap Ramp, Type "B"
	Proposed Asphalt Pavement
	6' Type "A" Curb & Gutter
	Heavy Duty Concrete
	Proposed SS Manhole
	Proposed Filtered End Section (See Plans For Size)
	Proposed Junction Box, Curb Inlet and Area Inlet
	Proposed Right-of-Way
	Proposed Phase Line



Lot 3
Future Development
Zoned A-1
840,461 sq. ft.
or 20.44 acres

FUTURE PHASE

Interstate Highway 49

Interstate Highway 49

Revision	By	Date
Revised Per City Comments	DKW	05/22/17
Revised Per City Comments	TUL	06/05/17
Revised Per City Comments	DKW	06/19/17

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Drawn By:	DKW
Approved By:	PRF
Date:	04.10.17
Project No:	CMI-09

Vertical Scale:	—
Horizontal Scale:	1" = 80'
Plotting Scale:	1
Drawing Name:	Plan Sheets

THE ROC

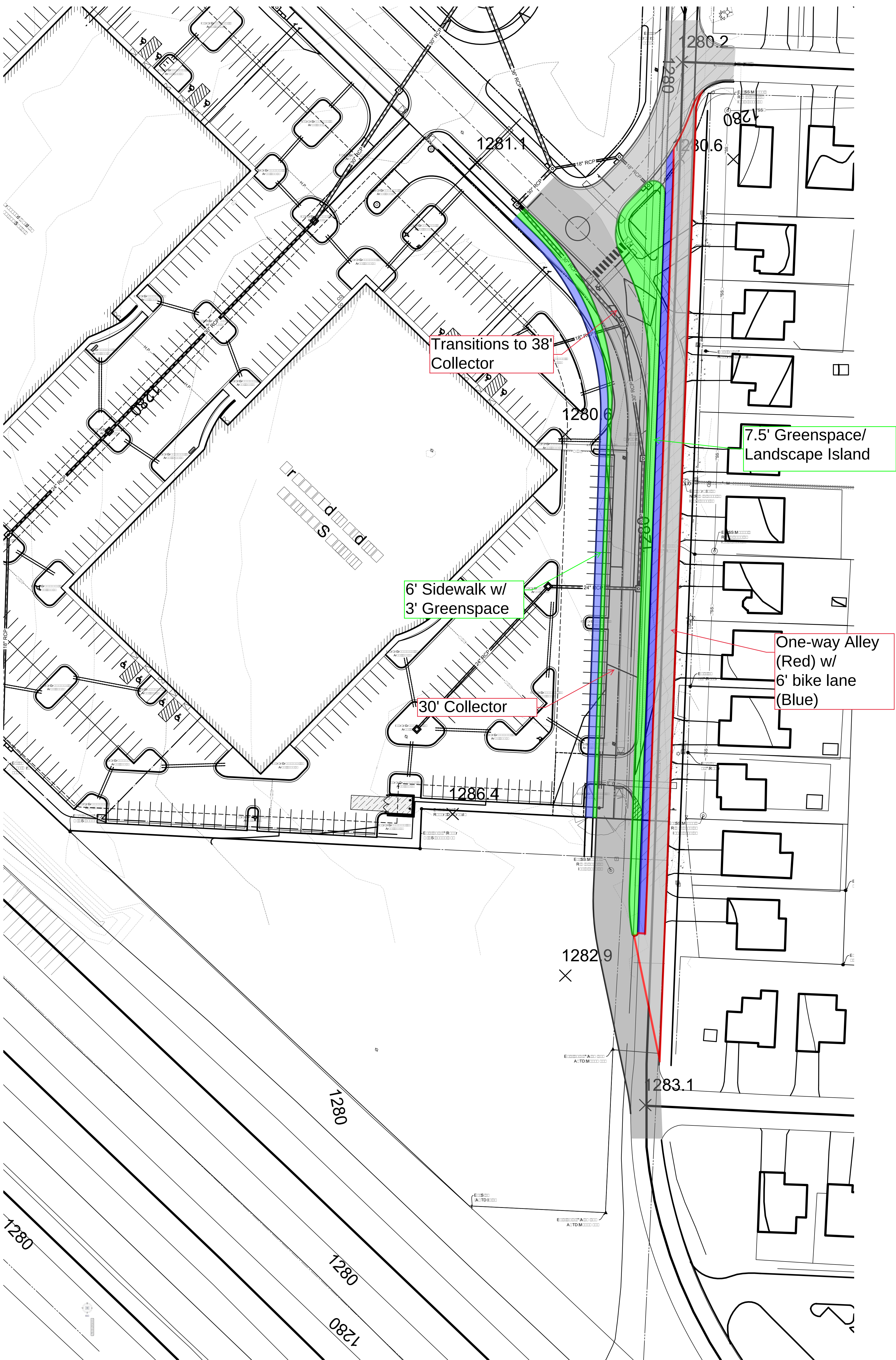
RICE LANE And RICE ROAD

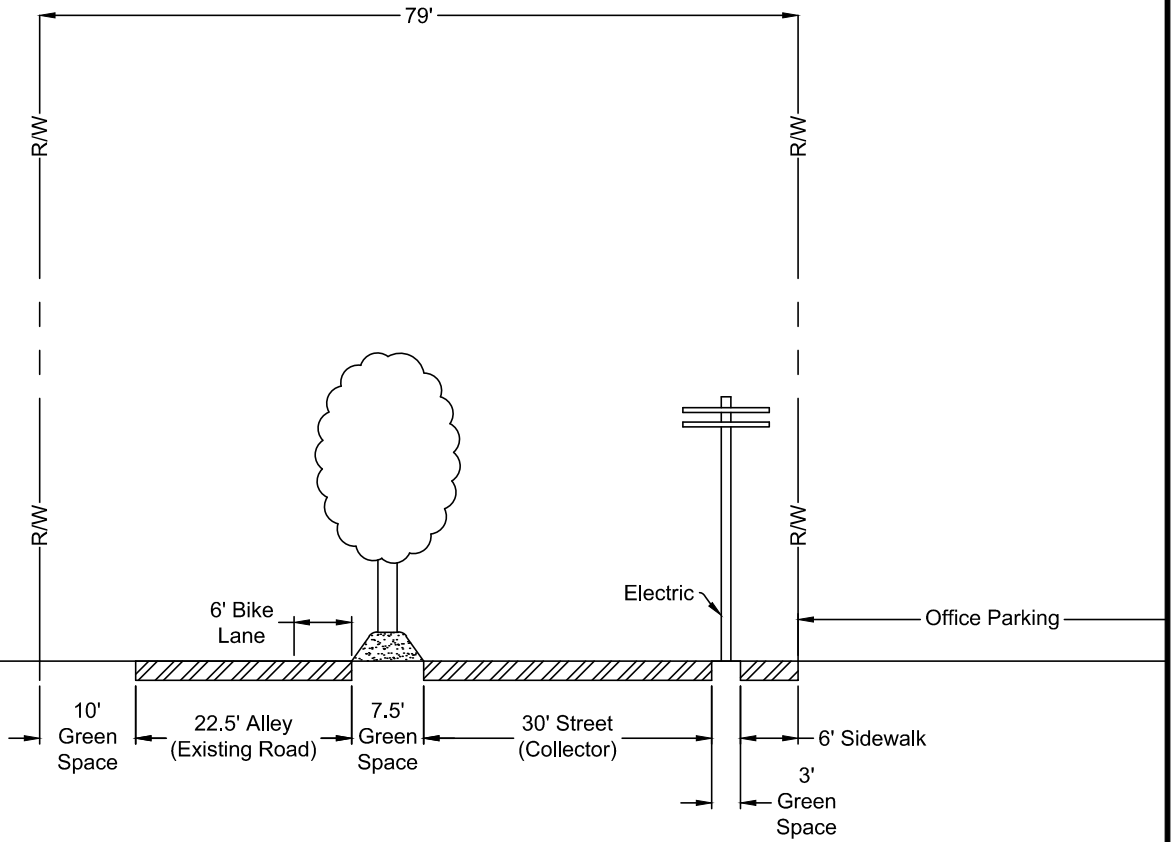
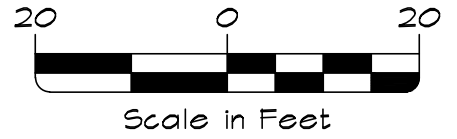
Bentonville, Benton County, Arkansas

OVERALL SITE PLAN

PROJECT # 17-06000022

Issued for Review 06.19.17





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RICE ROAD
EXHIBIT

Drawn By:	JDS
Date:	06.13.17
Project No.:	RLP-08
Drawing Name:	Exhibit

Drawing Name: P:\RLP-08\ding\RLP-08 Rice Road Exhibit 061217.dwg Last Modified: Jun 12, 2017 - 4:57pm Plotted on: Jun 13, 2017 - 10:58am by jacksonbarn



MORRISON SHIPLEY

ENGINEERS • SURVEYORS

Planning Commission
City of Bentonville
305 S.W. "A" St.
Bentonville, AR 72712

June 21, 2017

Re: *The ROC*
 1301 & 1401 Rice Rd
 Collector Width Waiver Request

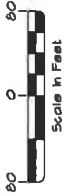
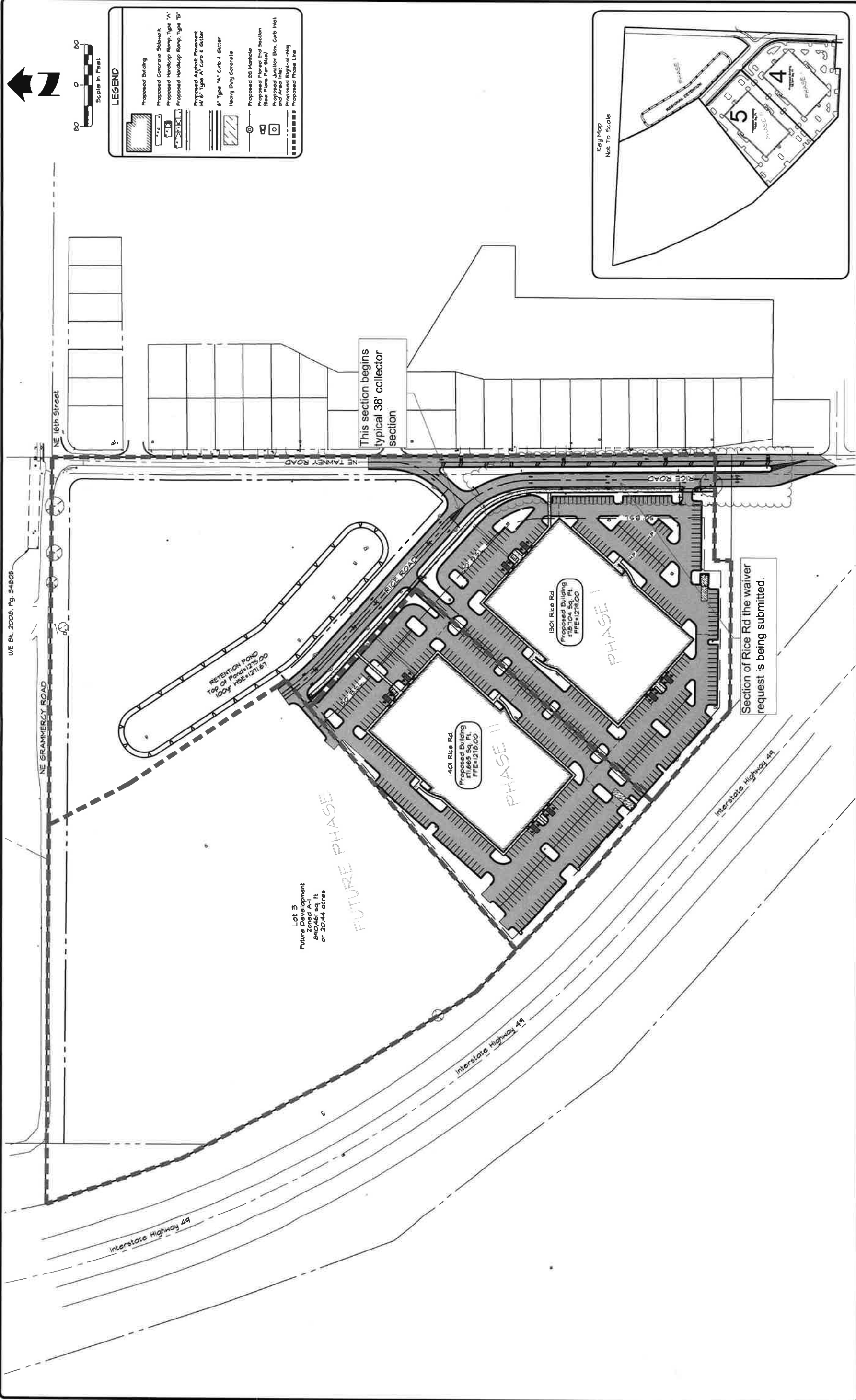
Dear Planning Commission:

On behalf of CrossMar Investments, we respectfully request a waiver for a 30' modified collector street section in lieu of the typical 38' collector street section on the east portion of phase 1 of The ROC development.

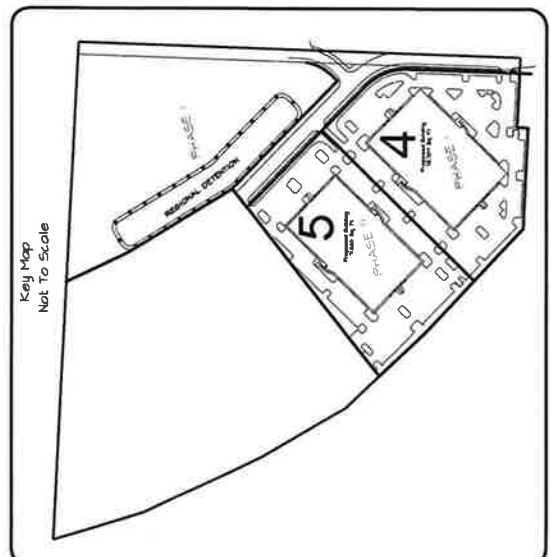
The proposed development for the construction is two approximate 75,000 sf buildings each on about a 5 acre lot at the southwest corner of Rice Rd and Rice Ln. This project will be presented at the July 5, 2017 Planning Commission meeting.

Per the master street plan a collector is to be constructed with the development. A typical collector is 38' back of curb to back of curb per City of Bentonville's street specifications. However, CrossMar and the city has worked diligently together to try to avoid residents on the east side of Rice Rd backing onto a collector and so a modified 30' collector is being proposed. There is no entrance to the office complex on the west side of the 30' portion of road so a middle turn lane will not be needed or provided. Also the developer will keep Rice Rd as it is today and repurpose it to a one way alley with bike lanes and build the 30' collector 10' east of this existing road. The 10' separation will be utilized as a buffer between residents and the office complex and landscaping will be planted within this median. Please see the attached exhibits for clarification.

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479.273.2209 ■ Fax 479.273.2553
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LEGEND	
	Proposed Building
	Proposed Concrete Slabwork
	Proposed Handicap Ramp, Type "A"
	Proposed Handicap Ramp, Type "B"
	Proposed Asphalt Pavement
	4'-6" Type "A" Curb & Gutter
	6" Type "A" Curb & Gutter
	Heavy Duty Concrete
	Proposed SS Manhole
	Proposed Paved End Section (Base Plans For Site)
	Proposed Junction Box, Curb Inlet and Area Inlet
	Proposed Right-of-Way
	Proposed Phase Line



This section begins typical 38" collector section

1301 Rice Rd.
Proposed Building
515,104 Sq. Ft.
PFE=12718.00

1401 Rice Rd.
Proposed Building
511,665 Sq. Ft.
PFE=12718.00

Section of Rice Rd the waiver request is being submitted.

Lot 3
Future Development
Zoned A-1
840,461 sq. ft.
or 20.44 acres

FUTURE PHASE

Revision	By	Date
Revised Per City Comments	DKW	05/22/17
Revised Per City Comments	TJL	06/05/17
Revised Per City Comments	DKW	06/19/17

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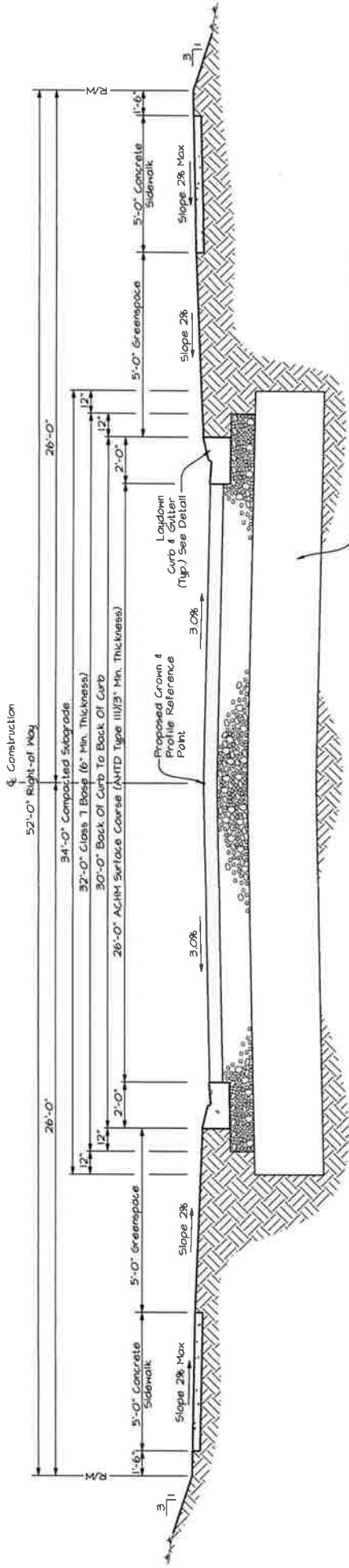
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Drawn By	DKW
Approved By	PRF
Date	04.10.17
Project No.	CMI-09

Vertical Scale	1" = 80'
Horizontal Scale	1" = 80'
Plotting Scale	1"
Drawing Name	Plan Sheets

THE ROC
RICE LANE And RICE ROAD
Bentonville, Benton County, Arkansas

OVERALL SITE PLAN
PROJECT # 17-06000022
Issued for Review 06.19.17



Undercut With Compacted Engineered Backfill
(Depth As Directed By Geotechnical Engineer.)
Top 24" of Subgrade Shall Meet The City Of
Bentonville Standard Specifications For Street
(CBR 8 or Greater)

TYPICAL SECTION - 30' B.O.G. TO B.O.G.
NT'S

**Typical
Collector
Section**

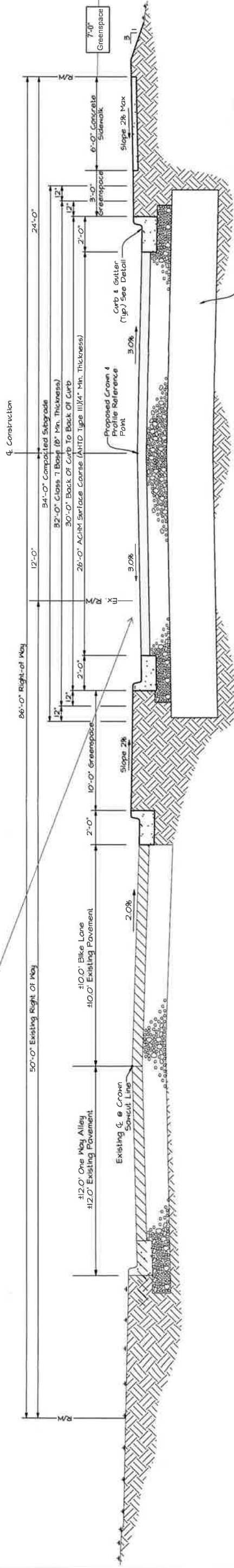
Notes:

1. Prior to placement of the final surface course, the binder course (which is planned to be used to support construction traffic) shall be visually evaluated for signs of fatigue and distress. Areas of binder course that are exhibiting fatigue type cracking (i.e. alligator cracking, block cracking, excessive deformation) should be removed and replaced with a new, 4 inch section of binder prior to placement of the final surface course. Depending on the cause of the distressed areas, this may also require reworking of the underlying subgrade soils.
2. The binder course be thoroughly cleaned prior to placement of the surface course, including the use of a tack coat on top of the binder course prior to placement of the surface course.
3. The proposed binder course mix should be AHTD approved mix that incorporates an anti-stripping agent in the mix design.

- Notes:**
1. Subgrade Requirements Shall Meet The City Of Bentonville Street Specifications.
 2. All Sidewalks Are To Be Constructed By Lot Owners Unless Noted On Plans.
 3. Wheelbar Ramps Are To Be Constructed Along With The Streets

**ROC ROAD
TYPICAL SECTION - 30' B.O.G. TO B.O.G.**
NT'S

**Modified
Collector Section**



Undercut With Compacted Engineered Backfill
(Depth As Directed By Geotechnical Engineer.)
Top 24" of Subgrade Shall Meet The City Of
Bentonville Standard Specifications For Street
(CBR 8 or Greater)

**RICE ROAD
TYPICAL SECTION - 30' B.O.G. TO B.O.G.**
NT'S

Revisions	By	Date
Revised Per City Comments	DKW	05/22/17
Revised Per City Comments	TJL	06/05/17
Revised Per City Comments	DKW	06/19/17

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Drawn By	Vertical Scale
DKW	-
Approved By	Horizontal Scale
PRF	1" = 30'
Date	Plotting Scale
04.10.17	1
Project No.	Drawing Name - Plan Sheets
CWI-09	

FOR REVIEW

THE ROC
RICE LANE And RICE ROAD
Bentonville, Benton County, Arkansas

TYPICAL ROADWAY SECTION
PROJECT # 17-06000022
Issued for Review 06.19.17



MORRISON SHIPLEY

ENGINEERS • SURVEYORS

Mr. Troy Galloway
City of Bentonville
305 S.W. "A" St.
Bentonville, AR 72712

May 22, 2017

Re: *The ROC Development*
 1301 & 1401 Rice Rd
 7' Perimeter Greenspace Waiver Request

Dear Mr. Galloway:

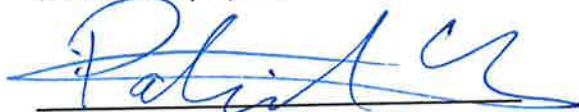
On behalf of Crossmar Investments, we respectfully request a waiver of the 7' perimeter greenspace requirement between phase 1 and phase 2 of the above referenced project.

The proposed development for construction is two, 1-story, approximate 78,000 sf (bldg. 1) and 72,000 sf (bldg. 2) Office Buildings with associated parking and drives. Currently the development is not meeting the 7' perimeter greenspace requirement between phase 1 and 2. This is due to providing the most efficient parking layout to serve the overall development and needs of the future tenants.

Additional interior greenspace has been provided in lieu of and in attempt to offset the 7' perimeter greenspace. The minimum greenspace required per code is 10% and the developer is providing 20.1% for phase 1 and 12.8% for phase 2.

