



**Planning Commission
Agenda
July 18, 2017**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lots 7, 8 & 9 Lehman Addition** **Lot Split**
SW 2nd Street
 - 2. Lot 77 Kristyl Heights, Phase 2** **Lot Split**
SW Tunbridge Drive
 - 3. Lot 1 Torrell Creek Addition, Phase 2** **Property Line Adjustment**
NW 3rd St./Peach Orchard Rd./Punkin Hollow Rd.
 - 4. Lots 28 & 29 Deming's 2nd Addition** **Lot Split**
702 NE 'A' Street
 - 5. Cornerstone Ridge Subdivision Phase 6** **Final Plat**
Southwest Morning Star Road
- IV. Old Business**
 - 1. Cindy Springs LLC (Crystal Flats)** **Planned Unit Development***
(Expired PUD to PUD, Planned Unit Development)
NE John DeShields Blvd & NE Legacy Parkway
 - **ITEM HAS BEEN TABLED UNTIL AUGUST 1ST AT THE REQUEST OF THE APPLICANT**
- V. New Business**
 - 1. C Street Properties, LLC (Red Barn)** **Planned Residential Development***
(A-1, Agricultural to PRD, Planned Residential Development)
NE 'A' Street
 - 2. Mayadventures, Inc.** **Rezoning***
(R-1, Single Family Residential to DN-2, Downtown Medium Density Residential)
N. Main Street & NE Park Street
 - 3. Chandler** **Rezoning***
(R-1, Single Family Residential to DN-2, Downtown Medium Density Residential)
702 NE 'A' Street
 - 4. Real Assets Inc.** **Rezoning***
(A-1, Agricultural to C-1, Neighborhood Commercial)
2415 Southwest Regional Airport Blvd.
 - 5. First Federal Bank (Bear State Bank)** **Rezoning***
(A-1, Agricultural to R-3, Medium Density Residential)
Southwest 2nd Street & Northwest Elm Tree Road
 - 6. CrossMar Industrial IV, LLC** **Rezoning***
(C-1, C-2, R-1 & A-1 to I-1, Light Industrial)
SW Vendor Blvd. & SW Regional Airport Blvd.

*Denotes Public Hearing

- | | | |
|-------|--|--------------------------------|
| 7. | McClarty Daniel Temporary Tent Sales | Conditional Use* |
| | 2609 South Walton Blvd., 2201 & 2501 SE Moberly Lane | |
| 8. | Thaden School Barn | Large Scale Development |
| | SE C Street | |
| VI. | Other Business | |
| VII. | Planner's Report | |
| VIII. | Adjournment | |

Planning Commission
Minutes
July 11, 2017

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

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

Approval of the minutes of July 5, 2017 as written
Approved 7-0

Item #1

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

Jon Stanley reads the staff report.

Motion by Mr. Grider, seconded by Mr. Sanders to remove the item from table

No discussion from Commissioners

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request for Landscaping, Screening, & Buffering Requirements

Approved 7-0

Motion by Mr. Binns, seconded by Mr. Grider to approve the Waiver Request for Street Specifications

Approved 7-0

Large Scale Development

Approved 7-0

Meeting adjourned

Ali Worley

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

LOT SPLIT STAFF REPORT



Lots 7, 8 & 9 Lehman Addition

NE A Street & NE 7th Street

PC Date: 7/18/2017

Reviewer: Jon Stanley, Planner

Project Number	17-05000027
Applicant / Current Owner	Affordable Arkansas Homes, LLC P.O. Box 1860 Bentonville, AR 72712
Site Area	54+/- acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)& Low Density Residential (LDR)

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

Location Map



Property Description

This property is bordered by SW 2nd Street and is currently occupied by two single family dwellings. It is situated in an area that is designated as Mixed Use and Low Density Residential on the Future Land Use Plan.

Project Details

The applicant has submitted a proposal for a lot split that will create three new lots from two existing lot and a small unplatted parcel. The new lots will be known as Lot 7 (13.44 acres), Lot 8 (8.78 acres) and Lot 9 (31.30 acres) of Lehman Addition. Per the requirements of the current Master Street Plan, right-of-way will be dedicated along SW 2nd Street. A public access easement will be dedicated along the southwestern property line to provide access to and existing sewer main. Each of the new lots will have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely impact 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.

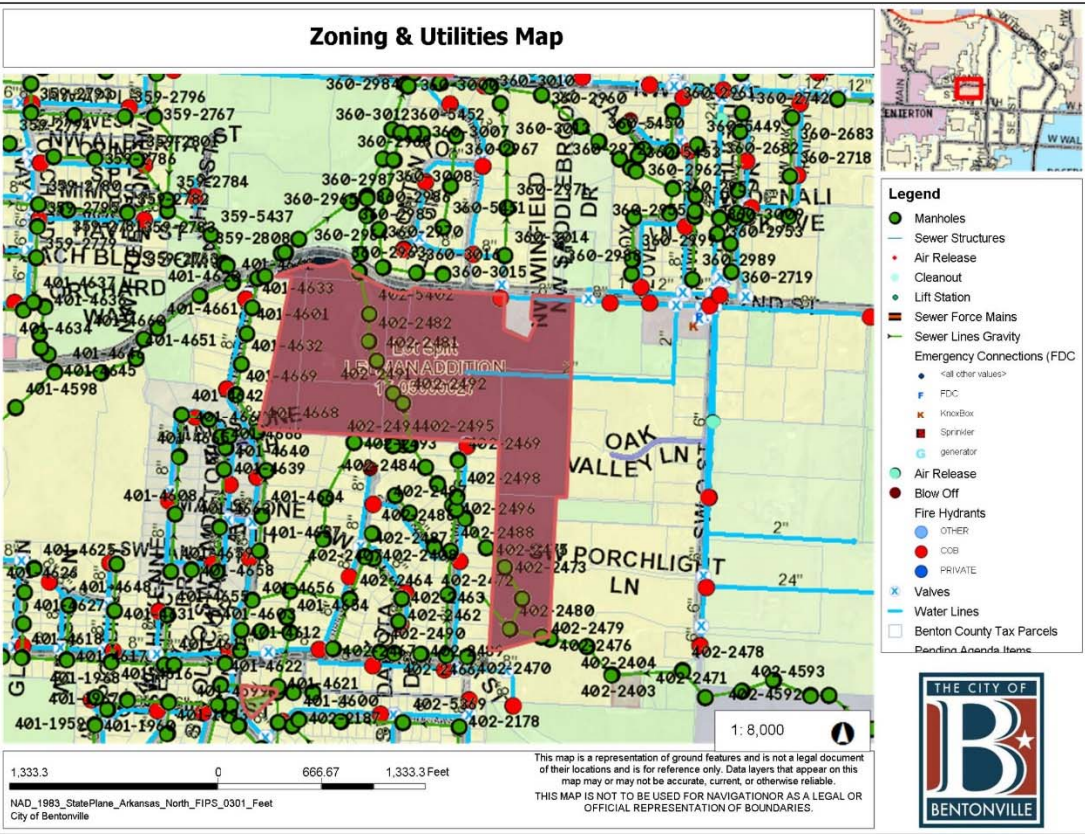
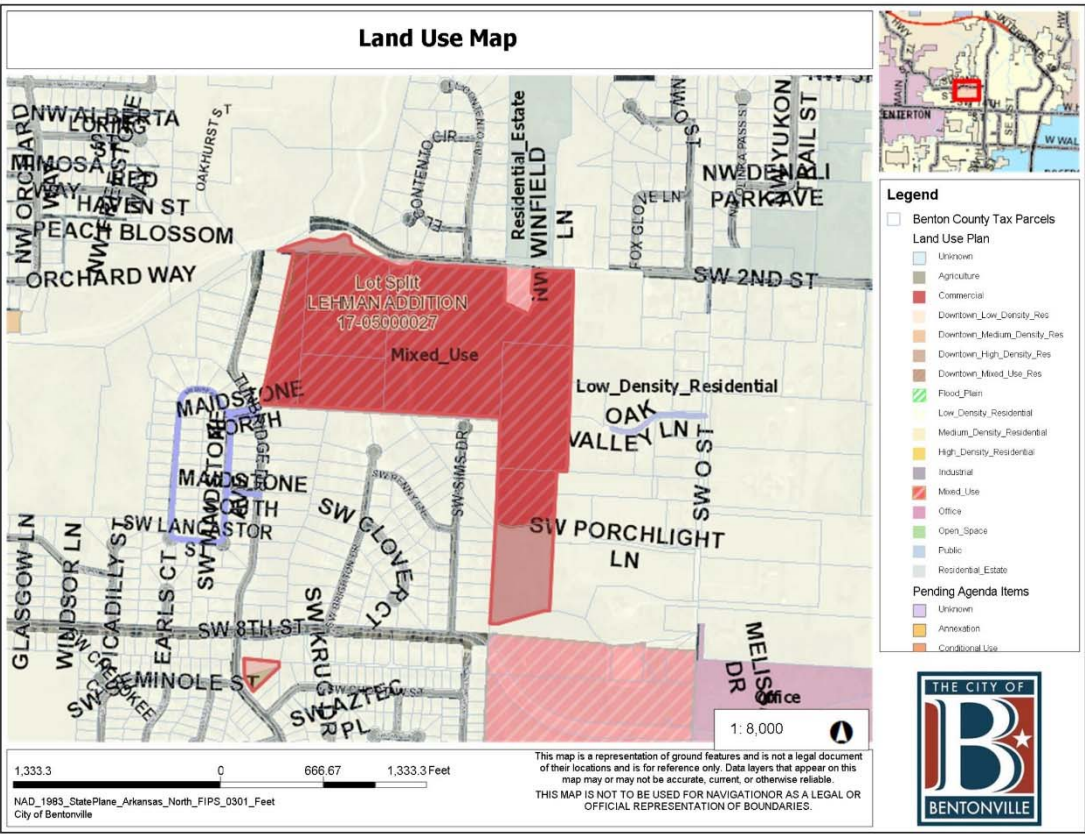
Standard Conditions of Approval

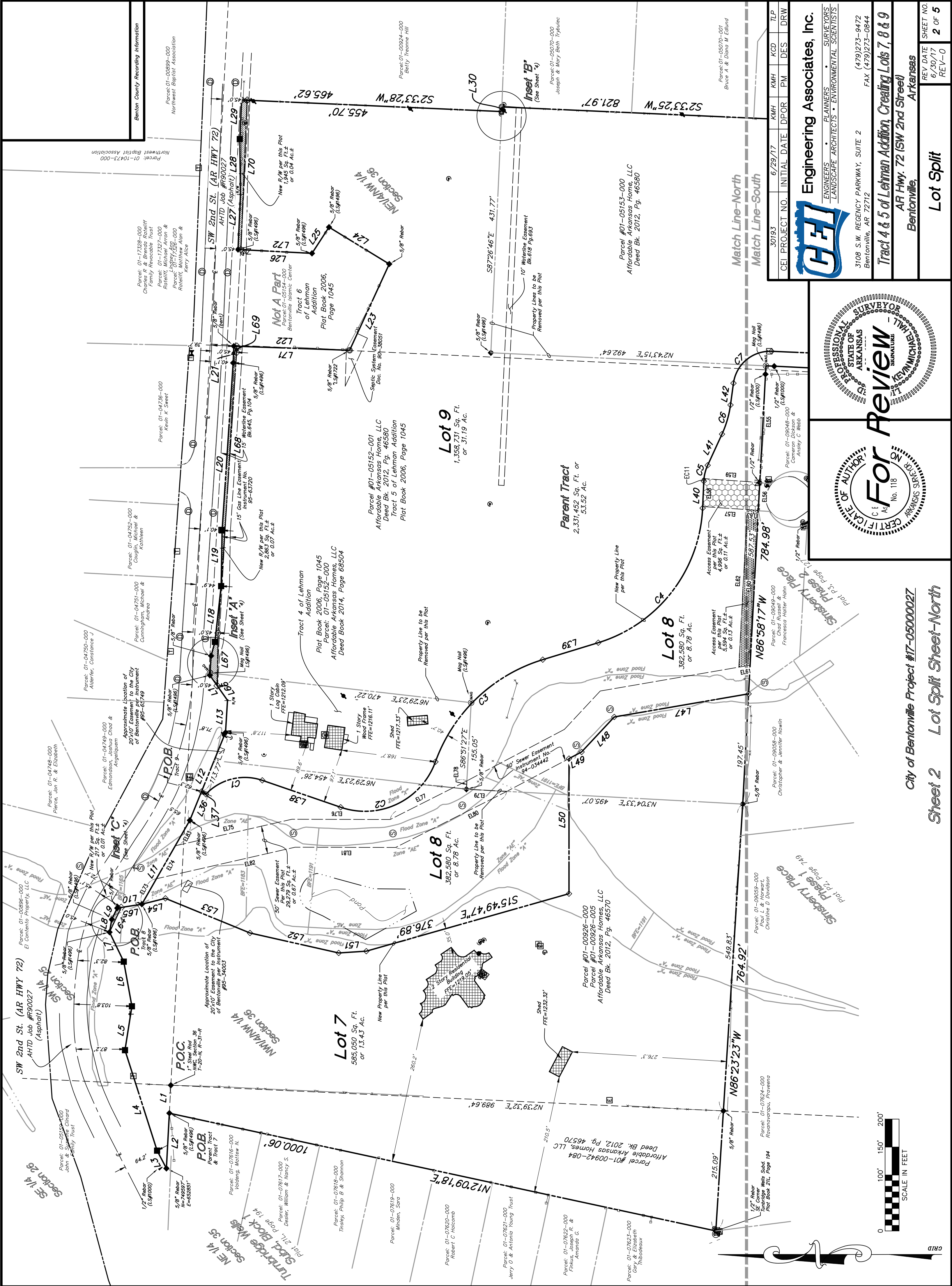
1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

NOTES

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

LOT SPLIT STAFF REPORT





For Review

CERTIFICATE OF AUTHORITY

NO. 118

STATE OF ARKANSAS

PROFESSIONAL SURVEYOR

KEYMICHAIL SIGNATURE

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

Tract 4 & 5 of Lehman Addition, Creating Lots 7, 8 & 9

AR Hwy. 72 (SW 2nd Street)
Bentonville, Arkansas

Lot Split

REV DATE 6/30/17
SHEET NO. 2 OF 5
REV-0

CEI PROJECT NO.	INITIAL DATE	DPOR	PM	KCD	TLP
30193	6/29/17	KMH	KMH	DES	DRW

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Tract 4 & 5 of Lehman Addition, Creating Lots 7, 8 & 9

AR Hwy. 72 (SW 2nd Street)
Bentonville, Arkansas

Lot Split

REV DATE 6/30/17
SHEET NO. 2 OF 5
REV-0

LOT SPLIT STAFF REPORT



Lot 77, Kristyl Heights Addition, Phase 2

SW Tunbridge Drive

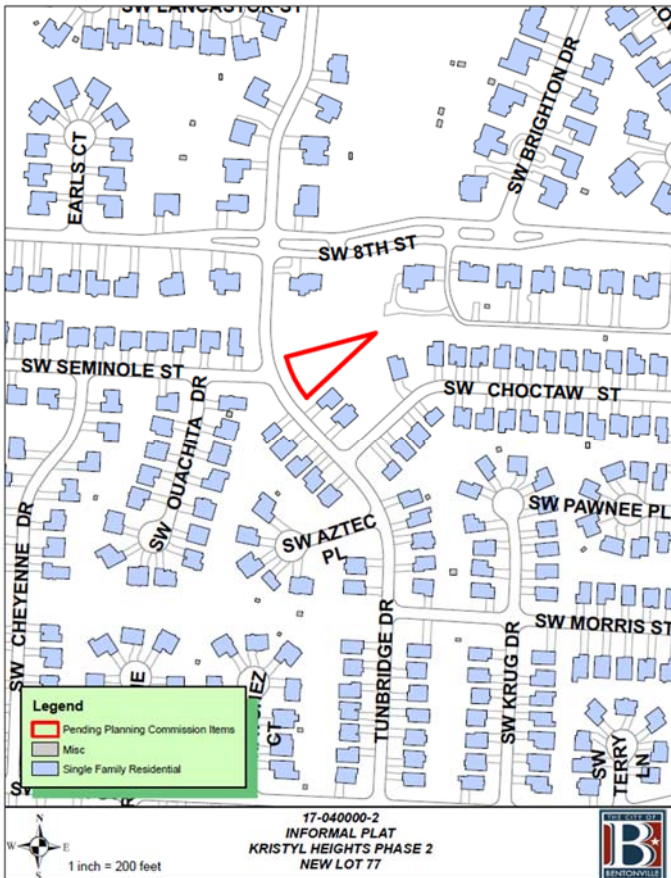
PC Date: 7/18/2017

Reviewer: Jon Stanley, Planner

Project Number	17-04000002
Applicant / Current Owner	Michael & Sandra Fitzgerald 400 Willow Dr. Centerton, AR 72719
Site Area	0.63 acres
Current 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 vacant property is located due west of the intersection of SW Tunbridge Drive and SW Seminole Street in an established low density single-family neighborhood.

Project Details

The applicant has submitted a proposal for a lot split that will create one new lot from one existing lot. The existing lot contains a utility and drainage easement, of which a portion will be vacated by a separate document, to create the new buildable lot known as Lot 77 (0.63 acres) of Kristyl Heights Addition, Phase 2. Per the requirements of the current Master Street Plan, right-of-way will be dedicated along SW 2nd Street. A public access easement will be dedicated along the southwestern property line to provide access to an existing sewer main. Each of the new lots will have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely impact 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.

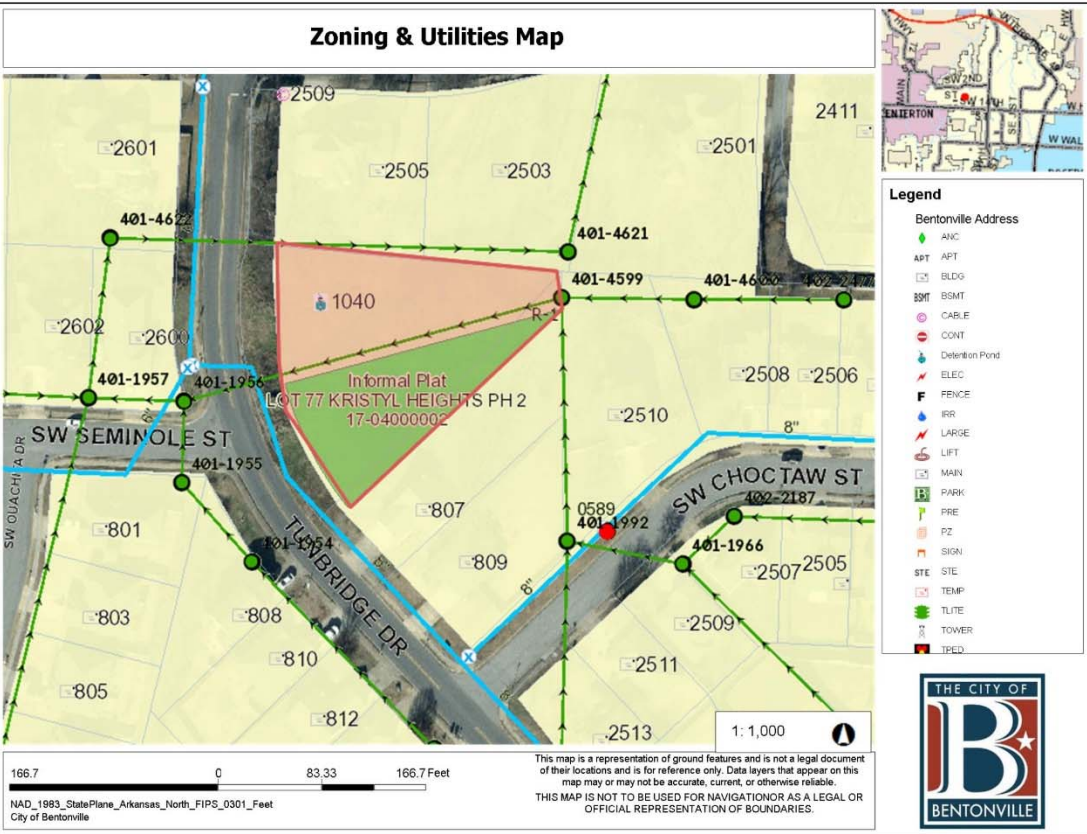
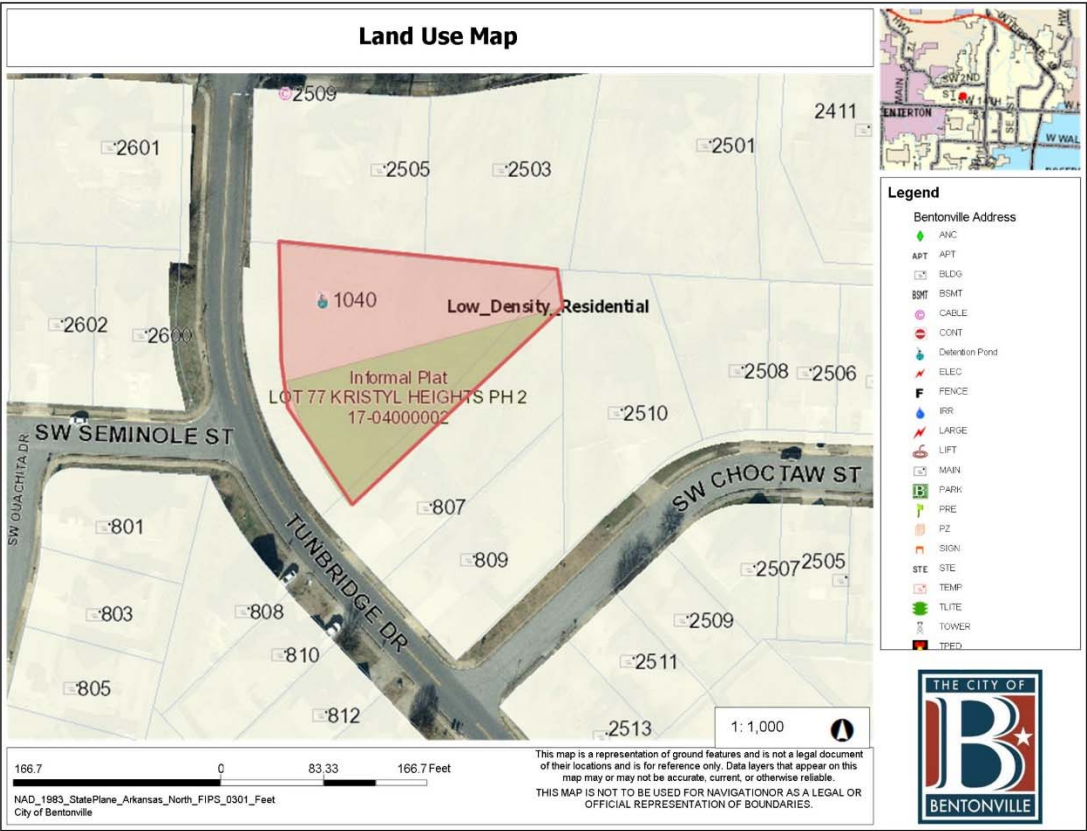
Standard Conditions of Approval

