



**Planning Commission
Agenda
March 7, 2017**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lot 1 Rohit Subdivision** **Lot Split**
1203 & 1205 Southeast 33rd Street
 - 2. Lot 16, Block 14 Deming's Second Addition** **Property Line Adjustment**
106 Northwest 5th Street
 - 3. Fountain Plaza Lot 24** **Large Scale Development**
401 Southeast Plaza Avenue
 - 4. Marsalis Residential** **Large Scale Development**
Southeast 6th Street & Southeast 'D' Street
- IV. New Business**
 - 1. 3B Storage LLC** **Rezoning***
(C-2, General Commercial to I-1, Light Industrial)
 - 2. Mercy Health Northwest Arkansas Communities** **Rezoning***
(A-1, Agricultural to C-2, Central Commercial)
Southwest 'I' Street & Southwest 41st Street
 - 3. Annoor Academy of Bentonville** **Conditional Use***
200 Southwest 28th Street
 - 4. Urban Edge III** **Large Scale Development**
220, 226 & 230 North Walton Boulevard
- V. Other Business**
- VI. Planner's Report**
 - a. 2016 Annual Development Report.
 - b. Planning Commissioner Training Workshop is April 13, 2017.
 - c. Multi-Family vacancy rates in Bentonville.
- VII. Adjournment**

Planning Commission
Minutes
February 21, 2017

Meeting called to order at 5:00 p.m. by Greg Matteri, Chairman.

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

Motion by Mr. Grider, seconded by Mr. Binns to approve the minutes of February 7, 2017 as written
Approved 6-0

Consent Agenda

- | | |
|--|--------------------------|
| 1. Lots 1 & 2 Henry C. Browne Addition
1004 Phyllis Street | Property Line Adjustment |
| 2. Lots 1 & 2 Oscar Deckard Subdivision
3 Lindy Lane | Property Line Adjustment |
| 3. Lot 19, Block 1 Smartt's Addition
409 & 501 Southwest 'A' Street & 500 South Main Street | Property Line Adjustment |
| 4. McClain Subdivision
700, 800, & 810 McClain Road | Preliminary Plat |
| 5. Lots 17-32, Block J Orchard Addition
503 Southeast 'D' Street | Final Plat |
| 6. Airport Road Office
308 Southwest 28 th Street | Large Scale Development |

Motion by Mr. Haynie, seconded by Mr. Grider to move Item #6 to New Business Item #7 since it now has a waiver.

Approved 6-0

Consent Agenda

Approved 6-0

New Business

Item #1

Lonesome Tree Properties, LLC: Rezoning, Southwest 'I' Street, A-1, Agricultural to C-3, Central Commercial

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #2

Harvey & JBJ Properties, LLC: Rezoning, 112 Northeast Park Street & Northeast 'A' Street & Northeast Monroe Street, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential

Jon Stanley reads staff report

Opened public hearing

Cathy Barno, who lives across the street from the property, speaks. She is concerned with the amount of townhomes that the property that can accommodate. She feels as though the zoning would not fit in with Downtown since it is only one mile from the square. She is concerned with the tree canopy. It does not keep in character.

Bob Barno feels as though the development will dwarf other homes.

Brian Brewer, of 960 North Main Street, speaks next. Mr. Brewer thinks that more neighbors would have attended the public hearing if they had known that the new zoning has the potential for clustered townhomes as they have no interest in the townhomes.

Steven Brewer, of 1112 Northeast Monroe Street, speaks next. He feels it will create safety hazards in traffic and improvements will need to be made.

Closed public hearing

Mr. Thompson states that potential townhomes would face north and be potentially 20 feet wide at the very minimum. Based on the DN-2 regulations, the full length of Park Street could be townhomes.

Commissioner asks about street improvements and Mr. Thompson responds that anything over a duplex will require full half-street improvements of the sidewalks, pedestrian infrastructures, curbs, potentially the intersection. Depending on which route the developers take, will depend on whether the project goes through a Preliminary Plat or a Large Scale Development.

Jason Hill with Bates & Associates, representative of the developer, states that he does not believe they will build on the northeast corner.

Mr. Galloway states that the Commission will need to act on the request in front of them, but doing a Planned Residential Development path would be beneficial to the Commission and to the public in addressing issues and situations.

Mr. Matteri and Mr. Binns votes against.

Approved 4-2

Item #3

JBj Properties, LLC: Rezoning, Northeast 'A', R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #4

Vanderpool: Rezoning, 601 Northwest 'B' Street, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #5

J3 (Specialized Real Estate Group): Planned Unit Development, Southeast 3rd Street, Southeast 'J' Street, & East Central Avenue, R-1, Single Family Residential, R-O, Residential Office, R-E, Residential Estate, & R-3, Medium Density Residential to PUD, Planned Unit Development

Jon Stanley reads staff report

Opened public hearing

Kenny Lin, of 902 Southeast 3rd Street, is for the rezoning.

Seth Mims, representative for the developer, gives a PowerPoint presentation.

Ann Harris, of 807 Southeast 3rd Street, speaks next. She is concerned about hours of construction, separation from homes, and traffic on Southeast 3rd Street.

Scott Harris, of 807 Southeast 3rd Street, is also concerned about on-street parking.

Terry Baker, of 115 Southeast 'G' Court, questions if a fence would be installed. Mr. Galloway and Mr. Thompson states that the fences will not be changed. There will be a natural buffer and screen.

Bill Oakley, of 105 Southeast 'G' Court, states that the building in the northwest corner is close.

Brad Flora, of 109 Southeast 'G' Court, wants to know if there are any loft or four-story buildings on the west side. Mr. Mims states that no, there will not be. Mr. Flora is also concerned about noise, headlights going into his home, removal of dead trees if they do not contribute to the screen, and the scale of the project.

Chris Skinner, of 906 Southeast 3rd Street, is concerned about drainage issues and if a sidewalk would be installed.

Closed public hearing

Mr. Haynie questions on where parking is going to be. Mr. Mims points out on the map and advises there will be screening.

Mr. Sanders is concerned about parking. There are 263 units with 263 parking spaces in phase one. Mr. Mims advises their plan on phase two.

Approved 6-0

Item #6

Callaway: Sidewalk Waiver, 2411 Northwest Rita Way

Jon Stanley reads staff report

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

Approved 6-0

Item #7

Airport Road Office: Large Scale Development, 308 Southwest 28th Street

Jon Stanley reads staff report

Motion by Mr. Grider, seconded by Mr. Sanders to approve the waiver.

Approved 6-0

Large Scale Development

Approved 6-0

Meeting adjourned

Ali Worley

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

LOT SPLIT STAFF REPORT

Lot 1 Rohit Subdivision



Southeast 33rd Street

PC Date: 3/7/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000004
Applicant / Current Owner	Rohit Dharmadhikari 2308 Southwest Penny Lane Bentonville, AR 72712
Site Area	1.39 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	High Density Residential (HDR)

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

Location Map



Property Description

This property is the location of a vacant residential lot.

Project Details

The applicant has submitted a proposal for a lot split that will create one new lot from un-platted section land. The new lot will be known as Lot 1 (1.39 acres) of Rohit Subdivision. Per the current Master Street Plan, additional right-of-way is being dedicated along Southeast 33rd Street. A 20' wide public utility easement is also being dedicated along Southeast 33rd Street. 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 affect traffic in the area. The local street to the south will provide adequate options for ingress and egress to the new lot.

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.