In conclusion, based on the information provided, it is our opinion that the additional interior greenspace that will have 2 shade trees planted in each will make up for the 7' perimeter greenspace between buildings 1 and 2. Please consider this waiver request on the future site development described. If you have any questions or need additional information, please call.

Sincerely,
Morrison Shipley Engineers, Inc.



Patrick Foy, E.I.
Project Manager

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Bentonville, AR 72712
479.273.2209 ■ Fax 479.273.2553
Morrisonshipley.com



MORRISON SHIPLEY

ENGINEERS • SURVEYORS

Planning Commission
City of Bentonville
305 S.W. "A" St.
Bentonville, AR 72712

June 21, 2017

Re: *The ROC*
 1301 & 1401 Rice Rd
 20' Front Greenspace Waiver Request

Dear Planning Commission:

On behalf of CrossMar Investments, we respectfully request a waiver from the 20' of greenspace between back of curb of street and back of curb of parking for the east portion of phase 1 of The ROC development and allow a total of 10' of greenspace.

The proposed development for the construction is two approximate 75,000 sf buildings each on about a 5 acre lot at the southwest corner of Rice Rd and Rice Ln. This project will be presented at the July 5, 2017 Planning Commission meeting.

Per the City of Bentonville's development code, 20' total of greenspace should be provided between back of curb of street to back of curb of parking. Through meetings with the city staff and planning commission it was agreed that 20' of greenspace could be broke up between the proposed median and space between back of curb of street to back of curb of parking. MSE is proposing a 10' median, 3' greenspace between street and 6' sidewalk, with the remaining 7' between sidewalk and proposed parking. The 10' will allow landscaping which will provide a natural buffer between residents and the office complex. The 3' and 7' greenspace on the development side will allow for both utilities and landscaping to be provided. This section will provide the required/agreed upon 20' total greenspace. Please see attached exhibit for clarification.

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479.273.2209 ■ Fax 479.273.2553
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In conclusion, based on the meetings with the city and the Planning Commission, a 10' greenspace in lieu of the 20' greenspace will meet both the development and the cities needs with the agreement that another 10' of greenspace will be provided in the proposed median which will total 20' of greenspace. Please consider this waiver request on the future site development described. If you have any questions or need additional information, please call.

Sincerely,
Morrison Shipley Engineers, Inc.



Patrick Foy, E.I.
Project Manager

GENERAL PLAN AMENDMENT STAFF REPORT



Crossmar Industrial IV, LLC

PC Date: 7/5/2017

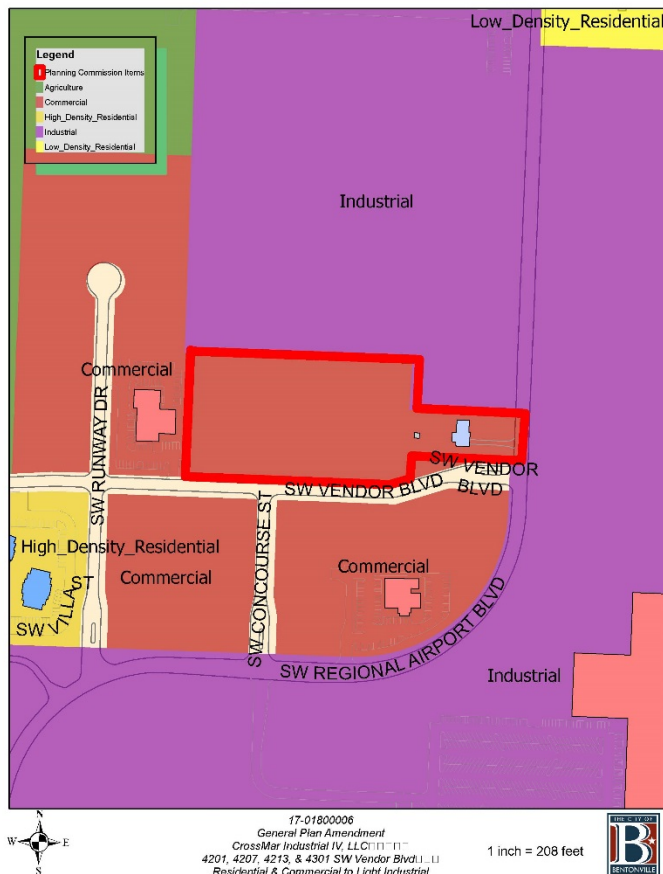
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-01800006
Applicant/ Current Owner	CrossMar Industrial IV, LLC 1500 E Central Ave Bentonville, AR 72712
Site Area	3.02 acres total
Current Zoning	R-1, Single Family Residential, C-1, Neighborhood Commercial; A-1, Agriculture; C-2, General Commercial
Current Future Land Use Map Designation	Commercial (C), Industrial (I)
Requested Future Land Use Map Designation	Industrial (I)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of 5 parcels zoned C-2, General Commercial, C-1, Neighborhood Commercial, A-1, Agriculture, and R-1, Single Family Residential respectively. It is located along SW Regional Airport Blvd. which is designed as an arterial road on the current Master Street Plan. Adjacent zonings include C-2, General Commercial to the north & south, I-2, Heavy Industrial to the east, and C-1, Neighborhood Commercial to the west.

Projected Traffic Impact

The proposed land use designation will not adversely impact traffic in the area. The property is located along a SW Regional Airport Blvd. which has considerable large vehicle traffic. Improvements along Southwest Regional Airport Boulevard have recently been completed to better help facilitate traffic to and from the proposed industrial center.

Utility Infrastructure

Per the GIS website, Water and sewer are available.

Relationship to the General Plan

According to the General Plan Policy ED-12: "As major development occurs, the city should re-evaluate the supply of industrial land designated in the Future Land Use Plan to ensure that there is an adequate supply of vacant land that can readily be served by adequate public facilities". This property will add to the industrial designation in an area where public utilities are adequate and transportation infrastructure will support large vehicle traffic. The property is located within close proximity of similar uses.

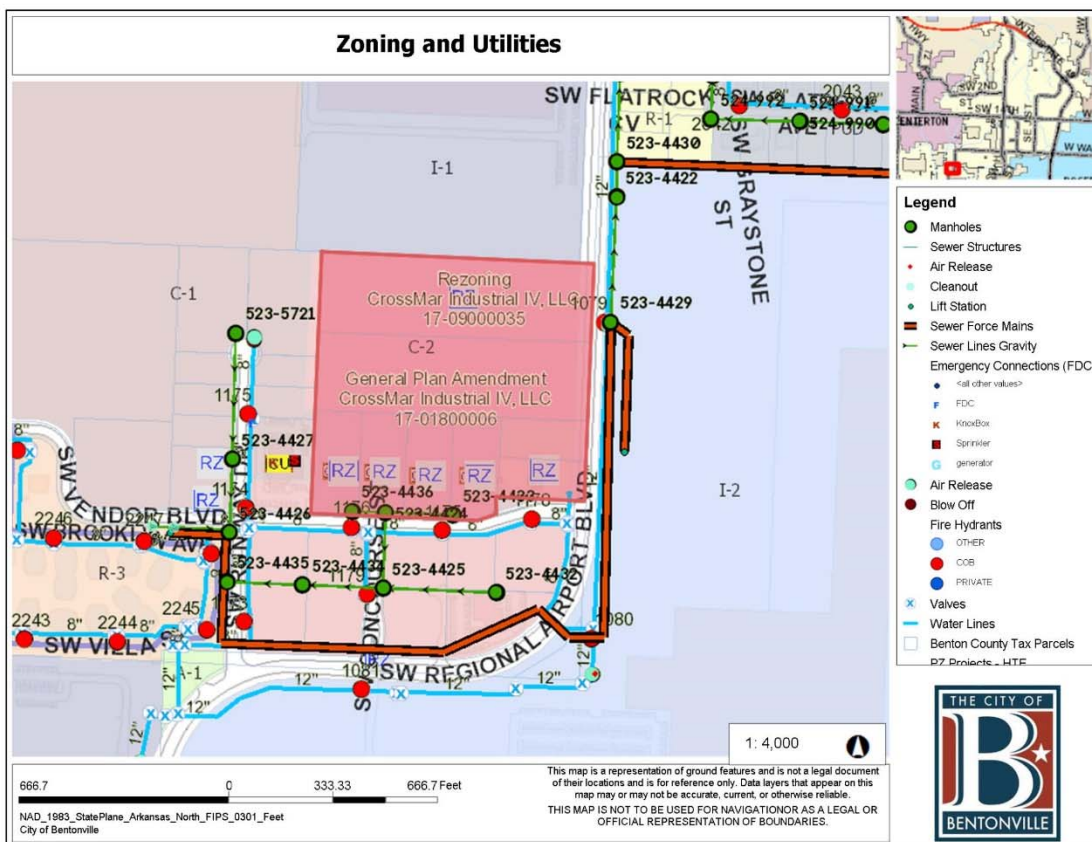
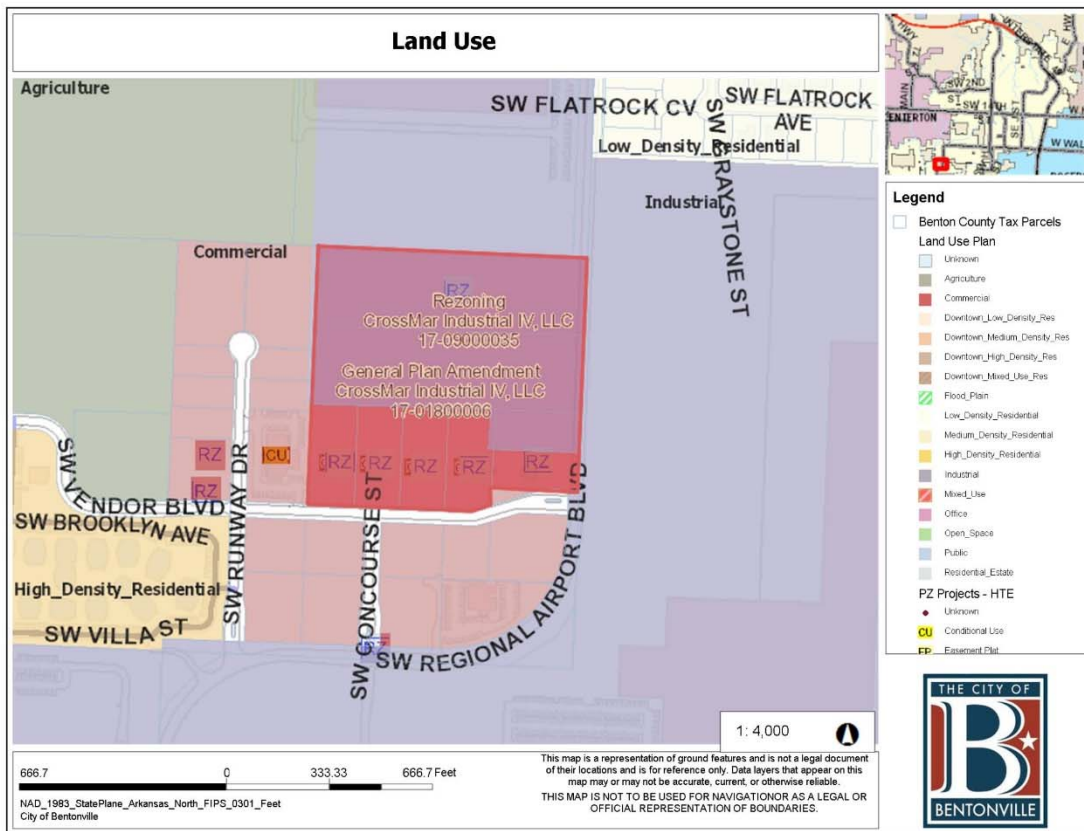
Analysis

The requested Future Land Use Map designation of Industrial (I) will create industrial land where public facilities are adequate and other similar uses are already constructed. According to the General Plan, the city shall entertain additional industrial designated property when current industrial property has been absorbed. The property is located along a major arterial street where improvements were recently completed to better facilitate the additional traffic generated from the industrial development in the area.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

GENERAL PLAN AMENDMENT STAFF REPORT





MORRISON SHIPLEY

ENGINEERS • SURVEYORS

May 30, 2017

Planning Commission
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

**Re: 5 Lots at SW Regional Airport Blvd & SW Vendor Blvd, Bentonville, AR
Future Land Use Amendment Request**

Dear Planning Commission:

Crossmar Investments is requesting to amend the future land use map for the following parcels, 01-09915-000, 01-09916-000, 01-09917-000, 01-09918-000, 01-07959-004 to facilitate a future warehouse, similar to the other two Gateway Park Warehouses located at the corner of SW Rainbow Farms Rd, and SW Regional Airport Blvd. Please find below the narrative addressing the required items under the Future Land Use Map Amendment Request Checklist.

- Crossmar Investments would like to develop the property similar to what they have done to the north at Gateway Park Warehouse 1 and 2.
- Due to the lack of development in the Straube Business Park, it is our opinion that allowing the Land Use to be changed from Commercial to Industrial would allow the development of the future warehouse. This would fit into the surrounding industrial facilities and would not have any negative impact to surrounding properties.
- Currently these properties land use is commercial. It is Crossmar's desire to have it changed to industrial to allow the construction of an additional warehouse. Again, this fits into the surrounding development with Walmart DC to the east and similar Crossmar warehouses to the north.

2407 SE Cottonwood Street | Ste 1
Bentonville, AR 72712
479.273.2209

- The surrounding properties are zoned commercial and industrial. Changing the land use would not negatively impact any of the surrounding properties.
- No alternative actions have been discussed. All conversations with city staff have been positive and in agreement with the land use change.
- Crossmar Investments is also in the process of rezoning the properties to Light Industrial so they can construct another Warehouse.
- No other alternatives have been discussed. All conversations with city staff have been positive and in agreement with the land use change.
- Crossmar Investments have invested in the five properties in Straube Business Park. Now that they own these properties it is their desire to do the steps necessary to allow them to construct an additional Warehouse known as Gateway Park Warehouse 4.

Sincerely,
Morrison Shipley Engineers, Inc.



Patrick Foy, E.I.
Project Manager

PLANNED UNIT DEVELOPMENT STAFF REPORT



Crystal Flats

NE John DeShields Blvd & Legacy Pkwy

PC Date: 7/5/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-13000002
Applicant / Current Owner	Cindy Springs LLC PO Box 1860 Bentonville, AR 72712
Site Area	27.83 acres
Current Zoning	Expired PUD, Planned Unit Development
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Mixed Use (MU)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a vacant mixed use parcel situated between Legacy Village and Circle of Life Hospice to the north. Orchards Park is located to the south.

Projected Traffic Impact

The uses proposed in the zoning designation will adversely impact traffic in the area. Per the traffic analysis submitted by Peters & Associates it was found that roundabout warrants are met for the intersection of John Deshields Boulevard, Museum Way and NE 'J' Street with the projected traffic volume from the proposed development.

Utility Infrastructure

Per the GIS website, Water and sewer are available.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Mixed Use (MU). The PUD, Planned Unit Development zoning is an appropriate zoning district for this designation. The proposed multi-family housing and complimentary commercial uses will help the community achieve several objectives, providing a greater variety of housing options, increasing the amount of people living close to their work place, enhancing access to the downtown and providing a variety of transportation options.

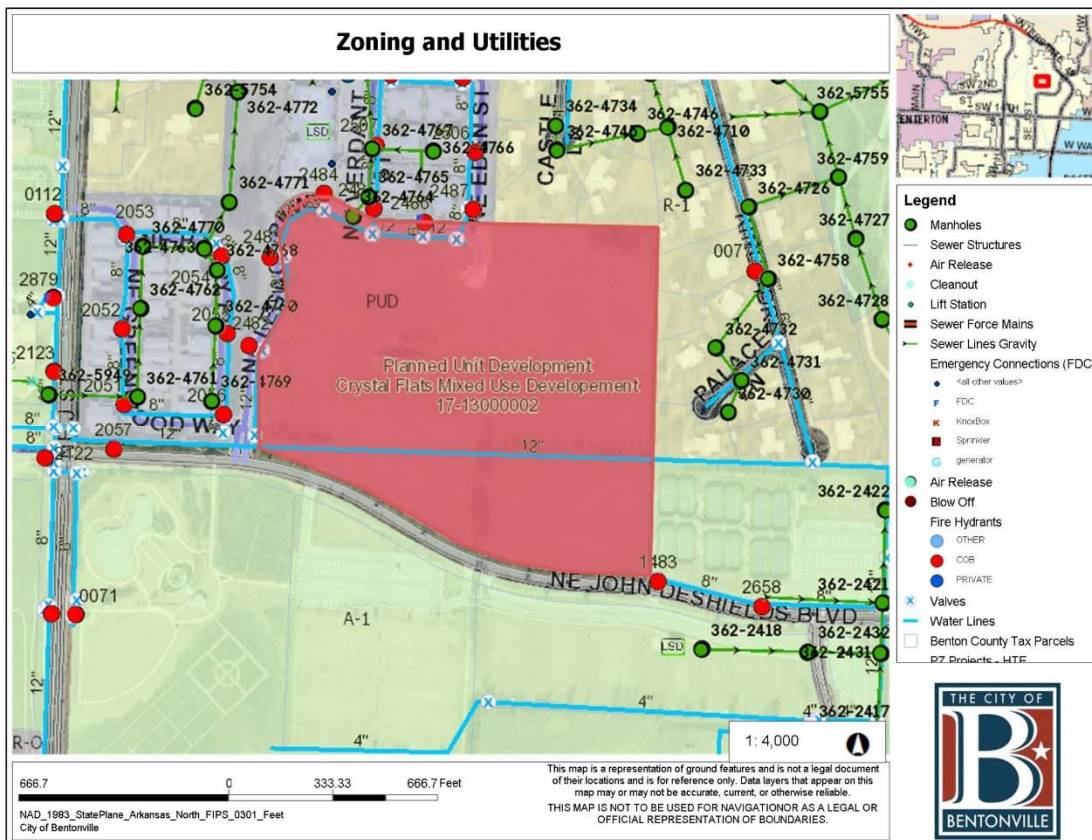
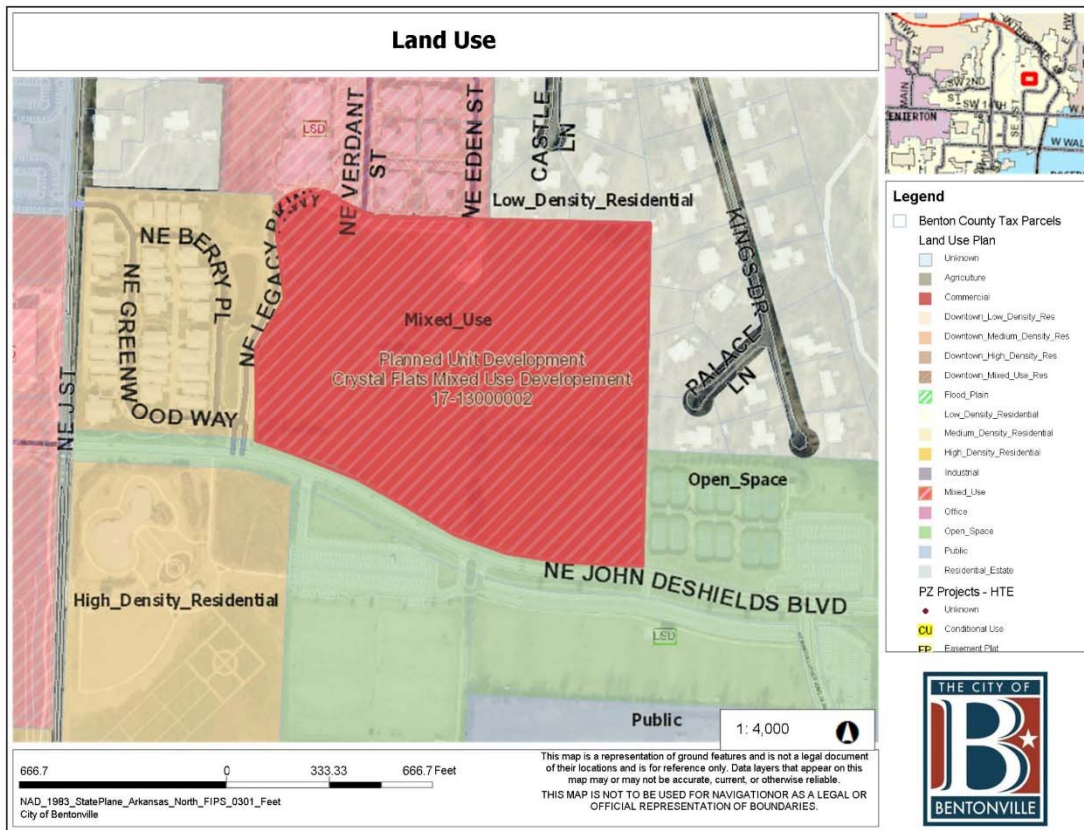
Conclusion

The PUD, Planned Unit Development zoning designation will provided a mix of uses and housing types near the city's core and will allow greater flexibility in design and use of the land. Ultimately, the PUD will provide a housing type that is needed for the city's core area to grow, prosper, and allow residents to live and work in the same area. Twenty percent of the residential space provided will be dedicated to work force housing. The development will take advantage of the adjacent collector street while utilizing utilities that provide adequate capacity. The proposed multi-family units will add validity to existing commercial uses while increasing the need for additional services. These additional services may be provided onsite or within the nearby commercial and office areas. The mix of uses will add to the fabric of city's core ensuring sustainable growth for the future. Based on the analysis of the traffic study a roundabout at NE J Street and John Deshields Boulevard must be constructed prior to or in conjunction with this development. The PUD will require Large Scale Development approval and comply with all screening, buffering and lighting requirements as set-fourth in the subdivision code. Additional information has been provided in the attached PUD documents.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from expired PUD to PUD, Planned Unit Development.

PLANNED UNIT DEVELOPMENT STAFF REPORT



Planned Unit Development Intent:

Green Circle Projects proposes, in collaboration with Safdie Rabines Architects, Polk Stanley Wilcox Architects, Ecological Design Group and CEI Engineering Associates, a high density mixed-use approach for a new Planned Unit Development in the City of Bentonville, Arkansas. Our design team’s dedicated and conscientious effort to provide a harmonious neighborhood that responds to social, environmental and economic impacts will positively influence the character of the community as well as provide a diverse and rewarding space to live, work and play. With a commitment to environmental stewardship, the proposed layout for the Crystal Flats Development responds to the site’s natural topography in order to maintain existing drainage patterns and minimize impacts to the site. A significant amount of unit parking is housed underneath the podium building structures, further preserving green space and establishing a dense urban edge along NE John Deshields Blvd, creating an activated separation that serves the public to the south while allowing open spaces within the interior of the site to act as community gathering and amenity spaces.

Accommodating Bentonville’s growth beyond the downtown zone poses significant infrastructure challenges. Crystal Flats will add diverse and dense housing in a busy public area within biking and walking distance of the downtown core. The proposed development provides a variety of living spaces, including workforce housing, ranging from 525 sq ft Studios to 1,350 sq ft 3-Bedroom units and Townhomes. The project contains a minimum of 20% workforce housing units, totaling about 150 additional living units for the increasingly displaced workforce that the core depends upon.