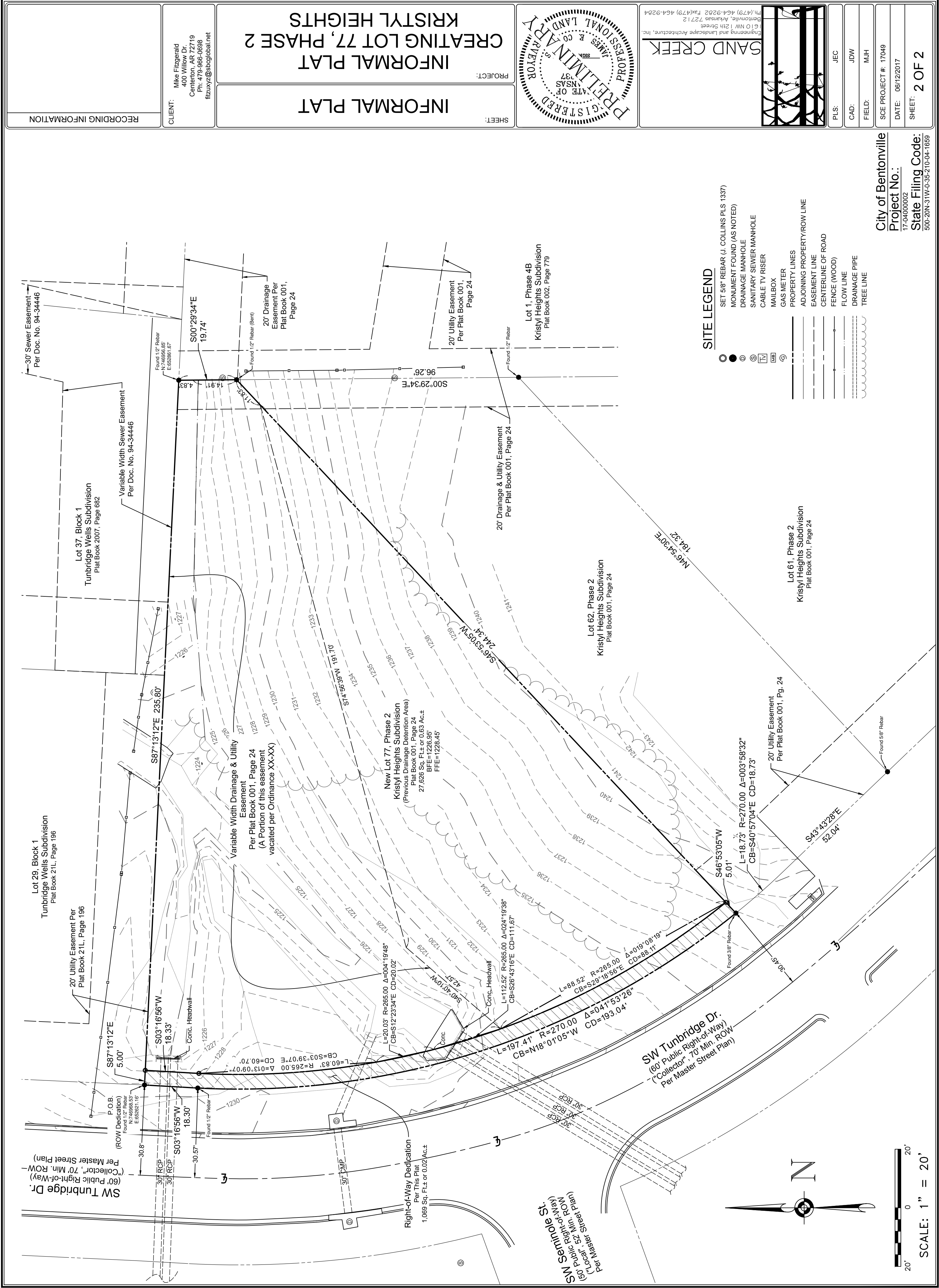
1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

NOTES

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

LOT SPLIT STAFF REPORT





SITE LEGEND

- SET 5/8" REBAR (J. COLLINS PLS 1337)
- MONUMENT FOUND (AS NOTED)
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CABLE TV RISER
- MAILBOX
- GAS METER
- PROPERTY LINES
- ADJOINING PROPERTY/ROW LINE
- EASEMENT LINE
- CENTERLINE OF ROAD
- FENCE (WOOD)
- FLOW LINE
- DRAINAGE PIPE
- TREE LINE

City of Bentonville
Project No.:
17-04000002
State Filing Code:
500-20N-31W-0-35-210-04-1659

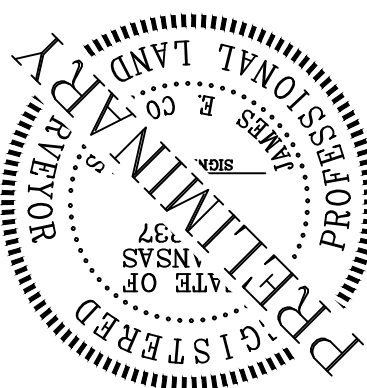
RECORDING INFORMATION

CLIENT:
Mike Fitzgerald
400 Willow Dr.
Centerion, AR 72719
Ph: 479-966-0698
fizuvyz@stsglobal.net

INFORMAL PLAT
INFORMAL PLAT
CREATING LOT 77, PHASE 2
KRISTYL HEIGHTS

SHEET:

PROJECT:



SAND CREEK
Engineering and Landscape Architecture, Inc.
610 NW 12th Street
Bentonville, Arkansas 72712
Ph: (479) 464-9282 Fax: (479) 464-9284



PLS: JEC
CAD: JDW
FIELD: MJH
SCE PROJECT #: 17049
DATE: 06/12/2017
SHEET: 2 OF 2

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 1 Torrell Creek Addition, Phase 2

NW 3rd St./Peach Orchard Rd./Punkin Hollow Rd.

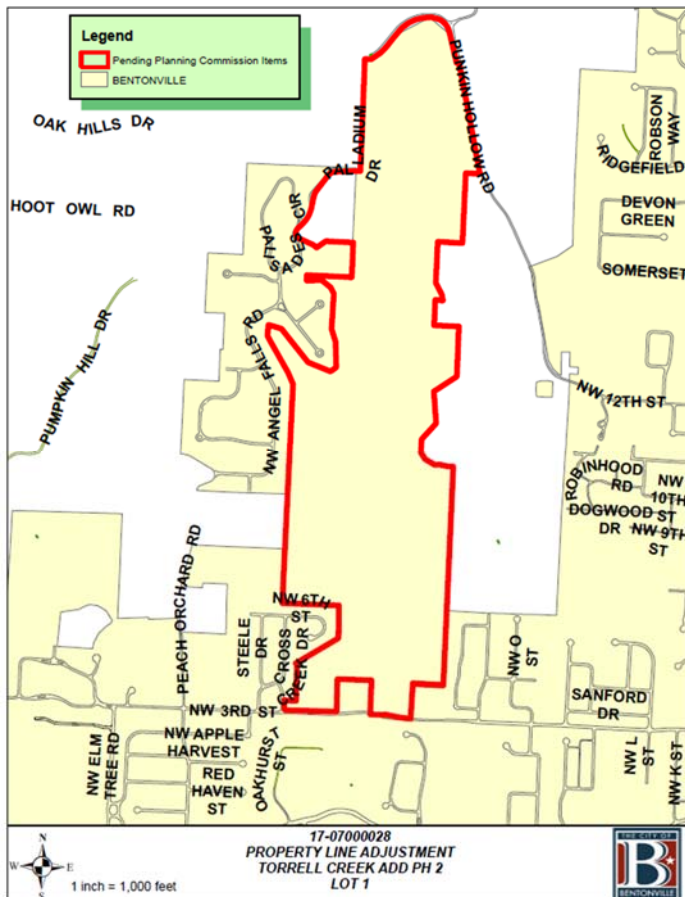
PC Date: 7/5/2017

Reviewer: Jon Stanley, Planner

Project Number	17-07000028
Applicant / Current Owner	Open Spaces Forever P.O. Box 1860 Bentonville, AR 72712
Site Area	293.60 acres
Current Zoning	A-1, Agricultural & R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)& Low Density Residential (LDR)

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

Location Map



Property Description

This property is the location of a 293+/- acre parcel that will be utilized for construction of the trail system.

Project Details

The applicant has submitted a property line adjustment that will create one new lot. The new lot will be known as Lot 1 (293.60 acres) of Torrell Creek Addition, Phase 2. Right-of-way will be dedicated per the requirements of the current Master Street Plan. Utility easements are also being dedicated to serve the new lot. The new lot will have 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.

NOTES

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

Land Use Plan

Legend

Land Use Plan

- Unknown
- Agriculture
- Commercial
- Continuing_Low_Density_Residential
- Continuing_Medium_Density_Residential
- Continuing_High_Density_Residential
- Continuing_Mixed_Use
- High_Density_Residential
- Low_Density_Residential
- Medium_Density_Residential
- High_Medium_Density_Residential
- Industrial
- Minor_Use
- Office
- Open Space
- Park
- Recreational_Use

Pending Agenda Items

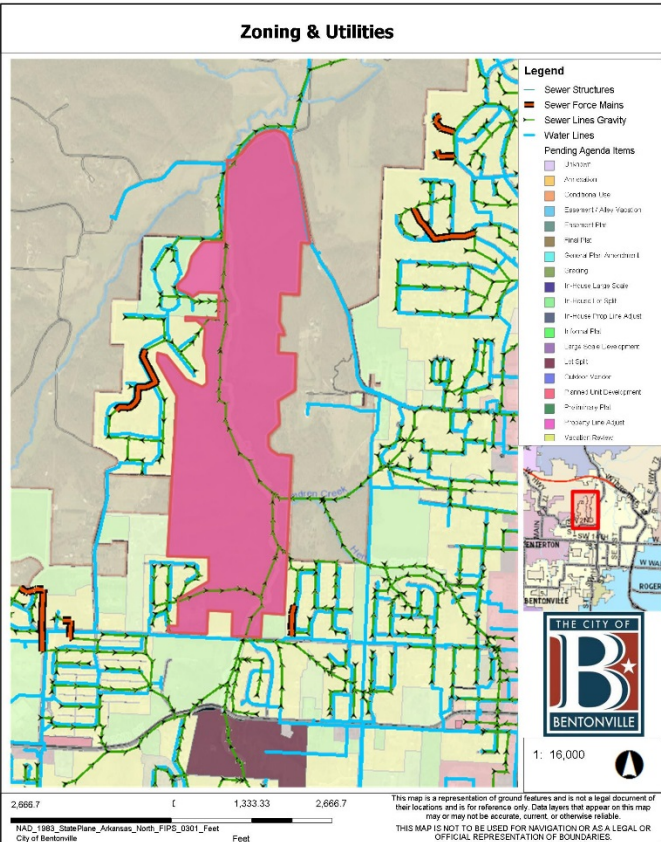
- Unknown
- Continued Use
- Caution - Map Question
- Exemption

Map Labels: Residential Estate, Agriculture, Low Density Residential, Mixed Use, Commercial, Public.

Scale: 1: 16,000

City of Bentonville Logo: THE CITY OF BENTONVILLE

Disclaimer: This map is a representation of ground features and is not a legal document of these locations and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR AS A LEGAL OR OFFICIAL REPRESENTATION OF BOUNDARIES.



PROPERTY LINE ADJUSTMENT

LOT 1 TORRELL CREEK ADDITON, PHASE 2

SURVEY DESCRIPTION:

ALL OF PARCEL NUMBERS 01-00894-060, 01-00894-010, 01-00842-003, 18-09845-000, 18-09831-001, AND LOT 2 STANBERRY SUBDIVISION, LOT 1 TORRELL CREEK ADDITION, LOT 45 ANGEL FALLS NORTH AND LOT 1 PEACH HOLLOW SUBDIVISION, AS RECORDED IN THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SE CORNER OF SAID PARCEL NUMBER 01-00894-060, THENCE S89°58'58"W 287.10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW 3RD STREET, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N84°22'32"W 22.10 FEET, THENCE N80°43'27"W 49.02 FEET, THENCE N76°31'08"W 67.53 FEET, THENCE N81°37'30"W 200.76 FEET, THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N02°08'42"E 356.60 FEET, THENCE N89°08'49"W 406.58 FEET, THENCE S0216°50'W 375.82 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW 3RD STREET, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S8919°53'W 4121 FEET, THENCE N87°39'28"W 526.68 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2500 FEET, AN ARC LENGTH OF 38.78 FEET, A CENTRAL ANGLE OF 88°52'57", AND A CHORD BEARING AND DISTANCE OF N43°14'07"W 35.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF CROSS LANE, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N01°13'28"E 95.15 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S87°37'53"E 135.09 FEET, THENCE N01°14'E 451.64 FEET, THENCE N59°43'08"E 555.34 FEET, THENCE N0216°50'E 400.91 FEET, THENCE N87°22'07"W 651.23 FEET, THENCE N02°38'57"E 2636.71 FEET, THENCE N86°57'23"W 2100 FEET, THENCE N22°29'27"W 148.21 FEET, THENCE N29°33'32"W 500.40 FEET, THENCE N05°01'01"E 133.59 FEET, THENCE S73°30'08"E 161.78 FEET, THENCE S38°35'34"E 513.19 FEET, THENCE S67°30'34"E 292.94 FEET, THENCE N53°21'41"E 86.78 FEET, THENCE N01°42'59"W 310.00 FEET, THENCE N7°40'08"W 156.79 FEET, THENCE N03°44'25"W 425.27 FEET, THENCE N26°29'15"W 815.8 FEET, THENCE N51°21'32"W 1418.0 FEET, THENCE S87°54'57"W 184.87 FEET, THENCE N00°50'22"E 76.75 FEET, THENCE S87°13'07"E 606.04 FEET, THENCE N02°34'11"E 421.43 FEET, THENCE N87°25'49"W 330.67 FEET, THENCE S55°01'55"W 133.48 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20000 FEET, AN ARC LENGTH OF 80.64 FEET, A CENTRAL ANGLE OF 23°06'05", AND A CHORD BEARING AND DISTANCE OF N54°20'04"W 80.09 FEET, THENCE N65°53'23"W 150.70 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 148.73 FEET, A CENTRAL ANGLE OF 113°37'23", AND A CHORD BEARING AND DISTANCE OF N09°04'42"W 125.53 FEET, THENCE N47°44'00"E 51.97 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 266.35 FEET, A CENTRAL ANGLE OF 35°46'24", AND A CHORD BEARING AND DISTANCE OF N29°50'48"E 261.06 FEET, THENCE N157°36'E 121.64 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 79.14 FEET, A CENTRAL ANGLE OF 25°54'35", AND A CHORD BEARING AND DISTANCE OF N24°54'54"E 78.46 FEET, THENCE N37°52'11"E 231.8 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 116.63 FEET, A CENTRAL ANGLE OF 51°03', AND A CHORD BEARING AND DISTANCE OF N63°27'13"E 107.96 FEET, THENCE N89°02'14"E 235.50 FEET, THENCE S87°16'27"E 40.00 FEET, THENCE N02°34'11"E 1359.48 FEET, THENCE S87°16'09"E 75.81 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PEACH ORCHARD ROAD, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N59°20'38"E 34.96 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 663.16 FEET, THENCE ALONG A LENGTH OF 196.56 FEET, A CENTRAL ANGLE OF 16°58'56", AND A CHORD BEARING AND DISTANCE OF N48°52'30"E 195.84 FEET, THENCE N38°09'26"E 167.47 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 486.27 FEET, AN ARC LENGTH OF 504.30 FEET, A CENTRAL ANGLE OF 59°25'12", AND A CHORD BEARING AND DISTANCE OF N63°07'34"E 482.00 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 232.52 FEET, AN ARC LENGTH OF 312.73 FEET, A CENTRAL ANGLE OF 77°03'42", AND A CHORD BEARING AND DISTANCE OF S50°04'10"E 289.69 FEET TO THE WEST, RIGHT-OF-WAY LINE OF PUNKIN HOLLOW ROAD, THENCE SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S13°05'11"E 368.30 FEET, THENCE S12°49'11"E 197.63 FEET, THENCE S07°03'05"E 678.90 FEET, THENCE S08°59'39"E 322.27 FEET, THENCE S18°08'47"E 164.61 FEET, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N87°16'27"W 145.73 FEET, THENCE S07°35'26"W 187.08 FEET, THENCE N87°24'34"W 300.00 FEET, THENCE S02°35'26"W 171.74 FEET, THENCE S25°28'38"E 153.00 FEET, THENCE S12°02'07"E 73.56 FEET, THENCE N82°03'36"W 918.4 FEET, THENCE S07°35'26"W 323.11 FEET, THENCE S87°24'34"E 300.00 FEET, THENCE S02°35'26"W 593.36 FEET, THENCE S09°45'40"E 393.66 FEET, THENCE S36°05'12"W 78.49 FEET, THENCE S44°21'25"W 171.24 FEET, THENCE S03°43'08"W 69.94 FEET, THENCE S53°07'25"E 93.17 FEET, THENCE S35°59'28"E 134.60 FEET, THENCE N86°48'59"E 53.29 FEET, THENCE S77°37'36"E 193.77 FEET, THENCE S87°43'24"E 79.24 FEET, THENCE S02°16'36"W 483.5 FEET, THENCE S02°09'23"W 338.74 FEET, THENCE S02°09'25"W 1804.96 FEET, THENCE S89°59'02"W 367.5 FEET, THENCE S0210°54'W 420.00 FEET TO THE POINT OF BEGINNING, CONTAINING 127,650.3931 SQUARE FEET, OR 293.660 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 0500700090J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND A PART OF THE DESCRIBED PROPERTY HEREON LIES IN ZONE 'A', AN AREA WITHIN THE 100-YEAR FLOOD PLAN.

ATLAS PAGE: NOS. 317, 318, 359 & 360

STATE SURVEY CODE: 500-20N-3W-O-24-304-04-1370

500-20N-3W-O-25-340-04-1370

500-20N-3W-O-25-304-04-1370

500-20N-3W-O-26-100-04-1370

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049



VICINITY MAP
(N.T.S.)

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS 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, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. BENTON COUNTY SETBACKS:
FRONT: 30 FEET
SIDE: 30 FEET
REAR: 30 FEET

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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

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

10. 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 ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

PRINT NAME: _____

SIGNATURE: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS 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.

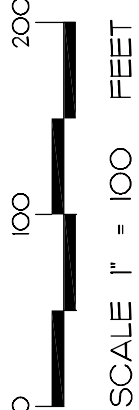
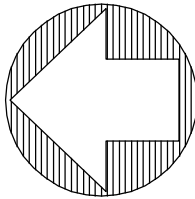
DATE OF EXECUTION: _____

SIGNED _____ PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____ MAYOR, CITY OF BENTONVILLE

SIGNED _____ CITY CLERK, CITY OF BENTONVILLE



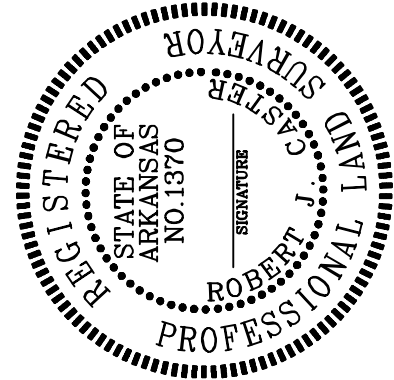
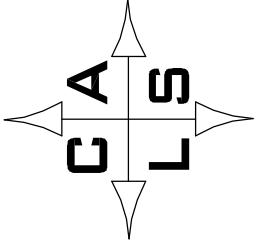
CITY OF BENTONVILLE PROJECT #17-070000028

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE 1st Street, Suite 5

Bentonville, AR 72712

Telephone 479-268-4464



SCALE: 1" = 100'

DATE: 6-30-17

PROPERTY LINE ADJUSTMENT
LOT 1 TORRELL CREEK ADD. PH. 2
CONTAINING 295.26± TOTAL ACRES

BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB # 16-159LS

DRAWN BY: ASD

CHECK'D BY: RJC

PAGE 1 OF 10

LOT SPLIT STAFF REPORT



Lots 28 & 29, Deming's 2nd Addition

NE A Street & NE 7th Street

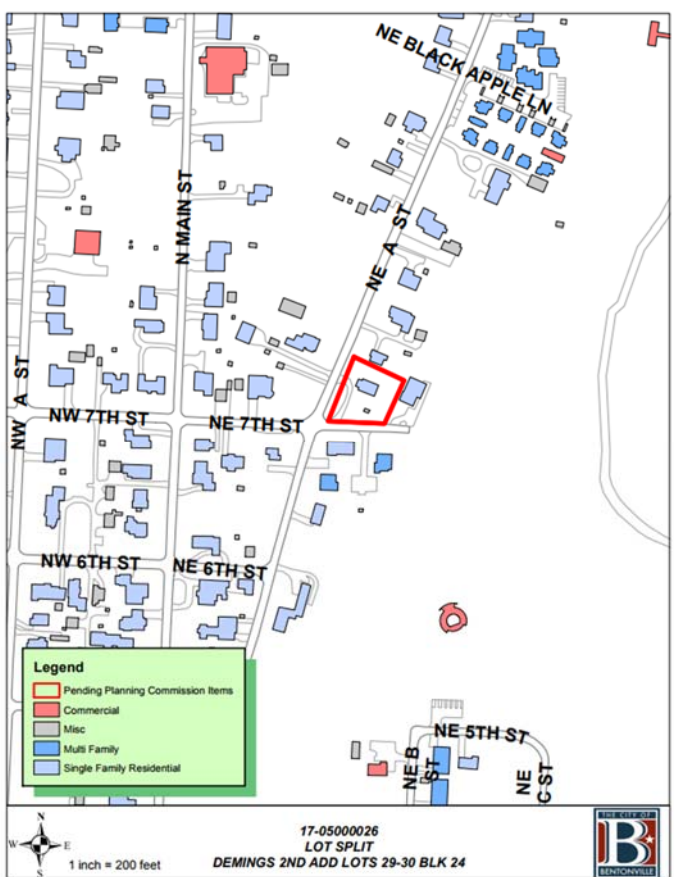
PC Date: 7/18/2017

Reviewer: Jon Stanley, Planner

Project Number	17-05000026
Applicant / Current Owner	Nancy Chandler 702 NE A Street Bentonville, AR 72712
Site Area	0.37 acres
Current Zoning	Current zoning of R-1, Single-Family Residential. Proposed zoning of DN-2, Downtown Medium-Density 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 702 NE A Street and is currently occupied by a single family home in an area designated as Downtown Medium Density Residential on the Future Land Use Plan. 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 28 (0.18 acres) and Lot 29 (0.17 acres) of Deming's 2nd Addition. Per the requirements of the current Master Street Plan, right-of-way will be dedicated along NE 7th Street. A private access easement will be dedicated to provide rear and /or side access to both of the new lots. Direct access to NE A 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 lot split 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.