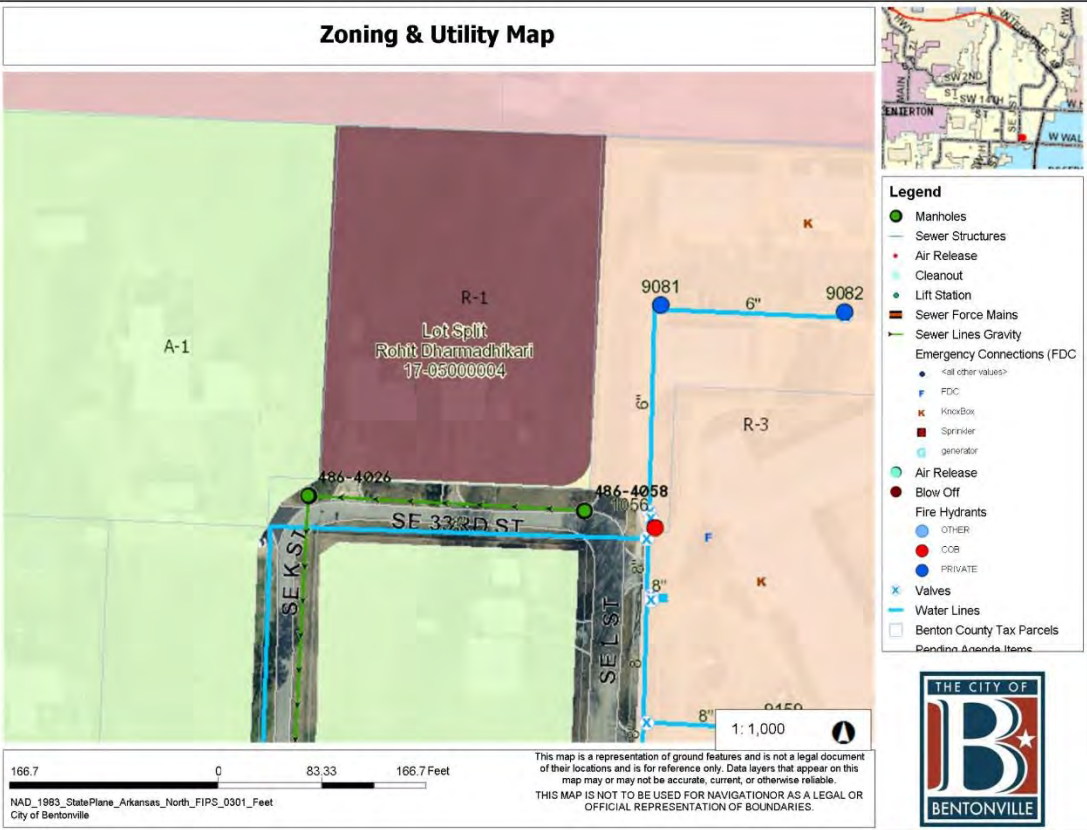
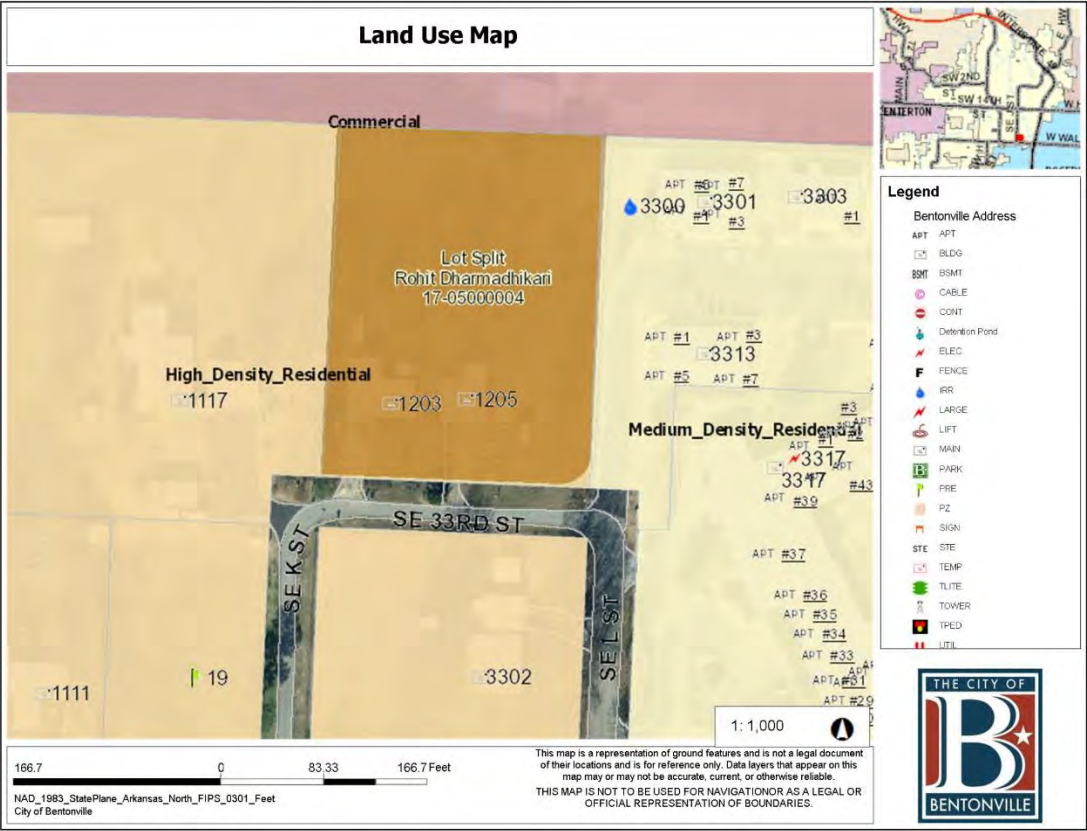
Recommendation

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



PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 16, Block 14, Deming's Second Addition

105 Northwest 5th Street

PC Date: 3/7/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000007
Applicant / Current Owner	Martin Prado & Araceli Corona 106 Northwest 5 th Street Bentonville, AR 72712
Site Area	0.09 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

The property is the location of an existing single-family residence in a Downtown Medium-Density Residential area.

Project Details

The applicant has submitted a property line adjustment that will create one new lot from the southern portion of existing Lot 10, Block 14. The new lot will be known as Lot 16 (0.09 acres), Block 14 of Deming's Second Addition. Per the requirements of the current Master Street Plan, additional right-of-way is being dedicated along Northwest 5th Street. 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.

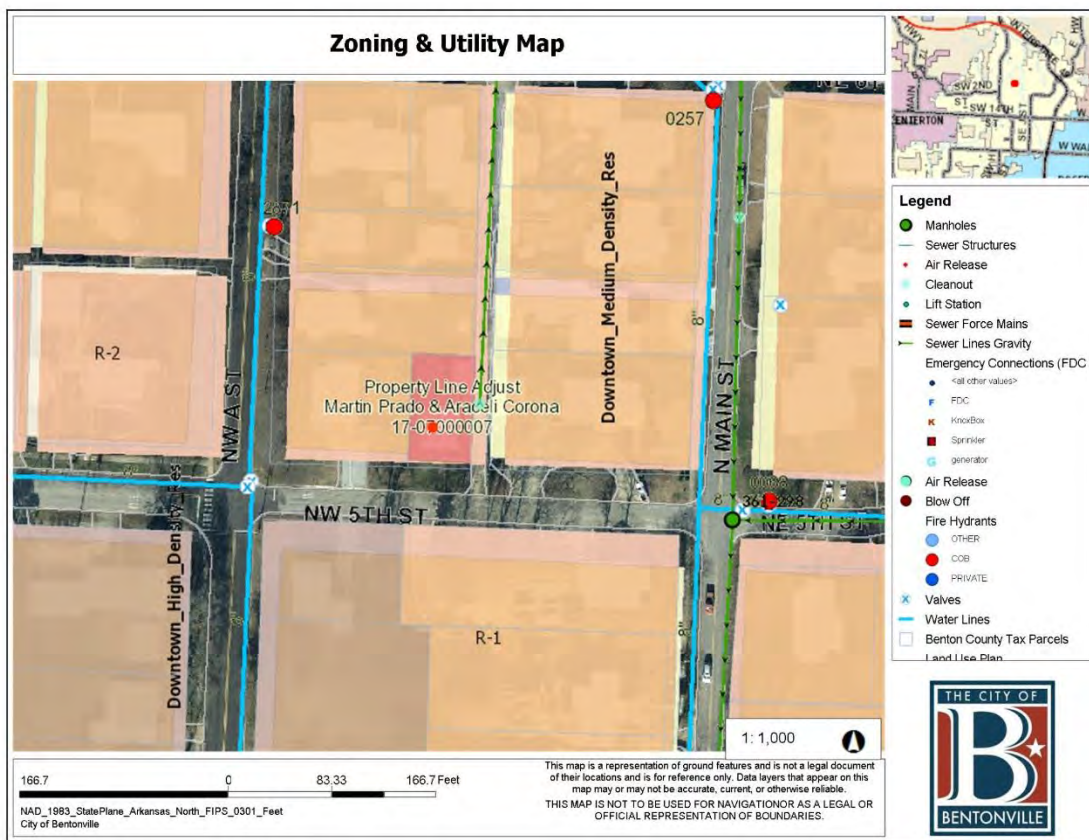
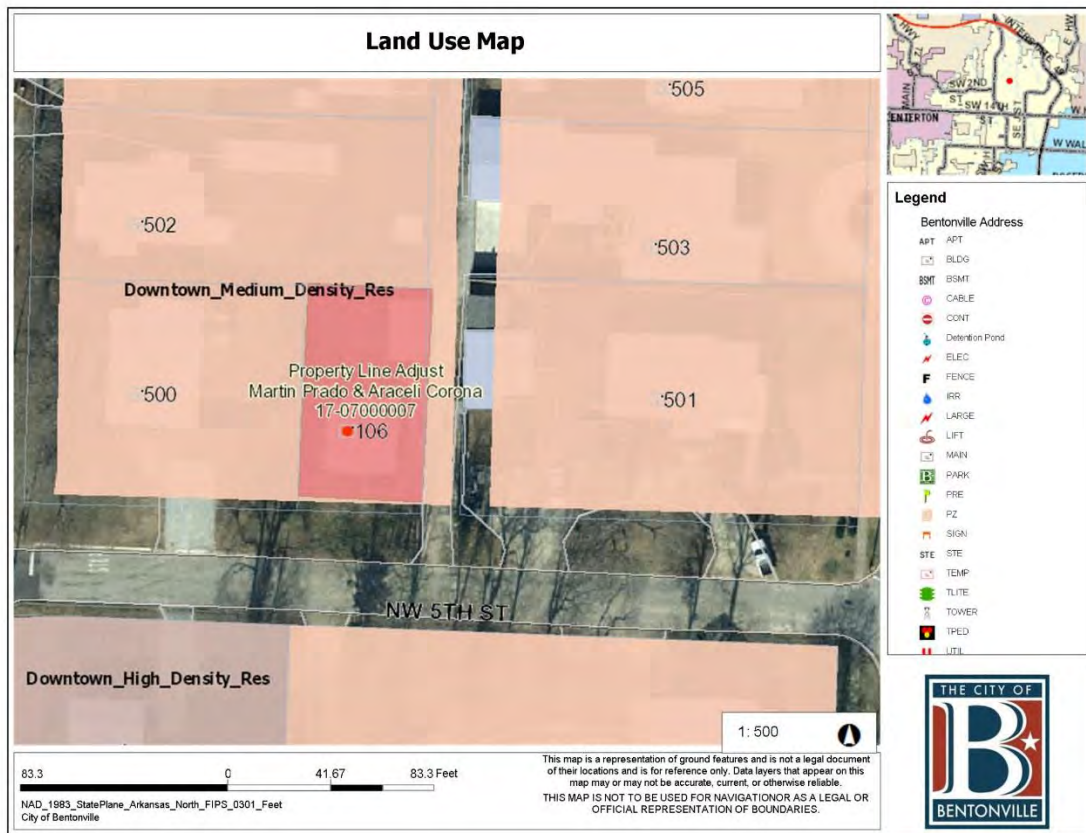
Recommendation