The site’s proximity to downtown and other established civic amenities affords a walking/cycling radius that reinforces pedestrian connectivity coinciding with Bentonville’s commitment to the Smart Growth development ideologies, mitigating traffic congestion while helping to alleviate the anticipated population and socioeconomic growth forecasted by the city’s community plan.

CORE BUILDING:

The Core building located along the southern edge along NE John Deshields Blvd includes a promenade/plaza and will serve as the project’s direct connection with the larger Bentonville community. This promenade will create an active urban edge to the project and serve as our pedestrian connection to the existing Crystal Bridges / Memorial Park recreational corridor. This Core element will house a few small complimentary retail services, small office space, and dedicated amenity spaces while being bound to the west by an integrated Early Childhood Development school space, massive open space and productive “edible” landscape distributed throughout the property and along critical buffer yard zones. Amenities to the north of the Core include a lap pool, outdoor spoken word theater, and play areas as well as several “working landscape” areas and natural infiltration basins and hydro-gardens add to the aesthetics while mitigating storm water runoff.

BUILDING B:

Building B appropriately reacts to the natural sunlight patterns affording as much natural light and air as possible into each residential unit while creating an inner courtyard, organized as microcosms to the greater holistic landscape approach to the site.

BUILDING C:

Building C sits adjacent to the community-wide open space amenities. These townhome units stand on the south of the large community green acting as a buffer between the Core Element, and the open spaces.

A system of radial roads that follow the natural topography of the site create the organizing pattern of the project, and provide for the most efficient utilization for vehicular connectivity, utility services, and fire access. Paralleling the natural drainage pattern also alleviates the need to import/export most of cut/fill needed for the site improvements. The existing site soils will be stockpiled, amended and preserved for re-use in the productive landscaping within the project.

Stormwater conveyance establishes wet meadows planted with native plants along with species commonly found in the Osage Prairie. The developers are investigating the use of Heirloom Grains and other agricultural methods which utilize seasonal variances. In addition to the productive landscape elements, the project will focus on next generation farming within the building integrated vertical greenhouse structures. This portion of the project represents true innovation and commitment in sustainable urban design; hyper-localizing food production and activating the site as a productive agricultural asset. While the traditional approach of development continues to eliminate the rich productive heritage of Bentonville’s land, Crystal Flats will align the development and growth of Bentonville with the development of next generation urban agriculture practices.

2

Description of Land Uses:

Total Site Area:	27.83 acres 650 units
Proposed Density:	23 units/acre
Building Height:	Bldg A: 75' at top of parapet SIX Story Mixed Use Bldg B: 60' at top of parapet FIVE Story Residential Bldg C: 55' at top of roof FOUR Story Residential
Proposed Setbacks:	North: 45'-0" from Edge of the Utility Easment on Legacy Pkwy South: 20'-0" from ROW East: 70'-0" from PL West: 62'-0" from PL
Parking Distribution:	Please see provided diagram
Public Streets:	Please see provided street sections

3

Description of structural design:

The existing natural topography that slopes radially away from John Deshields Blvd towards the northeast and northwest corners of the site informs the overall street master plan, and influences the comprehensive layout of the various buildings. This layout allowed each buildings' main entrance to open towards an adjoining street while simultaneously facilitating rear-loading garage parking and emergency fire access. Each building has a variety of unit types, generating an articulated façade and visual interest to the building elevation. Varied roof lines and window openings serve to maximize the use of natural light. The use of a specific palette of materials and details establishes a distinct architectural language and consistent theme throughout the project.

Building A faces NE John Deshields Blvd with ground floor retail uses fronting an activated promenade and plaza space. This feature emphasizes the pedestrian oriented nature of the development, and will act as an urban collector, energizing a connection with the surrounding community. The façade is broken up with two full height vertical greenhouse areas which offer a unique element that reflects the agricultural ethos of the development, as well as serving as beacons that announce the entrances as well as establish a visual connection with the adjacent park. The façade steps back at the 2nd floor and again at the upper floor, as well as stepping in at the east and west ends of the building. This begins to break up the face of the building both horizontally and vertically, developing an architectural language consistent throughout the site. Parking for Building A is accessed at the rear from the road parallel to John Deshields Blvd. (Cross Street). The U-shaped Building Type B contains entrances that face the Inner Crescent Road. The fingers of these buildings, step back away from the road, articulating the façade and adding balcony elements to the building that look out over the courtyard and or other site amenities. Parking is again accessed from the rear from the Outer Crescent Road.

Building C is comprised of 2-story townhomes, and located north of Cross St. This building is split into two separate buildings that act as a pedestrian gateway to the pool, spoken word theater, and central green space. The gateway area is populated with amenity spaces that again step back at the units above, repeating architectural language that was established at building A.

4

Description of Compliance with PUD Development Criteria

The usable open space is comprised of a mix of active recreational and social uses, as well as active agricultural uses. We proposed to provide a total of 10.6 acres of open space (41%) of the project area, far exceeding the minimum requirement of 20%. The organization of the plan integrates open spaces throughout the project creating an equitable distribution of the amenity to all users, and easily accessible by residents and visitors to the project. The southerly end of the project fronting NE John Deshields Blvd contains the public promenade/retail plaza which connects to the Early Childhood

Development school's play area on the west side, and the existing grove of trees and Orchard on the east side. The central open space containing the spoken word theater, pool, and green space is located almost precisely in the center of all units, creating a shared outdoor living room and hub of social activity, insulating that activity from surrounding neighbors. Each of the residential buildings contain green courtyards with raised planting beds and passive open spaces with fingers of wet meadow storm water conveyance between each building. The site will also activate several of the perimeter green spaces as native landscapes with pollinator meadows. Enclosed food waste composting will exist on site, completing the comprehensive cycle of growth within the development. For a description of the screening elements, please see attached Master Site Plan.

5

Phasing:

For the purposes of the PUD zoning submission, the project is divided into the following phases: Phase One and Phase Two - Please see attached Master Site Plan for location.

A phasing plan will be further developed and submitted as part of the future Large Scale Development submission.

- A** Six Story Mixed Use
- B1** Five Story Residential
- B2** Five Story Residential
- B3** Five Story Residential
- B4** Five Story Residential
- B5** Five Story Residential
- C1** Four Story Residential
- C2** Four Story Residential

PROJECT TEAM

Green Circle Projects

Matt O'Reilly
2144 E. Republic Road
STE B103
Springfield, MO 65804
Phone: (417) 838.0753

Safdie Rabines Architects

Tadl Safdie
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San Diego CA 92103
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Fax: (619) 299.6072

Polk Stanley Wilcox Architects

Craig Curzon
509 W. Spring Street
Suite 150
Fayetteville, AR 72701
Phone: (479) 444.0473

CEI Engineering Associates, Inc.

Nate Bachelor
AR PE#: 14021
3108 SW Regency Parkway
Suite 2
Bentonville, AR 72712
Phone: (479) 273.9472

Ecological Design Group

Martin Smith
AR License #: 5059
210 East Merriam Avenue
Wynne, Arkansas 72396
Phone: (870) 588.6426

Legend

- Property Line
- Fire Lane
- Phasing Demarcation
- Street Section

Existing Tree To Remain

*Please see Parking Layout Diagram for:

- Under Podium Parking
- Covered Parking
- Compact Stalls
- Ride Sharing Stalls
- Motorcycle Parking Stalls
- Bicycle Racks

SCALE: 1" = 100' -0"



c|f Crystal Flats 06-19-2017
Bentonville, Arkansas

Master Site Plan: Planned Unit Development
Prepared By: Safdie Rabines Architects



- LEGEND:
- A** STREET TREES
- B** WET MEADOW - STORMWATER
- C** SEATING CAN-TILEVERED BOARDWALK
- D** RETAIL PLAZA
- E** FIRE LANE
- F** SIDEWALK
- G** DETECTABLE WARNING STRIP
- H** CROSSWALK
- I** JOHN DESHIELDS TRAIL
- J** PARK PARKING
- K** EXISTING ROAD EDGE
- L** 12' WIDE TURNING LANE
- M** 11' WIDE TRAVEL LANE
- N** FLOWERING TREES
- O** ORCHARD TREES
- P** MONUMENT SIGN



Crystal Flats

Bentonville, Arkansas

Standard Parking Requirement:

650 units x 1.5 = 975
Retail @ 1/250 = 20
Office @ 1/300 = 12
Daycare @ 1/500+staff = 10

Stalls Required = 1,017

10% Reduction:

10% Reduction for Motorcycle, and alternative transportation facilities (bike racks, ridesharing, Uber)
1017 x 10% = 102

1017 - 102 (10% Reduction) = 915

Shared Parking Reduction:

We're required to provide 42 spaces for Retail, Offices and Early Childhood Development (refer to calculation below). We are providing 320 parking spaces for the units in our Core A building. The retail space includes a Café, a Spa, a Fitness center and other sundries for a total of around 5000sq ft; the office spaces are around ~3500 sqft in total and a small 2500sqft early childhood development facility. If we used a standard metric that 33% of the residences didn't leave during the day we would have a parking surplus of 214 during the day for the counter-cyclical number with the offices/retail/early childhood development. We're also envisioning most of the students for the early childhood development facility will be residents of the community as well as most of the retail uses.

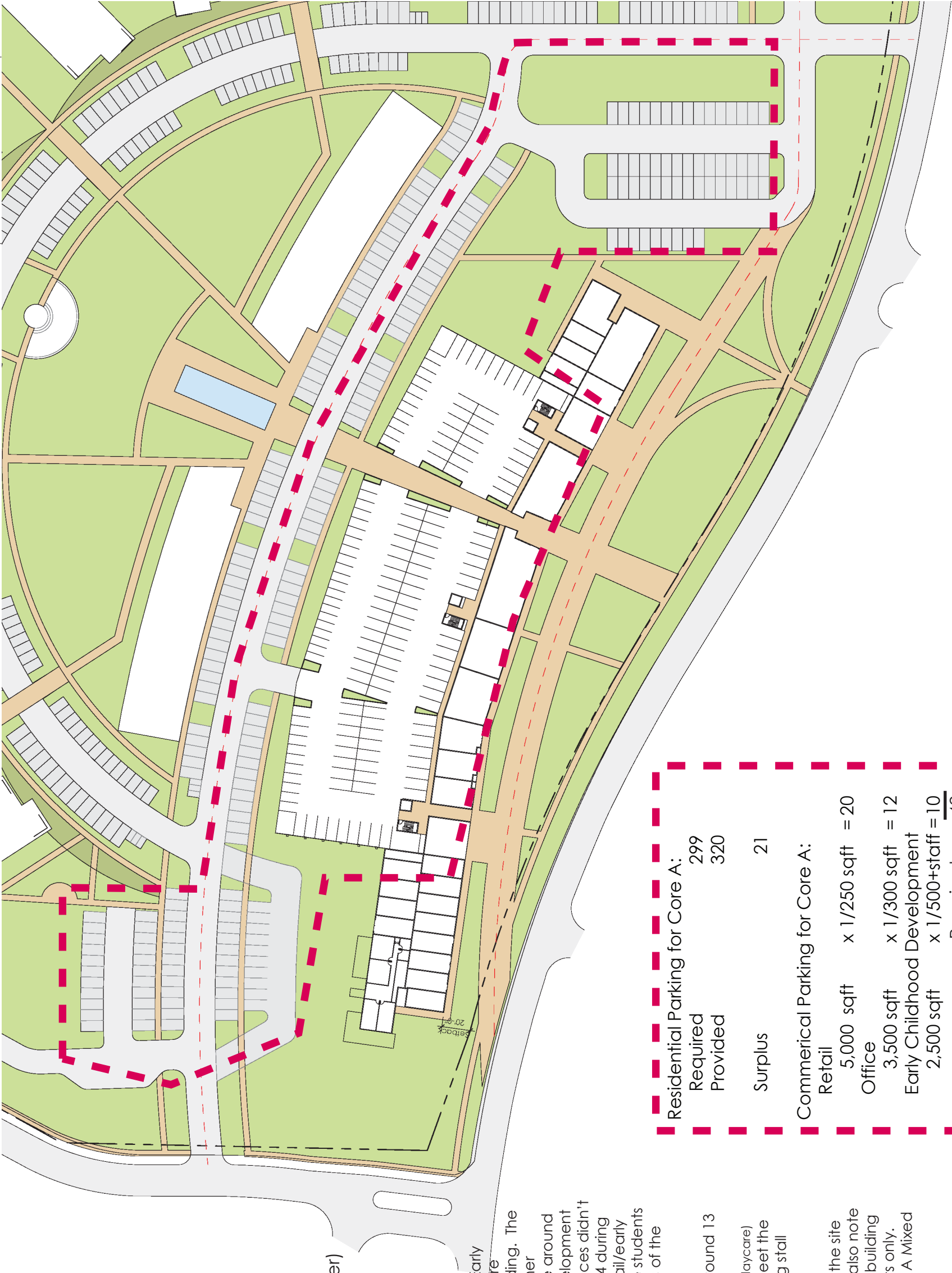
For the evenings/weekend we'll have a parking surplus of around 13 parking spaces for the counter-cyclical number.
(Assuming a utilization rate of 90% residential / 80% retail / 20% office / 0% daycare)
Based on this analysis we are proposing shared parking to meet the commercial demand and therefore reduce the total parking stall count by 42.

Our goal is to limit the amount of paved surface throughout the site and leave as much open /green space as possible. Please also note that the retail/office/daycare space all occur in the Core A building towards the south of the site, the other buildings are residents only. We're trusting the 320 parking spaces provided for the Core A Mixed Use building will fulfill the cities requirements.

915 - 42 = 873 Proposed Site Parking

Note:

20% Compact Stalls (8'-0" x 15'-0") of Proposed Site Parking
873 x 20% = 175 stalls



Residential Parking for Core A:			
Required			299
Provided			320
Surplus			
			21
Commerical Parking for Core A:			
Retail	5,000 sqft	x 1/250 sqft	= 20
Office	3,500 sqft	x 1/300 sqft	= 12
Early Childhood Development	2,500 sqft	x 1/500+staff	= 10
		Required	= 42
		Proposed	= 0

not to scale

REZONING STAFF REPORT



Bentonville P&R Fund LLC

SW 14th Street & SW 'I' Street

PC Date: 7/5/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000028
Applicant / Current Owner	Bentonville P&R Fund LLC PO Box 1860 Bentonville, AR 72712
Site Area	7.11 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Agricultural (A)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a single agriculturally zoned parcel on the corner of two arterial roads, SW 14th Street and SW I Street. A tributary to Little Osage creek runs through the middle portion of this property.

Projected Traffic Impact

The proposed lot split will not adversely affect traffic in this area. The proximity to two arterial streets and the signalized intersection at SW 14th Street and SW 'I' Street along with the proposed cross access easements will provide adequate options for ingress and egress.

Utility Infrastructure

Per the GIS website, Water and sewer are available.

Relationship to the General Plan

The C-2, General Commercial zoning request is an appropriate zoning district for this designation and is consistent with adjacent uses in the area.

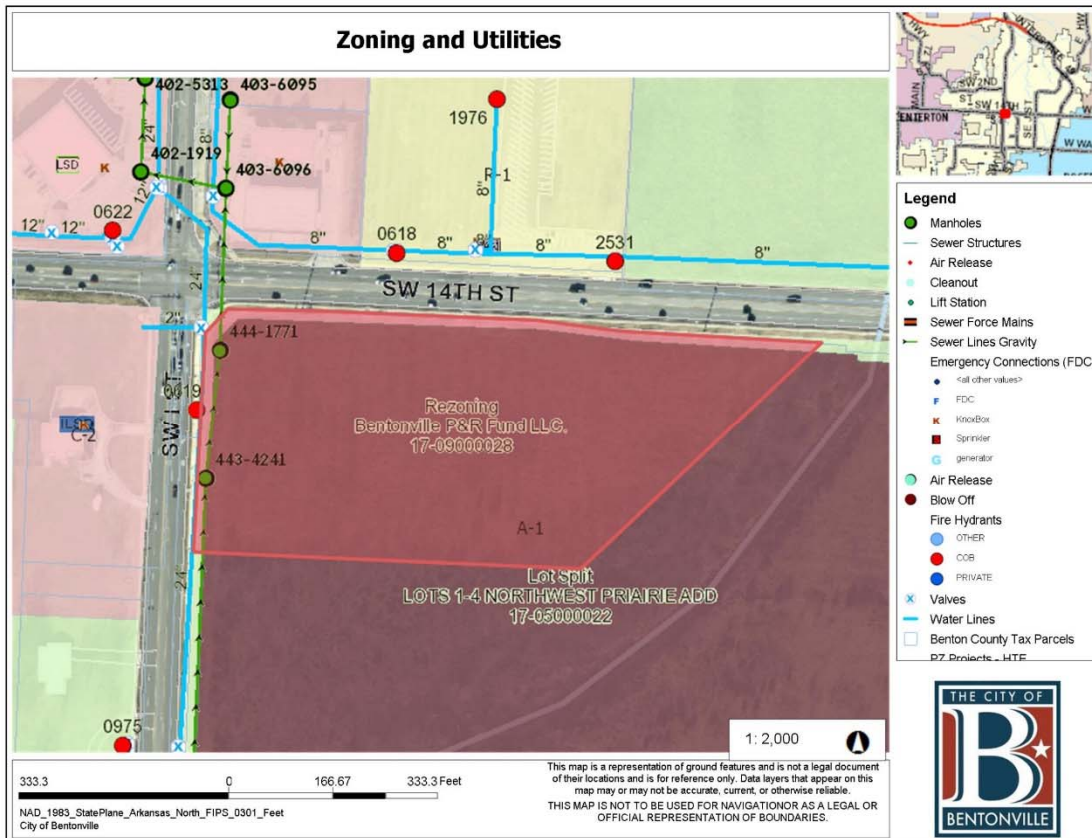
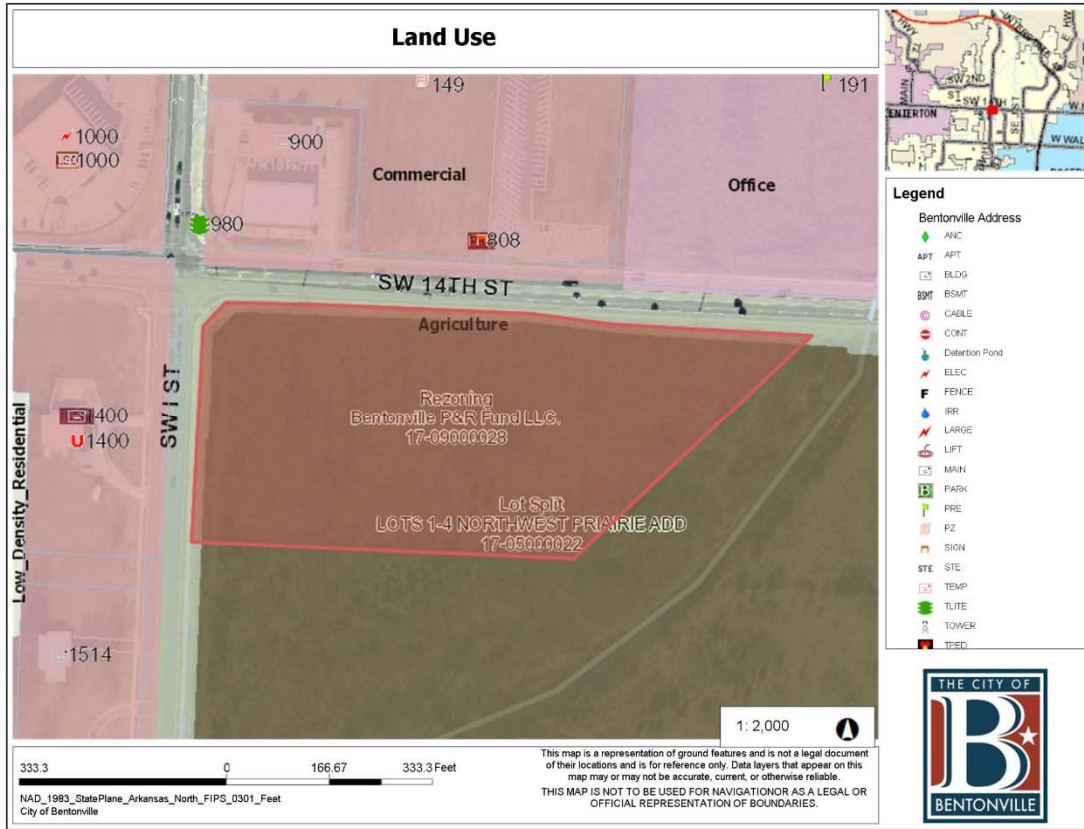
Conclusion

The property is currently undeveloped along a commercial corridor. The C-2, General Commercial zoning district will allow uses that are consistent with the exiting uses and zoning designations in the near vicinity. The proximity to SW 14th Street and SW 'I' Street, both of which are arterial streets, is keeping with good land use planning and the General Plan.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

REZONING STAFF REPORT



BENTONVILLE P&R FUND, LLC

P.O. Box 1860 Bentonville, AR 72712-1860 | 479.268.4157

Re: REZONING REQUEST FOR PARCEL 01-00088-000

Parcel 01-00088-000 is a parent tract of 71.48 acres. Bentonville P&R Fund LLC is requesting to rezone 7.11 acres consisting on Lot 1 and Lot 2. This parcel is currently zoned A-1. We are requesting to have the 7.11 acre rezoned to C-2 with proposed land use of commercial building.

The property is located at the intersection of SW 14th Street and SW I Street . It is surrounded by C-2 zoned properties to the northwest corner, east, and northeast corner. Other zoning designations adjacent to this parcel are R-1 and A-1.

The traffic at this intersection is typical for an intersection close to 71B.

Any proposed signage or building appearance will be designed to meet the planning design standards set by the City of Bentonville.

There are both water and sewer lines available to the west of the parcel.

REZONING STAFF REPORT



Crestwood Homes, LLC

Been Rd & SW Elington St

PC Date: 7/5/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000029
Applicant / Current Owner	Crestwood Homes LLC 3103 SE Moberly Lane Bentonville, AR
Site Area	9.78 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a single agricultural zoned parcel in a low density residential area. It is adjacent to two arterial streets. All adjacent zonings are R-1, Single Family Residential.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located near two arterial roads where the existing street grid network will provide adequate options for ingress and egress.

Utility Infrastructure

Per the GIS website, Water and sewer are available.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-1, Single Family Residential zoning is an appropriate zoning district for this designation, being consistent with the current Land Use Plan and compatible with adjacent uses.