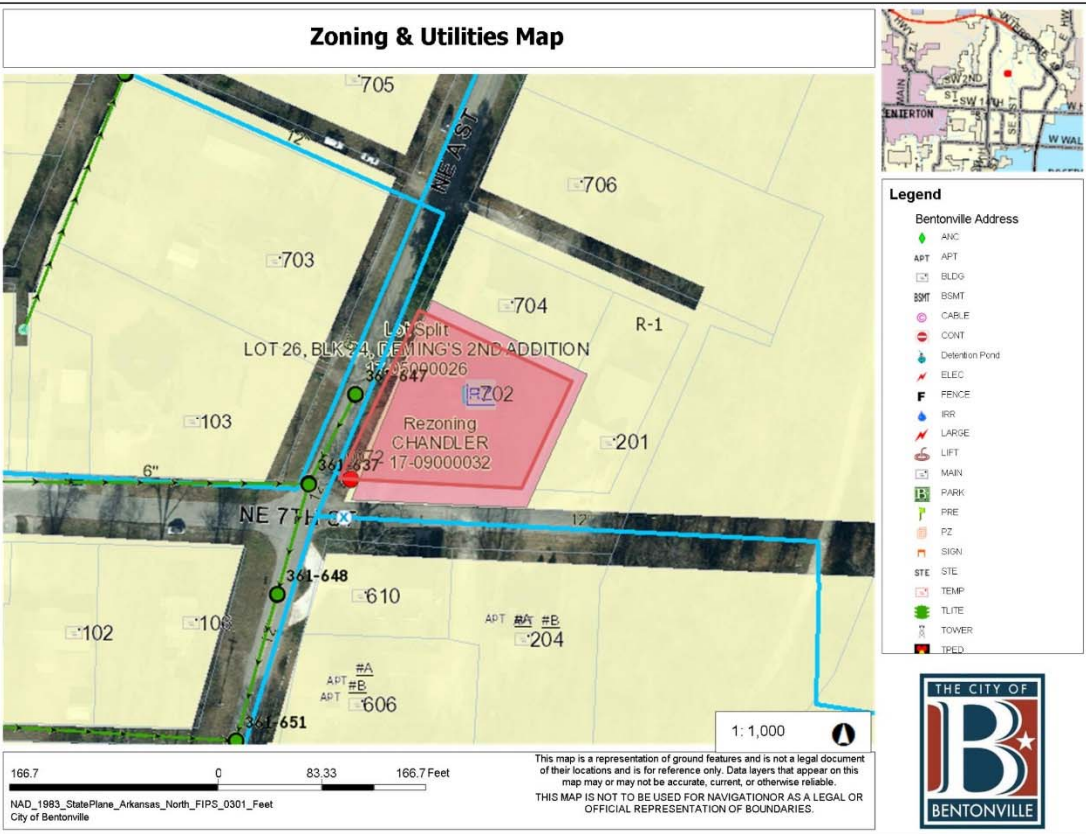
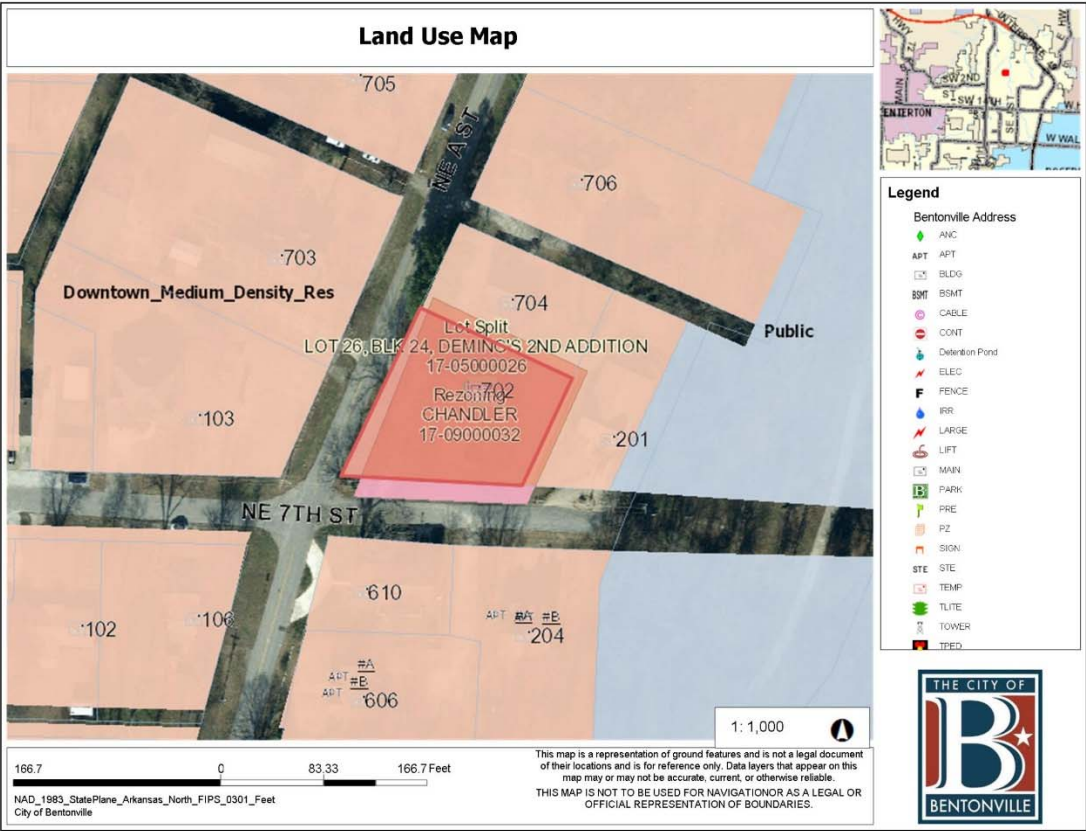
Standard Conditions of Approval

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

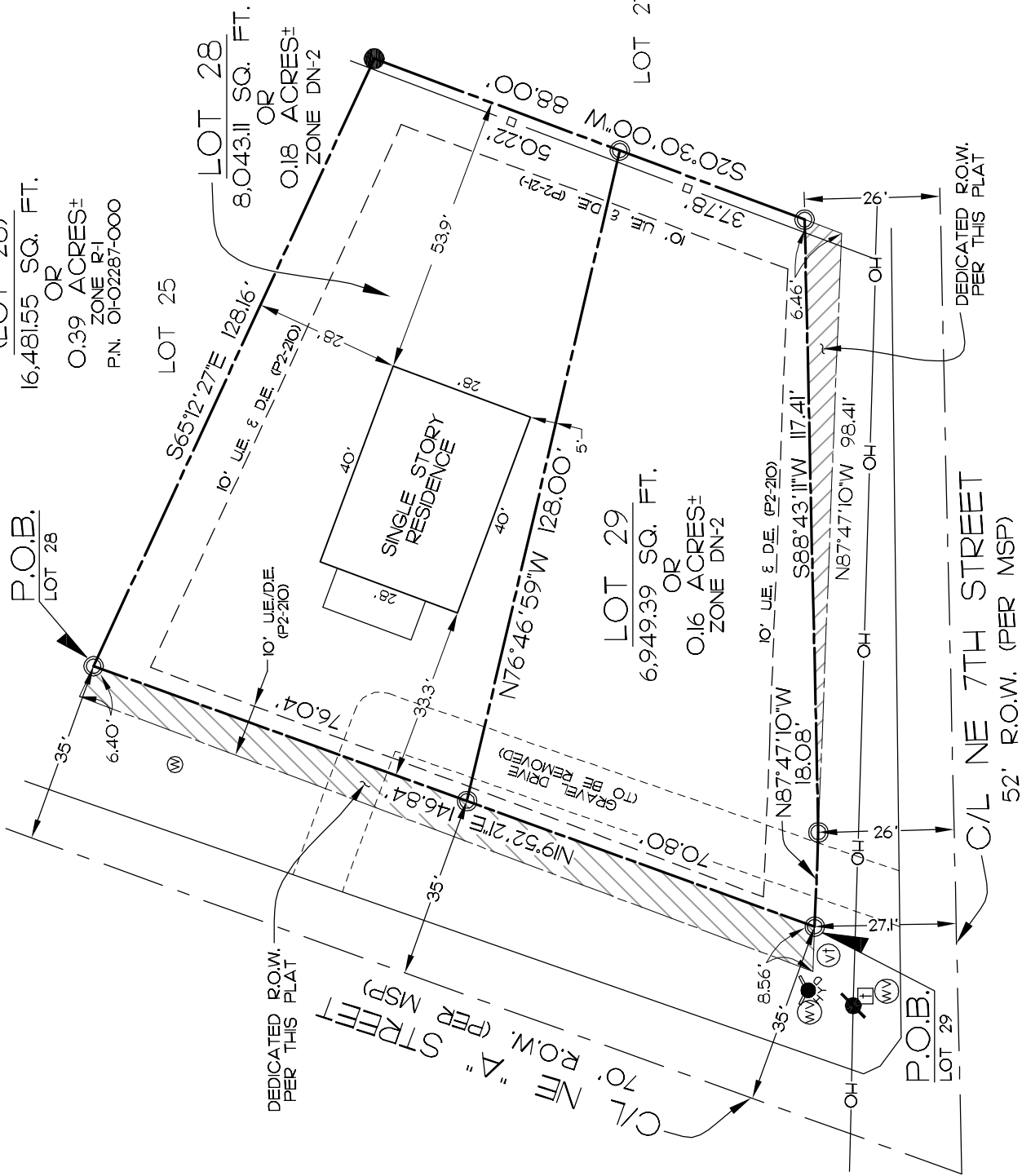
NOTES

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

LOT SPLIT STAFF REPORT

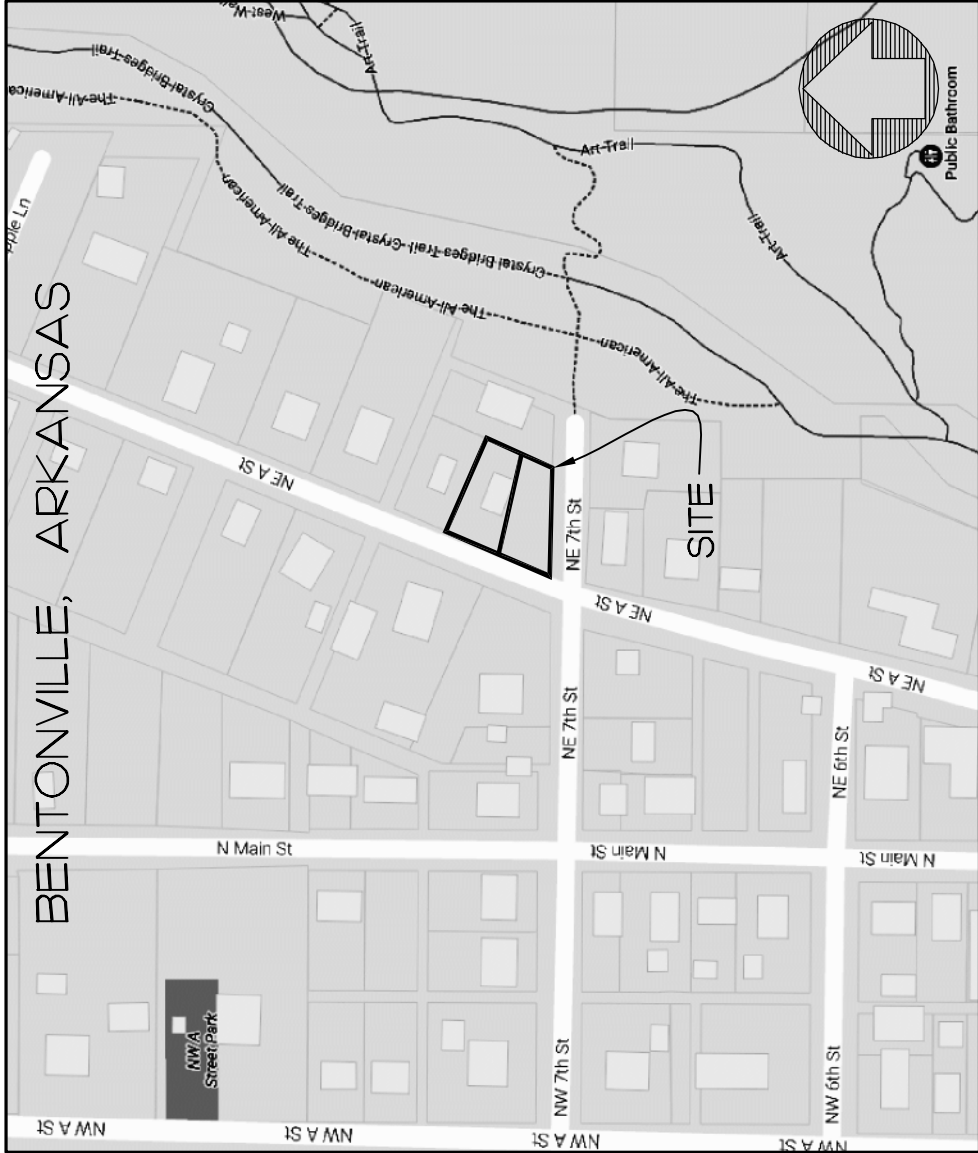


PARENT TRACT (LOT 26)



LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP, LS 1370
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE RISER
- TELEPHONE VAULT
- UTILITY POLE
- OVERHEAD LINE
- WOOD FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- SETBACK LINE
- EASEMENT LINE



FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 06007C0090J1 EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE 'X', AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION: JUNE 9, 2017

SIGNED:

REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

NOTES:
1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS 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, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: PLAT BOOK P2, PAGE 210 OF THE BENTON COUNTY RECORDS.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. THE PROPERTY SHOWN HEREON IS ZONED DN-2 (DOWNTOWN MEDIUM-DENSITY RESIDENTIAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

FRONT YARD: 15 FEET (MIN), 25 FEET (MAX)
INTERIOR SIDE YARD: 10 FEET (25% OF LOT WIDTH)
INTERIOR SIDE YARD: 2 REMAINDER OF TOTAL, BUT NO LESS THAN 5 FT.
REAR YARD: 25 FEET

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

7. THIS SURVEY DOES NOT PROVIDE SURVEY CONTROL FOR FUTURE CONSTRUCTION.

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

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

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

11. 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 ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.

PARENT TRACT (LOT 26):

LOT 26, BLOCK 24 DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN CORRECTION PLAT BOOK P2, PAGE 210 OF THE BENTON COUNTY RECORDS.

LOT 28:

PART OF LOT 26, BLOCK 24 DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN CORRECTION PLAT BOOK P2, PAGE 210 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID LOT 26, THENCE S65°12'27"E 640 FEET TO THE POINT OF BEGINNING, THENCE S65°12'27"E 128.16 FEET, THENCE S20°30'00"W 50.22 FEET, THENCE N76°46'59"W 128.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NE "A" STREET, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N19°52'21"E 76.04 FEET TO THE POINT OF BEGINNING, CONTAINING 8,043.11 SQUARE FEET OR 0.18 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 29:

PART OF LOT 26, BLOCK 24 DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN CORRECTION PLAT BOOK P2, PAGE 210 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF SAID LOT 26, THENCE S87°47'10"E 8.56 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF NE "A" STREET, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF NE "A" STREET N19°52'21"E 70.80 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S76°46'59"E 128.00 FEET, THENCE S20°30'00"W 37.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE 7TH STREET, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S88°43'11"W 17.41 FEET, THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE N87°47'10"W 18.08 FEET TO THE POINT OF BEGINNING, CONTAINING 6,949.39 SQUARE FEET OR 0.16 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS 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.

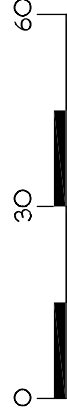
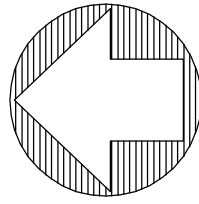
DATE OF EXECUTION: _____

SIGNED _____ PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____ MAYOR, CITY OF BENTONVILLE

SIGNED _____ CITY CLERK, CITY OF BENTONVILLE



SCALE 1" = 30 FEET

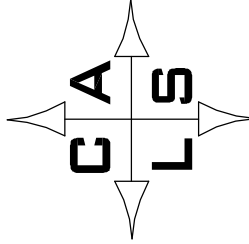
CITY OF BENTONVILLE PROJECT #17-050000026

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE 1st Street, Suite 5

Bentonville, AR 72712

Telephone 479-268-4464



REGISTERED STATE OF ARKANSAS NO.1370 PROFESSIONAL LAND SURVEYOR ROBERT J. CASTER SIGNATURE	SCALE: 1" = 30' DATE: 6-29-17
LOT SPLIT OF: LOT 26, BLOCK 24 DEMINGS 2ND ADDITION CREATING LOTS 28 & 29	
702 NE "A" STREET BENTONVILLE, BENTON COUNTY, ARKANSAS	
JOB # 17-050000	DRAWN BY: ASD
CHECKED BY: RJC	PAGE 1 OF 1

FINAL PLAT STAFF REPORT



Cornerstone Ridge Subdivision, Phase 6

SW Rainbow Farm Rd. &
SW Gemstone Blvd.

PC Date: 7/18/2017

Reviewer: Jon Stanley, Planner

Property Description

The property is the location of an R-1, Single-Family Residential, zoned parcel situated southwest of the existing Cornerstone Phase 3 development.

Project Details

The applicant has submitted a final plat for 6.85 acres consisting of 22 single-family residential lots that will be known as Cornerstone Ridge, Phase 6. The homes that will be constructed in this phase will be consistent with previous phases of the subdivision. This phase will connect to Cornerstone Ridge Phase 3 located to the northwest and will have direct access to SW Cornerstone Ridge Road and SW Gemstone Boulevard. This final plat dedicates right-of-way and utility and drainage easements that will serve the subdivision. The sections of sidewalk the developer is responsible for have been installed. All public infrastructure has been inspected and accepted by the utility departments and all non-bondable items have been completed.

Utility Infrastructure

Per the GIS website, water and sewer are available. Additionally the water, sewer, electric, streets and storm drainage infrastructure were constructed to City of Bentonville standards and will be dedicated with this plat.

Drainage Report

A drainage report is not required at the time of final platting.

Waivers

No waivers requested.

Conclusion

This final plat does meet the minimum requirements of the subdivision regulations.

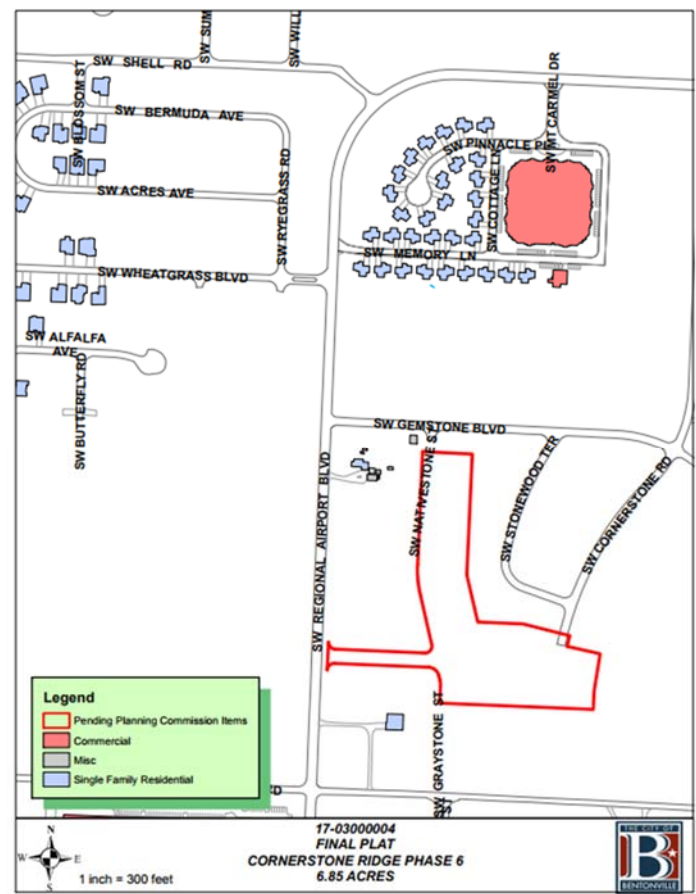
Standard Conditions of Approval

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

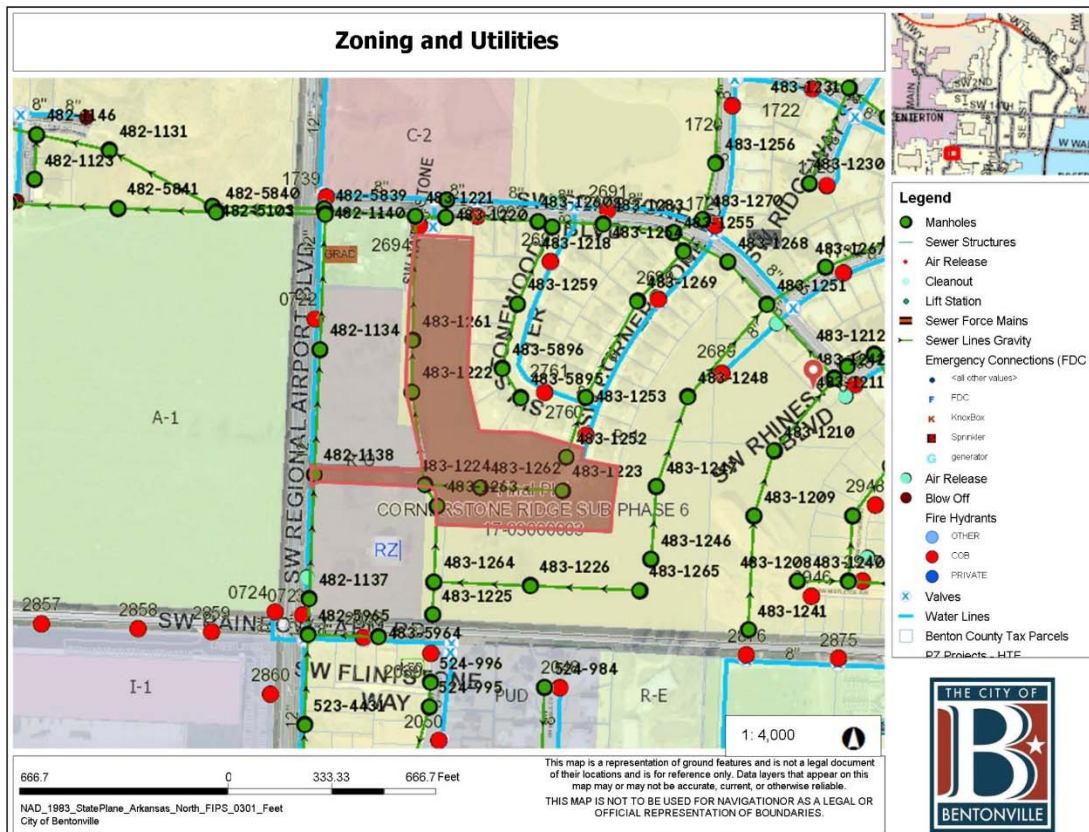
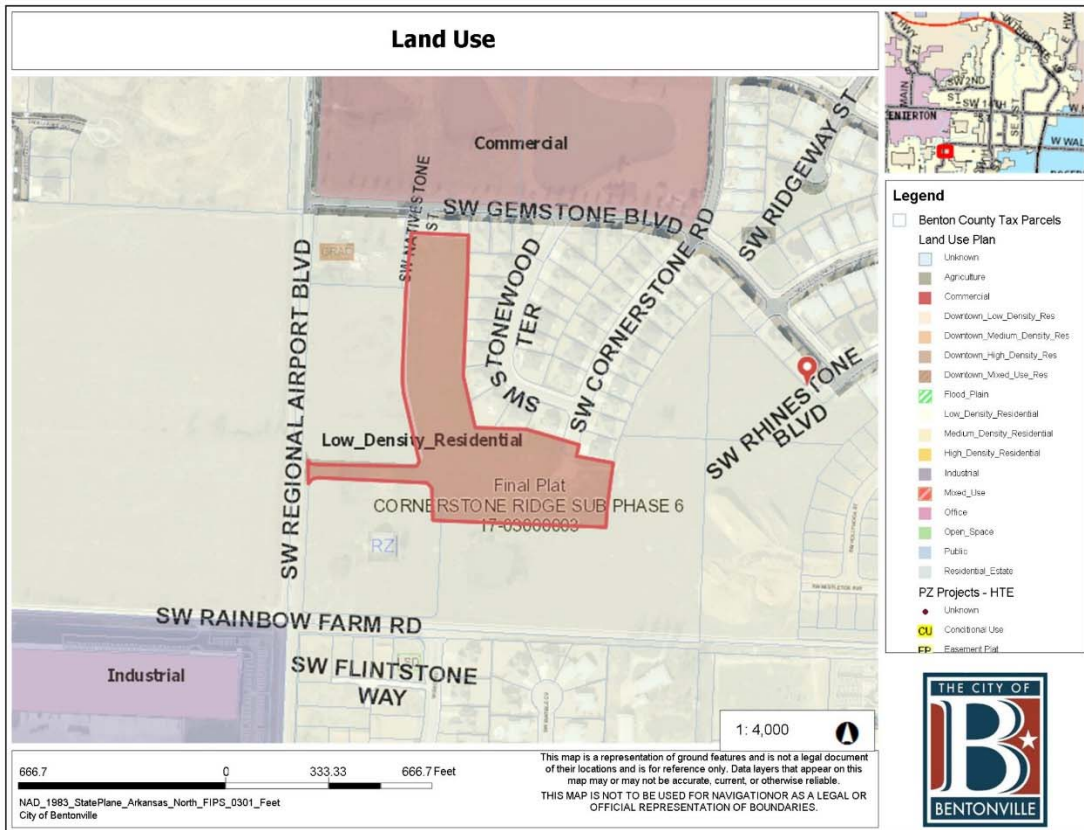
Project Number	17-03000004
Applicant / Current Owner	Riggins Const & Dev. 1204 Joyce Blvd. Ste. 102 Fayetteville, AR 72703
Site Area	6.85 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	22
Subdivision Name	Cornerstone Ridge

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

Location Map



FINAL PLAT STAFF REPORT



PLANNED UNIT DEVELOPMENT STAFF REPORT



Crystal Flats

NE John DeShields Blvd & Legacy Pkwy

PC Date: 7/18/2017

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 parcel situated between Legacy Village and Circle of Life Hospice to the north and Orchards Park 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.