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



Basis of Survey: Deed Book
2004 at File 5748 in the Office
of the Circuit Clerk & Ex
Officio Recorder of Benton
County, Arkansas.

OWNER: BENTONVILLE SW PROPERTIES LLC
ADDRESS: PO BOX 11124
BENTONVILLE, AR 72712
PARCEL: 01-02607-000

OWNER: JAY, MARCIE
ADDRESS: 1602 DOGWOOD DR
BENTONVILLE, AR 72712
PARCEL: 01-02607-000

OWNER: SMITH, A RICHARD & PEGGY E
ADDRESS: 1602 DOGWOOD DR
BENTONVILLE, AR 72712
PARCEL: 01-02607-000

OWNER: EMMON, DENNIS L & THERESA A
ADDRESS: 1602 DOGWOOD DR
BENTONVILLE, AR 72712
PARCEL: 01-02607-000

PARENT DESCRIPTION:
PART OF LOT 10, BLOCK 14, DEMING'S ADDITION,
BENTONVILLE, BENTON COUNTY, ARKANSAS,
DESCRIBED AS BEING THE SE CORNER OF
SAID LOT 10, THENCE NORTH 91 FEET, THENCE
SOUTH 91 FEET, THENCE EAST 90 FEET TO THE
PLACE OF BEGINNING.

SUBJECT TO COVENANTS, EASEMENTS AND RIGHT OF
WAYS OF RECORD, IF ANY.

LEGEND

MONUMENT FOUND (AS NOTED)
MONUMENT SET (5/8" REBAR PLS 1204)

UTILITY POLE
CABLE RISER
WATER METER
SANITARY SEWER MANHOLE
FENCE
PROPERTY LINES
BUILDING SETBACK
RIGHT-OF-WAY
SEWER LINE

LOT 16 DESCRIPTION:
PART OF LOT 10, BLOCK 14, DEMING'S ADDITION,
BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT
10, BLOCK 14 DEMING'S SECOND ADDITION THENCE
N02°47'23"E FOR A DISTANCE OF 5.46 FEET TO A
SET 5/8" REBAR PLS 1204 BEING TO POINT OF
BEGINNING; THENCE N87°12'57"W FOR A DISTANCE
OF 50.00 FEET TO A SET 5/8" REBAR PLS 1204;
THENCE N02°47'25"E FOR A DISTANCE OF 85.65
FEET TO A SET 5/8" REBAR PLS 1204; THENCE
S07°12'35"E FOR A DISTANCE OF 50.00 FEET TO A
SET 5/8" REBAR PLS 1204; THENCE S02°47'23"W
FOR A DISTANCE OF 85.54 FEET TO THE POINT OF
BEGINNING, CONTAINING 0.09 ACRES OR 4,277
SQUARE FEET MORE OR LESS, AND SUBJECT TO
ANY AND ALL EASEMENTS AND RIGHT OF WAYS OF
RECORD OR FACT.

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
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: _____

SIGNED: _____

MARTIN PRADO

SIGNED: _____

ARACELI CORONA

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____

DAY OF _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION
REGULATIONS AND ALL OTHER CONDITIONS AND
APPROVAL HAVING BEEN OBTAINED, THIS
DOCUMENT IS HEREBY ACCEPTED FOR RECORD.
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

SURVEY CERTIFICATION

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

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR

NO. 1204

STATE OF ARKANSAS

NOTES:

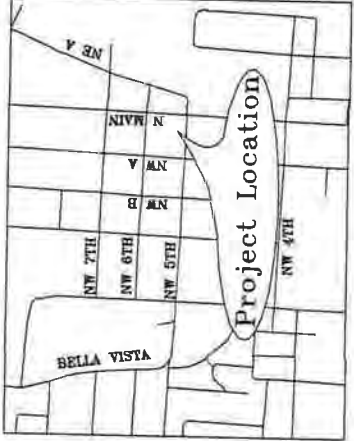
BEFORE ANY WORK IN THE
RIGHT-OF-WAY COMMENCES, CONTRACTOR
AND OWNER IS TO CONTACT THE CITY OF
BENTONVILLE ENGINEERING AND
TRANSPORTATION DEPARTMENTS AND
OBTAIN APPROVAL OF THE PLAT FOR THE
INTENT AND TYPE OF WORK THAT
WILL TAKE PLACE WITH-IN THE
RIGHT-OF-WAY.

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.

DRAINAGE EASEMENT NOTE:

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



Notes:

- 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.
- This plat represents a Lot Line Adjustment survey of the parcel recorded in Plat Records Book 8, Page 24 at the courthouse in Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: Arkansas State Plane System North Zone (NAD 83).
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- 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.
- This property is zoned R-1 (residential).
- Building setbacks for zone R-1 are as follows:
Garage 30 Feet front setback
Front 20 Feet
Side(Interior) 7 Feet
Side(R.O.W) 20 Feet
Rear 25 Feet
- (BY GRAPHICAL PLOTTING ONLY)
This property shown hereon lies within FLOOD ZONE "X" areas determined to be outside the 0.02% annual chance floodplain as shown on FEMA Flood Insurance Rate Map number 05007C0090J with an effective date of September 26, 2007.

Surveyor's Certification to Accuracy:

By affixing my seal and signature to this survey plat I do hereby certify that the 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 For Property Boundary Surveys and Plats dated August 6, 1982 Rev. May 6, 1982 Rev. March 14, 1986 Rev. (May 21, 2000) Updated 1-24-08 Updated 8-25-08 by Everett Rowland, State Surveyor, Land Surveys Division.



Owner/Developer
MARTIN PRADO & ARACELI CORONA

Engineer/Surveyor
JAMES LAYOUT SERVICES, LLC
7801 W. WEDDINGTON DRIVE
FAYETTEVILLE, AR 72704

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 INFORMATION

PROPERTY LINE ADJUSTMENT
Part of Lot 10
Now Known as Lot 16 Block 14
Demings & Second Addition
OWNER/DEVELOPER:
MARTIN PRADO & ARACELI CORONA
JOB NO.:
DRAWN BY:
N.S.R.
CHECKED BY:
LFG
SCALE:
AS SHOWN
DATE:
01/01/2016
FILENAME:
16-270
LOCATION:
BENTONVILLE, AR 72712
16-270 LOT LINE ADJUSTMENT

LARGE SCALE DEVELOPMENT STAFF REPORT



Fountain Plaza Lot 24

401 Southeast Plaza Avenue

PC Date: 3/7/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000002
Applicant / Current Owner	Dynamic Development, Inc. 803 Southeast Plaza Avenue Bentonville, AR 72712
Site Area	3.33 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Office

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

Location Map



Property Description

This property is the location of a vacant commercial lot in an established commercial subdivision in the southeast part of the city.