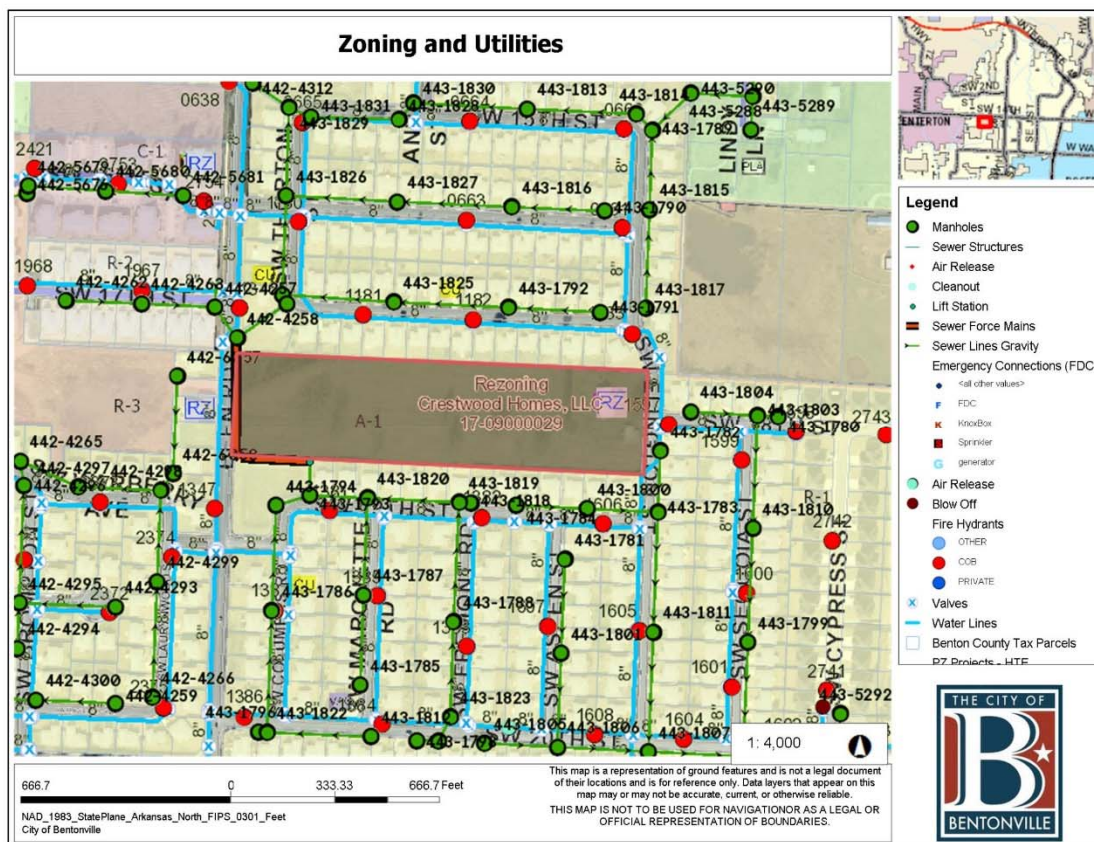
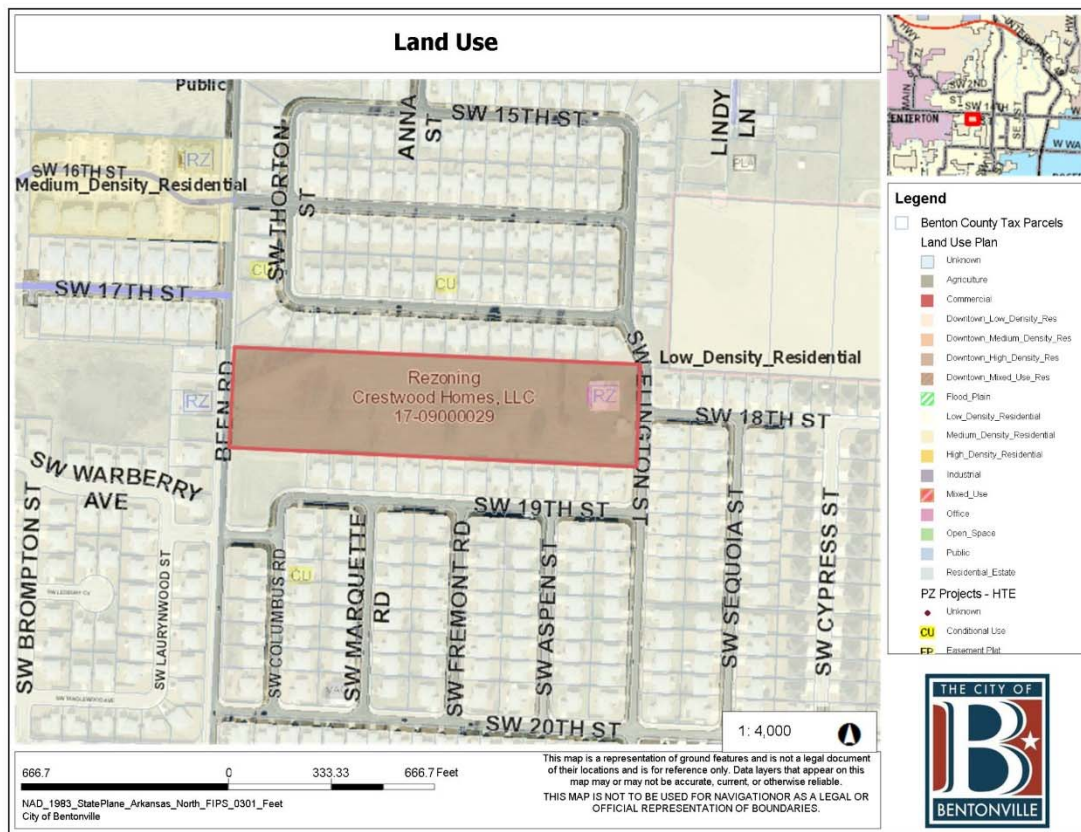
Conclusion

The R-1, Single Family Residential zoning designation supports Policy LU-23, Housing Types, within the General Plan, which states "the City should encourage the development of a mix of housing types to the meet the needs of its residents...". This rezoning request is consistent with good land use planning, the General Plan, the Future Land Use Map and the adjacent existing uses and will meet the intent of the policy.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from A-1 Agricultural to R-1, Single Family Residential.

REZONING STAFF REPORT





SAND CREEK
Engineering and Landscape Architecture, Inc.

Rezone Narrative

Owner: Crestwood Homes, LLC
Address: 1601 Been Rd
Bentonville, AR 72712

Current Zoning: A-1, Agricultural

Proposed Zoning: R-1, Single Family Residential

Owner: Crestwood Homes, LLC

Reason for rezone: To adopt the new zoning classification that fits the construction of a single family residential subdivision.

How will property relate to surrounding properties: All adjacent properties are zoned R-1. This site would conform to the existing surrounding zoning.

Proposed Use: Subdivision

Traffic: The current city infrastructure is adequate to accommodate the use.

Signage: Any signage will be provided to comply with city ordinances and regulations.

Appearance: New street, utility services and houses shall be built as part of the subdivision.

Water and Sewer Availability: Water will be connected at Been Road and Elington Street Sewer will tie into existing Winwood Lift Station.

LOT SPLIT STAFF REPORT



Lots 1-4 Northwest Prairie Addition

SW 14th & SW I Street

PC Date: 7/5/2017

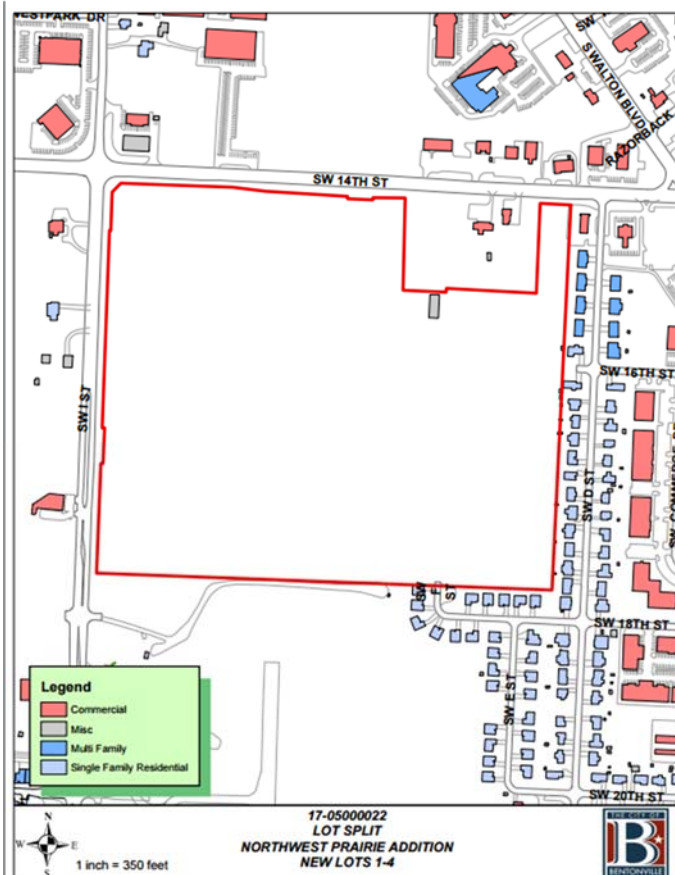
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000022
Applicant / Current Owner	Bentonville P & R Fund P.O. Box 1860 Bentonville, AR 72712
Site Area	71.48 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Agricultural (A)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a single agriculturally zoned parcel on the corner of two arterial roads, SW 14th Street and SW I Street. A tributary to Little Osage creek runs through the middle portion of this property.

Project Details

The applicant has submitted a proposal for a lot split which will create 4 new lots from one existing parcel. The new lots will be known as Lot 1 (3.04 acres), Lot 2 (4.07 acres), Lot 3 (55.52 acres) & Lot 4 (8.85 acres) of Northwest Prairie Addition. Per the requirements of the current Master Street Plan, right-of-way will be dedicated along SW 14th Street. Cross access easements will be dedicated for Lots 1 & 2. Each new lot has access to public utilities and a public street. A rezoning request accompanies this requested lot split.

Projected Traffic Impact

The proposed lot split will not adversely affect traffic in this area. The proximity to two arterial streets and the signalized intersection at SW 14th Street and SW I Street along with the proposed cross access easements will provide adequate options for ingress and egress.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site. Various Utility easements will be dedicated to serve the new lots.

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

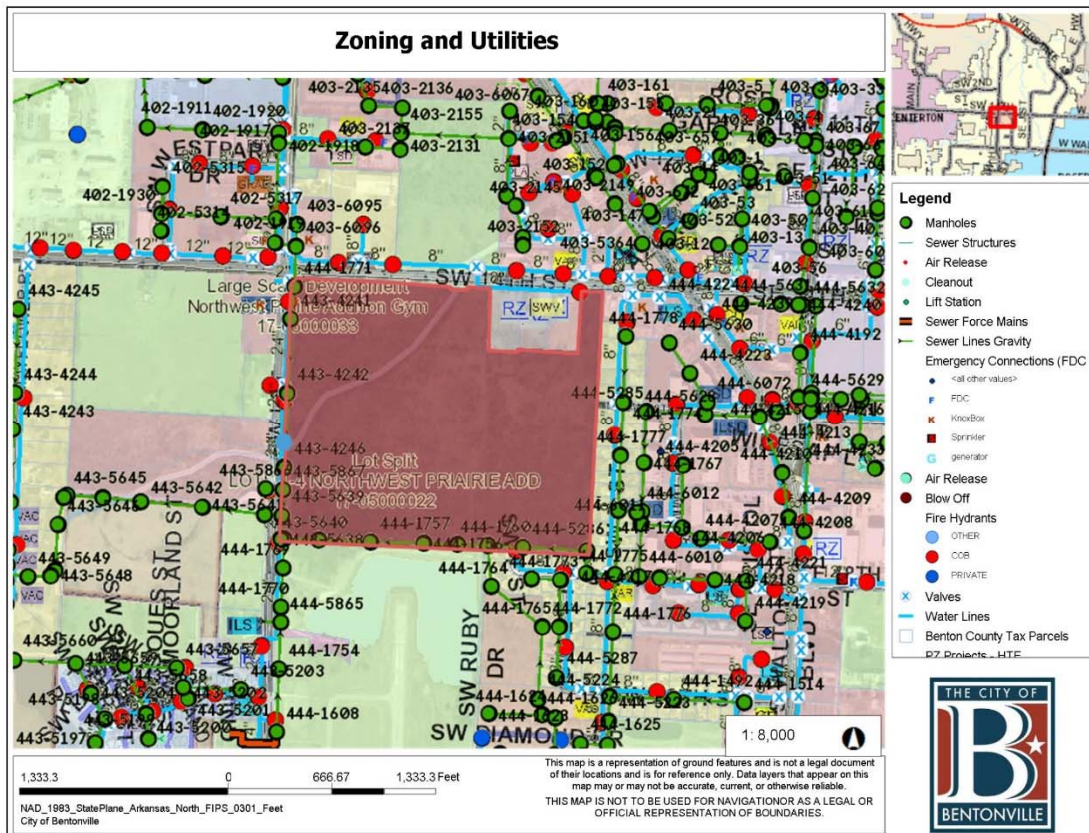
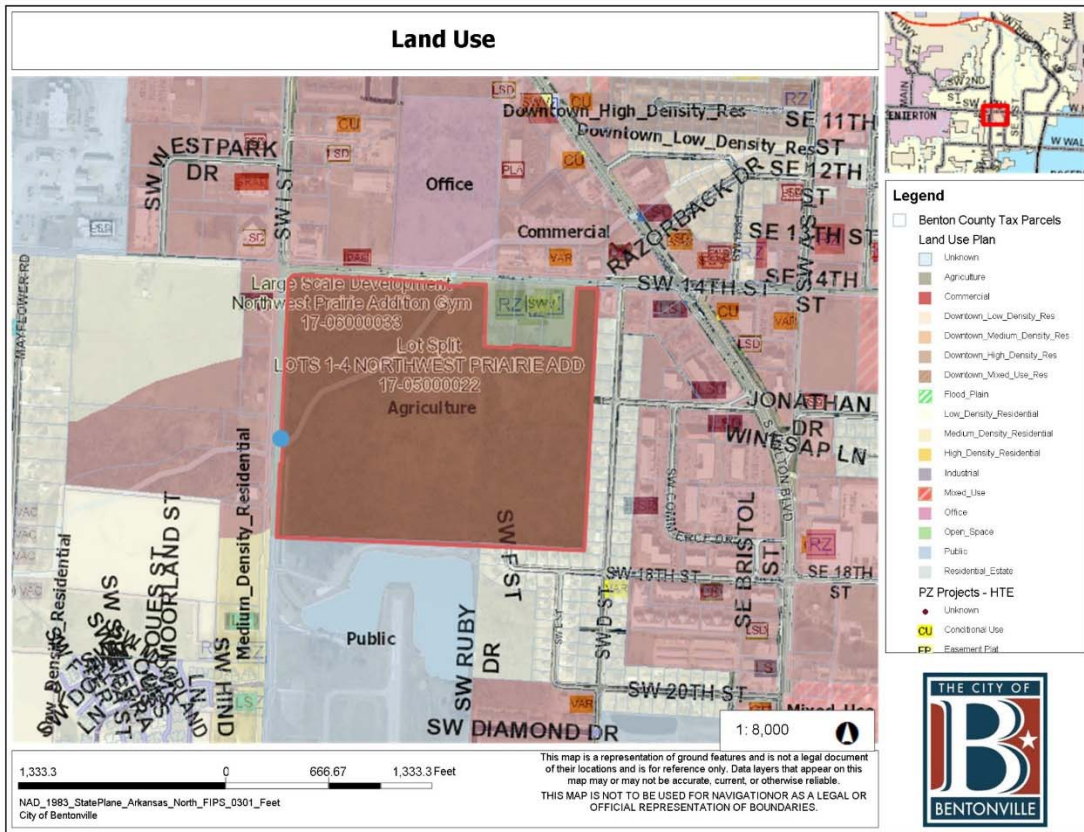
Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

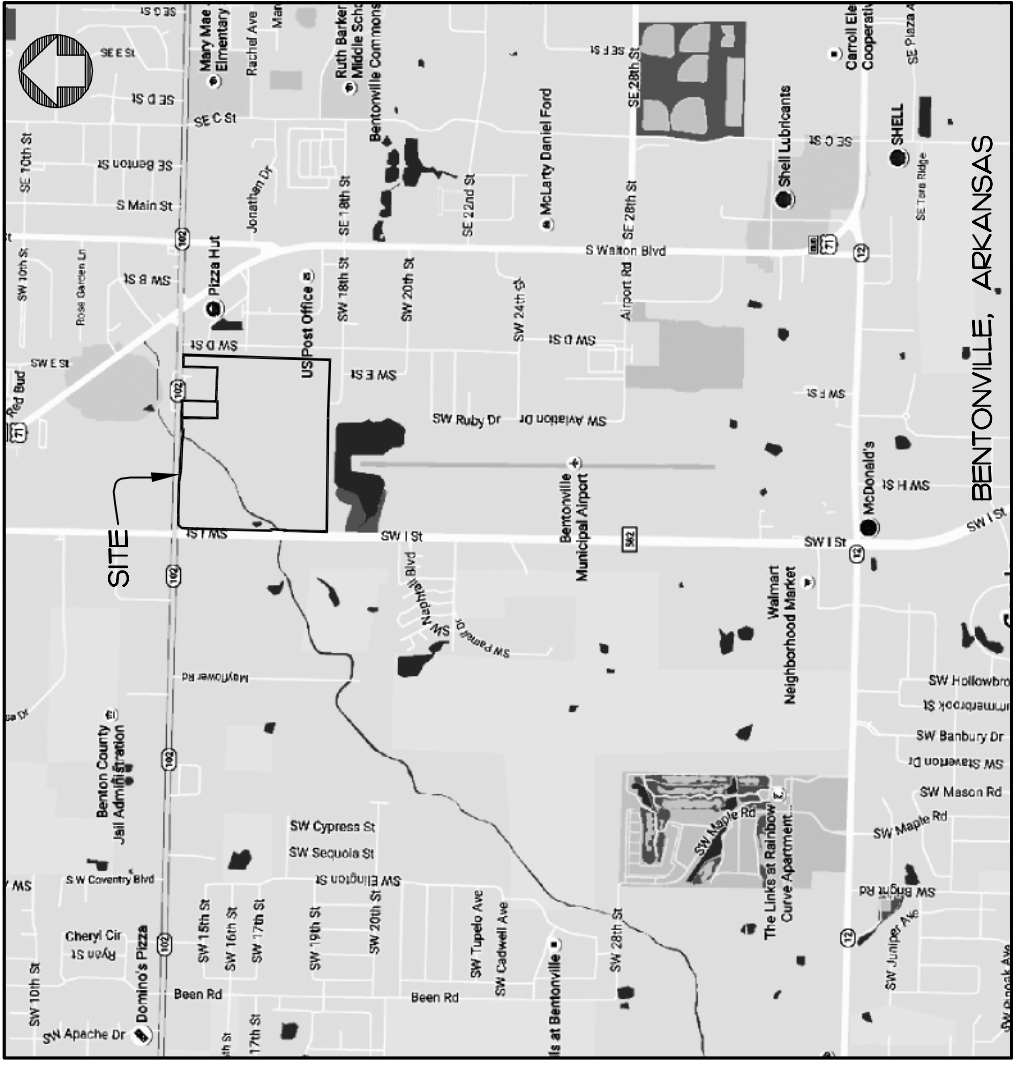
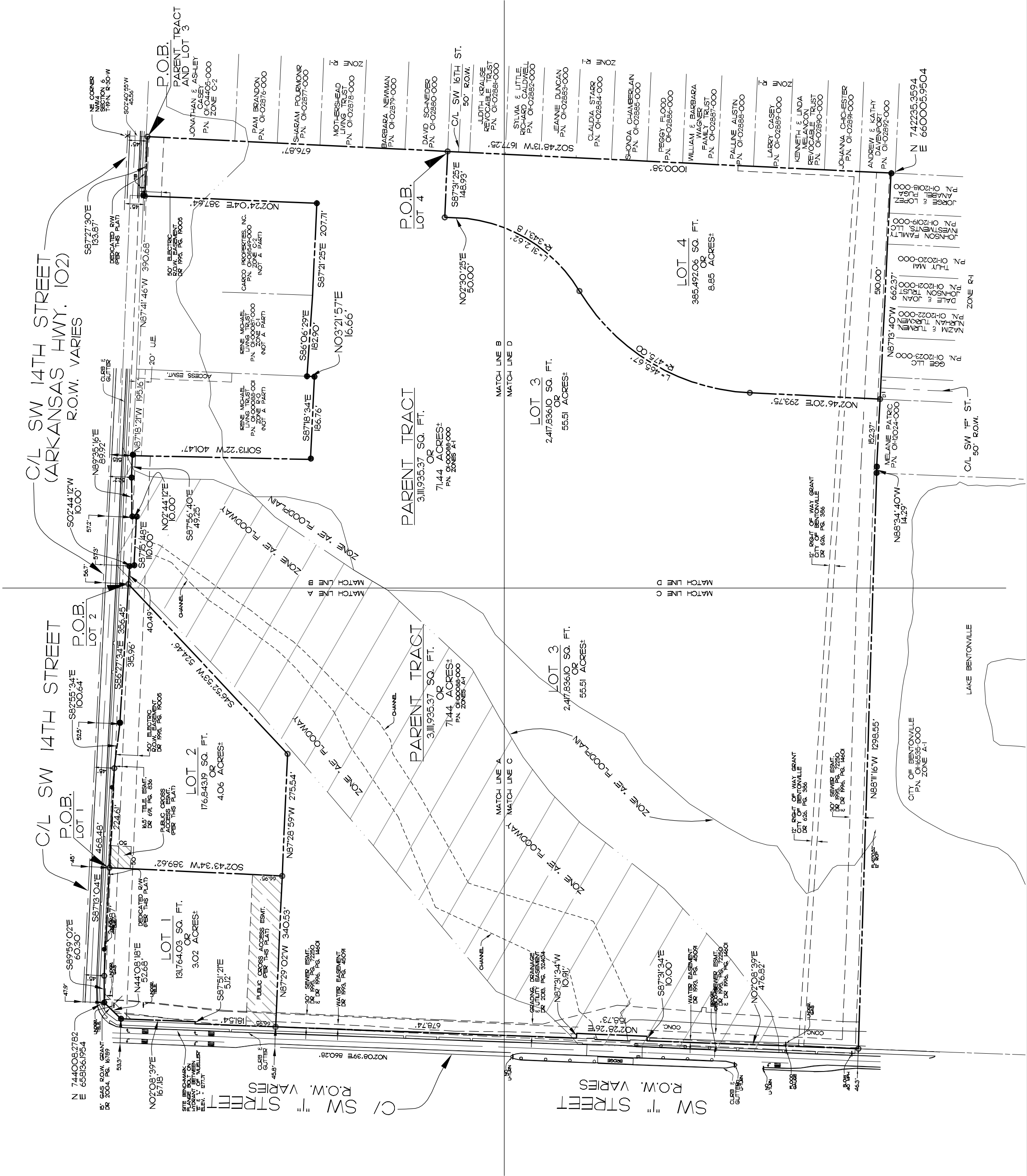
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

LOT SPLIT STAFF REPORT



LOTS 1, 2, 3 & 4

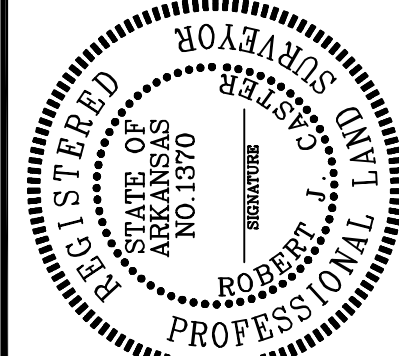
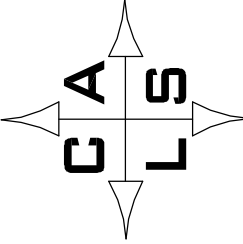
NORTHWEST PRAIRIE ADDITION



N.T.S.