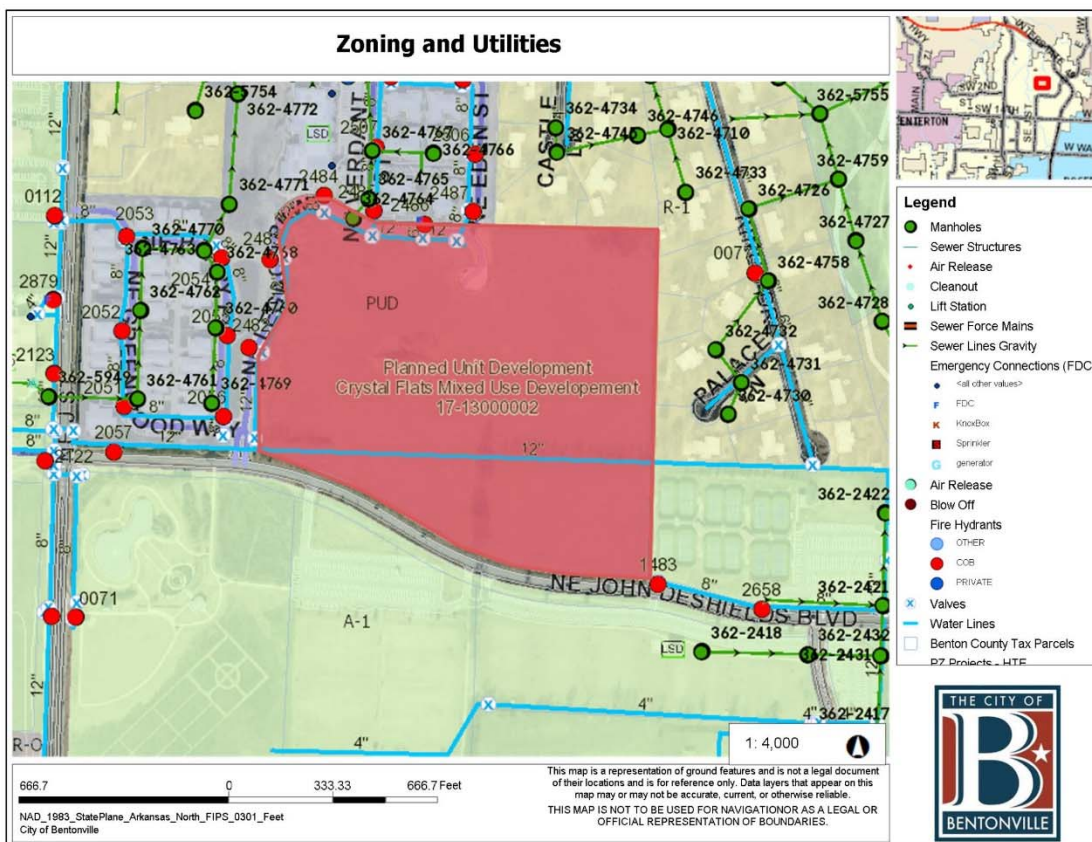
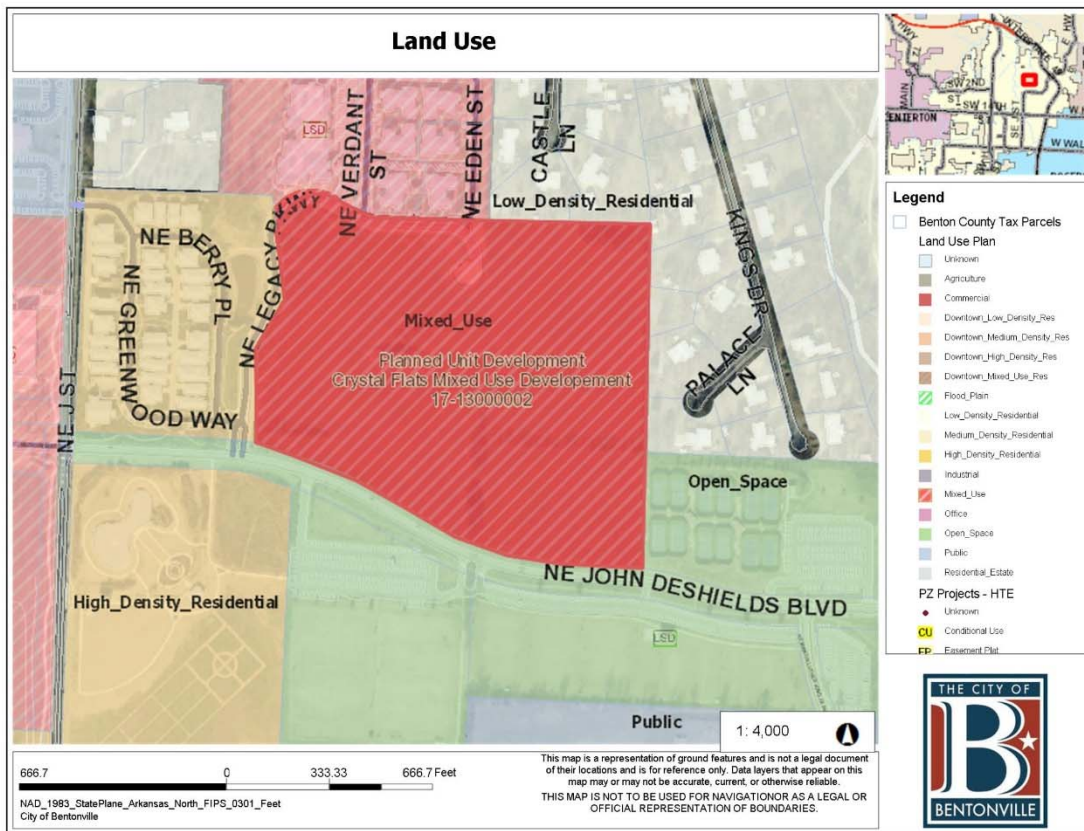
Relationship to the General Plan

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 associated commercial uses will facilitate a greater variety and number of housing options that will allow more people to live close to downtown, enhance access to the downtown, and provide a variety of transportation options. Special attention should be given to the help ensure complementary community details.

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 in the subdivision code. Additional information has been provided in the attached PUD documents.

PLANNED UNIT DEVELOPMENT STAFF REPORT



PLANNED RESIDENTIAL DEVELOPMENT STAFF REPORT



Red Barn

Northwest A Street

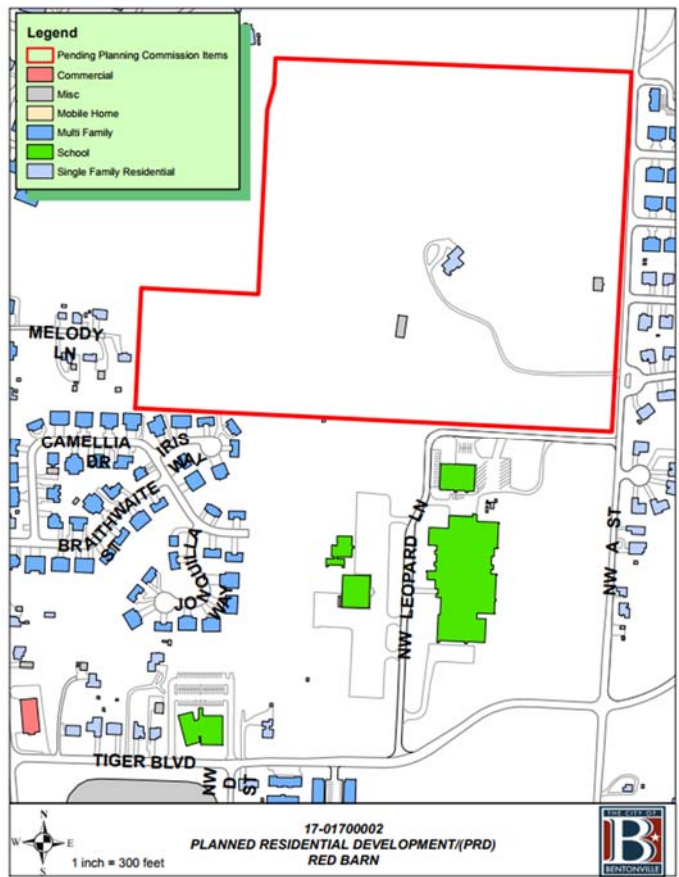
PC Date: 7/18/2017

Reviewer: Jon Stanley, Planner

Project Number	17-01700002
Applicant / Current Owner	C Street Properties LLC PO Box 1860 Bentonville, AR 72712
Site Area	44.9 acres
Current Zoning	A-1, Agricultural
Requested Zoning	PRD, Planned Residential Development
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 three vacant parcels in a low density residential area. The property fronts NW A Street and lies directly north of Lincoln Junior High School. The southwest corner of the property contains a tributary to Hidden Springs Creek.

Projected Traffic Impact

Please reference the traffic analysis for the proposed development as submitted by Peters & Associates Engineers, Inc.

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 PUD, Planned Unit Development zoning is an appropriate zoning district for this designation and is recommended by the current Future Land Use Plan. The proposed single and multi-family housing incorporated with the proposed agricultural uses will help the community achieve several objectives. These include, but are not limited to, providing a greater variety of housing options, increasing the amount of people living close to their work place, enhancing access to the downtown, providing a variety of transportation options, reducing sprawl and helping to protect and preserve watersheds and agricultural lands.

Conclusion

The PUD, Planned Unit Development zoning designation provides a mix of residential 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-five percent of the property will be left as open space. The development will have access to the adjacent collector street and will utilize and expand the existing utility infrastructure to provide adequate levels of service. The proposed single and multi-family housing will provide additional housing options to those residents choosing to live and work in or near the downtown area. The proposed development will add to the fabric of the city's core while ensuring sustainable growth for the future. The PUD will require Large Scale Development approval and compliance with all screening, buffering, lighting and off-site improvement requirements in the subdivision code. Additional information has been provided in the attached PUD documents.

Land Use

Low_Density_Residential
Planned Residential Development
RED BARN
17-01700002

Public

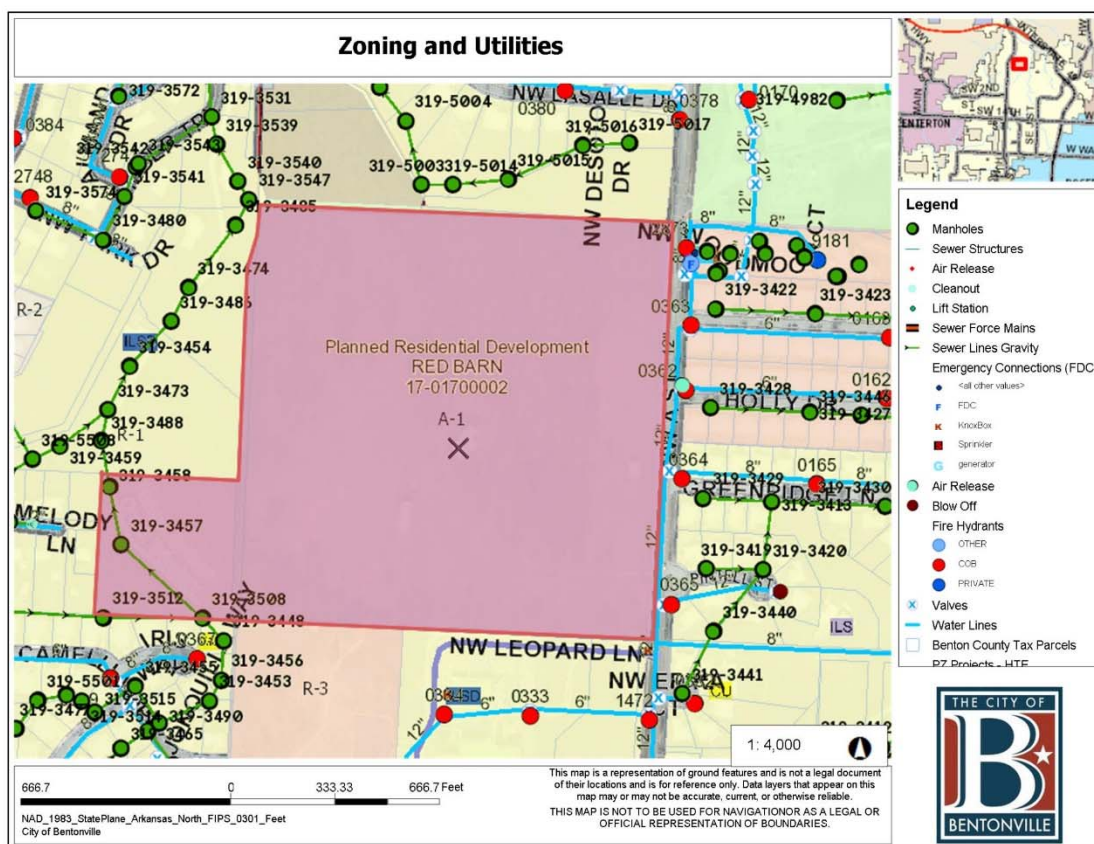
1: 4,000

Legend

- ☐ Benton County Tax Parcels
- Land Use Plan**
 - Unknown
 - Agriculture
 - Commercial
 - Downtown_Low_Density_Res
 - Downtown_Medium_Density_Res
 - Downtown_High_Density_Res
 - Downtown_Mixed_Use_Res
 - Flood_Plan
 - Low_Density_Residential
 - Medium_Density_Residential
 - High_Density_Residential
 - Industrial
 - Mixed_Use
 - Office
 - Open_Space
 - Public
 - Residential_Estate
- PZ Projects - HTE**
 - Unknown
 - Conditional Use
 - FP - Easement Plot

666.7 0 333.33 666.7 Feet
 NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
 City of Bentonville

This map is a representation of ground features and is not a legal document of their locations and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION OR AS A LEGAL OR OFFICIAL REPRESENTATION OF BOUNDARIES.



REZONING STAFF REPORT



Mayadventures Inc.

N Main St. and NE Park St.

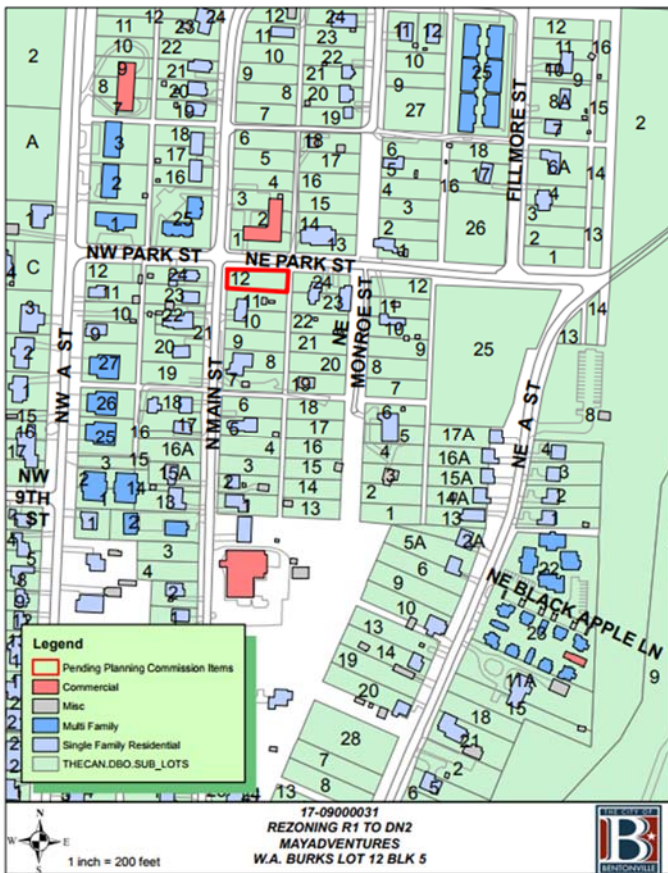
PC Date: 7/18/2017

Reviewer: Jon Stanley, Planner

Project Number	17-09000031
Applicant / Current Owner	Mayadventures Inc. 28 W Wimbledon Way Rogers, AR 72758
Site Area	0.17 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density 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 the location of a single R-1, Single Family Residential zoned parcel. The parcel is located on the corner of NE Park Street and N. Main Street. Adjacent zonings are R-1, Single Family Residential and R-3, Medium Density Residential

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 GIS website, water and sewer are available.

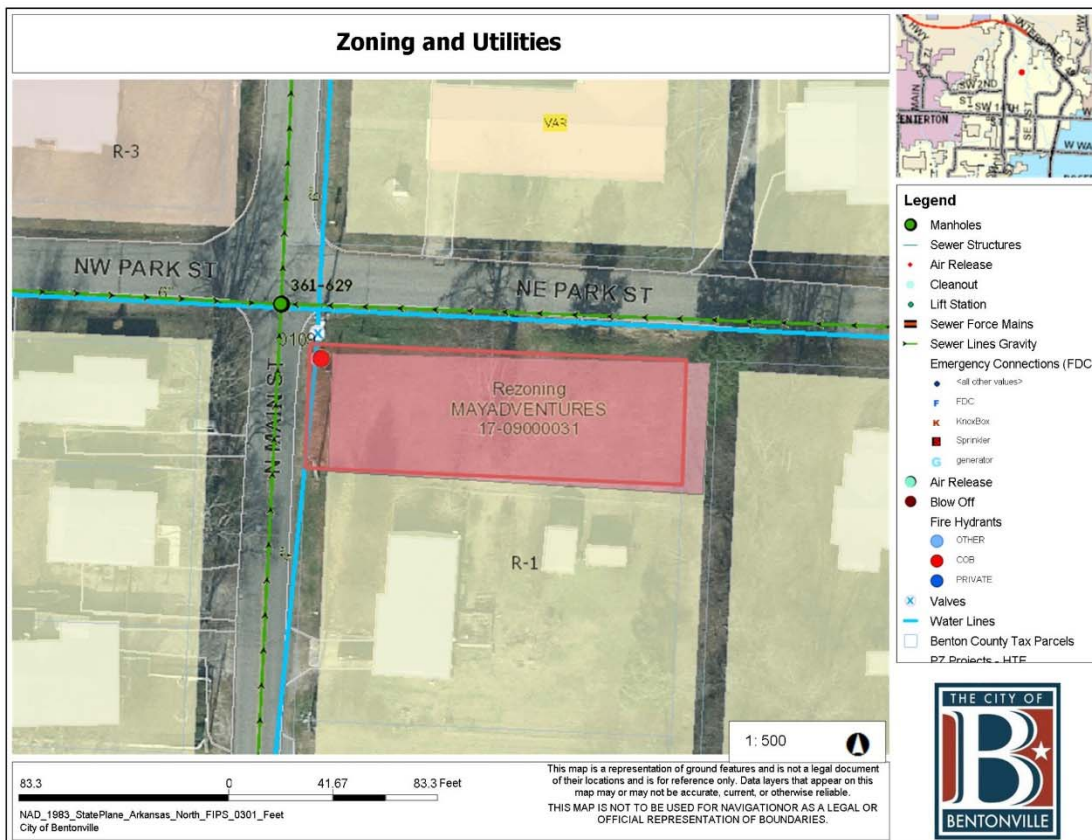
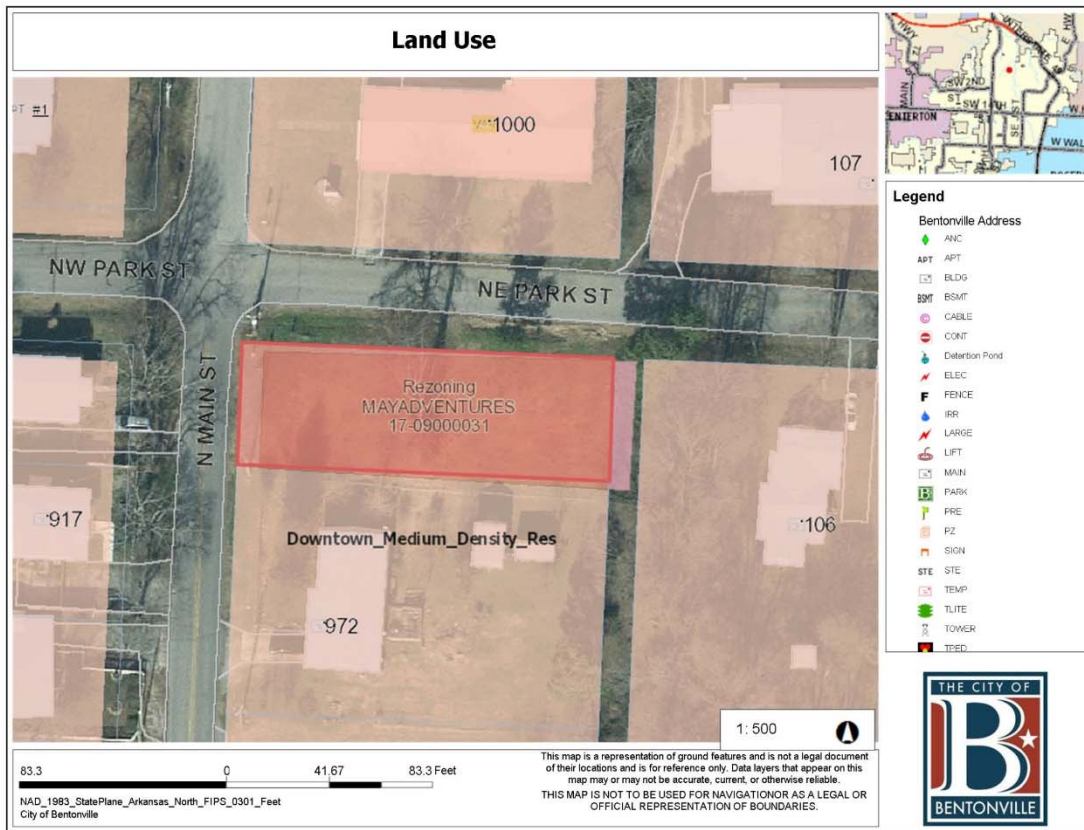
Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation and is compatible with the existing and adjacent uses.

Conclusion

The DN-2, Downtown Medium-Density Residential zoning designation will offer additional housing options and additional single-family density in an established downtown neighborhood. The existing infrastructure in this area can support the slight increase in density and will allow small-lot single-family developments to occur.

REZONING STAFF REPORT



Mayadventures Incorporated
28 Wimbledon Way Rogers AR 72758

June 2, 2017

To: City of Bentonville AR, Planning Commission.

This is a statement of intent to rezone the property located at the corner of N Main Street and NE Park Street Bentonville AR 72712

Current and Proposed Zoning Designation:

Currently it is zoned "R1" and we are requesting to rezone it to "DN2".

The property is located ~800FT from Crystal Bridges; the planning commission has designated the area as "Downtown Medium-Density Residential". The property is already surrounded by Multifamily Properties, 3 of them are just less than 150FT distance.

The owner of the property is Mayadventures Incorporated; the Company is dedicated to Multifamily Property Management and Real Estate Developer.

Reason for requesting the zoning change on this CORNER LOT:

The Downtown also comprises a Mid density residential area. Because of its unique and historic nature, properties within the downtown enjoy privileges not afforded by other commercial or residential developments.

One of the key reasons why this development is very much needed is because of its proximity to the jewel of Bentonville: THE Crystal Bridges Museum.