Project Details

The applicant has submitted a large scale development consisting of a two-story 46,300 square feet office building that will be located at 401 Southeast Plaza Avenue and known as Fountain Plaza Lot 24. Access to the development will be from an existing curb cut onto South Rainbow Road and from two proposed curb cuts onto Fountain Plaza Avenue. Both of the curb cuts along the common property lines will be shared public accesses. One hundred forty-nine parking spaces are being provided. A 6' wide sidewalk will be constructed along Southeast Rainbow Road and a 5' wide sidewalk will be constructed along Southeast Plaza Avenue. Stormwater is being detained. The exterior elevations depict brick, composite wall panels, preformed metal wall panels and aluminum store front glass.

Projected Traffic Impact

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

Utility Infrastructure

Water and sewer are available at this location.

Drainage Report

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

Waivers

No waivers requested.

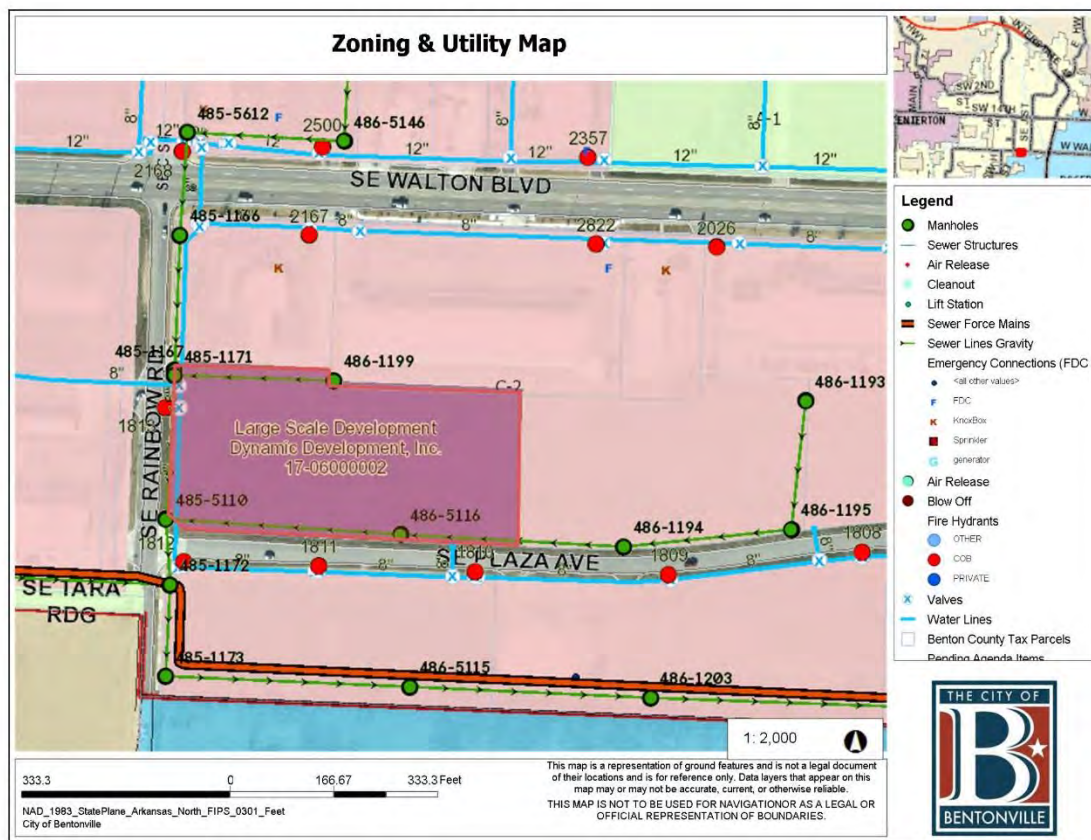
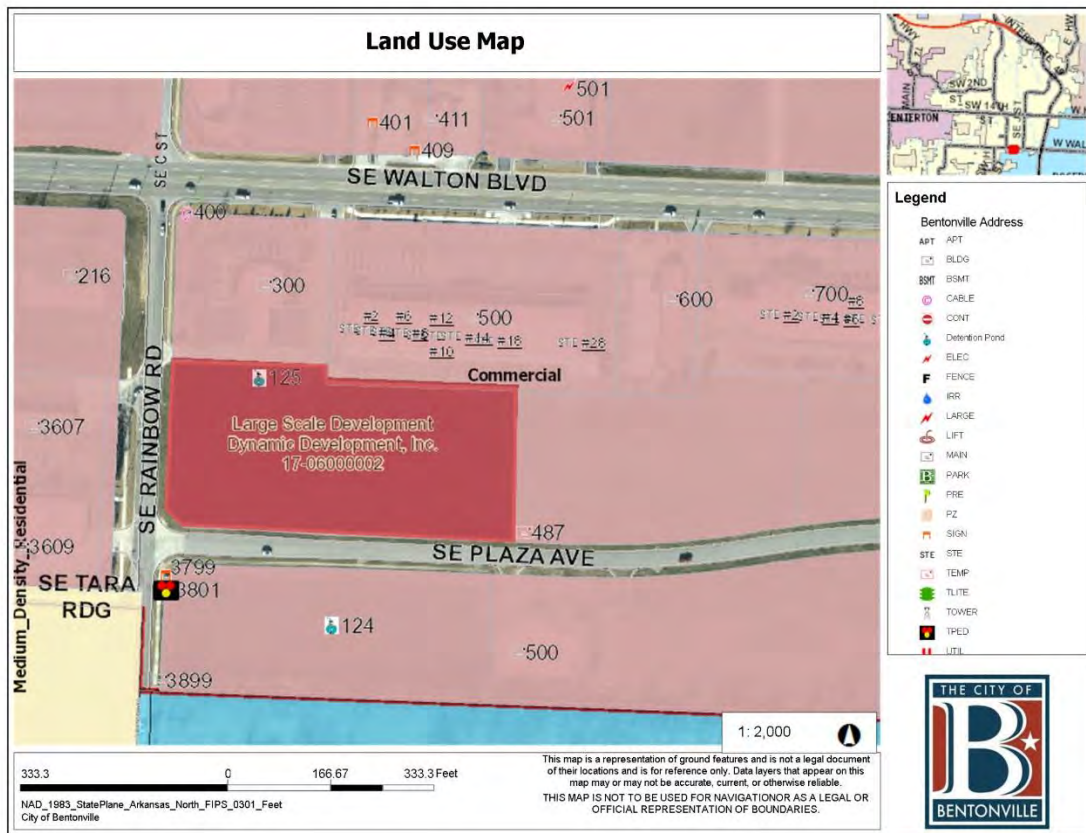
Conclusion

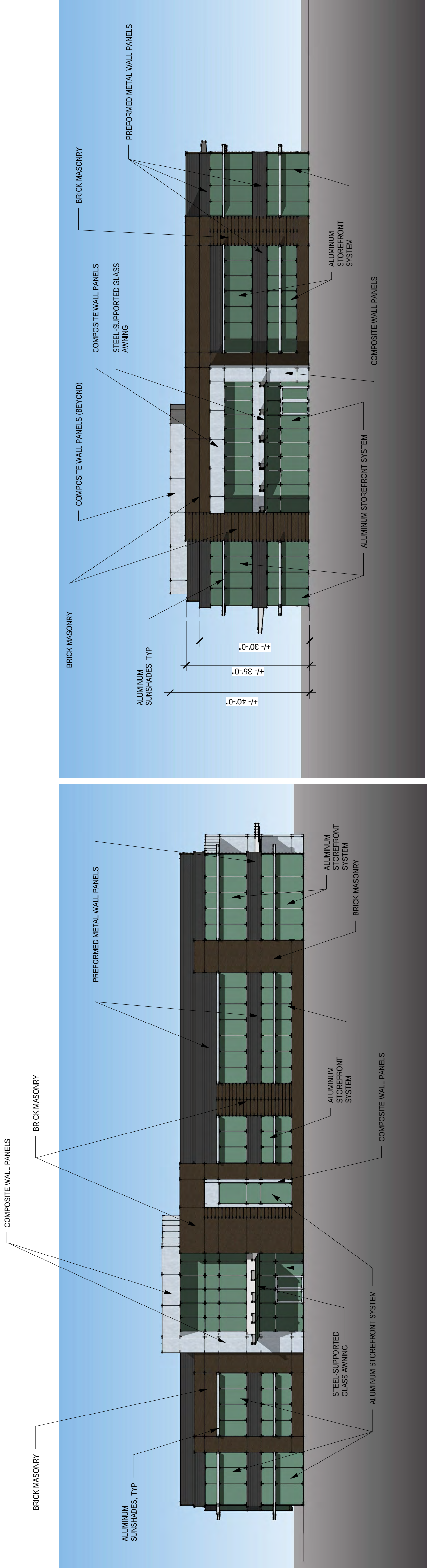
This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