PROJECT #17-05000002

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE 1st Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" = 100'

DATE: 6-27-17

LOT SPLIT CREATING
LOTS 1, 2, 3 & 4
NORTHWEST PRAIRIE ADDITION

BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB # 16-159LS
DRAWN BY: ASD
CHECKED BY: RJC
PAGE 1 OF 5

LARGE SCALE DEVELOPMENT STAFF REPORT



McClarty Daniel Ford

2609 South Walton Blvd.

PC Date: 7/5/2017

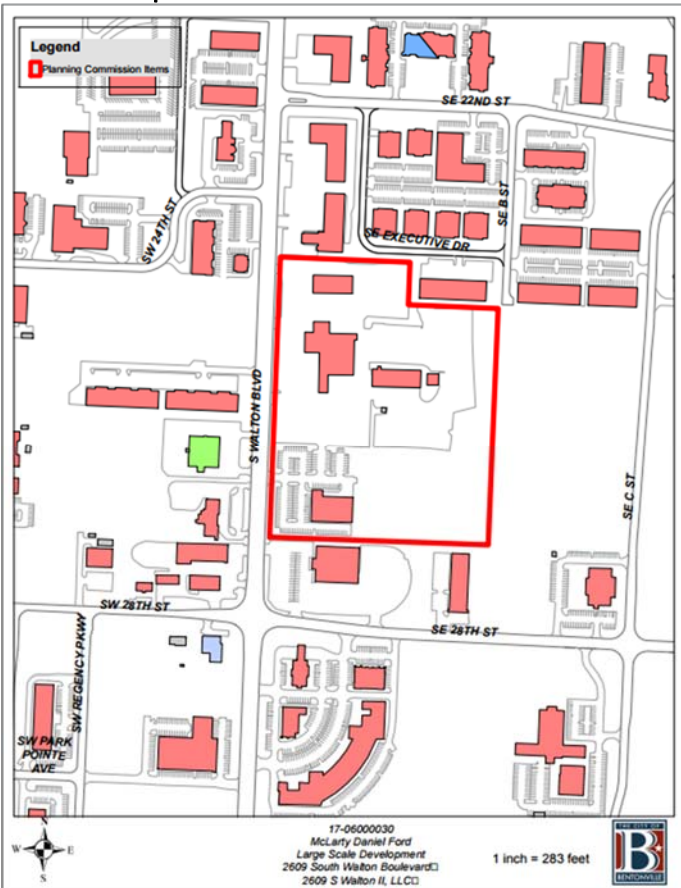
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000030
Applicant / Current Owner	Gain Robinson 425 W, Capital Ave. Ste. 3600 Little Rock, AR 72201
Site Area	16.42 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Auto/Vehicle Sales

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a commercially zoned lot along South Walton Boulevard.

Project Details

The applicant is proposing a large scale development to construct a single story, 45,476 sq. ft. automotive dealership. The project will be constructed in two phases. During the first phase, the existing building will remain in operation while the new building and associated site improvements are constructed. Once the new facility is completed, the existing building will be demolished and the final phase of construction will be completed. Eight-hundred and forty three (843) parking spaces are being provided. Two of the three existing curb cuts onto South Walton Boulevard will remain and be reconstructed to meet AHTD standards. The existing northern most curb cut will be eliminated with the development of the property. A secondary access point is proposed onto SE 'B' Street via an access easement. The existing sidewalk along South Walton Boulevard will remain. The primary exterior materials depicted for the exterior elevations include architectural metal/aluminum panels, split face CMU and glass.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area.

Utility Infrastructure

Per the GIS website, Water and sewer are available.

Drainage Report

A drainage report was submitted and tentatively approved by the city engineer.

Waivers

1 waiver was requested.

- Waiver to Article 1100, Design Standards, Sec. 1100.E.1 Building Design, Materials. Proposing a percentage of architectural metal/aluminum panels for each façade

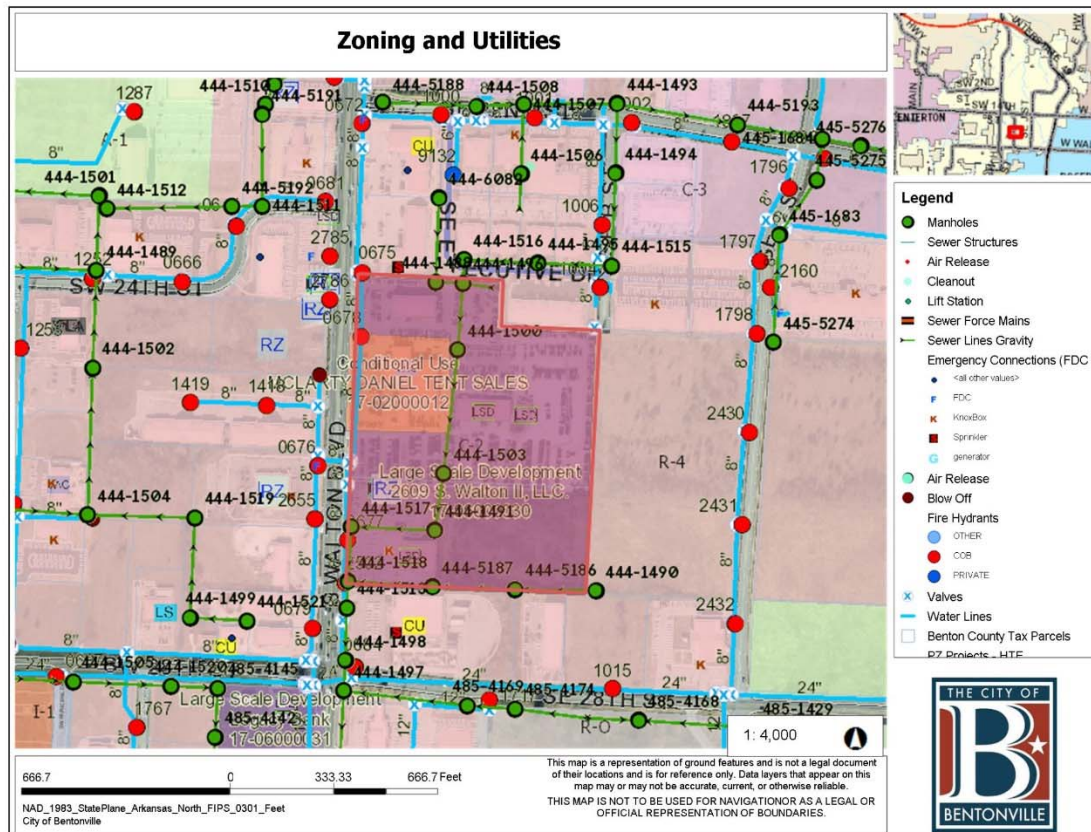
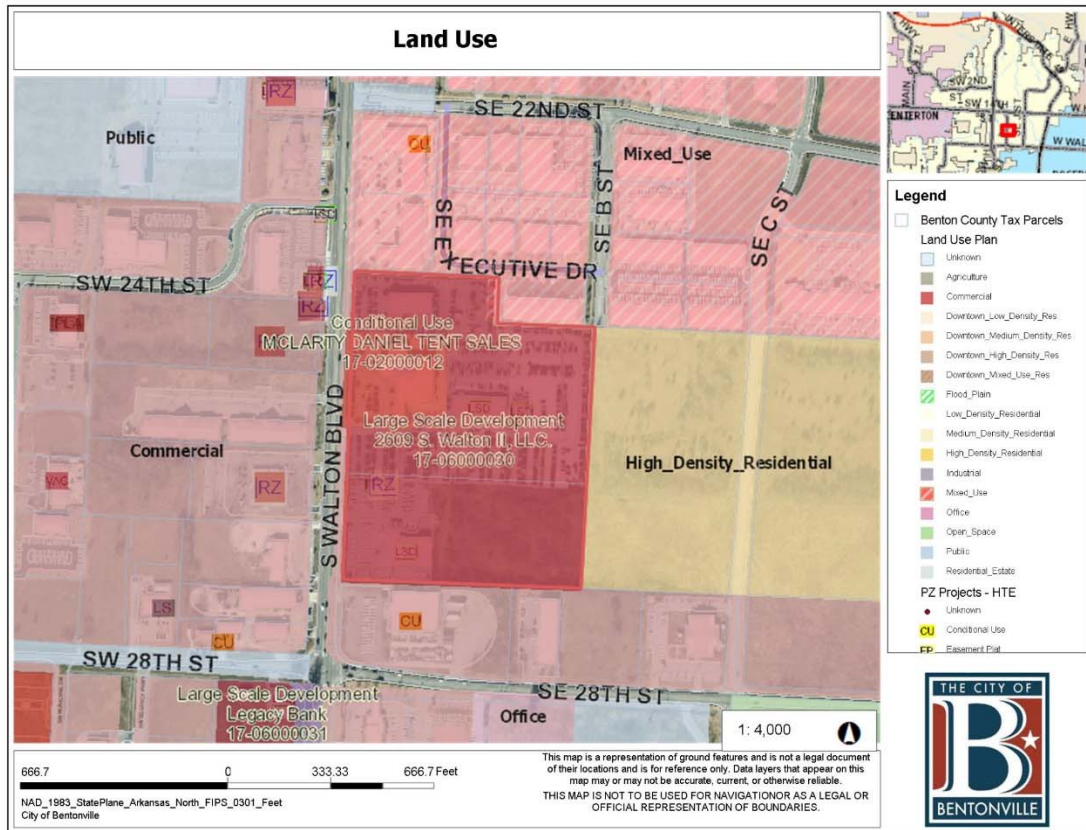
Conclusion

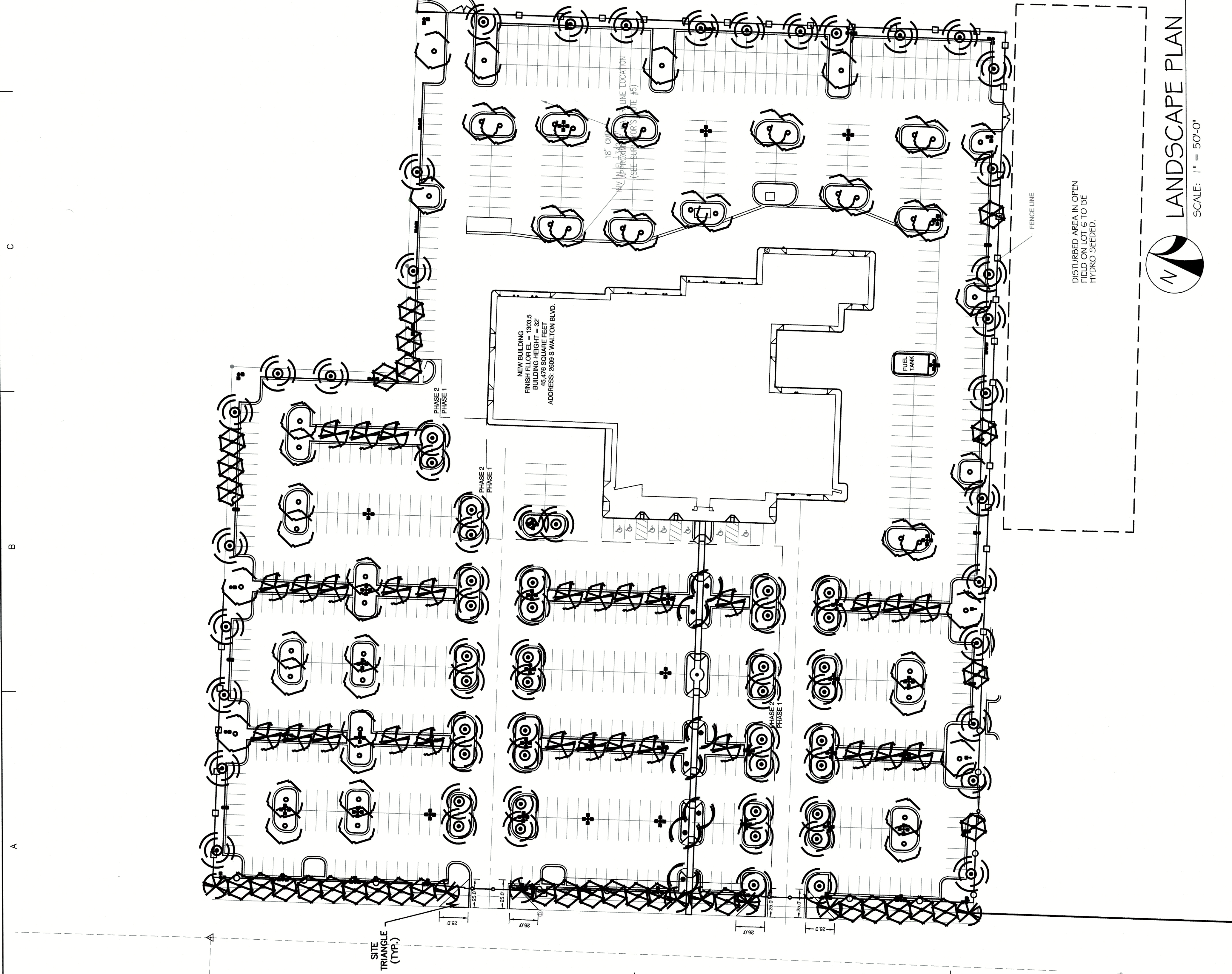
This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

LARGE SCALE DEVELOPMENT STAFF REPORT





LEGEND

COMMON NAME:	SCIENTIFIC NAME:	HEIGHT AT MATURITY:	QUANTITY:
AMERICAN SMOKE TREE 2.5" CALIPER MIN.	CONTINUUS OBOVATUS	20W X 25T	8
YOSHIKO CHERRY 2.5" CALIPER MIN.	PRUNUS X YEDOENSIS	30W X 25T	55
THORNLESS HONEYLOCUST SHAGBARK 2.5" CAL. MIN.	GLADISTIA TRIACANTHOS V. INERMIS	50W X 50T	56
RED MAPLE "OCTOBER GLORY" 2.5" CAL. MIN.	ACER RUBRUM	55W X 65T	70
TRIDENT MAPLE "STREETWISE" 2.5" CAL. MIN.	ACER BURGERIANIM	25W X 30T	29
GOLDENRAIN TREE SEPTEMBER 2.5" CAL MIN.	KOELREUTERIA PANICULATA	30W X 35T	7
BERAMUDA TIFWAY 419 SOLID SOD	KOELREUTERIA CNPDM DACTYLON SOD	N/A	FIELD VERIFIED

CITY PLANTING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LANDSCAPE ARCHITECT SHALL BE USED. MATERIALS FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 SHALL BE USED. MATERIALS FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVER LIKE JUNCIFER OR UROPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
5. GAUPTER OF TREES TO BE MEASURED 6" ABOVE GROUND LEVEL FOR TREES UP TO 4-IN CALIPER SIZE.
6. NO OBJECTS BETWEEN 30' ± 60" IN HEIGHT ALLOWED IN SITE TRIANGLES SHOWN AT INTERSECTIONS.

PLANTING NOTES:

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
2. QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD OR CYPRESS MULCH.
4. ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.
5. ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING
6. ADD MINIMUM OF 2" OF TOP SOIL TO ALL SODDED AREAS TO CREATE A SMOOTH FINISH GRADE.
7. ALL PLANT MATERIAL TO BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
8. ALL NON-PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.
9. IMMEDIATELY REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
10. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL UTILITIES.
11. ALL TREES NEED TO BE RE-EVALUATED ANNUALLY AT THE CONDITIONS, HEALTH, VITALITY, AND LAND LIABILITY ISSUES MANAGED ON A REGULAR BASIS.
12. PLANT STORAGE TO BE LOCATED OUT OF VEHICULAR USE AREAS & NEAR A WATERING SYSTEM TO OPTIMIZE SURVIVAL

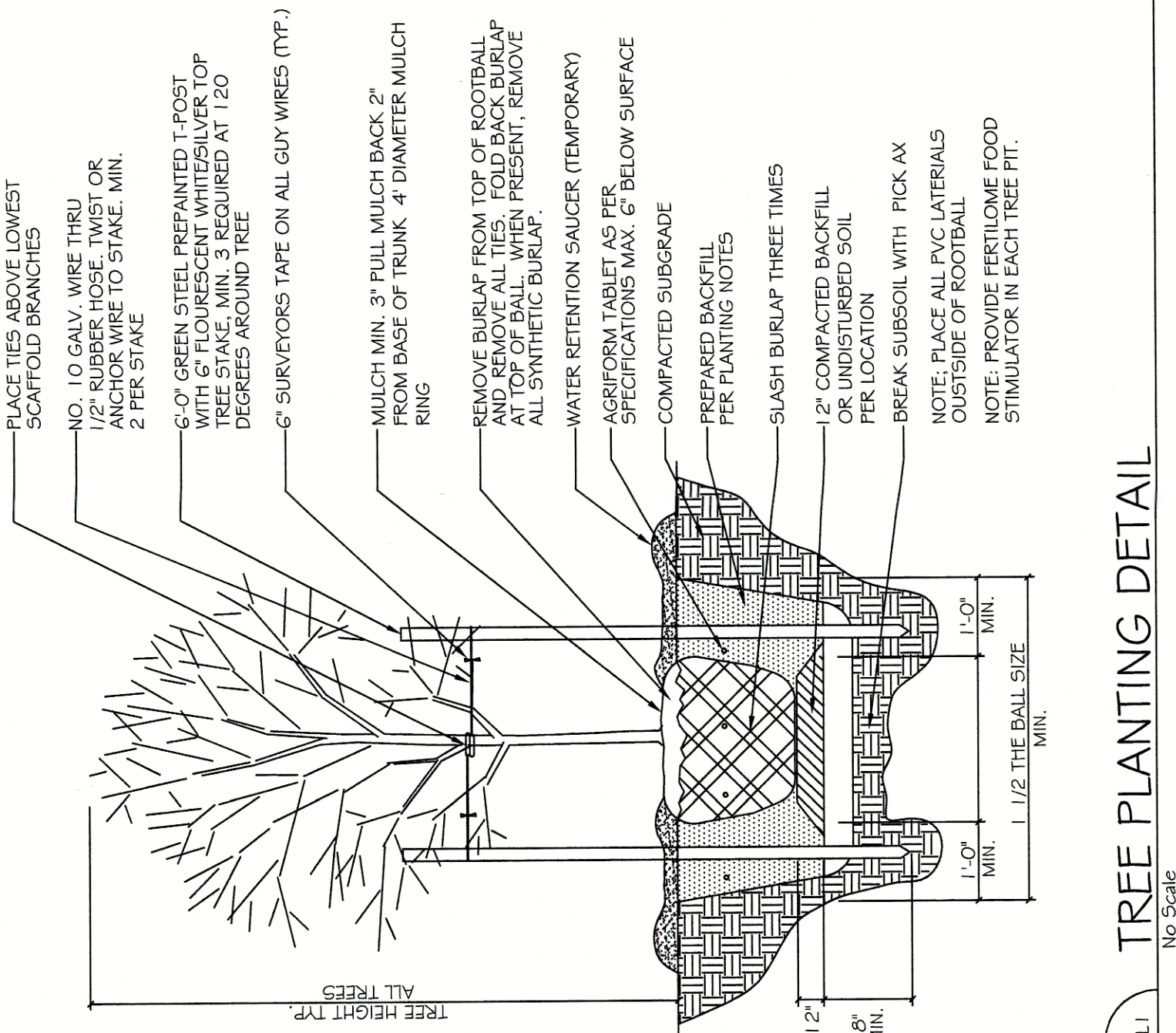
AUTOMATIC IRRIGATION NOTE:

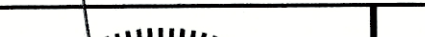
1. LARGE SODDED AREAS TO HAVE AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE TO ALLOW FOR FUTURE DEVELOPMENT OF THESE AREAS. SPRINKLER HEADS SHALL BE LOCATED AROUND PERIMETER OF AREA. IF 100% COVERAGE CANNOT BE OBTAINED IN THIS MANNER, CONTACT LANDSCAPE ARCHITECT TO COORDINATE REVISIONS.
2. GENERAL CONTRACTOR SHALL PROVIDE SCHEDULE 40 PVC SLEEVING 6" SLEEVING SHALL BE BURIED A MIN. 18" BELOW GRADE AND THE ENDS OF THE SLEEVES CLEARLY MARKED BY THE GENERAL CONTRACTOR AND SHALL EXTEND OUT A MIN. 18" PAST ANY CURB OR PAVING.
3. CONTRACTOR TO ADD IRRIGATION METER AND BACKFLOW PER CITY/UTILITY REQUIREMENTS. COORDINATE LOCATION WITH UTILITY AND GENERAL CONTRACTOR
4. SODDED AREAS TO BE ON SEPARATE ZONES FROM SHRUB BEDS
5. EACH TREE TO BE IRRIGATED WITH AT LEAST (1) BUBBLER.
6. COORDINATE LOCATION OF IRRIGATION CONTROLLER WITH GENERAL CONTRACTOR AND/OR OWNER
7. CONTRACTOR TO PROVIDE "AS BUILT DRAWINGS" FOR IRRIGATION SYSTEM SHOWING LOCATION OF ALL KEY ELEMENTS INCLUDING VALVES, MAINLINE, SLEEVES, AND HEADS.

GUARANTEE:

1. THE DEVELOPER SHALL REPLACE ALL NEW PLANT MATERIALS THAT DIE DURING THE PERIOD FROM INITIAL INSTALLATION. DEVELOPER SHALL ALSO REPLACE ALL DEAD PLANT MATERIAL ON THE EXISTING DEEDSHIPS AS PART OF THIS LARGE SCALE DEVELOPMENT. REPLACEMENTS SHALL BE PLANTED MATERIALS OF THE KIND AND SIZE ACCORDANCE WITH THE CITY LANDSCAPE ORDINANCE.
2. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION AND REPLACE WITH PLANT MATERIAL OF SAME KIND AND AS ORIGINAL.