It will promote affordable properties below the sale price of \$350K around the area, and will attract the young executives that work for Walmart or its Suppliers.

If the rezoning is approved, the Company will proceed to build two detached two story single family dwellings, inspired in the architect Frank Lloyd Wright.

The proposed name of the dwellings will be "Park Homes", to continue with the Crystal Bridges legacy.

- Upscale two single-family homes on the corner of N Main & SE Park, only 5 min walk to Crystal Bridges Museum.
- Design inspired in FRANK LLOYD WRIGHT.
- It will enhance the area with an astonishing curb appeal, an elegant façade and contemporary interior design.
- It will add to the Crystal Bridges urgent need of hip and relaxed living options on the Northwest side of Downtown.

(Attached is the preliminary concept).

How the property will relate to surrounding properties:

There is a need of upscale but affordable residential units in the area. We will comply with the construction guidelines and earthy color palette required by the City of Bentonville.

It is only 850FT from the Crystal Bridges trails; in just 5 min walk the residents can be at the Museum. Therefore, the design will be inspired in Frank Lloyd Wright, providing small foot prints a bigger look and feel.

It is 8 min walk from The Black Apple Community.

Several new constructions are being done on the same block.

Use:

Two Single Family Homes, they will share the main driveway to the garages (easement will be created). We will also include a Green House at the courtyard, to promote the healthy living and the community feeling

Traffic:

The location of this corner lot is N Main and NE Park, totally paved and all services installed. There is a church in front of the property. NE Park takes directly to a Public Parking lot adjacent to the Crystal Bridges Museum

Signage:

It will maintain the design and integrity of the district, having an elegant small sign (Park Homes).

Appearance:

It will have a combination of cedar wood with stucco and real stone finishes, earthy brownstone palette. The buildings will have the old world look combined with the contemporary vision that matches the Crystal Bridges look and feel. The design will be inspired in the Frank Lloyd Wright techniques, such as open attached garages as an extension of the house, front porches and balconies for living social.

We will add green landscaping on the sides and back of the building, including a nice 'Green House' for each dwelling.

We plan to blend the appearance with the vibrant look of the Museum and surroundings.

Availability of water and sewer:

Sewer line: 6 inches in both streets.

Water line at N Main Street: 4 inches (directly by the street line).

Water line at NE Park Street: 6 inches (directly by the street line)

This information was provided by Preston Newbill and Sandy from the Water Department of the City of Bentonville.

Thank you for your consideration. We are positive that with this project, we will add to the equity of Downtown Bentonville, making this area one of the most desirable places to live, entertain and do business.

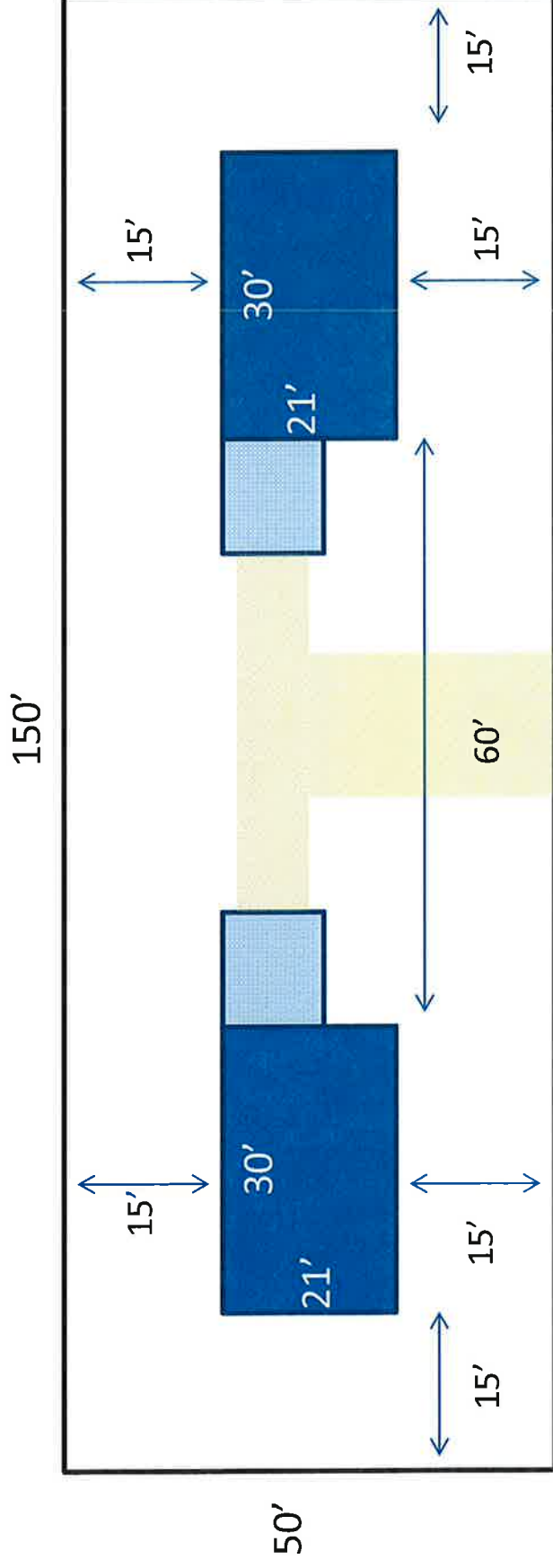
Any question, please contact Mrs. Fabiola Obregon
(479) 866 0692.



Proposed Concept Plan

- Two upscale single-family dwellings on the corner of N Main & SE Park; only 5 min walk to Crystal Bridges Museum.
- Design inspired in FRANK LLOYD WRIGHT.
- It will enhance the area with an astonishing curb appeal, an elegant façade and a contemporary interior design.
- It will add to the Crystal Bridges urgent need of hip and relaxed living options on the Northwest side of Downtown.

2 Dwellings



TOTAL LAND AREA: 7,500 (150' x 50')	
	Two Index
Min Land Area per Dwelling unit (sq ft): 3,500	7,000 7%+
Min Lot width (40')	80 53%+
Max Lot Coverage: 50% (sq ft)	1,260 20%
Front yard setback: 15'	15' 100%
Corner yard setback: 12'	15' 20%+
Interior side yard setback: 25% lot with	40' 8%+
Rear Yard setback: 25' (Lot shape requires an adjustment)	15' -40%

Individual Townhomes



Specifications each dwelling

924 Total Living Area 630 Main Level 294 Upper Level 2

Bedrooms 2 Full Bath(s) 30'0 Wide x 21'0 Deep

REZONING STAFF REPORT



Chandler

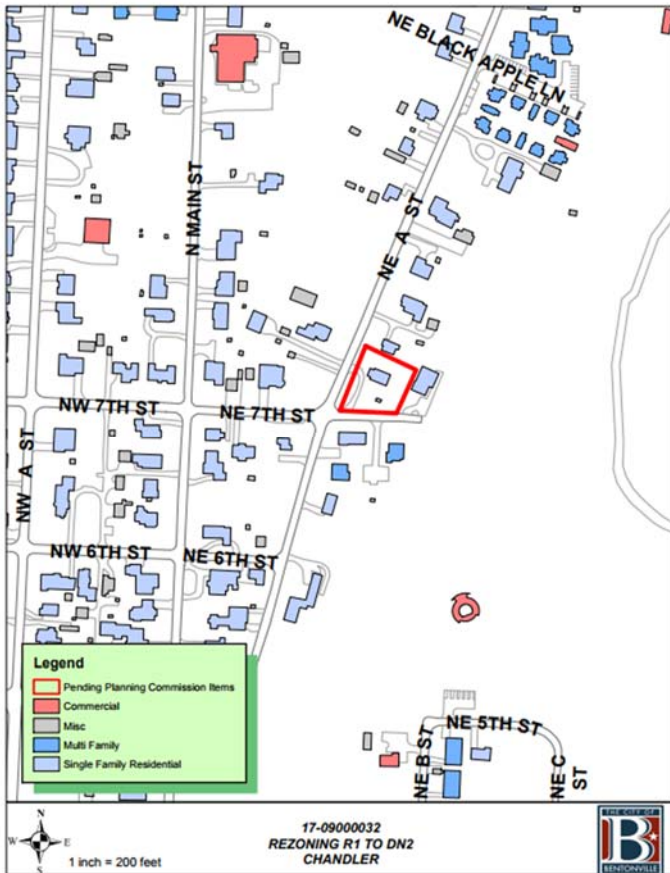
702 NE A Street
PC Date: 7/18/2017

Reviewer: Jon Stanley, Planner

Project Number	17-09000032
Applicant / Current Owner	Nancy Chandler 702 NE A Street Bentonville, AR 72712
Site Area	0.38 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density 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 the location of a single parcel currently zoned R-1, Single Family Residential, at the corner of NE A Street and NE 7th Street. 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 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.

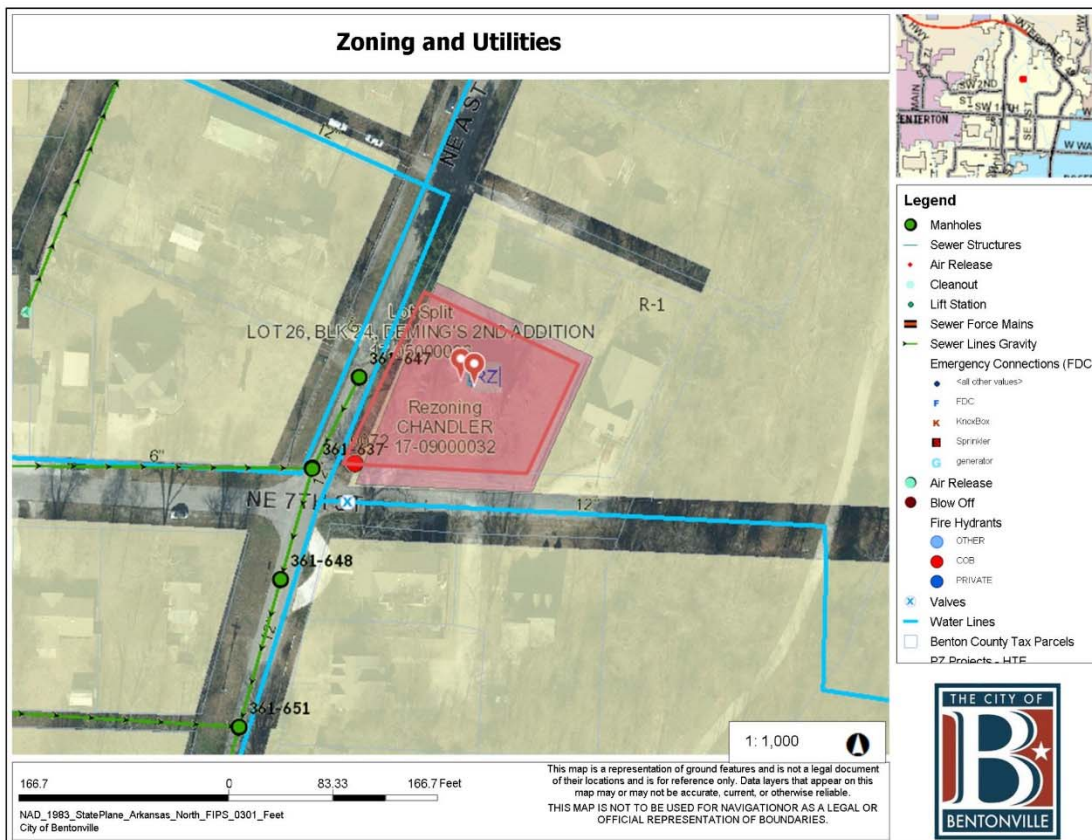
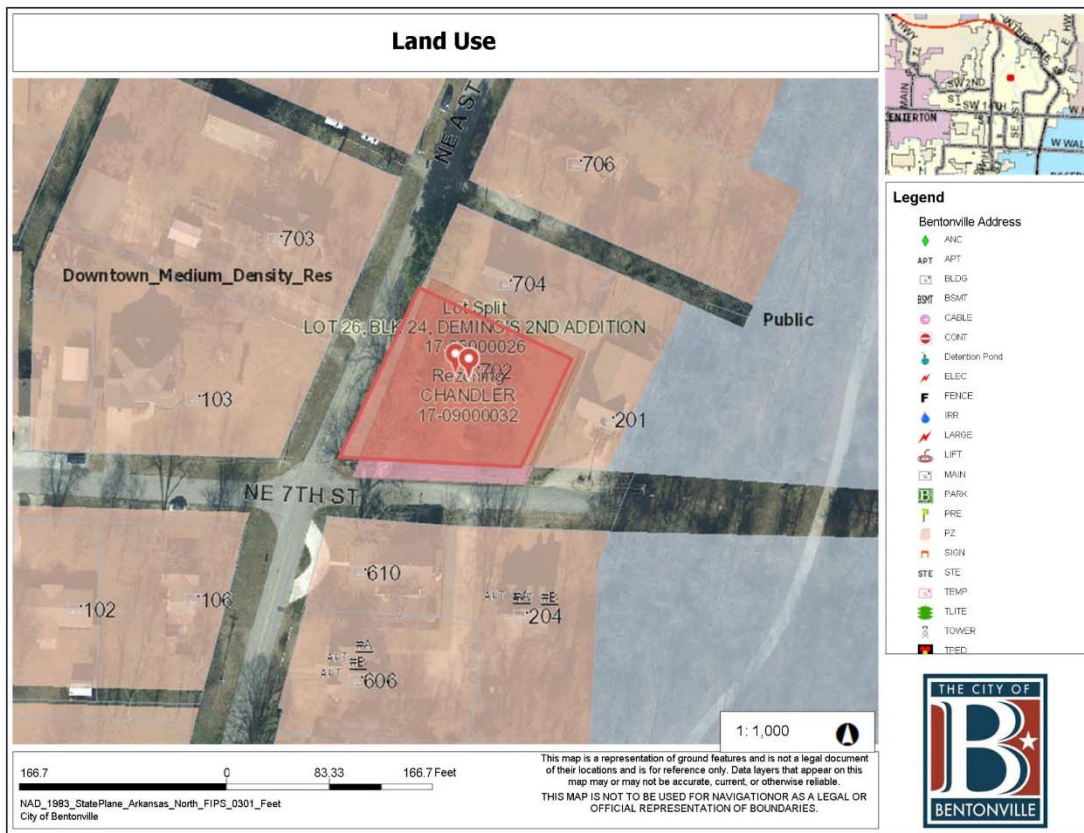
Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan. The new DN-2 zoning designation will allow for single-family or block-end townhomes to be built.

Conclusion

The DN-2, Downtown Medium-Density Residential zoning designation is consistent with the Future Land Use Plan that depicts the property as Downtown Medium Density Residential and is compatible with the existing and adjacent uses.

REZONING STAFF REPORT



Narrative for Rezoning Application at 702 NE A Street, Bentonville

Current Zoning: R-1

Proposed Zoning DN-2

Boulder Creek Homes is purchasing this property from property owner, Nancy Chandler, with the intent to split the lot into 2 separate parcels facing NE A Street in order to build two single family homes, or build three block-end townhomes/condominiums. Boulder Creek Homes is a family construction company in business in Bentonville for 11 years. If approved, we intend to remove the existing house and build either two single family homes or alternatively 3 townhomes.

We are rezoning the property to be consistent with the current City proposed zoning designation of DN-2, Downtown Medium-Density Residential, allowing us to support the zoning district intent of increased density in downtown Bentonville through smaller lot widths. The DN-2 zoning we are seeking is necessary regardless of whether we build 2 single family homes or a 3-home townhome cluster.

The property and home construction will be compatible with the surrounding areas in architecture and will be consistent with the City's new zoning designations. The use for the property will be single family housing or townhomes.

Traffic in the area is consistent with the downtown residential area. "A" street is designated as a collector road in the City's transportation plan and NE 7th Street is a local road which dead-ends east of the property.

There is no proposed signage for this residential project.

The homes we will be building will be consistent with the character of homes in the downtown area.

All necessary utilities are located adjacent to the property. There is a 12" water line located on the property's side of NE A Street. In addition, a 6" water line is located along the other (west side) of A street and a 12" water line located in NE 7th Street. There is a sewer main in A Street that stops approximately ½ way north along the property. We understand that if we construct block-end townhomes facing NE 7th Street then a large-scale development plan may be needed to determine any necessary roadway improvements and sewer line extension along NE 7th Street.

REZONING STAFF REPORT



Real Assets Inc.

2415 Southwest Regional Airport Blvd.

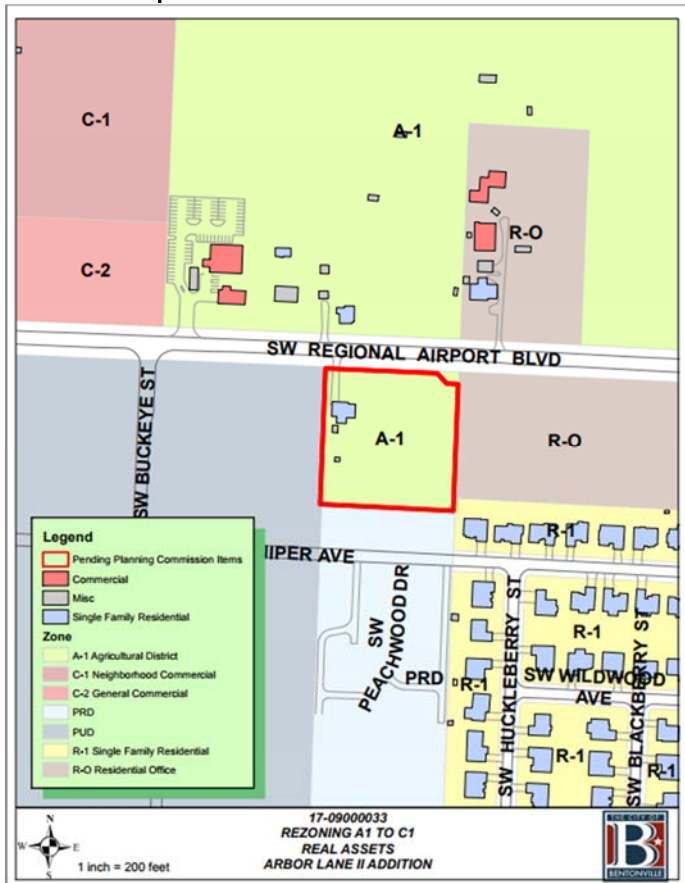
PC Date: 7/18/2017

Reviewer: Jon Stanley, Planner

Project Number	17-09000033
Applicant / Current Owner	Real Assets Inc. 6477 Dearing Rd Springdale, AR 72762
Site Area	2.58 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Office (O)

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

Location Map



Property Description

The project consists of one parcel containing one unoccupied single family house. It is located at 2415 SW Regional Airport Blvd. in an area with a mixture of office and residential uses. Adjacent zonings are an expired PUD to the west, A-1, Agricultural to the north, PRD to the south and R-O, Residential Office to the east.

Projected Traffic Impact

The proposed land use designation will not adversely impact traffic in the area. It is adjacent to State Hwy 12 which carries in excess of 23,000 vehicles per day. Careful consideration will be given to the location of any curb cuts onto Hwy 12 to establish safe points of ingress/egress to the site.

Utility Infrastructure

Per the GIS website, water and sewer are available.

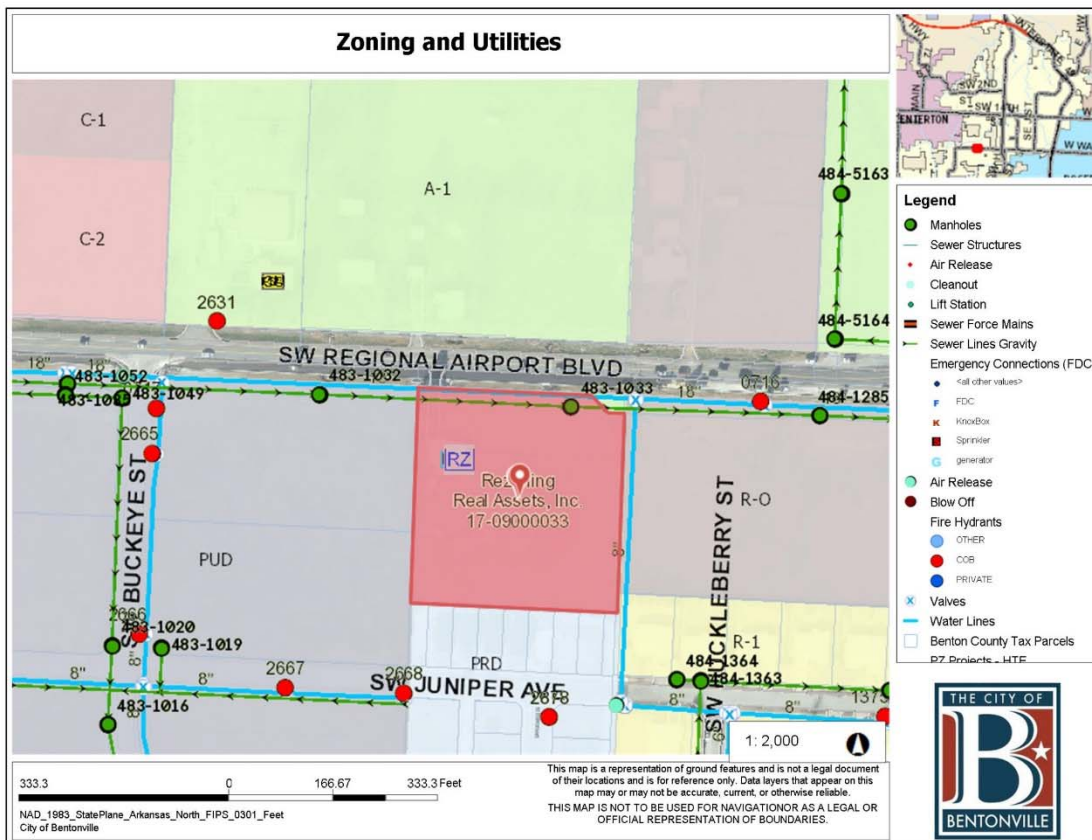
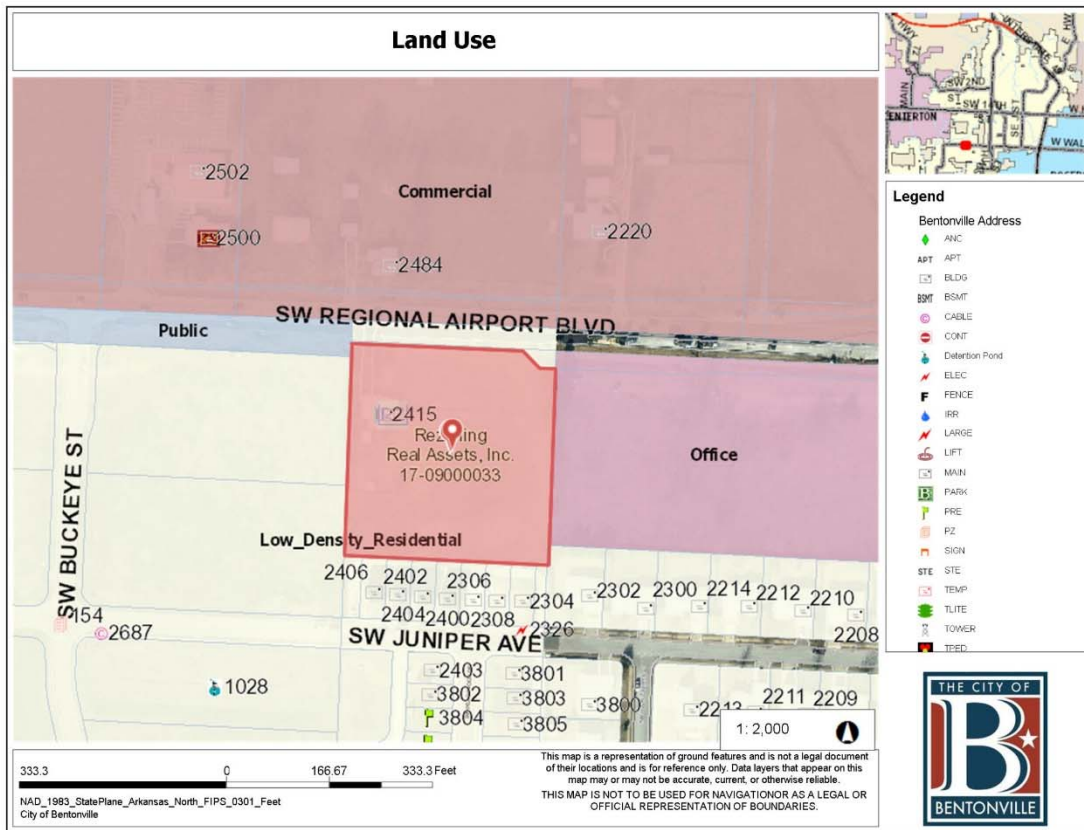
Relationship to the General Plan

The Future Land Use Plan depicts this property as Office (O). The C-1, Neighborhood Commercial zoning is an appropriate zoning district for this designation as it is consistent with the Future Land Use Plan and adjacent properties. Policy LU-18 of the General Plan states that the City should provide greater flexibility in its development regulations to facilitate efficient and appropriate residential, office and commercial uses.