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

LARGE SCALE DEVELOPMENT STAFF REPORT





SOUTH ELEVATION

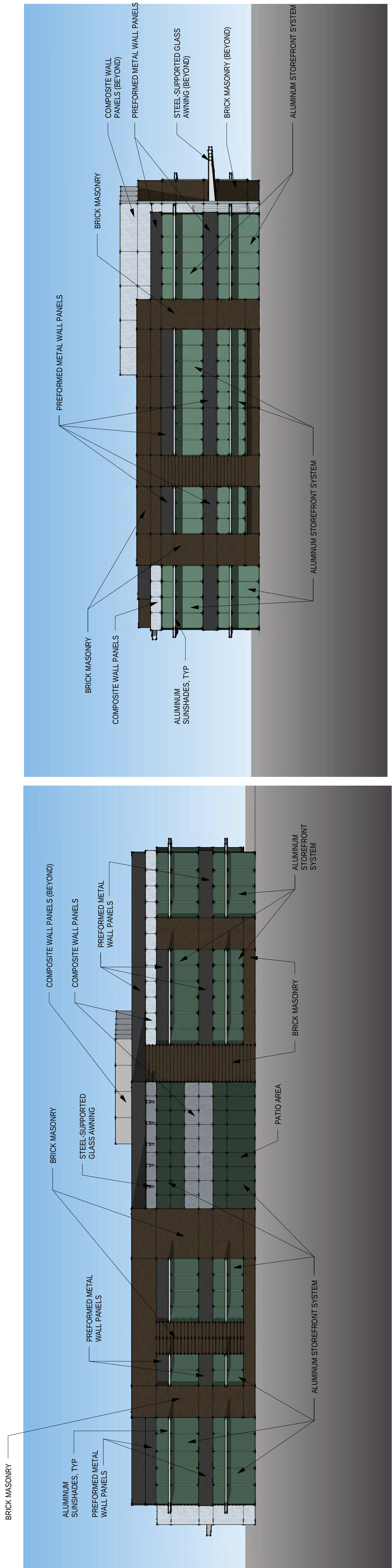
Brick - 1,996sf (30%)
Storefront - 2,940sf (45%)

Metal Panel - 1,356sf (20%)
Composite Panel - 362sf (5%)

EAST ELEVATION

Brick - 1,324sf (30%)
Storefront - 2,104sf (47%)

Metal Panel - 642sf (14%)
Composite Panel - 360sf (8%)



NORTH ELEVATION

Brick - 1,433sf (25%)
Storefront - 2,620sf (47%)

Metal Panel - 1,128sf (20%)
Composite Panel - 453sf (8%)

WEST ELEVATION

Brick - 1,484sf (37%)
Storefront - 1,824sf (45%)

Metal Panel - 654sf (16%)
Composite Panel - 54sf (2%)

LARGE SCALE DEVELOPMENT STAFF REPORT



Marsalis Residential

Southeast 6th Street & Southeast 'D' Street

PC Date: 3/7/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000004
Applicant / Current Owner	Lamplighter Restoration, LLC PO Box 3418 Bentonville, AR 72712
Site Area	0.34 acres
Current Zoning	R-C2, Central Residential-Moderate Density
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)
Development Type / Use	Single-Family Attached Townhomes

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

Location Map



Property Description

This property is the location of a vacant residential lot in a Downtown Mixed Use residential subdivision within the Market District where infill and redevelopment are beginning to occur.

Project Details

The applicant has submitted a large scale development consisting of six, three-story single-family attached townhomes that average 1,300 square feet per unit. Twenty-two parking spaces are being provided. Ingress/egress will be from the existing alley to the east and a proposed curb cut onto Southeast 'D' Street to the west. A 6' wide sidewalk will be constructed along Southeast 'D' Street and an 8' wide sidewalk will be constructed along Southeast 6th Street. The exterior elevation of the townhomes depict brick and stone on all facades.

Projected Traffic Impact

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

Utility Infrastructure

Water and sewer are available at this location.

Drainage Report

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

Waivers

No waivers requested.

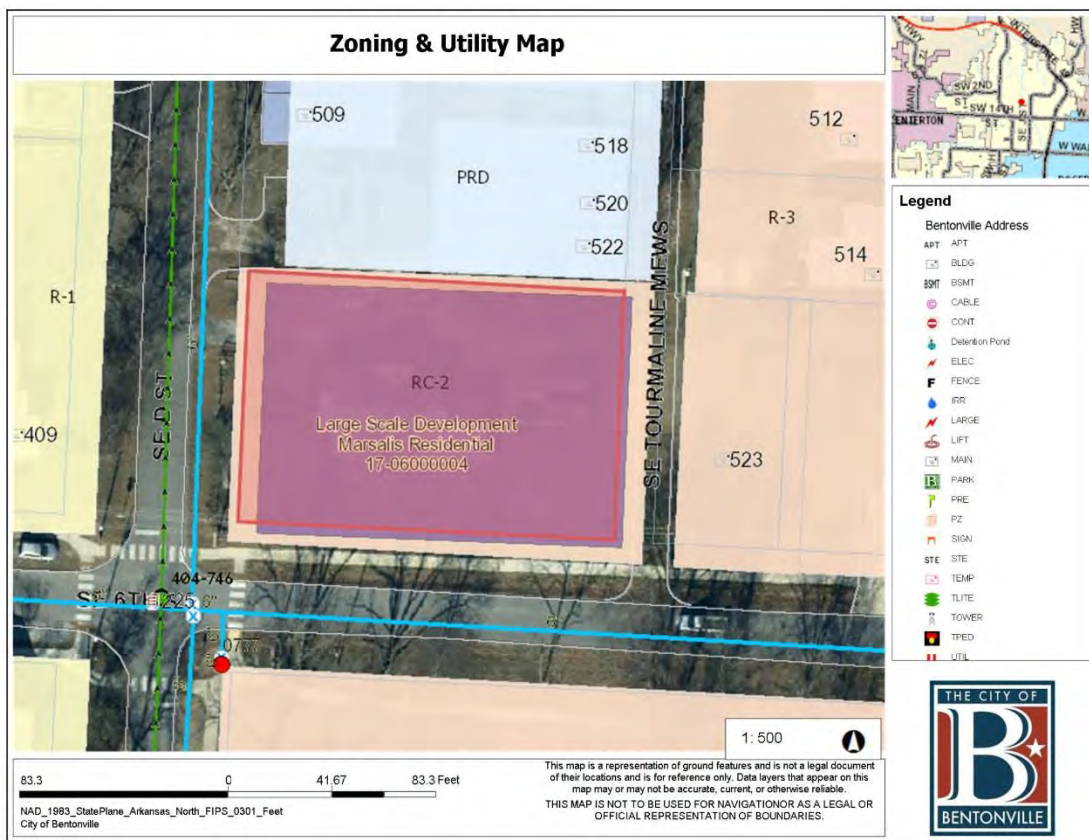
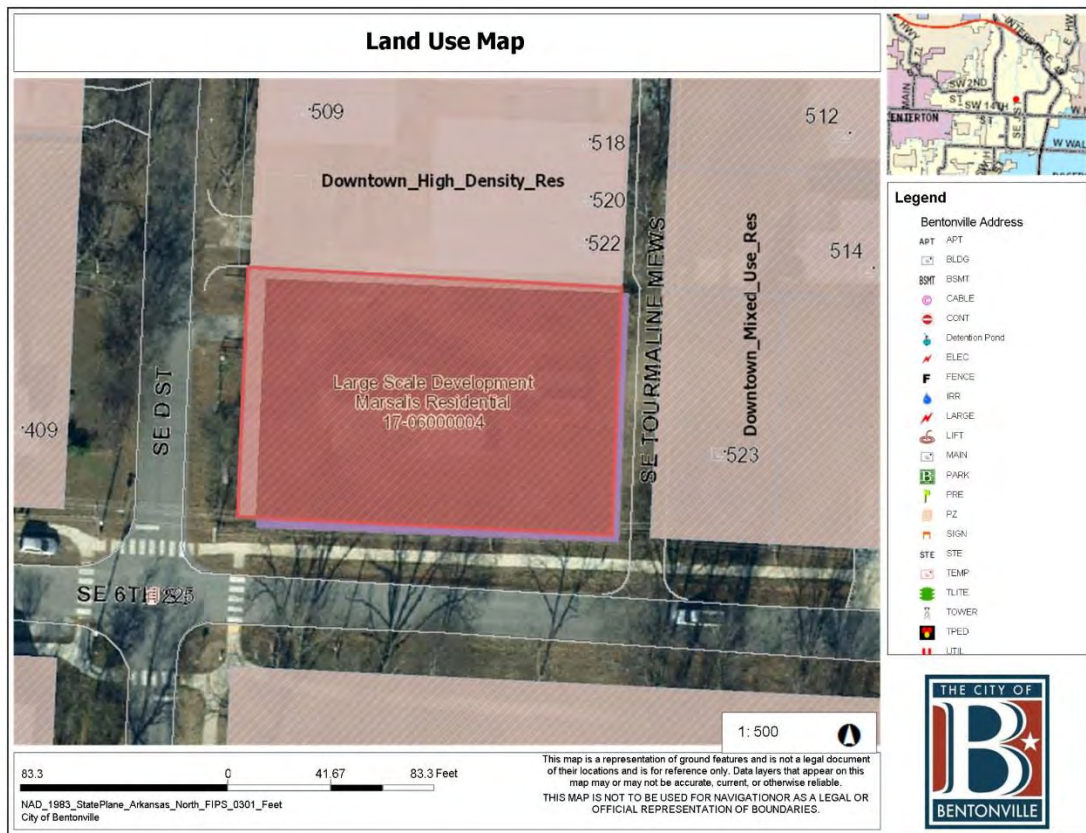
Conclusion