TREE PLANTING DETAIL



 B L A C K C O R L E Y O W E N S + H U G H E S A R C H I T E C T S 219 W SOUTH ST BENTON, AR 72015 [501] 315-7686 PH [501] 315-0487 FX	GarNat Engineering, LLC Designing our client's success Ph (501) 408-4650 Fx (888) 900-3068 garnatengineering@gmail.com	Benton, AR 72015 2909 Military Road P.O. Box 116 (72018)	A NEW FACILITY FOR: MCLARTY DANIEL FORD BENTONVILLE, ARKANSAS		6/13/2017	CONTENTS: LANDSCAPE PLAN	PROJECT NO: 16037	DATE: MAY 2017	SHEET NO: L1.0
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GarNat Engineering, LLC

Designing our client's success

June 12, 2017

P.O. Box 116 (72018)
2909 Military Road
Benton, Arkansas 72015
PH: (501) 408-4650
FX: (888) 900-3068
garnatengineering@gmail.com

Beau Thompson, Planner
City of Bentonville
305 SW A Street
Bentonville, AR 72712

Re: Waiver Letter for Exterior Materials
Large Scale Development
McLarty Daniel Ford

Dear Mr. Thompson:

I am writing this letter to formally request a waiver to use metal panels MP-1, MP-2, MP-3, and MP-6 on the exterior of the building for the referenced project as detailed on the elevations I have submitted to your office. This waiver is necessary because the total area for metal panels on some of the facades exceeds 25% of the total area.

I have previously submitted material samples for this project. These materials are necessary for the new building to comply with Ford's image program. As you are aware, these materials are much more expensive than split faced block.

Thank you for your attention to this matter. Please do not hesitate to call if you should have any questions or concerns.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams, P.E., President

LARGE SCALE DEVELOPMENT STAFF REPORT



Legacy National Bank

2900 South Walton Blvd.

PC Date: 7/5/2017

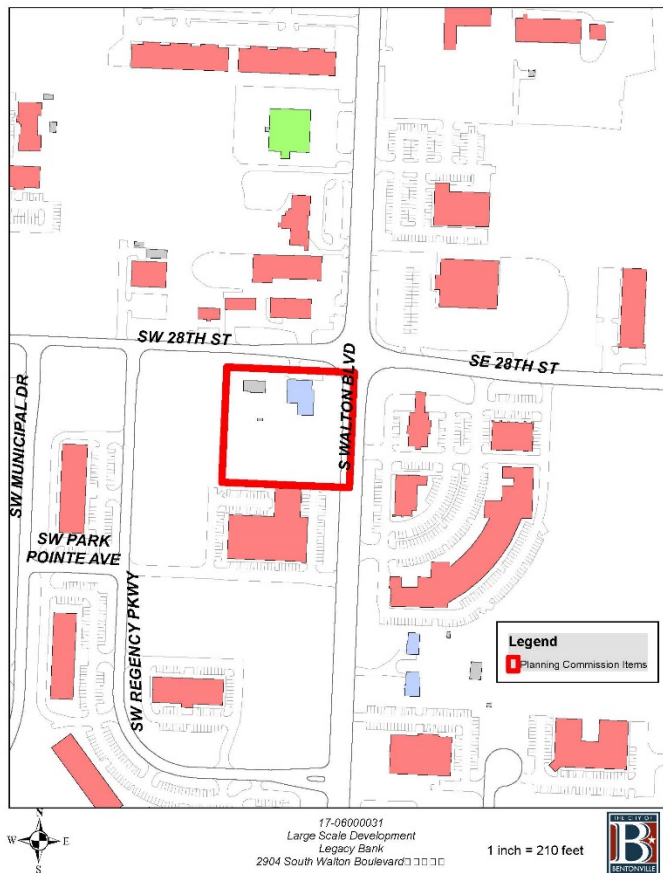
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000031
Applicant / Current Owner	Legacy Bank P.O. Box 6490 Springdale, AR 72766
Site Area	2.29 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Financial Institution

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a commercially zoned lot along South Walton Boulevard, due south of the intersection at SW 28th Street.

Project Details

The applicant is proposing a large scale development for a single story, 7,600 sq. ft. financial institution located at 2900 South Walton Boulevard. Thirty-one (31) parking spaces are being provided. Two new curb cuts are being proposed, one onto South Walton Boulevard and another onto SW 28th Street. Cross access will be provided to the south and west to accommodate future development within the subdivision. Sidewalks will be constructed along both street frontages. On-site storm water detention will be provided along the southern portion of the property. The primary materials depicted for the exterior elevations include a white composite wall panel system and glass.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area.

Utility Infrastructure

Per the GIS website, Water and sewer are available.

Drainage Report

A drainage report was submitted and tentatively approved by the city engineer.

Waivers

1 waiver was requested.

- Waiver to Article 1100, Design Standards, Sec. 1100.E.1 Building Design, Materials. Proposing a white composite wall panel system for the entire exterior façade.

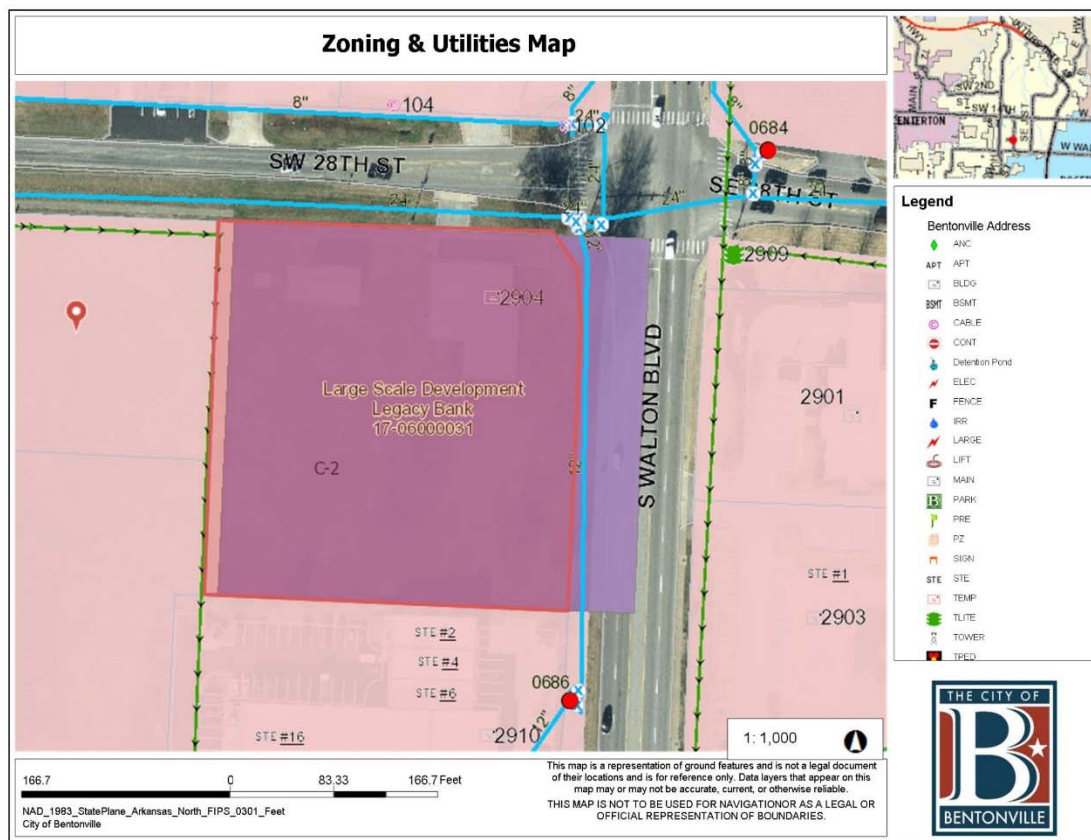
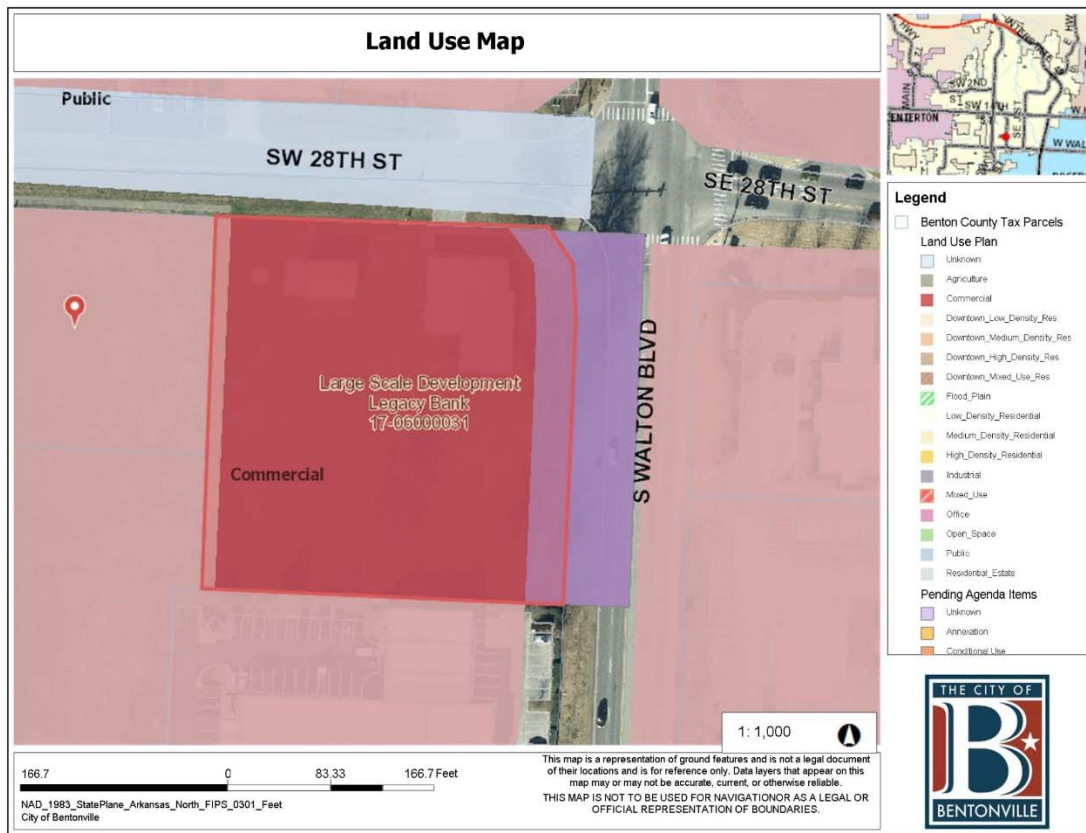
Conclusion

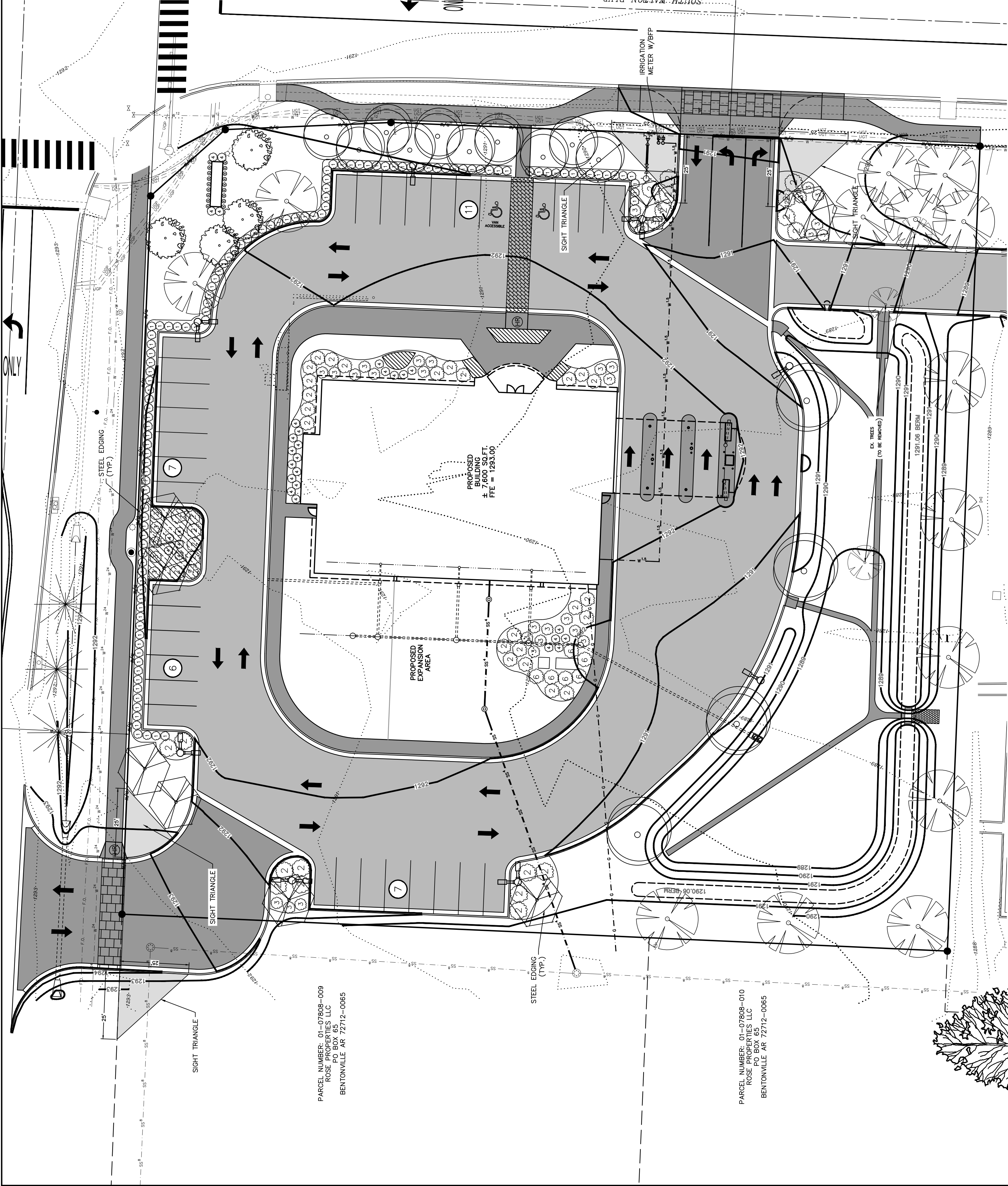
This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

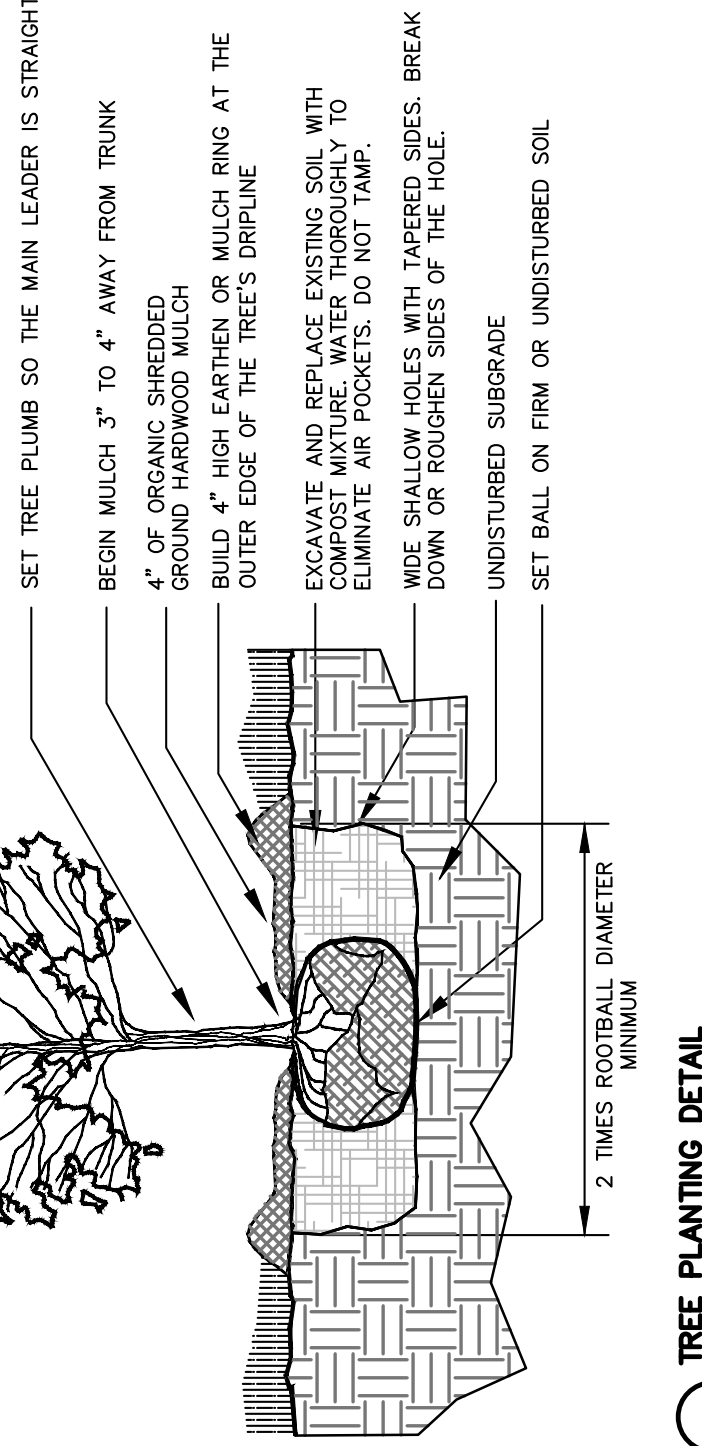
LARGE SCALE DEVELOPMENT STAFF REPORT



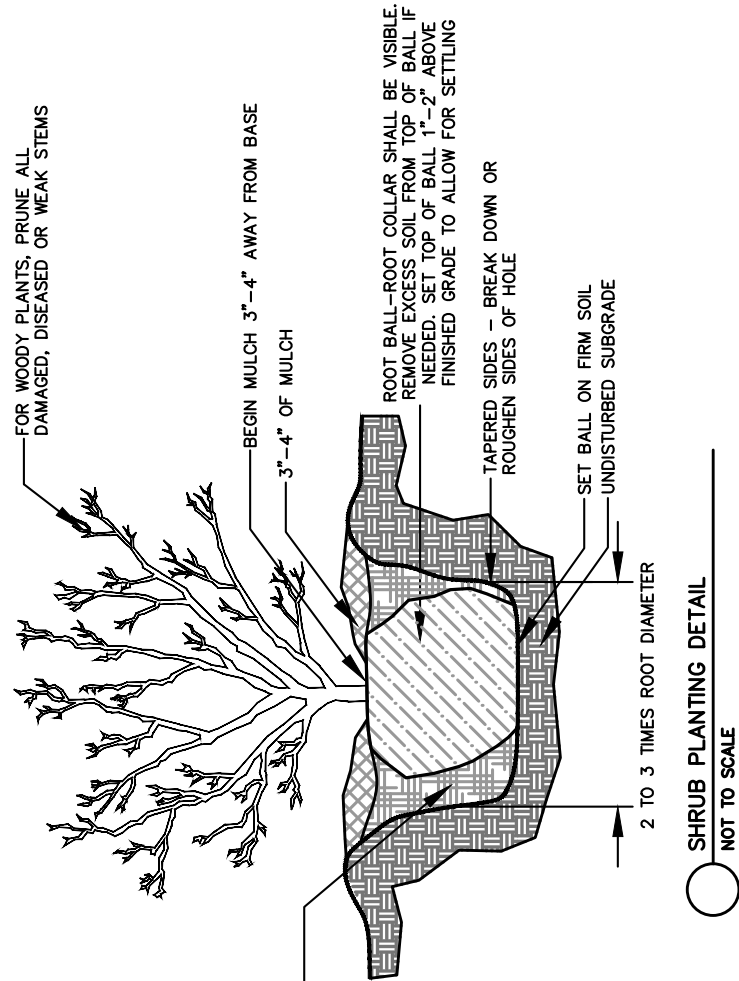


PARCEL NUMBER: 01-07808-009
ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE AR 72712-0065

PARCEL NUMBER: 01-07808-010
ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE AR 72712-0065



- NOTES:
1. TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
 2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
 3. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
 4. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
 5. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF BALL IS PLANTING HOLE. CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES BEFORE ROOTBALL BEGINS FALLING APART. DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ALL ROPES. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
 6. REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS



○ TREE PLANTING DETAIL
NOT TO SCALE

○ SHRUB PLANTING DETAIL
NOT TO SCALE



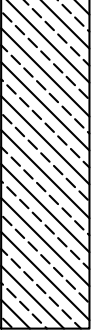
NOTES:

1. HOSE BIBS OR AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR LANDSCAPED AREAS.
2. EDGING SHALL BE PLACED IN LANDSCAPE BEDS AS SHOWN ON PLANS.
3. APPROX. 4850 LBS OF MULCH SHALL BE ORDERED FOR THE ENTIRE PROJECT. MULCH SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
4. ORGANIC MULCH AND LANDSCAPE EDGING SHALL BE PLACED AROUND ALL PLANTINGS.
5. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING.
6. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING ON SITE.
7. CONTRACTOR TO PRESERVE EXISTING TREE CANOPY WHERE POSSIBLE ON SITE.
8. INSTALLATION BEDS SHALL RECEIVE 3-4" OF ORGANIC MULCH AT TIME OF PLANTING.
9. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5", AND ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2".
10. SET BALL ON FIRM SOIL.
11. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON.
12. TREE PRUNING TECHNIQUES SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
13. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PRUNING TECHNIQUES SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
14. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT BE REMOVED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
15. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
16. TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 5,648 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 452 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 484 SQ. FT. (8.5%)

INTERIOR LANDSCAPING AREAS:



WETLAND NOTE:
THERE ARE NO KNOWN WETLANDS ON SITE.

FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP PROVIDED BY THE FLOOD INSURANCE RATE MAPS (FIRM) FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS EFFECTIVE DATE: JUNE 9, 2012.

INDEX OF TREES		
TREE SYMBOL	COMMON NAME	TOTAL # PLANTING MATURE SIZE
	SUGAR MAPLE 'Legacy'	14 2.5" Cal B & B 60'X35' H X W
	GINKGO 'Fastigata'	4 2.5" Cal B & B 50'X45' H X W
	BLACK GUM 'Red roge'	8 2.5" Cal B & B 50'X30' H X W
	PIN OAK	14 2.5" Cal B & B 50'X25' H X W
	WILLOW OAK 'Hightower'	3 2.5" Cal B & B 60'X45' H X W

INDEX OF SHRUBS

PLANT SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
	WINTERGREEN BOXWOOD	Buxus microphylla 'wintergreen'	117	3 GAL.
	ANDORRA JUNIPER	Juniperus horizontalis 'plumosa compacta'	49	3 GAL.
	ANTHONY WATERER SPIREA	Spiraea x bumalda 'anthony waterer'	37	3 GAL.
	DWARF YOUNPON HOLLY	Ilex vomitoria 'nana'	31	3 GAL.
	VARIEGATED LIRIOPE	Liriope muscari 'Variegata'	18	1 GAL.
	BLUE PRINCE HOLLY	Ilex x meserveae	6	5 GAL.
	Seasonal plantings		215 sqft	1 qt.