Conclusion

The requested C-1, Neighborhood Commercial zoning designation is located along a major arterial road, (State Hwy 12) which carries in excess of 23,000 vehicles per day. This zoning designation will serve as a transition from the heavily traveled arterial road to the north and the existing single family residences to the south while providing goods and services to nearby residences. There are several ingress/egress opportunities that can be utilized in the development of the property that will help to facilitate traffic flow and reduce traffic congestion. Public utilities are readily available to the property.

REZONING STAFF REPORT



NARRATIVE

REZONING FOR 2.58 ACRES OF PROPERTY OWNED BY REAL ASSETS, INC.

Property Location: 2415 SW Regional Airport Blvd. Bentonville, AR

Legal Description:

Lot 1 of Arbor Lane II Addition to the City of Bentonville, Benton County, Arkansas, as shown on plat record book 2014 at page 547 being described as a part of the Northeast Quarter of the Southeast Quarter of Section 11, Township 19 North, Range 31 West, Benton County, Arkansas, being more particularly described as follows, to-wit: beginning at a point that is N 02°12'33"E 928.72 feet from the Southeast corner of said forty acre tract, said point being a set iron pin and running thence N 87°09'14"W 330.89 feet to a set iron pin; thence N 02°09'45" E 340.96 feet to a set iron pin on the South right of way of Southwest Regional Airport Boulevard, thence running along said right of way the following 3 courses: S 87°34'00" E 277.58 feet to a set iron pin, hence S 42°34'00" E 35.36 feet to a set iron pin, thence S 87°34'00" E 28.67 feet to a set iron pin, thence leaving said right of way S 02°12'33" W 318.34 feet to the point of beginning, containing 2.58 acres, more or less. Subject to easements and rights of way of record, if any.

Current Land Area: 2.58 acres

Current Zoning: A-1 Agricultural

Proposed Zoning: C-1 Commercial

Current Owner: Real Assets, Inc.

Reason for zoning change: Owner wishes to place an animal clinic and/or dentist office and the property has to be rezoned to be compliant with this use. The proposed usage will not adversely affect adjoiners and adjoining uses. These uses will have a negligible impact on traffic. If approved signage and appearances will be addressed at large development review. City of Bentonville Sewer and Water are available.

REZONING STAFF REPORT



First Federal Bank

SW 2nd Street & NW Elm Tree Road

PC Date: 7/18/2017

Reviewer: Jon Stanley, Planner

Project Number	17-09000034
Applicant / Current Owner	First Federal Bank PO Box 827 Rogers, AR 72757
Site Area	2.76 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

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

Location Map



Property Description

This property is the location of a single, vacant A-1, Agricultural, zoned parcel along SW 2nd Street and the corner of NW Elm Tree Road. This parcel is adjacent to Ardis Ann Middle School and Elm Tree Elementary School. Adjacent zonings are R-1 to the north and east, C-1 and R-E to the south, and A-1 to the west.

Projected Traffic Impact

The proposed land use designation will not adversely impact traffic in the area. The two adjacent arterial streets and the signalized intersection will help facilitate safe ingress/egress to and from the property. The City of Bentonville is in the process of requesting bids for improvements to the intersection.

Utility Infrastructure

Per GIS website, water and sewer are available.

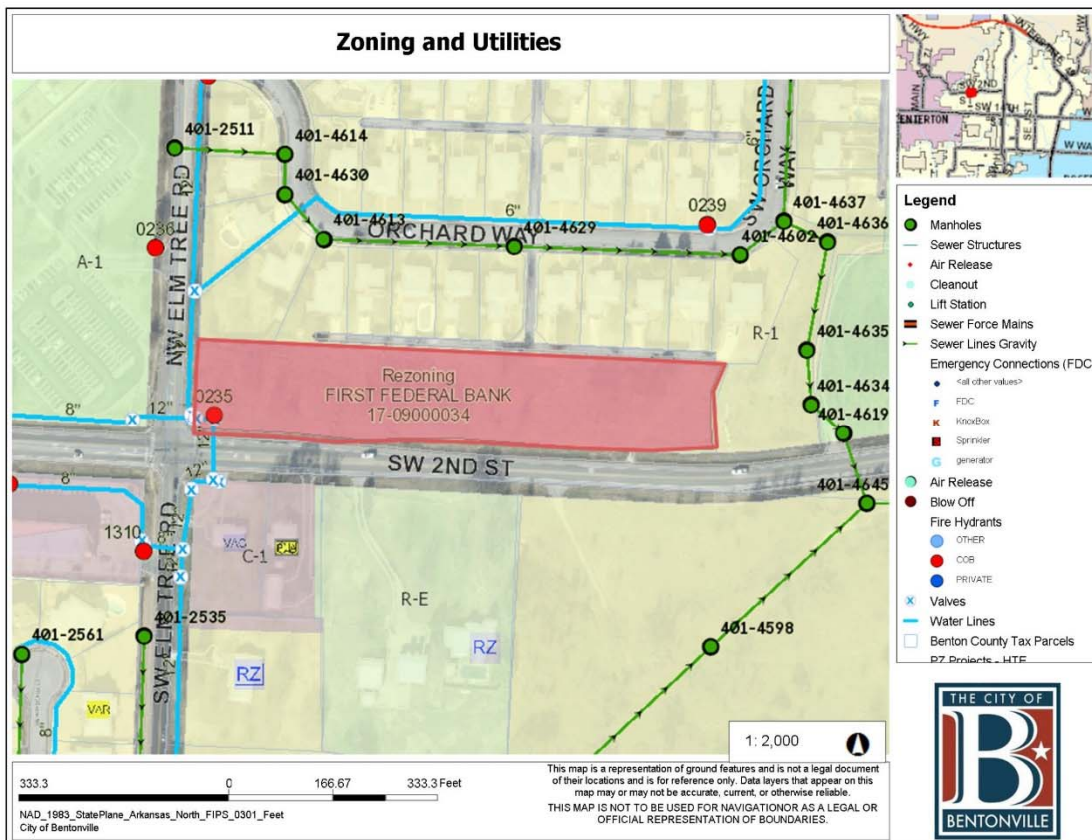
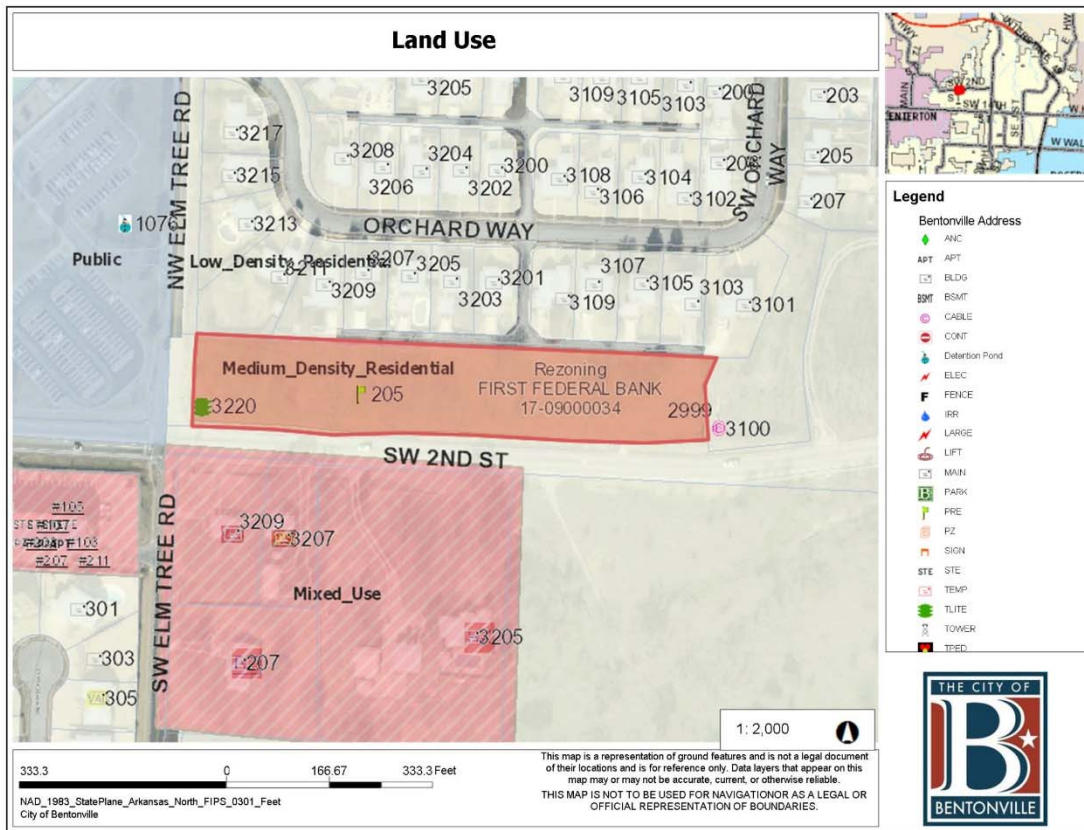
Relationship to the General Plan

The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The R-3, Medium Density Residential zoning is an appropriate zoning district for this designation. Policy LU-23, Housing Types, within the General Plan suggest that the city should encourage the development of a mix of housing types to meet the needs of its residents throughout their lives. The applicant is proposing a medium density residential development that will help to create additional density and housing options while reducing the impact on the city's infrastructure by utilizing existing public utilities and traffic networks.

Conclusion

The R-3, Medium Density Residential zoning designation is consistent with the Future Land Use Plan that depicts this property as Medium Density. The property is located where two arterial streets intersect. Additional residential units in the area will provide an opportunity for residents to live and work within the same area of the city. Furthermore, the requested zoning district of R-3, Medium Density Residential will serve as a transition from these two heavily traveled arterial roads and the single family residential neighborhoods located directly north. There are several ingress/egress opportunities that can be utilized in the development of the property that will help to facilitate traffic flow and reduce traffic congestion. Public utilities are readily available to the property.

REZONING STAFF REPORT



Regarding Rezoning Request for 2.76 acres at SW 2nd St and Elm Tree Rd.

Question 1. State current zoning designation and proposed zoning designation. Explanation of the proposed zoning change including current owner information and any proposed sales.

Answer: This property is currently zoned residential. We propose changing it to R-3. The property is currently owned by First Federal Bank of Rogers. This bank and its assets have been bought by Bear State Bank. As a result my contract is between Bear State Bank and I.

Question 2. Reason (need) for requesting zoning change.

Answer: I hope to build town homes on the property to hold long term as investment property.

Question 3. Statement of how property will relate to surrounding properties.

Answer: I intend to build a contemporary style town home that will be complementary to the area. The neighborhood to the north, The Orchards, has a good mix of different style homes. We will not clash with what is there.

Question 4. Use

Answer: I intend to keep these units as long term rentals.

Question 5. Traffic

Answer: I hope to get 24 units. So, this could increase regular traffic by as many as 48 cars.

Question 6. Signage

Answer: I will adhere to whatever signing requirements the city has. We do not currently have plans to have signage to promote the properties.

Question 7. Appearance

Answer: I plan on making these properties very attractive inside and out. This is the best way to demand high rents and quality tenants. See drawings submitted with this application.

Question 8. Availability of water and sewer (state size of lines). If direct water and/or sewer is not available, state how lines will be accessed and connected.

Answer: Manholes are available to the east and north. An access easement may be required. There is a 12" waterline running north and south along Elm Tree Road at the western end of the property.

Burnett Real Estate Team

1011 N. Walton Blvd., Bentonville, AR

479-657-6642

Cody@BurnettRealEstateTeam.com

RE: 2.76 Acres at the corner of SW 2nd and Elm Tree Rd, Bentonville, AR - Rezoning Application

To whom it may concern:

My wife and I are Realtors and I am a Builder. We bought the property in hopes of rezoning it and building townhomes to keep as long term rentals. We think building something new will certainly help improve the desirability of the area and thereby improve the value of neighboring property.

Bentonville is growing at a fast pace and building a high quality townhome will help with that growth and will be a great thing for the community. This is a great alternative for folks who are somewhere between apartment and single family homes. It is perfect for young professionals or retirees who don't want to mow or maintain the landscaping of the property. It is certainly a missing niche in the Bentonville housing market.

By building these townhomes it will assist in buffering the traffic noise that will continue to increase in the area, bring more utilities and possible improved transportation avenues. The city has a intersection improvement plan that will be under construction in the near future for the intersection of Elm Tree and SW 2nd Streets. This will greatly help with the traffic flow on both streets.

This will be a private stand alone property. We will not be sharing access with neighboring properties. The access to this townhome project will be from HWY 72. We also plan on creating a landscaped earthen berm, or privacy fence and landscaping, to separate this property from neighboring properties.

Zoning laws aim to ensure that a lot or a new building in the vicinity to be in coherence with the area, thus protecting the public interests of the existing neighborhoods. Some advantages to zoning in your community:

- Zoning has aesthetic values in its aim to enhance the beauty of a community by requiring landscaping, buffers, and curb appeal.
- Zoning protects residential properties from commercial development.
- Zoning can increase property value and protect your investment.

The way the property is zone now a person could build a dog kennel or even raise farm animals. Changing the zoning would in essence protect property values more than leaving it as it is currently zoned.

I am including photos of the proposed units. We plan on building these with higher end finishes that a buyer might find in a much more expensive home. Think this will appeal to the young professional who wants a place they can be proud of, but may not be able to afford a high end home yet. Then with older folks, retirees or empty nesters, it has the amenities they are used to, but with a lower price point. If you have input as to what you think be the best fit for the young professionals or retirees in your life, I would welcome that feedback from you.

Please call us with questions or comments. I will be glad to provide any additional details for you. My email address and office number are at the top of this email. I also created a secret Facebook Group where we can have an open forum type of discussion. I emailed out some invites. It will be on my Facebook Page:
facebook.com/codyandchristianeburnett

Thank you for taking the time to read this and I appreciate you voting to allow this rezone.

Warmest regards,

Cody and Christiane Burnett

P.S. If you would like to sell or buy property my wife and I will be glad to assist you.

REZONING STAFF REPORT



Crossmar Industrial IV, LLC

SW Vendor Blvd. & SW Regional Airport Blvd.

PC Date: 7/18/2017

Reviewer: Jon Stanley, Planner

Project Number	17-09000035
Applicant / Current Owner	CrossMar Industrial IV, LLC 1500 E Central Ave Bentonville, AR 72712
Site Area	3.02 acres
Current Zoning	R-1, Single Family Residential; A-1, Agriculture; C-1, Neighborhood Commercial; and C-2, General Commercial
Requested Zoning	I-1, Light Industrial
Future Land Use Map Designation	Industrial (I)

Property Description

This property is the location of five 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 Boulevard which is designed as an arterial road on the current Master Street Plan. Adjacent zonings include C-2 General Commercial to the north and south, I-2 Heavy Industrial to the east, and C-1 Neighborhood Commercial to the west.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located along SW Regional Airport Boulevard which has considerable large vehicle traffic. Improvements along Southwest Regional Airport Boulevard have recently been completed to better 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.

Conclusion

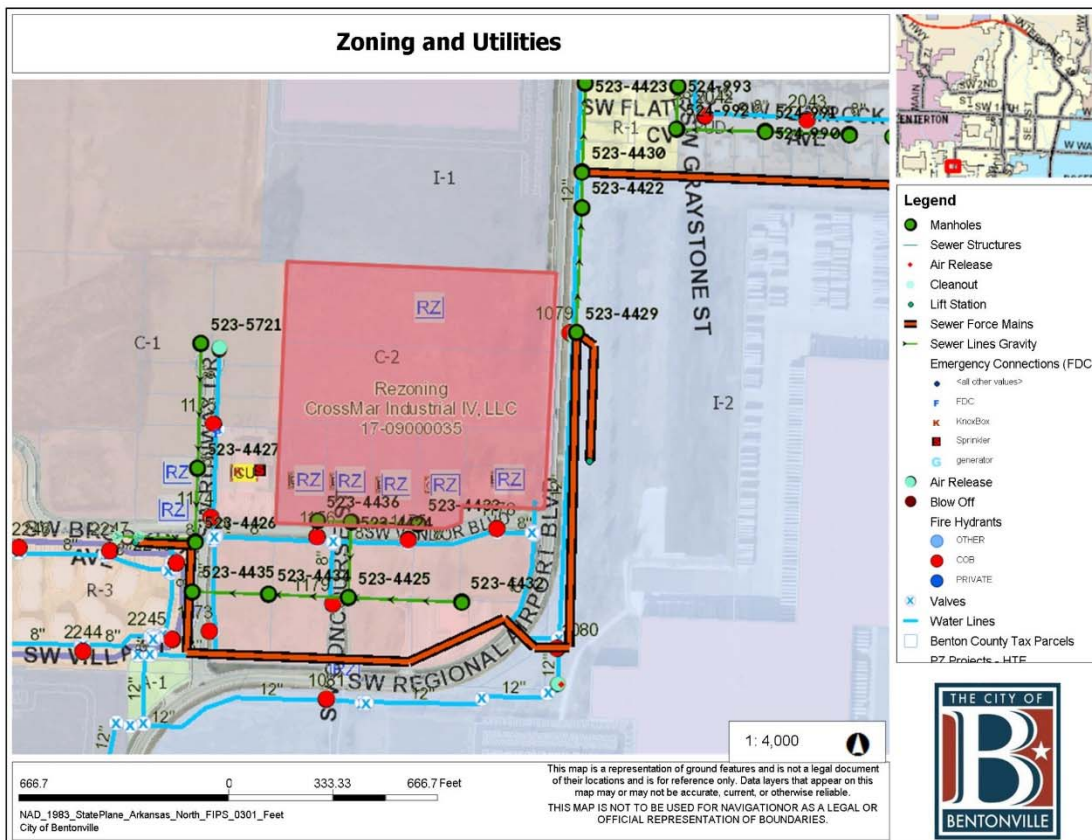
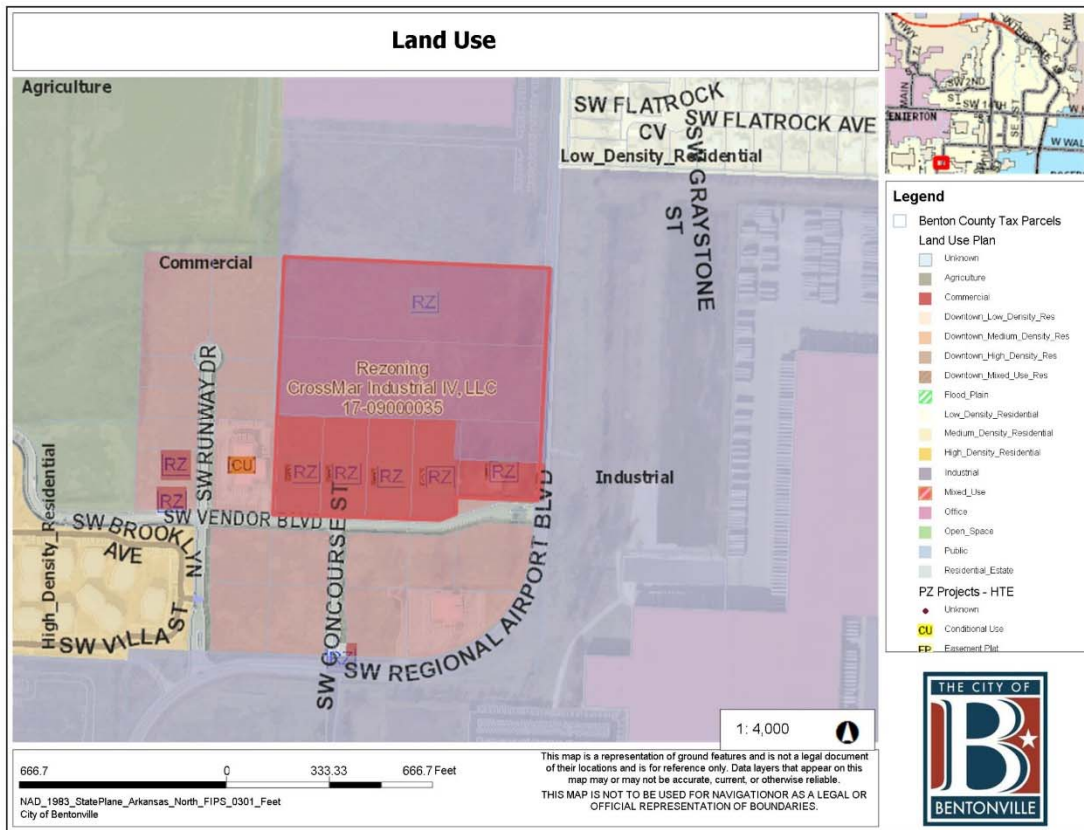
The requested zoning designation of I-1, Light Industrial will create industrial land where public facilities are adequate and other similar uses are already constructed. According to the General Plan, the city shall entertain additional industrial designated property when current industrial property 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.

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

Location Map



REZONING STAFF REPORT





MORRISON SHIPLEY

ENGINEERS • SURVEYORS

June 12, 2017

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

**Re: 8 Lots at SW Regional Airport Blvd & SW Vendor Blvd, Bentonville, AR
Rezoning Request**

Dear Planning Commission:

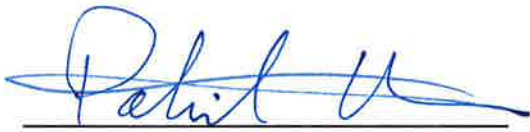
Crossmar Investments is requesting to rezone the following parcels, 01-07959-001, 01-07959-002, 01-07959-006, 01-09915-000, 01-09916-000, 01-09917-000, 01-09918-000, 01-07959-004 to facilitate a future warehouse, similar to the other two Gateway Park Warehouses located at the corner of SW Rainbow Farms Rd, and SW Regional Airport Blvd. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

- The properties are currently zoned C-2, General Commercial, C-1, Neighborhood Commercial, A-1, Agricultural District, and R-1, Single Family Residential; the proposed zoning would be I-1, Light Industrial. The property is currently owned by Crossmar Investments. There is an existing abandoned house on the residential lot that will be demoed, and the remaining lots are pasture.
- Crossmar would like to rezone so they can proceed with large scale development for a warehouse similar to the one that has been constructed to the north and the other that is beginning to be constructed.
- This planned future warehouse will be similar to Gateway Park Warehouse 1 and 2 and will also fit in with the Wal-Mart Distribution Center across SW Regional Airport Blvd to the East.
- The proposed use of the property warehousing. The fits the majority of the properties Future Land Use Map. We are also submitting for a Future Land Use Amendment for the 5 properties located in Straube Park to be changed to Industrial.