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





LANDSCAPE NOTES

1. PLANTS DESIGNATED "B&B SHALL BE BALLED AND BURLAPPED. PLANTS SHALL BE DIG WITH FIRM NATURAL BALLS OF EARTH OF THE SAME DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT.
2. ONLY "HEMP" BURLAP AND TINE SHALL BE USED. NO TREATED OR COATED BURLAP SHALL BE USED. BURLAP SHALL BE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING.
3. PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SHALL BE COVERED WITH MOIST MULCH OR OTHER PROTECTION TO PREVENT DRYING OUT. PLANTS SHALL BE STORED AND SHIPPED BY THE LANDSCAPE CONTRACTOR AS NECESSARY UNTIL PLANTING.
4. NO PLANT SHALL BE BOUND WITH ROPE OR ROPS AT ANY TIME SO THAT THE PLANT WILL HAVE A DIAMETER EQUAL TO THE CALIPER OF THE TREE TO BE PLANTED.
5. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE NOT DAMAGED BY BURLAPPING OR OTHER SUBSEQUENT HANDLING. PLANTS SHALL BE PROTECTED BY APPLING OR OTHER SUFFICIENT DAMAGE TO BURLAPPED MATERIAL SHALL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN BURLAP STRAPES, ROPES, OR OTHER MATERIALS ARE REMOVED.
6. MATERIALS, SCHEDULE A GENERAL GUIDE FOR THE MINIMUM DIMENSIONS FOR HEIGHT, SPREAD, AND TRUNK AS SPECIFIED ON THE PREPARED PLANTING SCHEDULE.
7. PLANTS SHALL BE PLANTED TO THE LOCATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADEN. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES AND TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO UTILITIES AND SURFACE IMPROVEMENTS. IN THE EVENT UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE CITY.
8. ANY STAKES OR MARKERS OR SHIRIES TO BE PLACED IN A PARTICULAR PLANT INCORRECTLY FIELD CHECKED FOR ACCURACY. ANY ARRANGEMENT WILL BE RELOCATED WITH THE CITY.
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SITE TRIANGLES
NO OBSTRUCTIONS WITHIN THE SITE TRIANGLE AREA
BETWEEN THE HEIGHTS OF 30" AND 60".

EXISTING TREES:
NO TREES ON THE SITE

PRELIMINARY

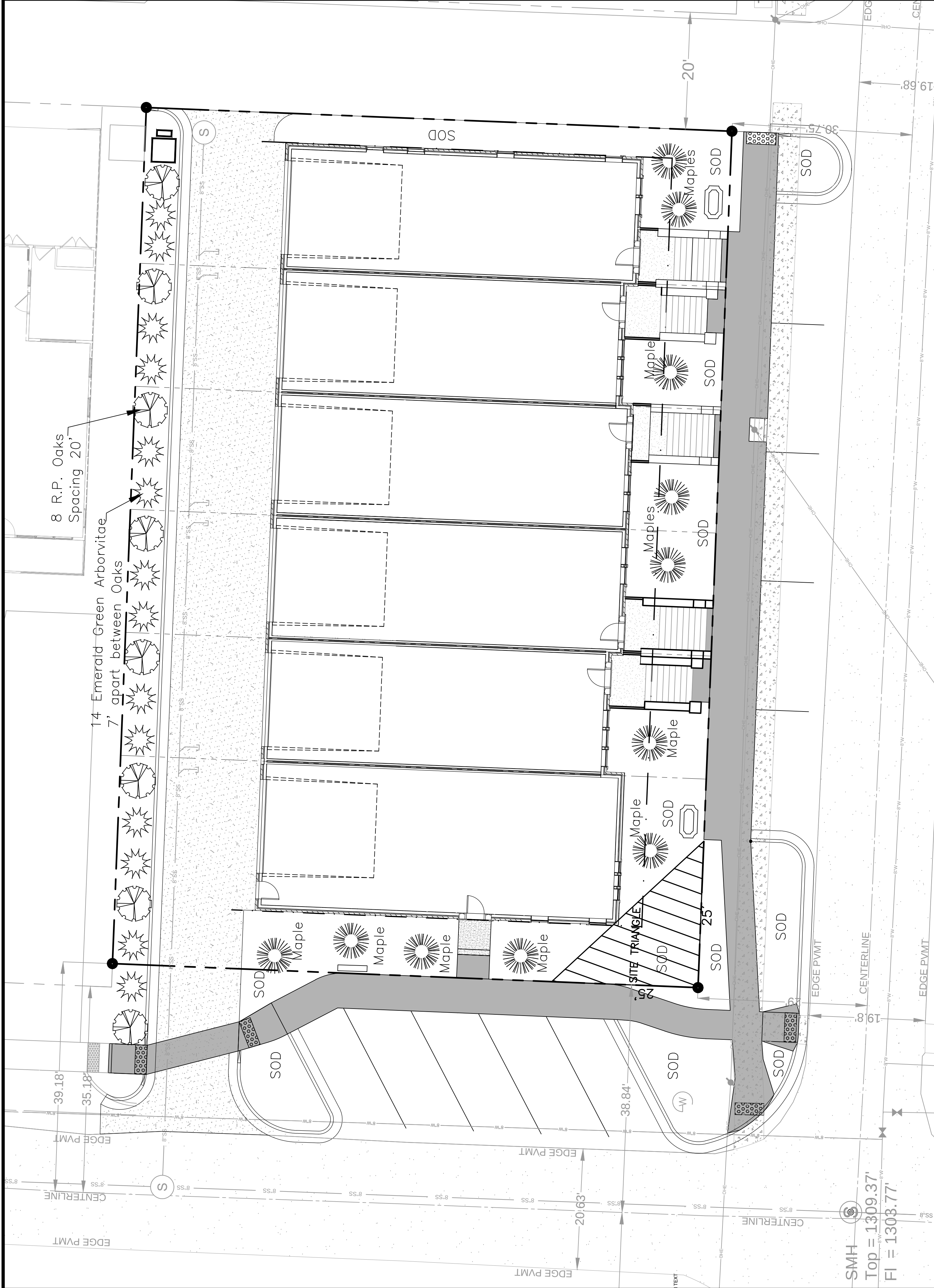
[illegible]

FOR CONSTRUCTION

DRAWN BY: KWB	CHECKED BY: WEG
---------------	-----------------

LANDSCAPE PLAN

805



IRRIGATION

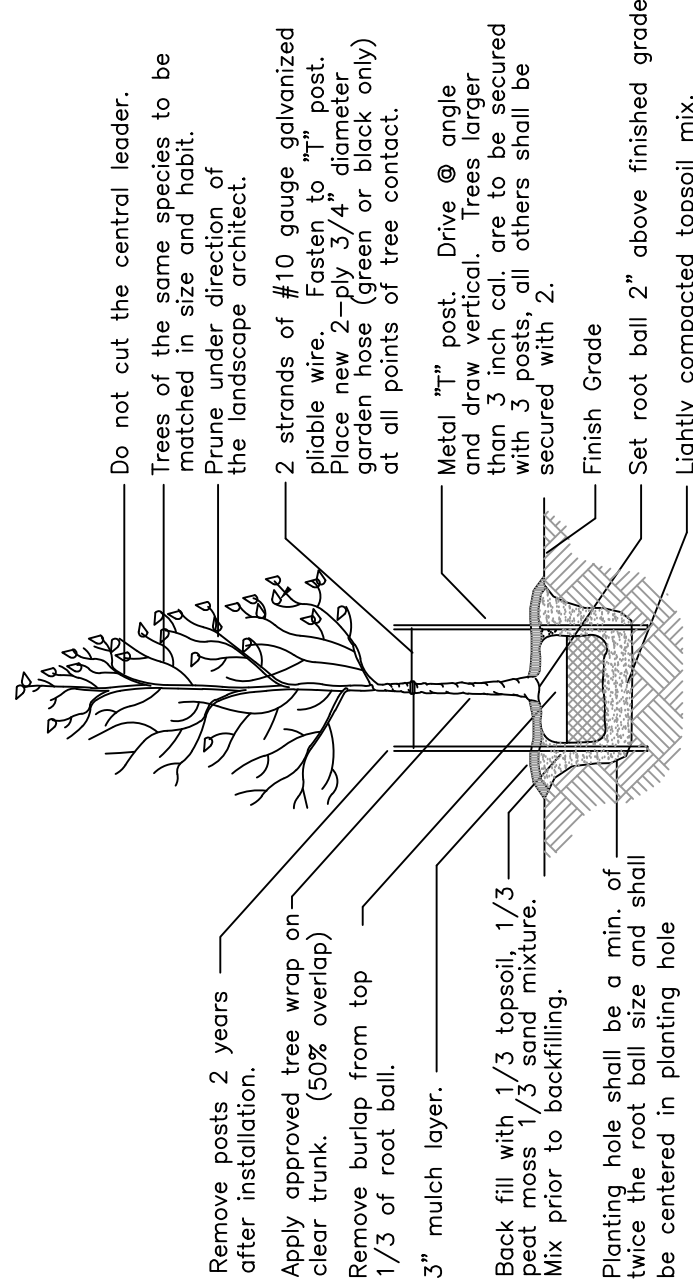
No irrigation is planned for this project. Hose bibs will be provided on each unit for front area watering.

PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Planting Size (min)	Mature Height
8		Regal Prince Oak "Long"	Quercus robur / Quercus bicolor	2.5" Caliper B&B	60 ft
14		Emerald Green Arborvitae	Thuja occidentalis 'Emerald'	20 Gallon	30 ft
11		Red Maple (October Glory)	Acer rubrum	2.5" Caliper B&B	65 ft

ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK.

CONTRACTOR SHALL GUARANTEE PLANT MATERIALS TO THE DEVELOPER FOR 18 MONTHS FROM THE DATE OF PROVISIONAL ACCEPTANCE BY OWNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL ACCEPTANCE. OWNER TO MAINTAIN AND PROTECT PLANT MATERIAL AFTER ACCEPTANCE TO MEET CITY OF BENTONVILLE REQUIREMENTS.



TREE PLANTING

NTS

PRELIMINARY
NOT FOR CONSTRUCTION

MARSALIS TOWNHOUSE
SE 6TH ST
BENTONVILLE, AR

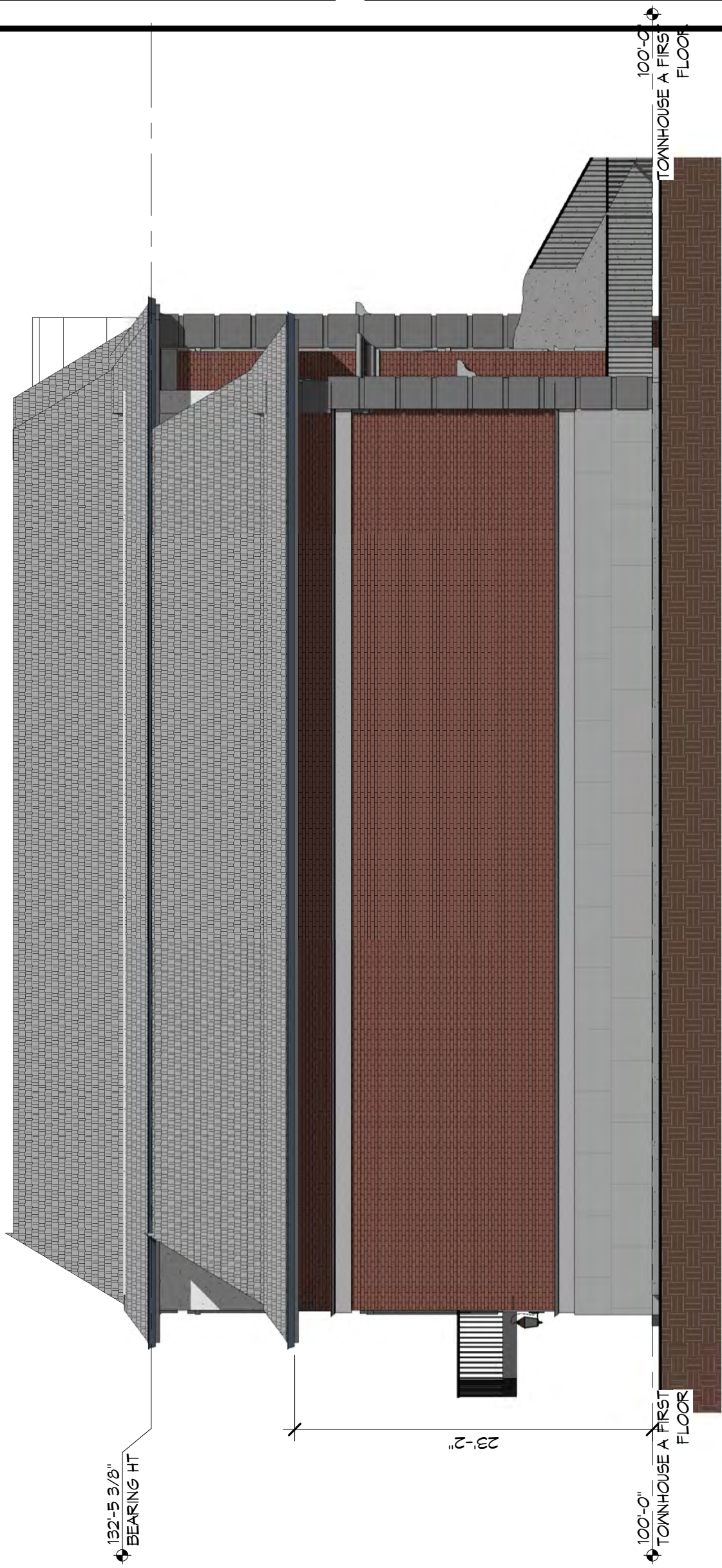
Burris
Architecture
820 Tiger Blvd, Suite 4,
Bentonville, AR 72712
479-319-6045

DATE 3-3-17
JOB NO. 10058
REVISIONS

A 7.0
COLOR ELEVATIONS



2 SOUTH ELEVATION.
1/8" = 1'-0"



1 WEST ELEVATION.
1/8" = 1'-0"



3 NORTH ELEVATION.
1/8" = 1'-0"



4 EAST ELEVATION.
1/8" = 1'-0"

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

REZONING STAFF REPORT



3B Storage, LLC

3400 Southwest Municipal Drive

PC Date: 3/7/17

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000008
Applicant / Current Owner	3B Storage, LLC 1004 Garrison Avenue Fort Smith, AR 72901-2613
Site Area	6.65 acres
Current Zoning	C-2, General Commercial
Requested Zoning	I-1, Light Industrial
Future Land Use Map Designation	Commercial (C)

Property Description

This property is the location of an existing mini-warehouse storage facility adjacent to the city's municipal airport and public works facilities.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property has adequate access to Southwest 28th Street, which is designated as an arterial street, and Southwest Municipal Drive, which is designated as a collector street; both streets are adequate for the development of this property.

Utility Infrastructure

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

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 map to ensure that there is an adequate supply of vacant land that can readily be served by adequate public facilities". The supply of viable industrial land has diminished within the city's core. This property will add to the industrial designation in an area where public utilities and transportation infrastructure are adequate.

Conclusion

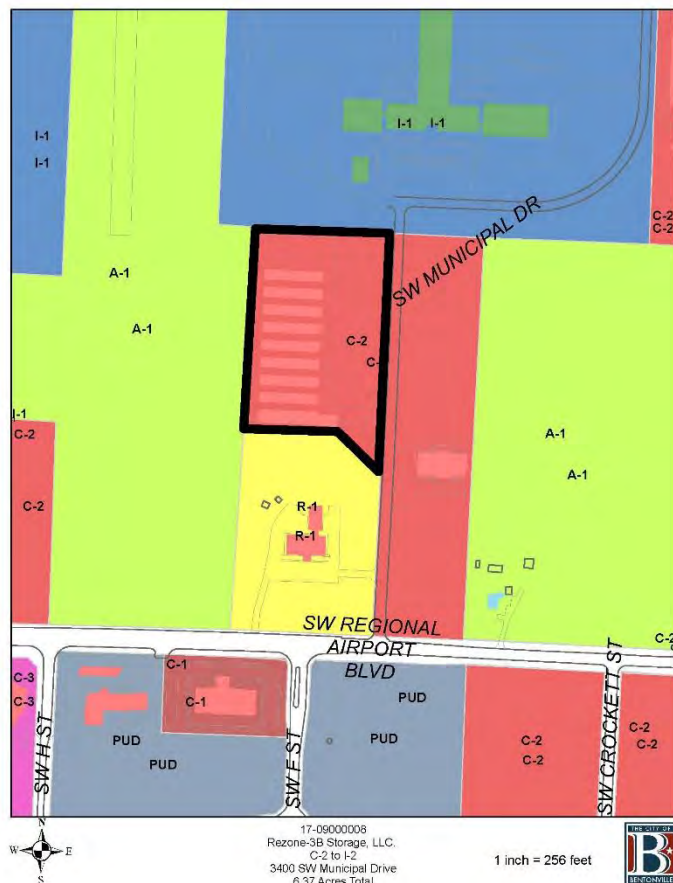
The I-1, Light Industrial zoning district is an appropriate zoning designation for this property and is consistent with adjacent uses.