REVISION	DATE	DESCRIPTION

LANDSCAPE PLAN

LEGACY NATIONAL BANK

BENTONVILLE, ARKANSAS

SCALE: 1" = 20' DATE: JUN 2017 DRAWN BY: XXX

ENGINEERING SERVICES, INCORPORATED

SPRINGDALE, ARKANSAS

W.O.# 17920 SHEET 8

CITY PROJECT#
17-06000031



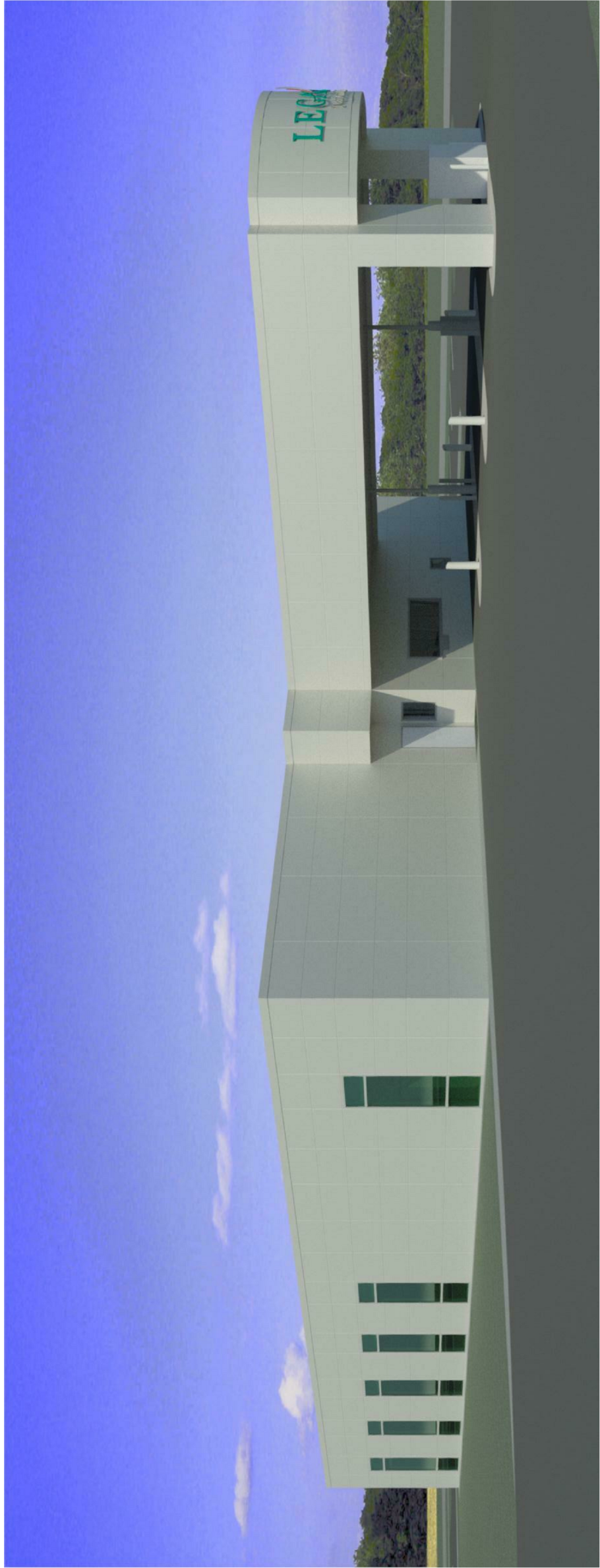
GRAPHIC
REPRESENTATION
ONLY
SCALE: 1" = 20'
0 10' 20' 40'

○ TREE PLANTING DETAIL
NOT TO SCALE

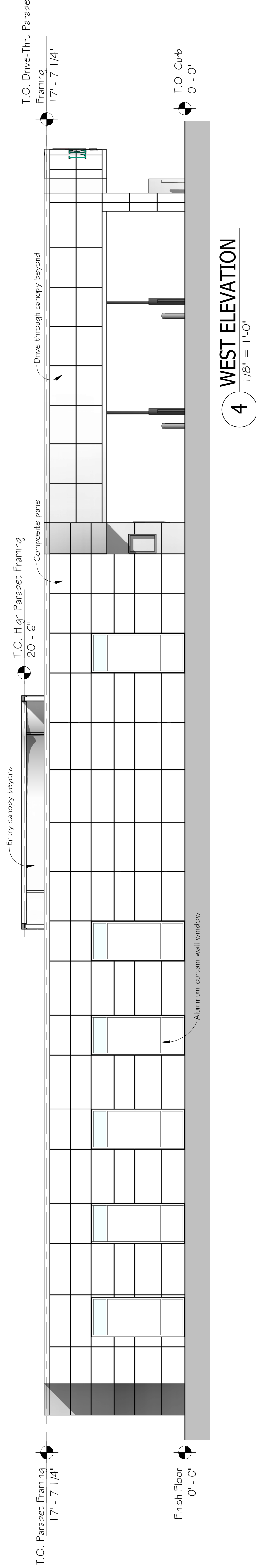
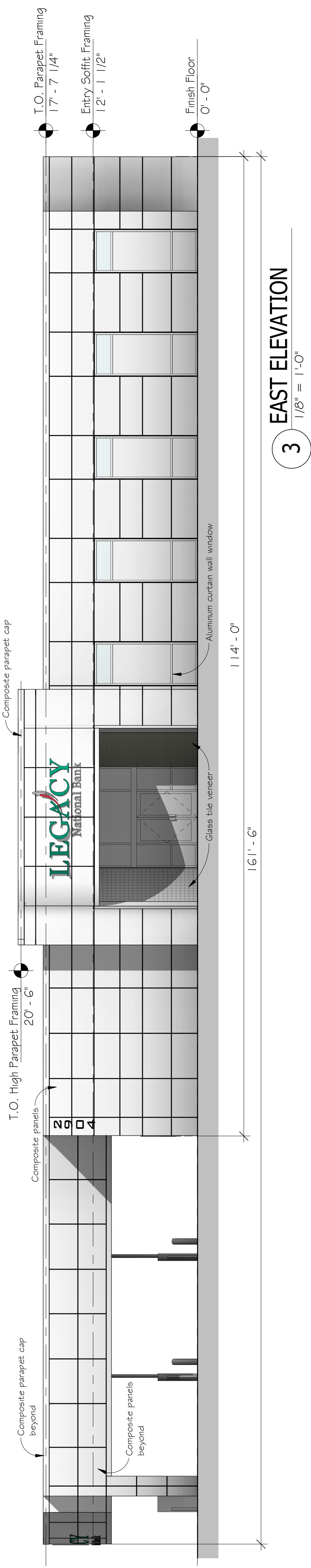
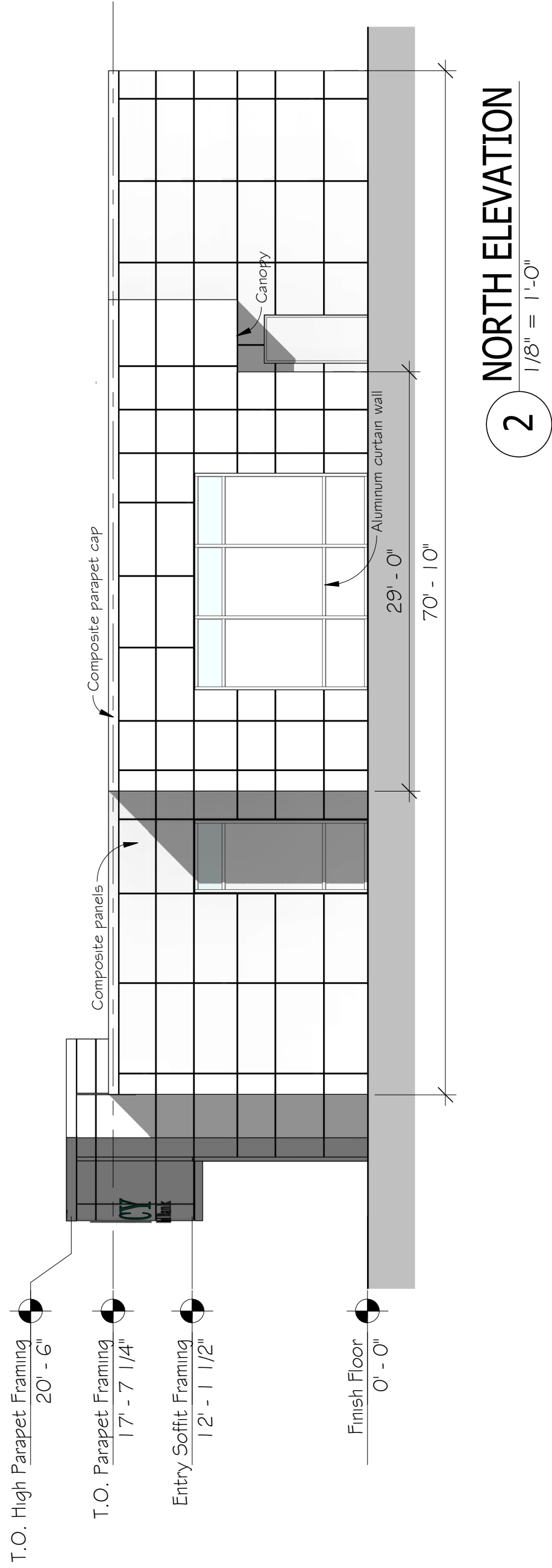
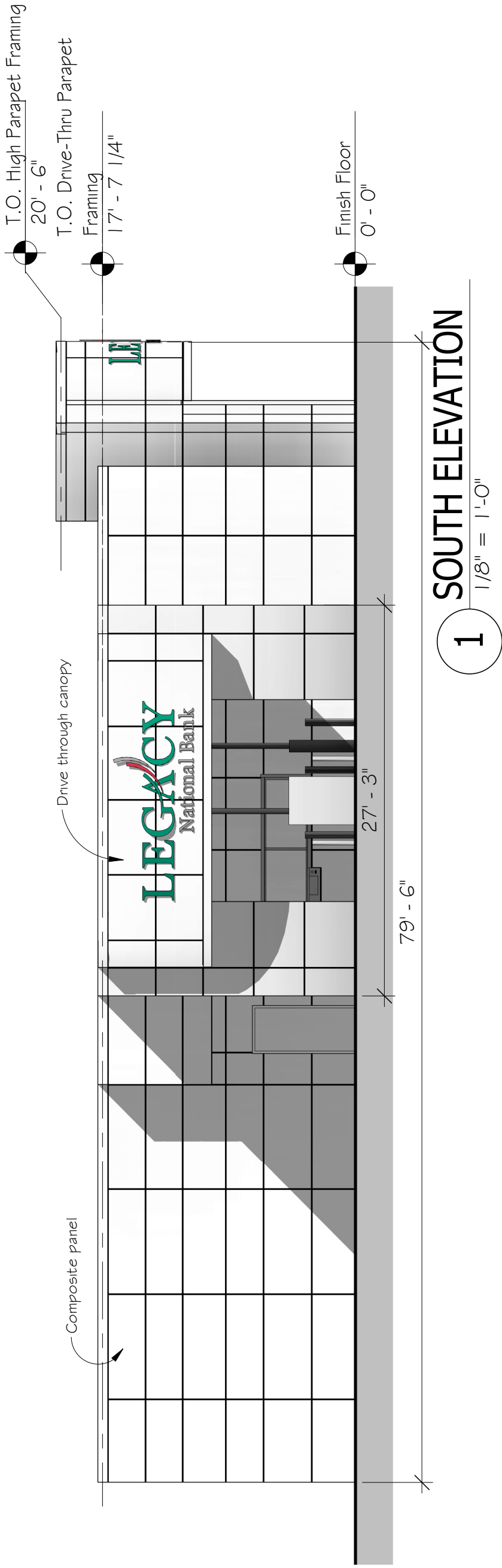
○ SHRUB PLANTING DETAIL
NOT TO SCALE



5 LNB - Bentonville - Front
12" = 1'-0"



6 LNB - Bentonville - Rear
12" = 1'-0"





June 14, 2017

Legacy National Bank (LSD-LEGACY BANK 7-5-17)
City of Bentonville, Arkansas
Re: Design Standards for Large Scale Development

Building Design

1. Material: Legacy National Bank has consistently used architectural composite wall panel cladding system at all their locations to create an attractive yet simplistic clean lined image. This architectural style has become part of Legacy's corporate branding as shown in the LSD submittal package.
2. Color: White coating shall be Colorweld 300, a two-coat fluoropolymer coating utilizing 70% Kynar 500 resins.
3. Compatibility: The exterior is designed to be compatible with the commercial environment.
4. Scale and Bulk: The scale is consistent with the buildings on adjacent properties.
5. Wall Articulation: The architectural composite wall panels are of a rout and return wet seal system. This system will not have any visible fasteners, telegraphing or fastening on the panel faces or any other compromise of a neat and flat appearance, regardless of temperature change.
6. Facades: This building is finished with the same material on all sides.

We feel this building will complement the commercial environment in the City of Bentonville. We respectfully request a waiver to utilize architectural composite wall panels.

Respectfully,

Garth Hudgins, AIA, LEED AP
Vice-President

LARGE SCALE DEVELOPMENT STAFF REPORT



Thaden School Phase 2

SE 8th St./S. Main St./SE 10th St./SE 'C' St.

PC Date: 7/5/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000026
Applicant / Current Owner	Thaden School 610 SW B Street Bentonville, AR 72712
Site Area	14.88 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use
Development Type / Use	Educational Facility

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a 14.88 acre vacant parcel located in a Mixed-Use area of downtown. This site was formerly the location of the Benton County Fair Grounds.

Project Details

The applicant is proposing a large scale development for 7 separate educational buildings situated on a 15 acre site within the Downtown District. Ninety-one (91) on and off street parking spaces are being provided. The campus will promote alternative modes of transportation and will provide several bike racks spaced throughout the site. Points of access include a student drop-off and curb cut along SE 'Cs Street and two additional curb cuts onto SE 10th St. for admin. and employee parking. Half-street improvements to S. Main St. SE 10th St. & SE 'C' St. will be a part of the project. A traffic signal and pedestrian crossing at the intersection of SE 8th St. & SE 'C' St. will also be constructed with the project. The primary materials depicted for the exterior elevations include cedar wood siding, painted custom metal panels, fiber cement panels, fiber cement board siding, metal canopy, brick, stone panels and glass. The elevations are being provided with this report.

Projected Traffic Impact

The proposed development will adversely impact traffic in the area. The future improvements to SE 8th Street including the signalization at the SE 'C' St intersection, accompanied by the proposed improvements to SE 'C' St., SE 10th St., S. Main Street. Will alleviate traffic concerns generated by the proposed development. The existing downtown street grid network will provide adequate options for vehicular traffic within the area.

Utility Infrastructure

Per the GIS website, water and sewer are available.

Drainage Report

A drainage report was submitted and tentatively approved by the city engineer.

Waivers

4 waivers are requested.

- Waiver to Article 1100, Design Standards, Sec. 1100.15.D.1 Building Design, Primary Materials for Downtown Districts. Proposing painted custom metal panels and cedar siding for the Science & Fabrication Building, Humanities & Admin. Building and the Study & Dining Building which exceed the maximum allowed for secondary material.
- Waiver to Article 1100, Design Standards, Sec. 1100.15.D.9 Building Design, Windows for Downtown Districts. The 50% window requirement is not being met.
- Waiver to Article 1100, Design Standards, Sec. 1100.15.F.1 Site Planning, Building Placement, 80% min. façade built to max setback on a Primary Street in the Downtown Districts for the Performing Arts, Humanities & Admin., Science & Fabrication buildings and the Thaden House.
- Waiver to Article 1100, Design Standards, Access Requirements, Section 1100.9.3, Distance from Intersection. Required 250', proposing 88' restricted right-in/right-out only.

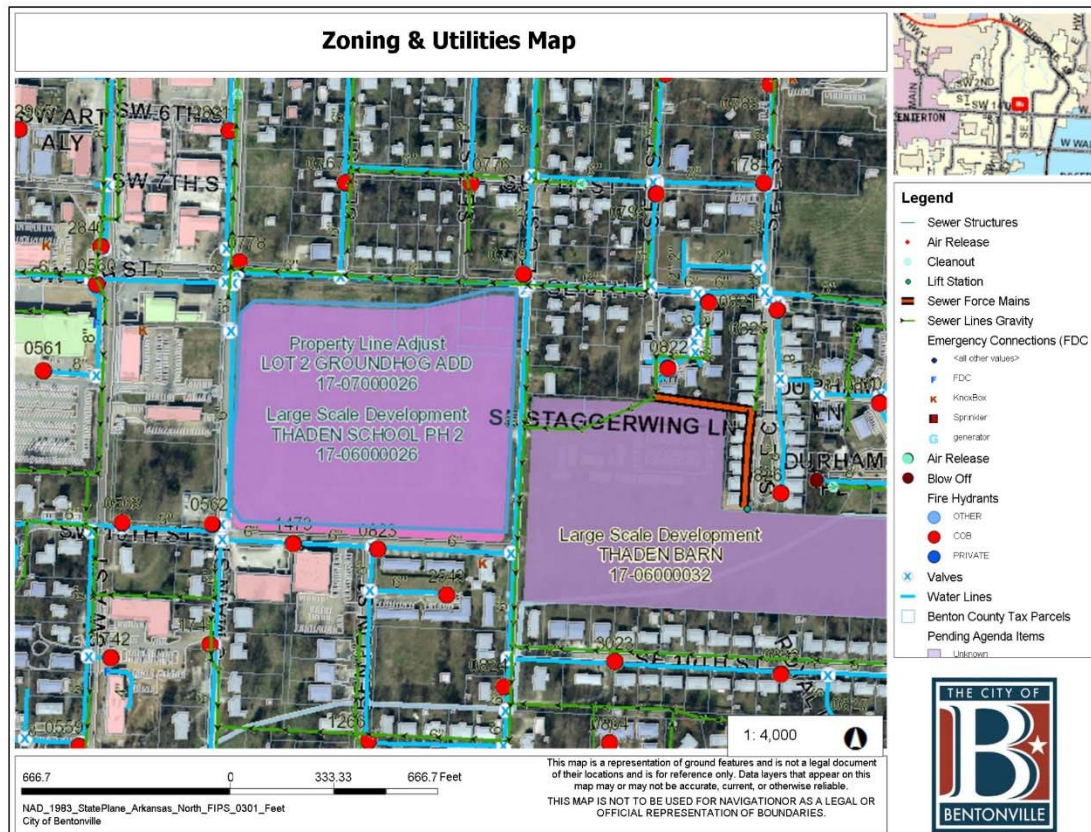
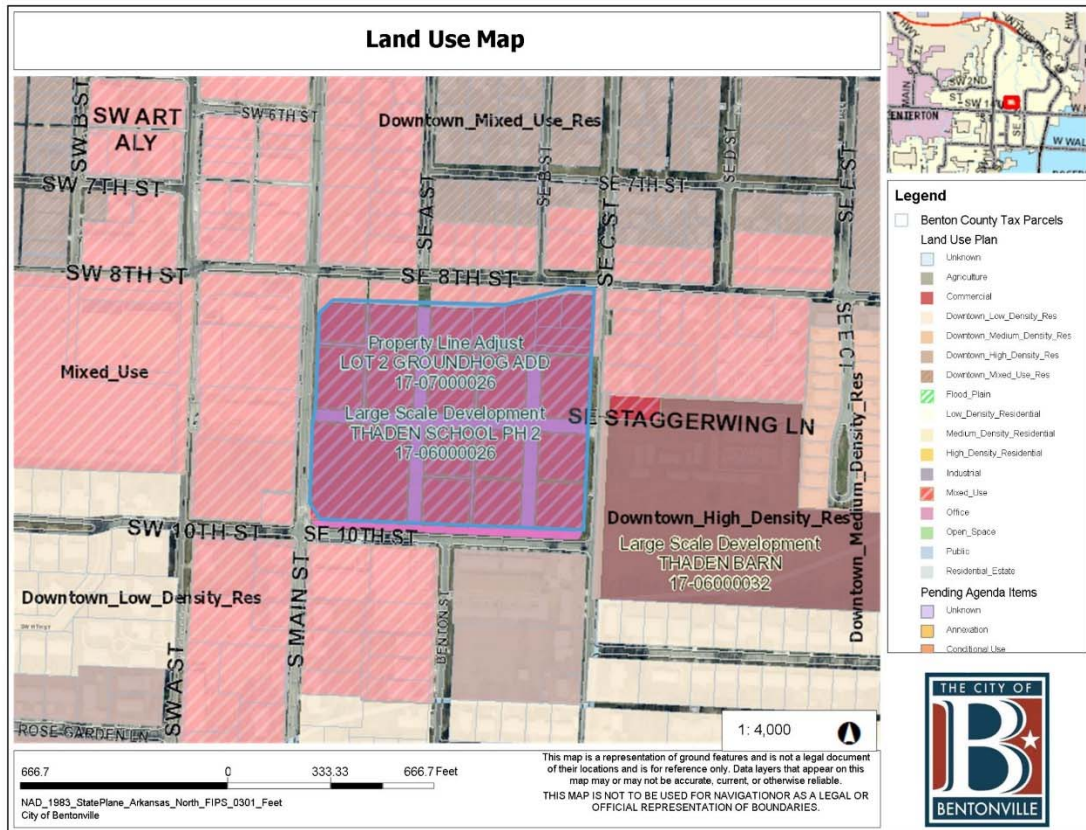
Conclusion

This large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver requests.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

LARGE SCALE DEVELOPMENT STAFF REPORT



- GENERAL NOTES:
1.

EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CEI, INC AND DATED DECEMBER 2016 .
2.

SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3.

ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4.

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND ORDINANCES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5.

THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. LOCATION OF THESE ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6.

ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE, ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7.

ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC., THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8.

THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9.

THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
10.