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

- Crossmar Investments expects low volume truck traffic with the future warehousing.
- Signage will be similar to that of Gateway Park Warehouse 1.
- The planned exterior will also be similar to Gateway Park Warehouse 1.
- Water and Sewer are available to the site via an existing 8" sewer and 8" water Bentonville line running adjacent to the south property line on the south side of SW. Vender Blvd.

Sincerely,
Morrison Shipley Engineers, Inc.

A handwritten signature in blue ink, appearing to read "Patrick Foy", with a horizontal line drawn underneath it.

Patrick Foy, E.I.
Project Manager

CONDITIONAL USE STAFF REPORT



McClarty Daniel Tent Sales

2201 & 2501 SE Moberly Ln.
& 2609 S. Walton Blvd.

PC Date: 7/18/2017

Reviewer: Jon Stanley, Planner

Project Number	17-02000012
Applicant / Current Owner	2609 S. Walton I & II, LLC 2309 Moberly Ln., LLC Moberly Ln. Bentonville AR, LLC 2609 S. Walton Blvd. Bentonville, AR 72712
Site Area	26.06 acres combined
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Temporary Tent Sales
Protective Covenants	N/A

Property Description

These properties are the location of the McClarty Daniel CDJR, Ford and Nissan automotive dealerships respectively located at 2201 & 2501 SE Moberly Ln. and 2609 S. Walton Blvd. all which reside in an established commercial area.

Proposed Use Description

The applicant has submitted a conditional use for a temporary use for properties located at 2201 & 2501 SE Moberly Lane & 2609 S. Walton Blvd. The applicant is requesting a maximum of four, 20'x20' tents be used for sales events four times a year for two weeks each time (14 days) at each of the these locations. The applicant states that due to the short notice given by the car manufacturers the applicant does not have adequate time to request the conditional use for each event. Hours of operation will be 8:00 a.m. to 8:00 p.m. for the duration of each event with the potential for some events to last until midnight. No structural or site changes are being proposed nor will there be any changes to the parking or traffic flow patterns that currently exist within the property. No outdoor lighting changes are anticipated.

Projected Traffic Impact

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

Public Notice

On 6/16/2017, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on 6/30/2017. This meets legal noticing requirements and is adequate for the scope of this project.

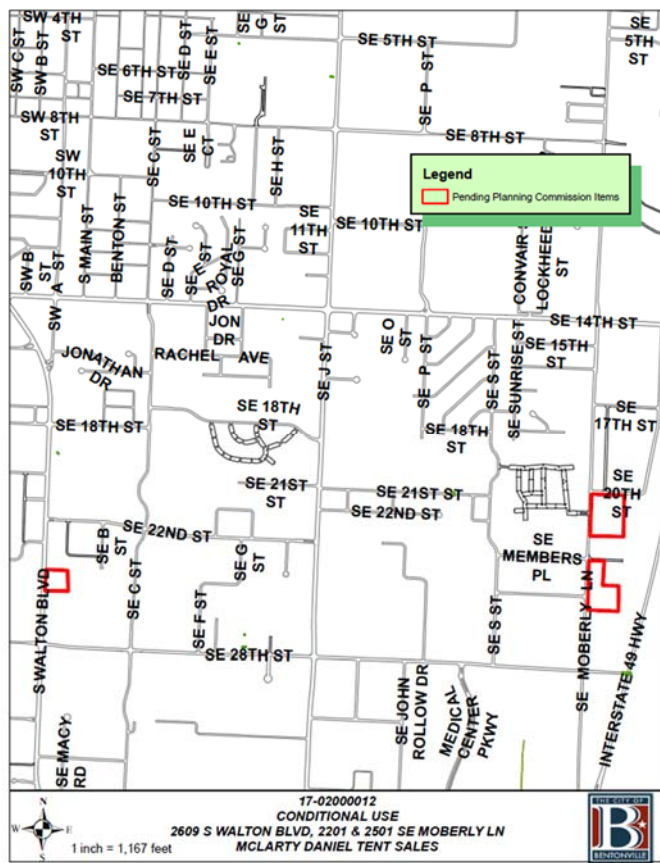
Staff has not been contacted regarding this request.

Conditions of Approval

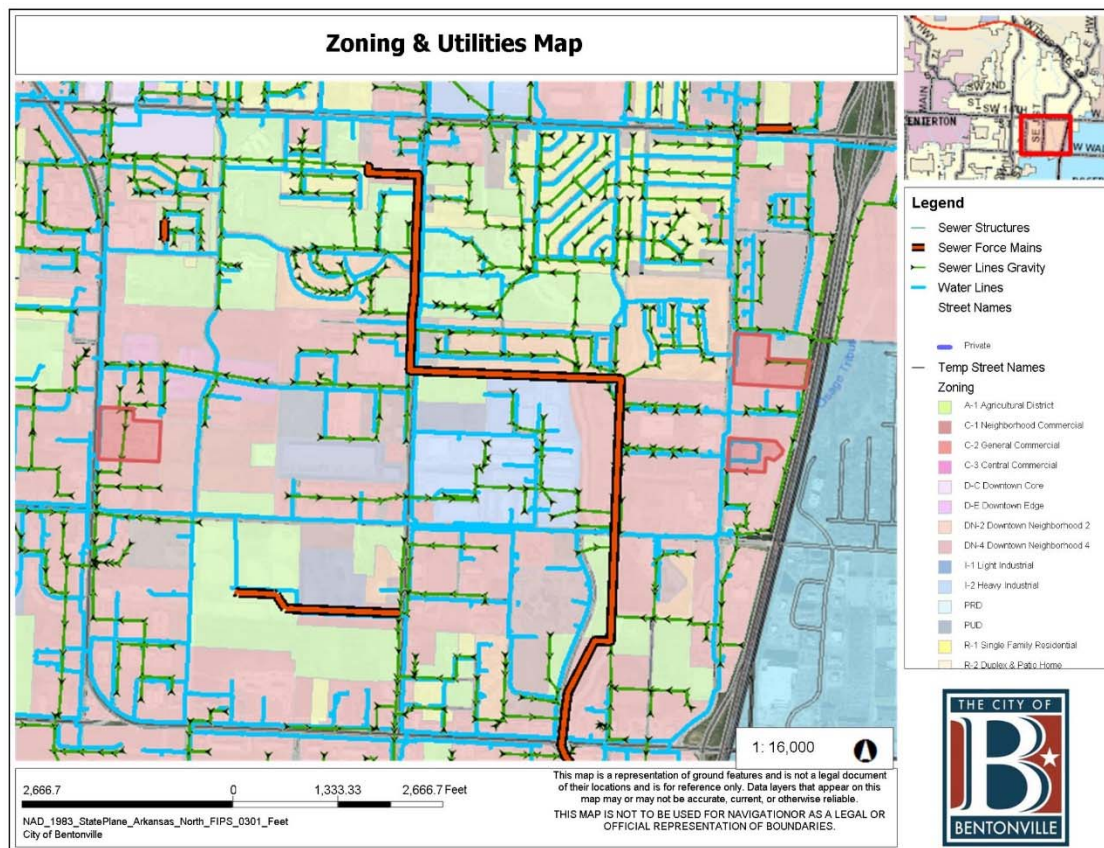
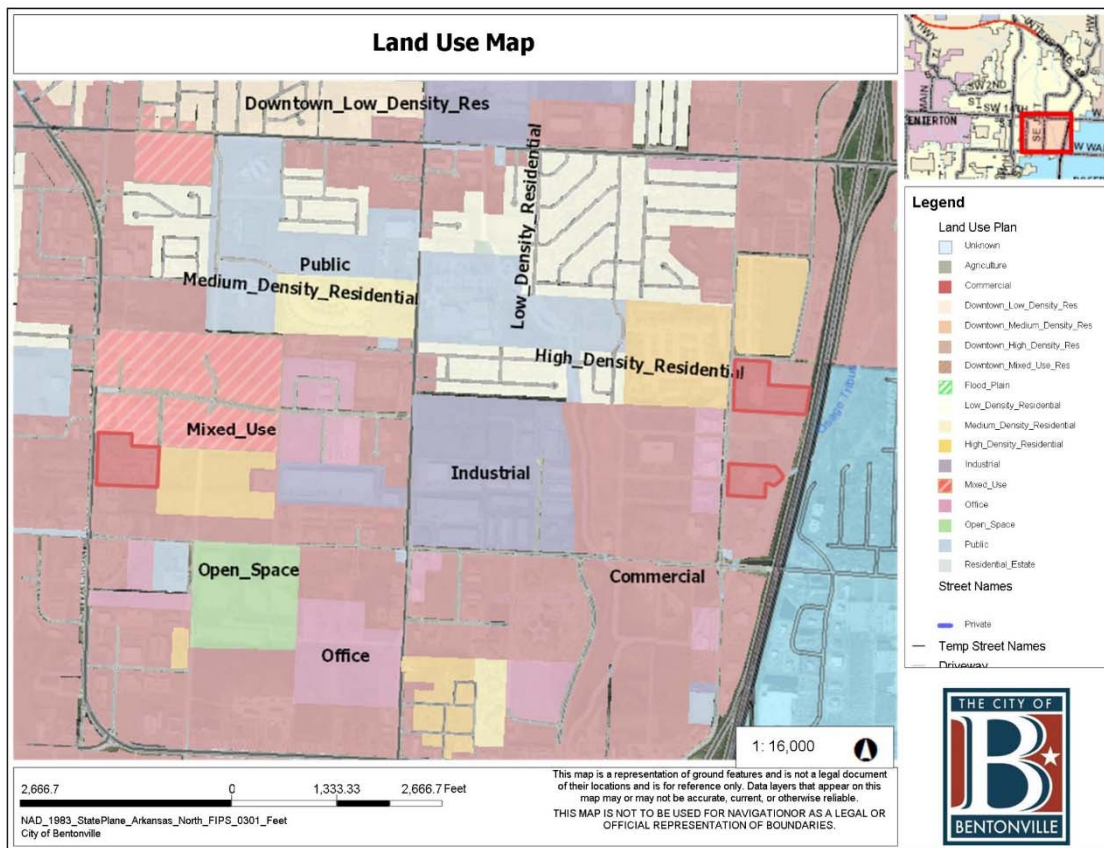
1. All technical review comments must be addressed before a building permit will be issued.
2. The applicant may place up to 4, 20' x 20' tents four times a year for 2 weeks each time (14 days).
3. This conditional use will be for perpetuity and shall run with these businesses.
4. No balloons or banners shall be permitted with this conditional use permit.

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

Location Map



CONDITIONAL USE STAFF REPORT



June 12, 2017

To whom it may concern:

McLarty Daniel Automotive is filling out an application for the following three (3) McLarty Daniel dealerships in Bentonville, Arkansas. We are scheduling a sales event utilizing tents.

Address	QTY of tents	Description	Times per year	Allotted time each time
2609 S Walton Blvd	4	Sales Tent	4	14 days
2201 SE Moberly Lane	4	Sales Tent	4	14 days
2601 SE Moberly Lane	4	Sales Tent	4	14 days

We will be utilizing the outside area of the dealerships. The tents will not be fixed to any building. The tents will be located where ~~are~~ new/used vehicles are parked therefore this should not affect the flow of traffic or where the customers park. There will not be any lighting changes to the dealership. We will not put the tents by the road.

Should you have any questions, please contact me at 479-659-9383.

Sincerely,



Stephanie Orman
Dealer Engagement Manager

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CONTENTS:

1570

DATE: OCTOBER 2018

SHEET NO:

C1.0

[illegible]

LANDERS MCLARTY NISSAN
BENTONVILLE ARKANSAS
RECORD DRAWINGS

ORDER NO. 001038-00 ORDER FROM D ELLIS	SITE PLAN	ORDER BY 	ORDER NUMBER C1.02
		CHECKED BY _____	DATE 01/12/07

[illegible]

RECORD DRAWING

JUN 19 1964

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ents

LARGE SCALE DEVELOPMENT STAFF REPORT



Thaden School Barn

Southeast C Street

PC Date: 7/18/2017

Reviewer: Jon Stanley, Planner

Project Number	17-06000032
Applicant / Current Owner	Thaden School 610 SW 'B' Street Bentonville, AR 72712
Site Area	14.75 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)
Development Type / Use	Educational & Recreational Facility

Property Description

The property is currently under construction and will be the site of the future Thaden School, Phase 1.

Project Details

The applicant is proposing a large scale development for four separate structures (barn, maintenance building, storm shelter and a chicken coop) that will be constructed in conjunction with the Thaden School Phase 1 large scale development, which was originally approved by the Planning Commission on March 21, 2017. No additional parking is being proposed, all parking requirements were satisfied with the original large scale development approval. The exterior materials depicted for the exterior façade of the four proposed structures are red painted cedar board & batten siding, grey fiber cement panels, red metal wall panels, glass and a red metal roof.

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

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

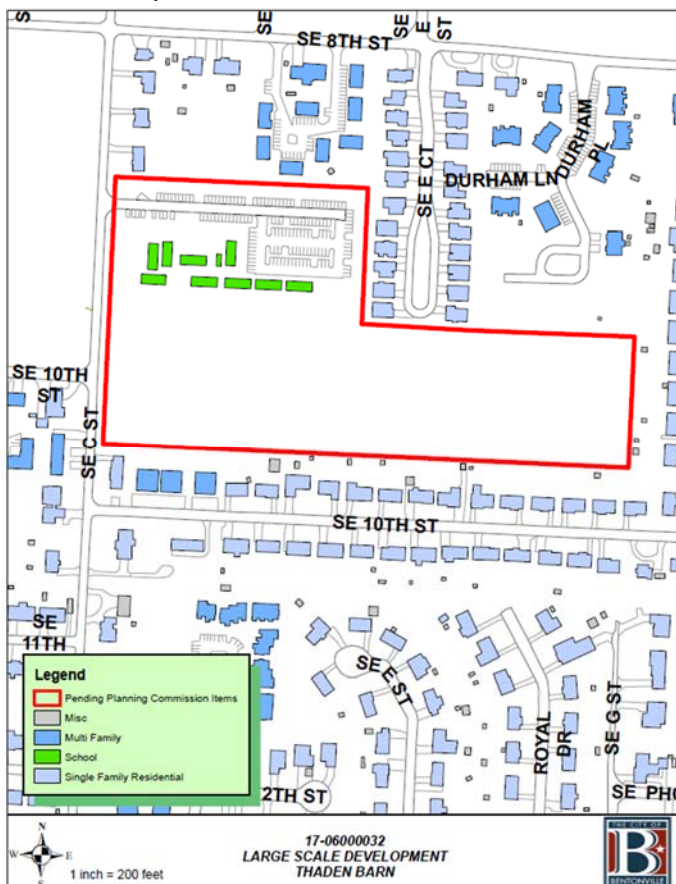
One waiver is requested.

- o Waiver to Article 1100, Design Standards, Section 1100.13.E.1, Materials: 75% masonry required. Proposing the use of red painted cedar board and batten siding for the barns wall/roof.

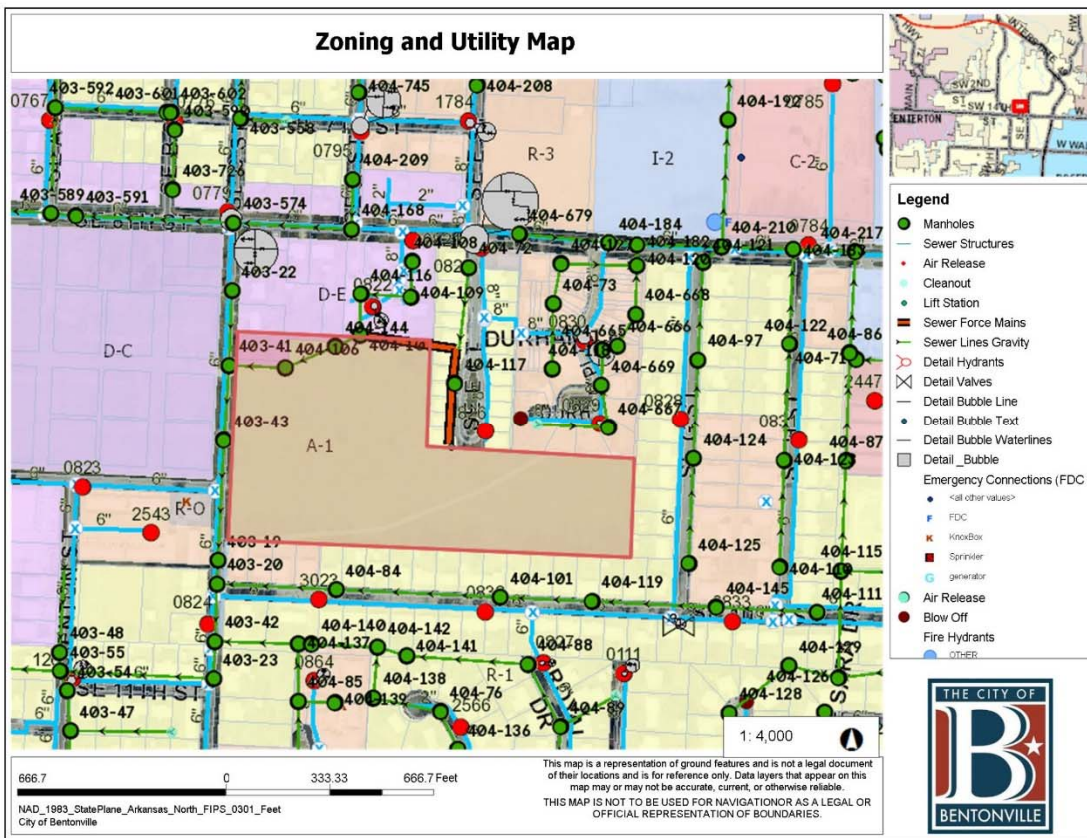
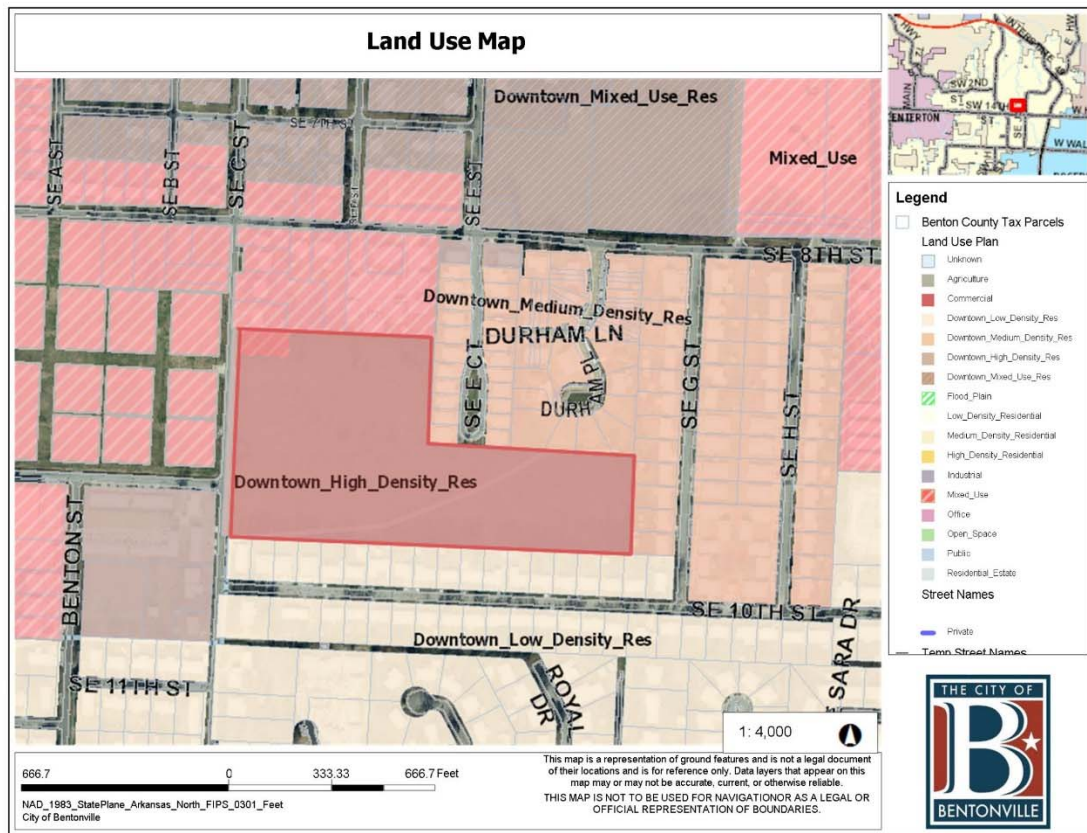
Conclusion

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

Location Map

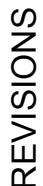


LARGE SCALE DEVELOPMENT STAFF REPORT



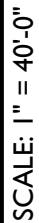
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130
(504) 561-8686

Downloaded from <http://ajphaphysocpharmacology.physocpharmacology.aipr.org/> on November 10, 2014



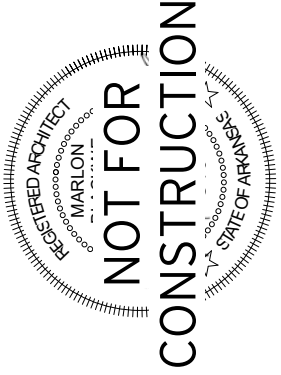
Site Plan

DRAWN BY | EDG



SITE PLAN

- GENERAL NOTES:
- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CEI, INC AND DATED DECEMBER 2016 .
 - SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FOOT COORDINATE SYSTEM.
 - ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
 - THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN ON DRAWINGS, PROVIDED LOCATIONS, AND UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES 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.
 - ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE, ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
 - 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.
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-4-A-HEAD OR 411 PRIOR TO BEGINNING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
 - 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.
 - CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, MOISTURE CONTENT TESTING, AND SOIL BEARING CAPACITY TESTING. RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
 - EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
 - SLOPES AND GRADES SHOWN ARE IN UNITS OF FIFTY UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.



42 E. Center Street
Fayetteville, AR 72701
p 479.973.9121
e info@marlonblackwell.com

MARLON BLACKWELL ARCHITECTS

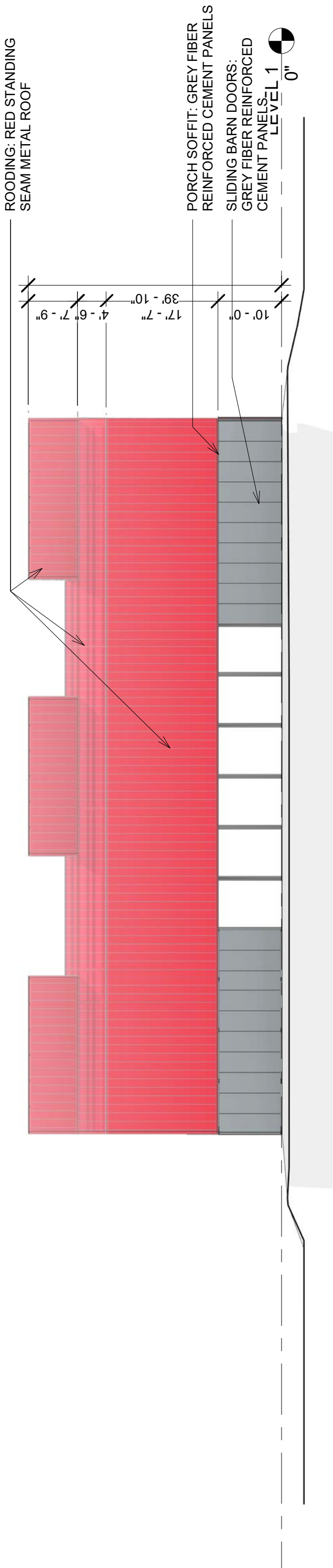
THADEN BARN
901 E C ST Bentonville, AR 72712
LSD SUBMITTAL

EXTERIOR ELEVATIONS
REVISIONS

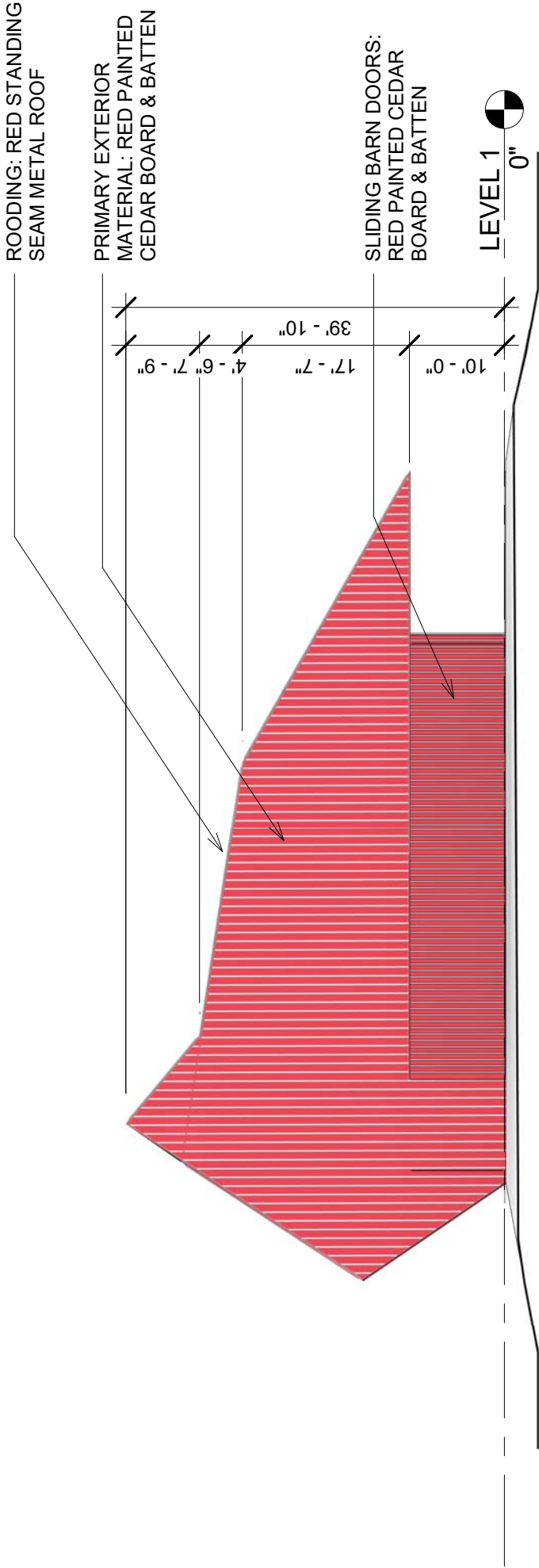
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PROJECT # 1610
SHEET
LSD1.0
COPYRIGHT 2017



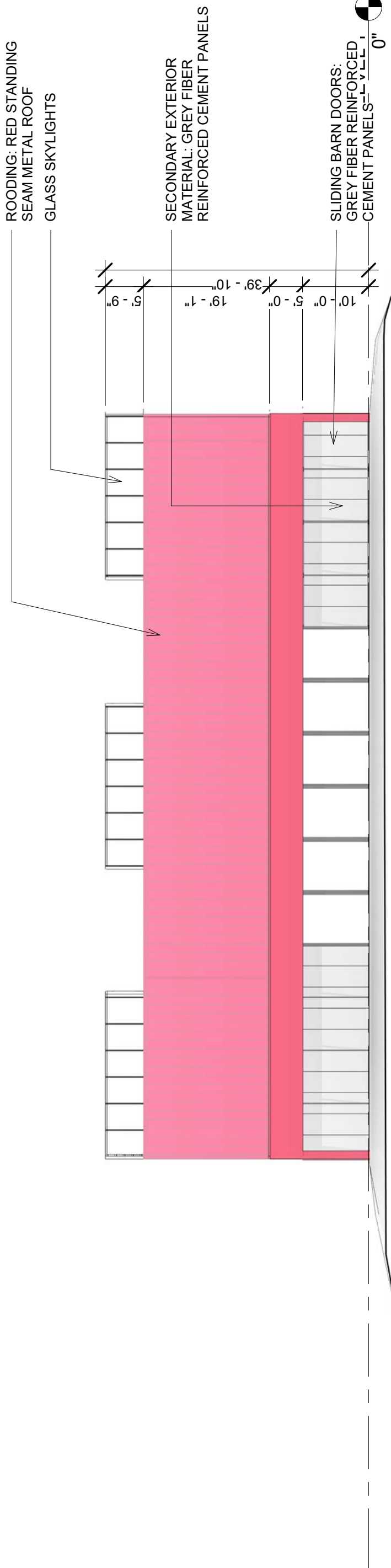
④ LSD - SOUTH ELEVATION
1/16" = 1'-0" REF 5 - LSD1.0



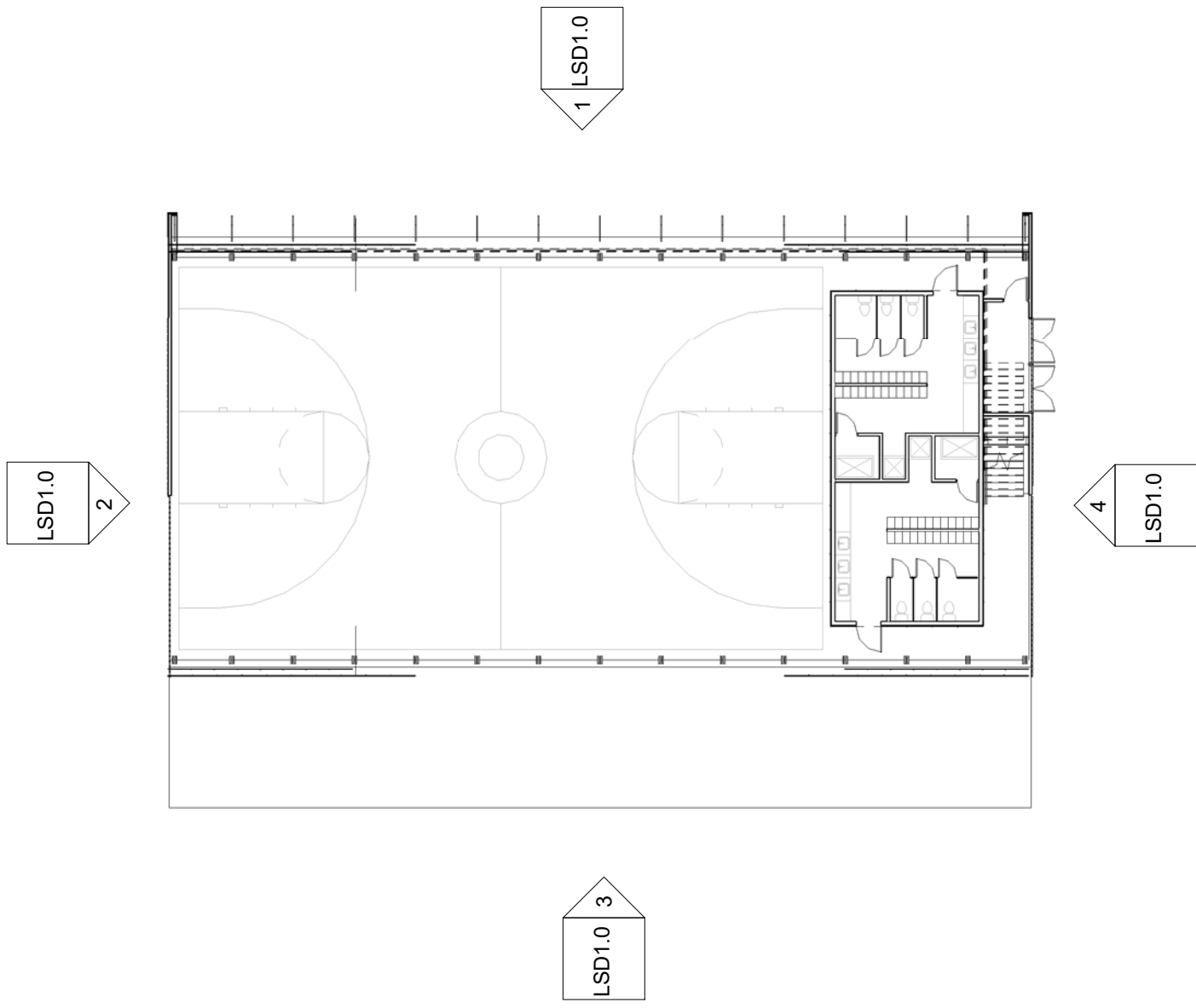
③ LSD - WEST ELEVATION
1/16" = 1'-0" REF 5 - LSD1.0

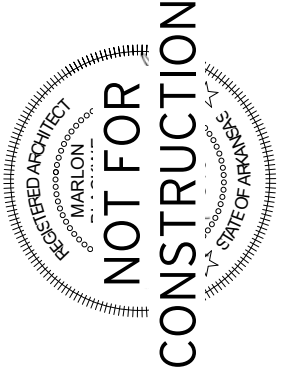


② LSD - NORTH ELEVATION
1/16" = 1'-0" REF 5 - LSD1.0



① LSD - EAST ELEVATION
1/16" = 1'-0" REF 5 - LSD1.0





42 E. Center Street
Fayetteville, AR 72701
P 479.973.9121
E info@marlonblackwell.com

MARLON BLACKWELL ARCHITECTS

901 E ST Bentonville AR 72712
LSD SUBMITTAL

THADEN EQUIPMENT SHED

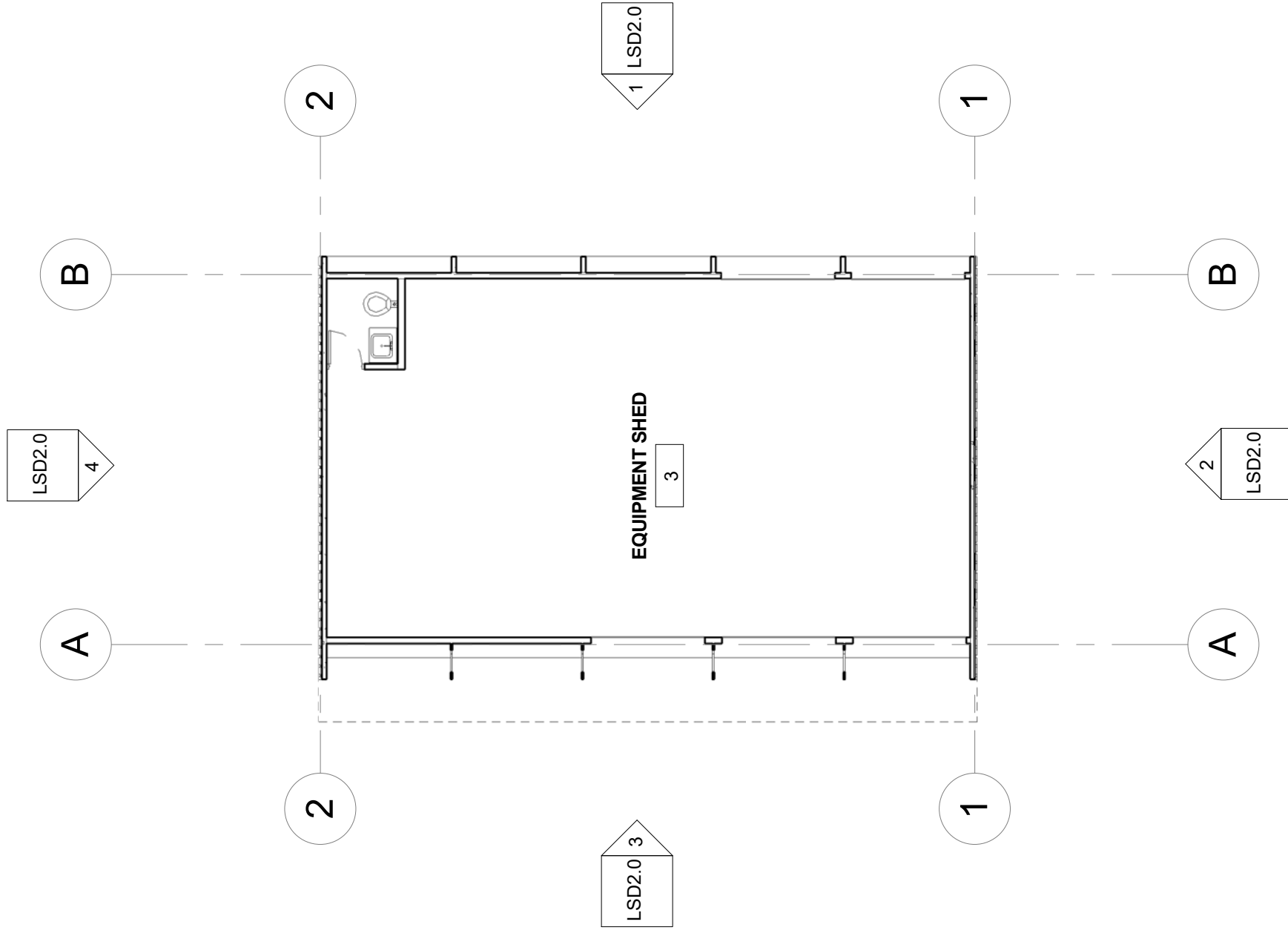
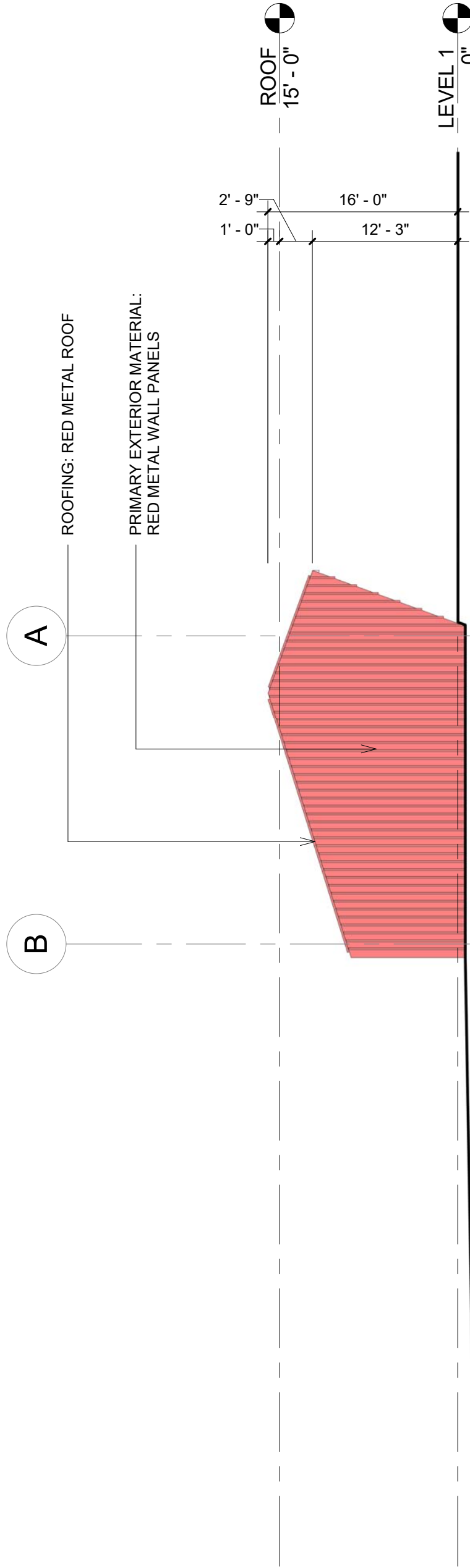
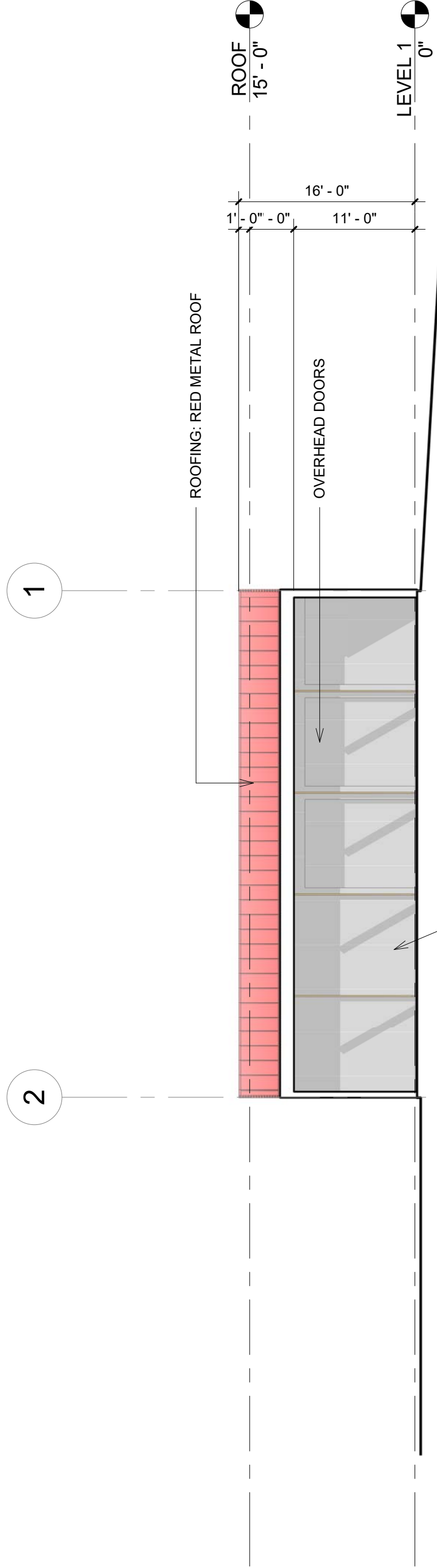
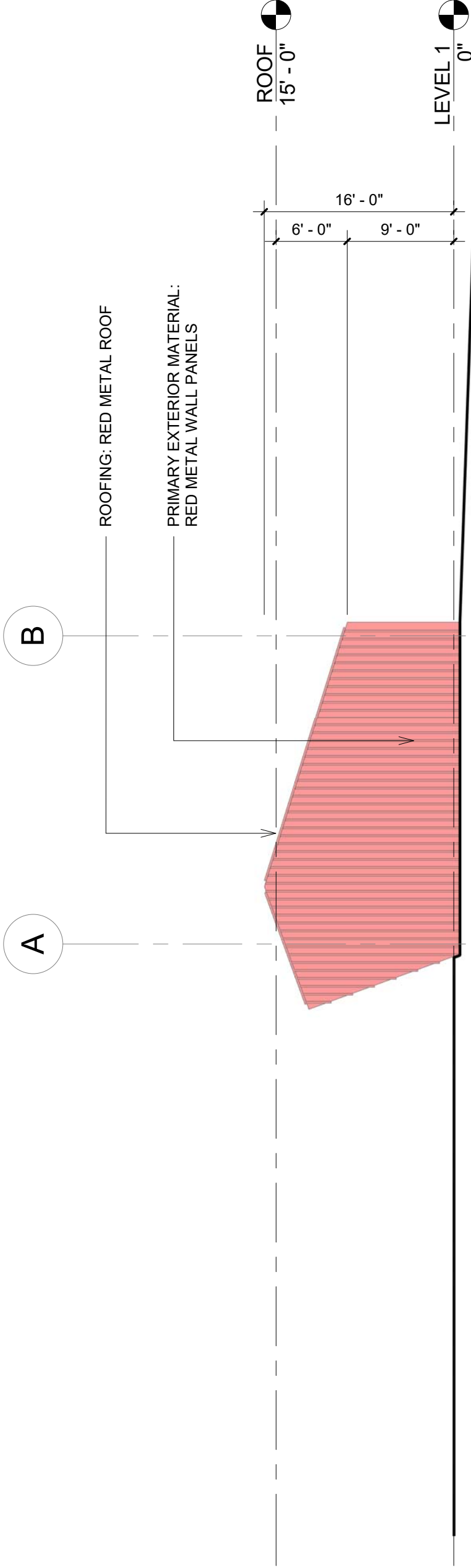
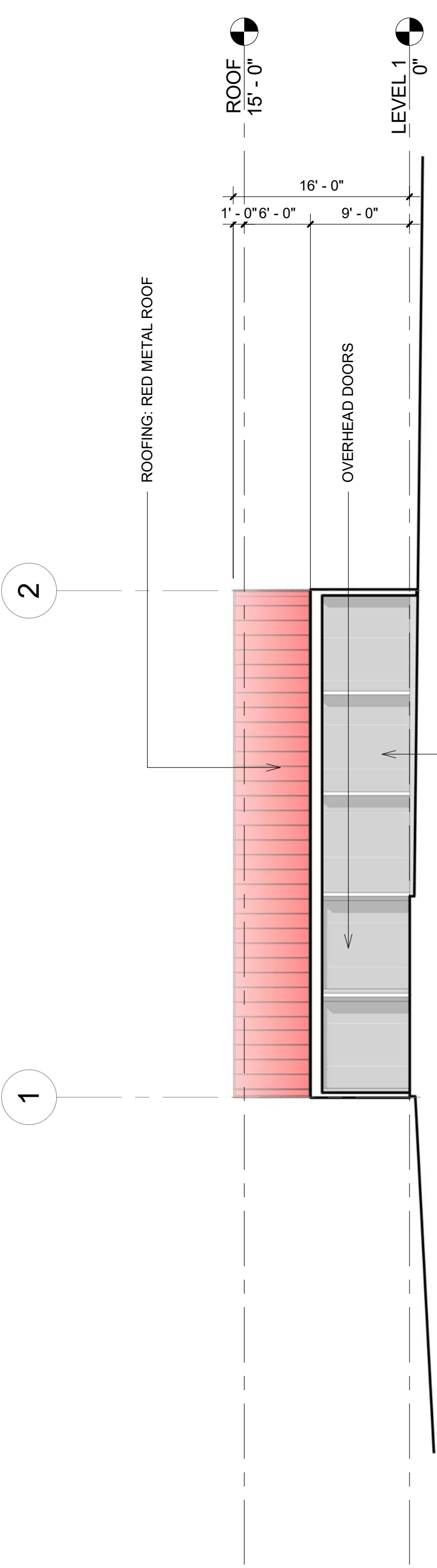
EXTERIOR
ELEVATIONS

REVISIONS

ISSUED 8/12/2017 9:59:10 AM
PROJECT # 1610
SHEET

LSD2.0

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LETTER OF TRANSMITTAL

Date: June 12, 2017

Reference: Thaden School Eastern Parcel LSD (barn, equipment shed, storm shelters, playing field.)

To: Planning Commission
City of Bentonville
305 Southwest 'A' Street
Bentonville, AR

From: Josh Matthews

Remarks: Request for Waiver from Design Standards on behalf of Thaden School Eastern Parcel LSD (barn, equipment shed, storm shelters, playing field.)

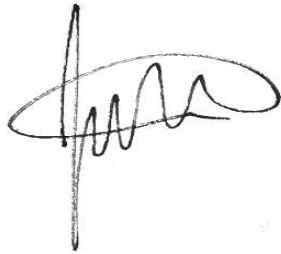
The Thaden School is a new independent middle and high school in Bentonville, Arkansas. Through its partnerships with nearby community organizations in the visual and culinary arts, as well as organizations promoting health, physical activity, bicycling, and community service, the school will provide 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.

This LSD application deals with the development of the Eastern parcel previously approved and included in the original LSD for the Thaden School Temporary campus (Phase 1). The barn, shed storm shelters, access road and fire lane will be constructed in conjunction with the Phase 1 temporary campus, once the modulars are removed the permanent soccer field will be constructed.

The site is zoned **A-1 Agricultural**, we are requesting a building material Wavier from the commercial design standards in **Section 1100.13**

Wavier 1 Wavier from exterior material requirements per Section 1100.13 E.2 at the Thaden Barn

Sincerely,

A handwritten signature in black ink, featuring a large, sweeping oval loop on the left and several smaller, connected loops and strokes extending to the right.

Josh Matthews AIA, Project Architect (MBA)

Attachments: landscape & civil drawings, rendered elevations of barn & shed, perspective views (renderings), rendered site plans, LSD application form