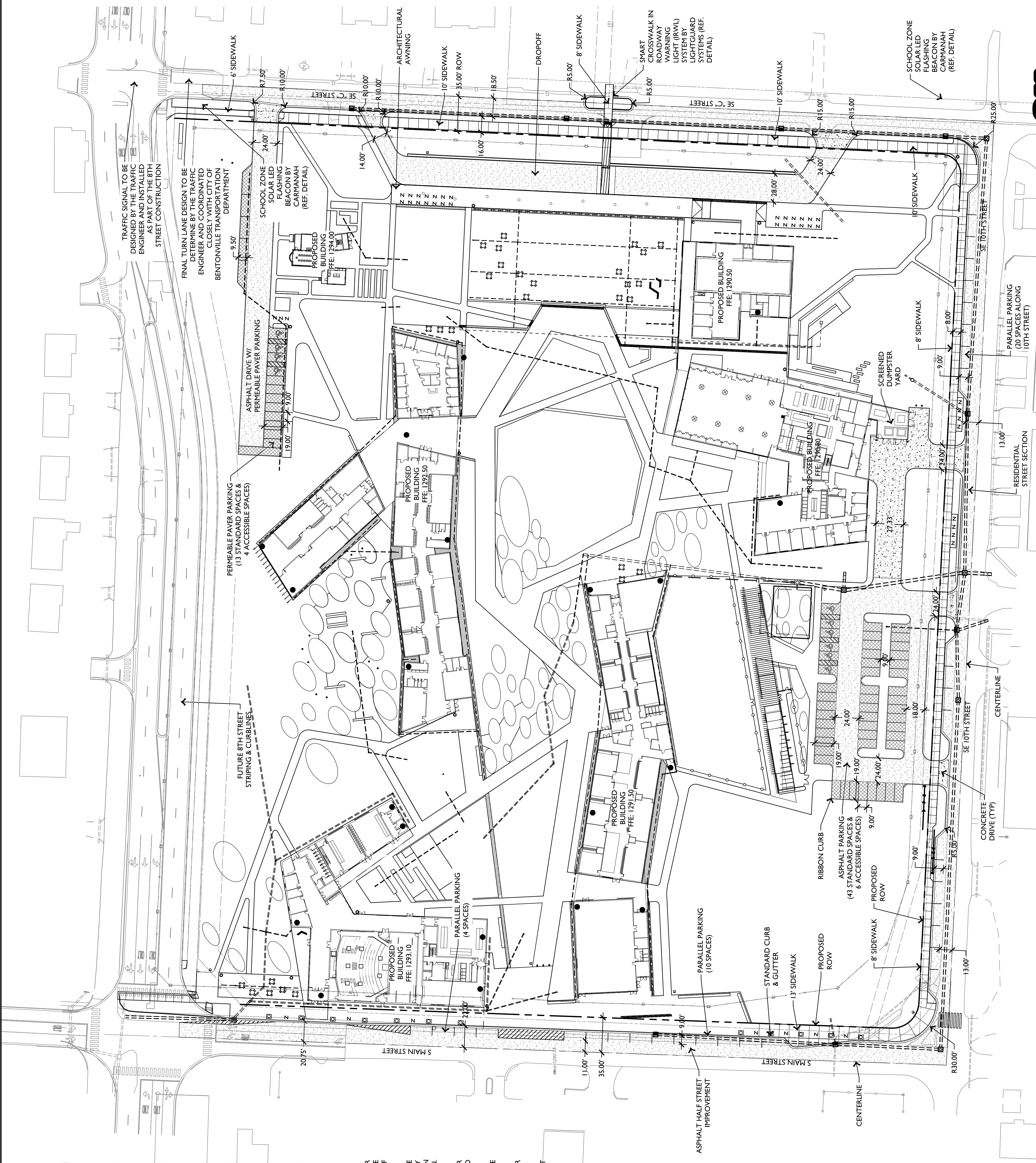
CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.) AND SHALL PROVIDE RECORDS TO ENGINEER AND MAINTAIN RECORDS FOR 30 DAYS AFTER COMPLETION OF CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11.

EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12.

SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13.

ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.



THADEN SCHOOL PHASE 2

809 SE C Street, Bentonville, AR 72712

EDR PROJCT NO. | 16082

PROJECT ISSUE DATE | 15 MAY 2017
100% DESIGN DEVELOPMENT
LARGE SCALE DEVELOPMENT

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A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents, including all Addenda, Specifications, and Schedule of Values, shall be read and interpreted by all performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

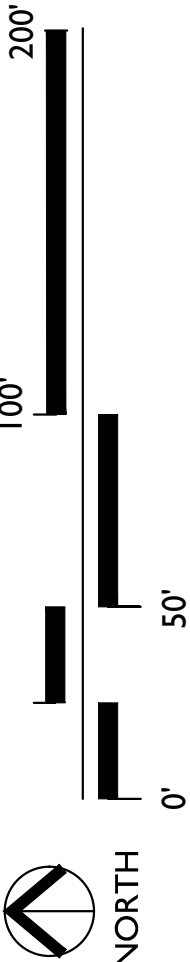
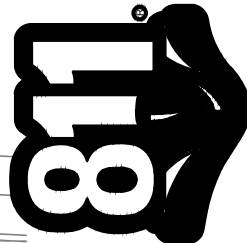
REVISIONS

NOT FOR
CONSTRUCTION

Site Plan

C1.00

DRAWN BY | EDG



SITE PLAN

1



VIEW 1: PERFORMING ARTS BUILDING AND MAIN STREET

15 May 2017

Via email Planning Commission
City of Bentonville
305 Southwest 'A' Street
Bentonville, AR

Re Request for Waiver from Design Standards on behalf of Thaden School

The Thaden School is a new independent middle and high school in Bentonville, Arkansas. Through its partnerships with nearby community organizations in the visual and culinary arts, as well as organizations promoting health, physical activity, bicycling, and community service, the school will provide students with opportunities to learn both on and off campus. The school's "whole student / whole body" pedagogy will feature learning opportunities both indoors and outdoors.

The main campus will occupy a 15-acre site adjacent to the emerging 'Arts' and 'Market' districts at the corner of 8th Street and Main Street and is based on a college campus organizational model. The four main campus buildings (averaging around 30,000 sf each) and the drop-off canopy called the "Supershed" form a boundary between the public perimeter of the site and the interior quad. Students are expected to move between buildings over the course of each day, experiencing the outdoors. Many classrooms and work areas will spill out onto adjacent outdoor areas, and the whole area of the site will be renovated and used as a productive landscape containing rain gardens, a central gathering green, prairie mounds, agricultural areas, orchards, and a network of paths and site features such as lighting and benches.

The site is zoned **Downtown Core**, and we are requesting waivers from several of the requirements of **Section 1100.15** of the Subdivision Code:

Waiver 1 **Waiver from exterior material requirements per Section 1100.15-D-1 at Science and Fabrication Building**

Waiver 2 **Waiver from exterior material requirements per Section 1100.15-D-1 at Humanities and Administration Building**

The primary material on the Science & Fabrication building & the Humanities building is a custom metal panel profile and standing seam metal roof that will be coated with a metallic lime gold coating. The metal wall panels will have custom details at openings and edges. The secondary materials are

dark grey fiber cement board and stained plywood paneling. The design intent is to have the metal panels and standing seam metal roof match in tone and color. The continuous metal wrapper is used to create covered outdoor education spaces (porches) that can be used for teaching or other school related events. The metal panel profile is a custom square bent box rib panel, and the custom details will be integrate with the pattern of the profile. These features will give the building a seamless texture to create a “velvet”-like appearance that is distinct from the look of cheap Ag. Metal siding. The square box rib has a crisp and elegant appearance. The coating color (lime/gold) will complement the surrounding landscape - the building compliments the landscape & the landscape compliments the building. Regarding the secondary materials, the fiber cement contrasts the metal panel and makes it seem to float above the ground. The plywood creates a sense of arrival and warmth at each of the entrance porches.

The Humanities & Administration Building is located along 8th Street, adjacent to the Thaden House. The structure will be view thru the densely landscaped linear park along 8th street. The structure is foregrounded by the planting along the right of way and linear park.

The Science & Fabrication Building is located along Main Street and has a large public porch that opens up onto the sidewalk that will serve as one of the school's community outreach spaces.

Waiver 3 Waiver from exterior material requirements per Section 1100.15-D-1 at Study and Dining Building

The primary material of the Study and Dining Building is fiber cement board in a “board and batten” vertical siding installation, and the secondary material is stained and sealed cedar siding. The design intent is to make this building feel like home to the students. The building is located in the southeast corner of the site, where the adjacent properties are residential. Small-scale siding materials that are typical in residential construction are used to create a building envelope that is sensitive to its residential context and familiar to the students. The building also fronts on C Street to provide easy access to students when they get dropped off and provides a courtyard to the south as an entry gateway to the campus from the south.

Waiver 4 Waiver from 50% minimum window requirements per Section 1100.15-D-9 at Performing Arts Building

The Performing Arts Building is located near the most prominent corner of the site at 8th and Main streets because it is the facility that will be used most often by the public. The building has two wings: the theater wing and the student practice wing. The smaller student wing is located toward the interior of the site to form a courtyard off the quad that provides an outdoor space for performance and practice for students. The theater wing is located along Main Street. The two theaters are designed as community spaces that many local organizations will take advantage of, and students will benefit from daily access to the facilities as well as the expertise of the partnering

organizations that share them. To achieve the appropriate level of acoustical isolation required for the theaters, the window area is limited. A design feature of smooth stone panels up to 10' is inserted into the Main Street façade simulate the scale of a glass retail frontage without compromising the building's function.

Waiver 5 Waiver from 80% minimum façade built to max setback along primary streets per Section 1100.15-F-1 at 8th Street

The Design Team has proposed a public park along 8th Street with the main goal of community engagement and connectivity with the campus. This will allow the public realm to have access into the private realm, sharing this space between school and community. We also deem the public park area with dense landscape as a transition area and buffer from a highway grade roadway to the active school campus.

We acknowledge that the City of Bentonville is planning for future construction of an 8th Street highway configuration that will involve a re-alignment of the current roadway. We propose to set-back these buildings from the zoning required 0 foot set-back, in order to avoid conflict with the future roadway construction efforts as well as final configuration.

Where building mass does not form the street edge, landscape strategies are used to create an urban edge with wide sidewalks and appropriately scaled trees per section 1400 of the subdivision code. Fences are not proposed along the primary streets in lieu of building mass in accordance with Section 1100.15 because the site is intended to be porous and engaged with the life of the community. A fence or wall surrounding the campus would create a sense of separation and exclusion. The campus's unbuilt area will host robust planting and agriculture to provide an ecological landscape that is educational, productive, and beautiful for Thaden students and the community.

Waiver 6 Waiver from 80% minimum façade built to max setback along primary streets per Section 1100.15-F-1 at Main Street

The Performing Arts and Science and Fabrication Buildings are located on Main Street to define the street edge as intended by the zoning code. The pending 8th Street improvements project will re-locate the street towards the Thaden site and intensify its traffic. Acknowledging the park provided along 8th Street, these two buildings occupy 44% of the remaining Main Street Frontage from the north edge of the Performance Building to the south end of the property. The southwest corner of the property is being reserved for a future school expansion that will contribute to an increased percentage of façade along Main Street.

Where building mass does not form the street edge, landscape strategies are used to create an urban edge with wide sidewalks and appropriately scaled trees per section 1400 of the subdivision code. Fences are not proposed along the primary streets in lieu of building mass in accordance with Section 1100.15 because the site is intended to be porous and engaged with the life of the community. A fence or wall surrounding the campus would create a sense of separation and exclusion. The campus's unbuilt area will host robust planting and agriculture to provide an ecological landscape that is educational, productive, and beautiful for Thaden students and the community.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Christian Rodriguez', with a stylized flourish at the end.

Christian Rodriguez, Project Architect *EDR*

Cc Amanda Rivera *EDR*, Z Smith *EDR*, Bradford Payne Marlon Blackwell Architects, Josh Matthews Marlon Blackwell Architects, Brahm Driver Ecological Design Group, Ben Monette Andropogon, Chris Mendel Andropogon, Bob Rittenhouse AEGIS, Clayton Marsh Thaden School

Encl civil and landscape drawings, rendered elevations of the buildings, perspective views of the campus, LSD application form

PRELIMINARY PLAT STAFF REPORT



Oak Meadows Subdivision Been Road & SW Ellington Street

PC Date: 7/5/2017

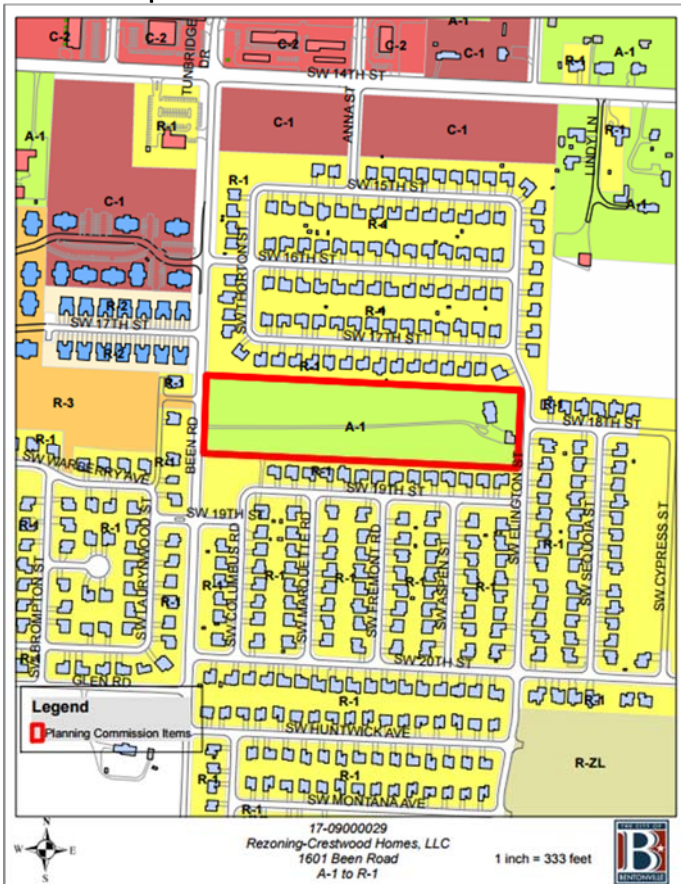
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-08000006
Applicant / Current Owner	Crestwood Homes LLC 3103 SE Moberly Ln Bentonville, AR 72712
Site Area	9.78 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	39
Subdivision Name	Oak Meadows

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

The property is the location of 9.78 acre, low density parcel situated between Been Road and SW Ellington Street.

Project Details

The applicant has submitted a preliminary plat for a 39 lot single family subdivision that will be known as Oak Meadows. Thirty-seven (37) lots will be buildable and 2 lots will be utilized for storm water detention. The average lot size is 9,000 sq. ft. The subdivision will be constructed in a single phase. A 6' wide sidewalk will be constructed along Been Road. Two points of access are being proposed, one onto Been Road and one onto SW Ellington Street. Public water, sewer and electric will serve each lot under the approved plat. A rezoning request accompanies this requested preliminary plat.

Projected Traffic Impact

The proposed preliminary plat will not adversely impact traffic in the area. The property has direct access to two local streets. Both streets will provide adequate options for ingress and egress.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report was submitted and tentatively approved by the city engineer.

Waivers

1 waiver requested.

- Waiver to Article 1100, Design Standards, Sec. 100.9.A.4, Offset. The applicant is proposing 59.75' offset instead of the 75' required by the subdivision code for alignment of the proposed portion of SW 18th Street onto Been Road

Conclusion

This preliminary plat does not meet the minimum requirements of the subdivision regulations due to the waiver request.

Standard Conditions of Approval

1. Provide a digital copy of the plat.

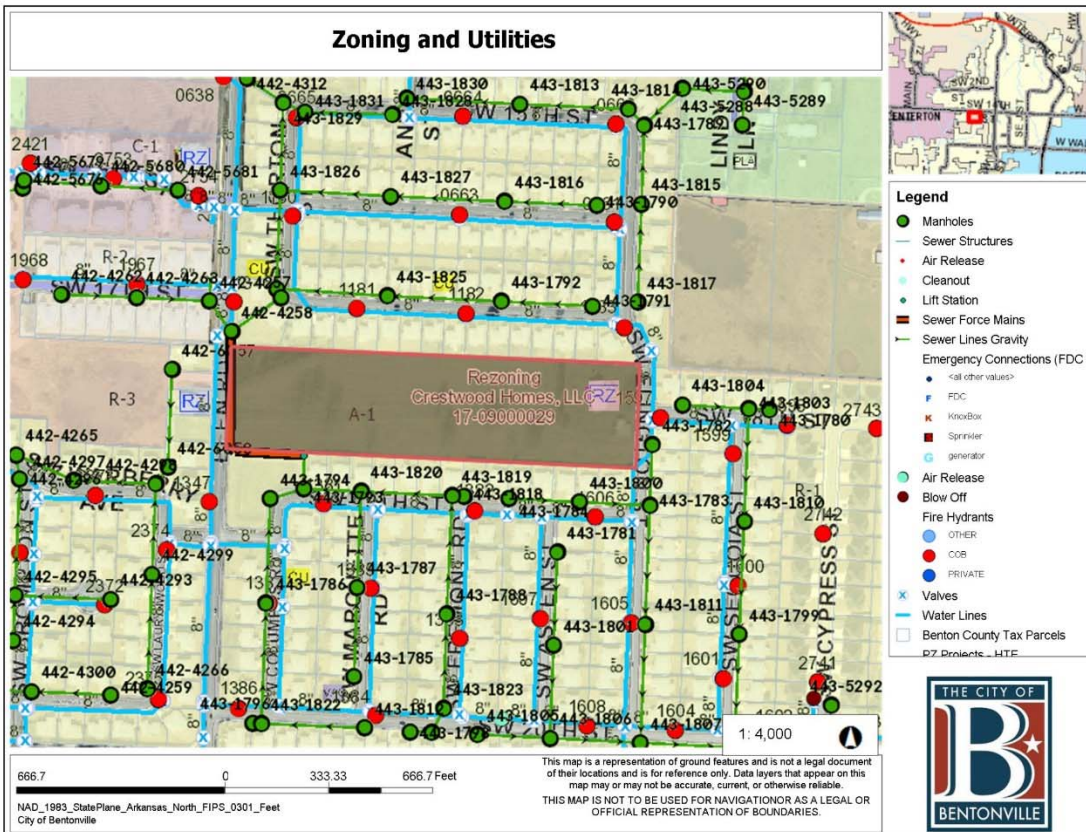
Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

- **Street Names:** All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.
- **Conceptual Approval.** Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer and streets. The information submitted for the preliminary plat review process was reviewed for general concept

only.





SCALE: 1" = 60'

SITE DATA

ZONING - A-1 (PROPOSED REZONE TO R-1)

SETBACKS (NOT SHOWN - FRONT 20'
REAR - 25'
SIDE INTERIOR - 7'
SIDE EXTERIOR - 20'

ACRES: 9.78

TOTAL LOT COUNT: 38 LOTS

NON-BUILDABLE LOTS: LOT 4, 38 & 39

SITE LEGEND

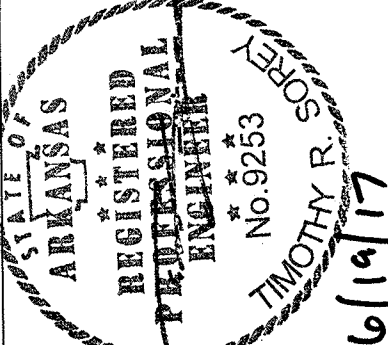
- FOUND IRON PIN
- SET IRON PIN
- CENTERLINE
- BUILDING SETBACK
- PROPERTY LINE
- CURB & GUTTER
- EASEMENT
- SIDEWALK
- STOP SIGN

SITE NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
2. ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
3. THE FINAL PLAT SHALL REFLECT THE CITY'S REQUIREMENT THAT THE HOME BE LOCATED WITHIN THE SETBACK FROM THE FRONT LOT FROM THE CURB ON THEIR RESPECTIVE LOT ALONG ALL STREET RIGHTS-OF-WAY.
4. THE PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER. TRANSITION THE LAST 10' FEET TO MATCH IN GRADE AND ALIGNMENT.
5. NO SUBDIVISION SIGNAGE IS PROPOSED AT THIS TIME. ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
6. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS OF THE PLANNED TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
7. ITEMS BETWEEN 30' AND 60' IN HEIGHT SHALL BE PROHIBITED WITHIN SHADED SITE TRIANGLES.
8. ALL CURB RADI SHALL BE 25' MEASURED AT THE BACK OF CURB UNLESS OTHERWISE SPECIFIED ON PLANS.
9. THE MINIMUM FINISHED FLOOR ELEVATIONS AS INDICATED ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON THE APPROVAL FROM THE CITY ENGINEERING DEPARTMENT. ANY REQUIRED LOT GRADING PLAN PROVIDED BY A LICENSED ENGINEER.
10. SIDEWALKS ABUTTING LOTS 38 & 39 OR ANY COMMON AREA WILL BE REQUIRED TO BE CONSTRUCTED BY THE DEVELOPER.
11. THE OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
12. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
13. CONTACT BEUD AT 473-271-1315 BEFORE PERFORMING AND GRADING AROUND POWER POLES WITHIN 5' FOR PLACEMENT OF ANY FILL GREATER THAN 1' OR ANY EXCAVATION.

OAK MEADOWS SUBDIVISION
BEEN ROAD
PRELIMINARY PLAT
BENTONVILLE, ARKANSAS

SHEET:



6/19/17

SAND CREEK
44°17'39" N 44°02'22" E 121.22' (44°17'39" N 44°02'22" E 121.22')

MANAGER:	JL
DESIGNED BY:	AF
DRAWN BY:	AF
CHECKED BY:	TTS
SCALE PROJECT #:	16049
DATE:	6/19/2017
SHEET:	3 OF 14

FLOOD STATEMENT:
NO PART OF THE PROPERTY LIES IN ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FEMA FLOOD PANEL NO. 05007C0255 K, EFFECTIVE DATE JUNE 8, 2012.

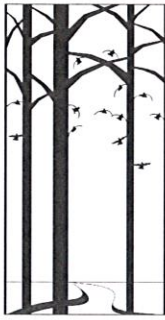
BENCHMARK:
LOCATED EAST OF PROJECT AREA
TOP OF FIRE HYDRANT
ELEV.: 1283.61
BASED ON WH CONSULTING SURVEY

LEGAL DESCRIPTION:

ALL OF LOT ONE BEEN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, PER PLAT RECORDED IN PLAT RECORD P2 AT PAGE 689, FURTHER DESCRIBED AS THE FOLLOWING: A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1, T12N, R12E, S1E, BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A X IN THE SIDEWALK FOR THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, T12N, R12E, S1E, OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 1, AND THE SOUTH LINE OF WINWOOD SUBDIVISION, PHASE II, NORTH 87°16'34" WEST 1300.91 FEET TO A SET IRON PIN; THENCE SOUTH 10°27'14" WEST 327.51 FEET TO A SET IRON PIN; THENCE ALONG THE NORTH LINE OF WINWOOD SUBDIVISION, PHASE III, SOUTH 87°16'34" EAST 1300.22 FEET TO A SET IRON PIN ON THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 10°27'14" WEST 327.50 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINING 9.78 ACRES MORE OR LESS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.30	13.50	77.67	N48°26'59"W	16.93
C2	54.28	175.00	17.77	N83°49'55"E	54.06
C3	10.05	225.00	2.56	N76°13'35"E	10.05
C4	59.54	225.00	15.16	N85°05'13"E	59.37
C5	21.38	14.00	87.47	N48°04'35"E	19.36
C6	21.20	14.06	86.37	S43°12'34"E	19.24
C7	54.13	175.00	17.72	N83°48'27"E	53.91
C8	54.13	175.00	17.72	N83°48'27"E	53.91
C9	65.91	225.00	16.78	S83°53'50"W	65.68
C10	1.68	225.00	0.43	N87°29'48"W	1.68
C11	20.43	13.20	88.70	S48°55'47"W	18.45





SAND CREEK
Engineering and Landscape Architecture, Inc.

Date: **June 26th, 2017**

Job # 17-08000006

RE: **Oak Meadows Subdivision – Waiver Request**

Bentonville Planning Department:

The owner hereby requests a waiver from Article 1100, Design Standards, Section 1100.9.A.4.Offset. We would like to request a waiver from the minimum 75' offset. The proposed alignment of S.W. 18th Street has an offset of 59.75' with the existing drive on the west side of Been Road. Please find the attached exhibit to illustrate the waiver request.

Sincerely,

Joey Ingle, Project Manager
Sand Creek Engineering