Recommendation

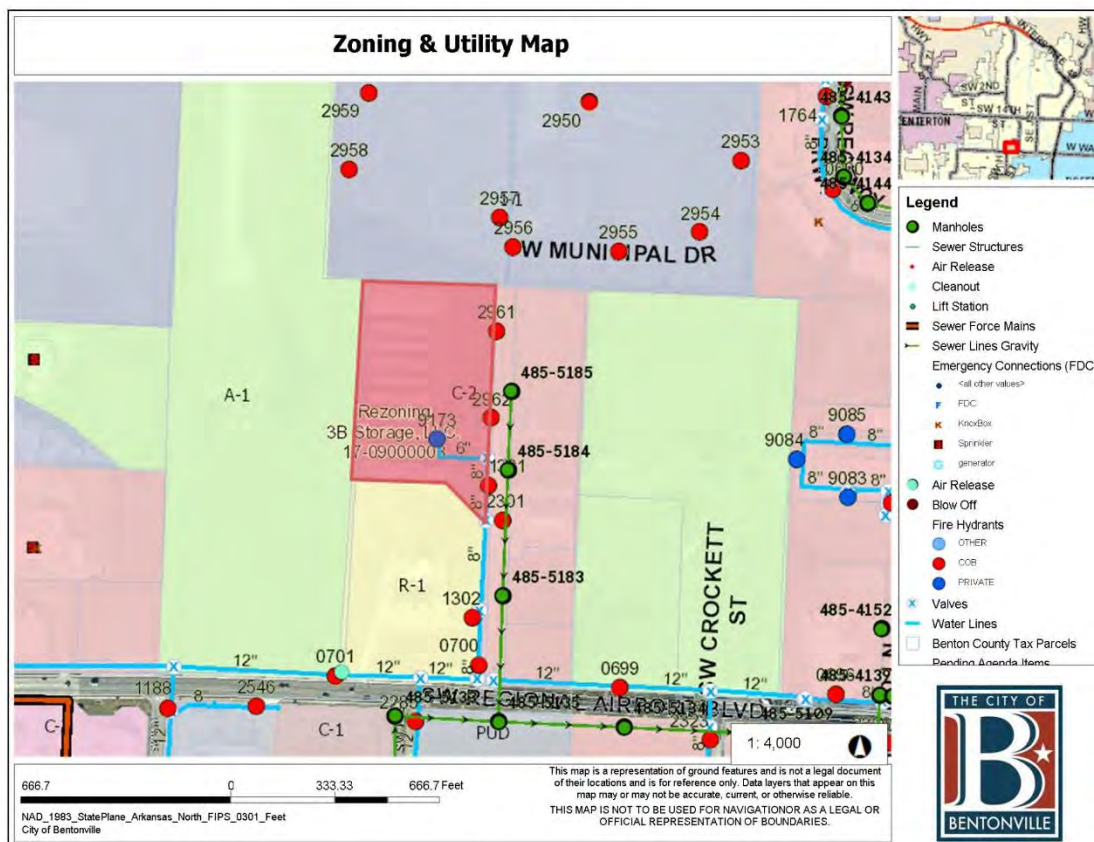
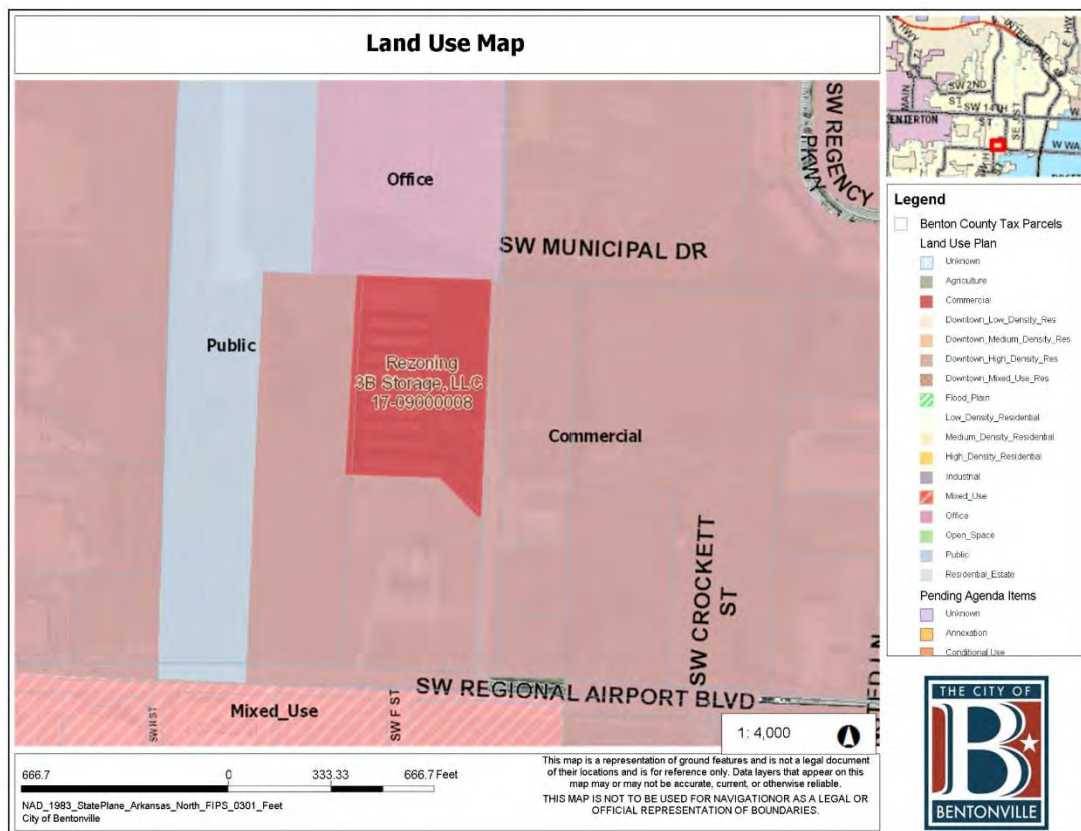
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from C-2, General Commercial to I-1, Light Industrial.

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

Location Map



REZONING STAFF REPORT





SWOPE CONSULTING, LLC

Civil Engineering
3511 SE J Street, Suite 9
Bentonville, AR 72712 479-685-8399

January 30, 2017

City of Bentonville Planning Department

Attn: Jon Stanley
305 SW "A" Street
Bentonville, AR 72712

**Re: Rezone Request Narrative
Airport Storage Expansion, 3B Storage LLC
C-2 to I-1
parcel 01-05277-004**

Dear Mr. Stanley,

Please accept this narrative for the subject rezone to I-1 (industrial). Prior to this request we have met with Beau Thompson to relay intent of development. Listed below is our response to each of the application-required topics.

STATE OF CURRENT ZONING

This site is currently operated as a self-storage facility in a C-2 zoning district. As I-1 is the only zone that now allows this type of development, and as an expansion is proposed, the proposed rezone is consistent with city policy and compatibility of the land.

THE REASONING OR NEED

The developer would like to expand on to its additional vacant land, which is east of the existing buildings (across the drainage swale).

While an expansion is the primary need, another bonus in this application is the cleaning-up this rezone will perform for a non-conforming use. The city does, indeed, need to eliminate non-conforming uses.

This property will relate well with surrounding properties in the near future. The neighboring property to the north will soon be the city's utility services facility. Therefore, these industrial-like buildings will be very compatible and a like-use for this self-storage expansion.

The intended use of the land is the same as its current operation: a self-storage development.

Traffic for this intended development is expected to use the new road (partially-under construction), SW Municipal Drive. This road is currently servicing the existing development, and will continue servicing the additional customers that the expansion will bring.

Signage for this development is not yet determined, however nothing will be built that is not approved with the Large-Scale Development. Any sign considered at this time would be a ground-mounted company sign that would contain only the name of the facility.

The appearance of this project would be similar to the rest of the storage buildings in this development. However, the commercial design standards (which we spoke to Beau about) will be followed along visible portions of the buildings. A stone-paneled fence is also proposed, which will provide the visual appearance required.

All utility lines are available: water, sewer and electric. Utilities are not an issue.

This application is submitted to gain your support, and for the board's approval. Please let me know if you have any questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read "Phil Swope". The signature is fluid and cursive, with the first name "Phil" and last name "Swope" clearly distinguishable.

Phil R Swope, PE
President

REZONING STAFF REPORT



Mercy Health Northwest Arkansas Communities

Southwest 'I' Street & Southwest 41st Street

PC Date: 3/7/17

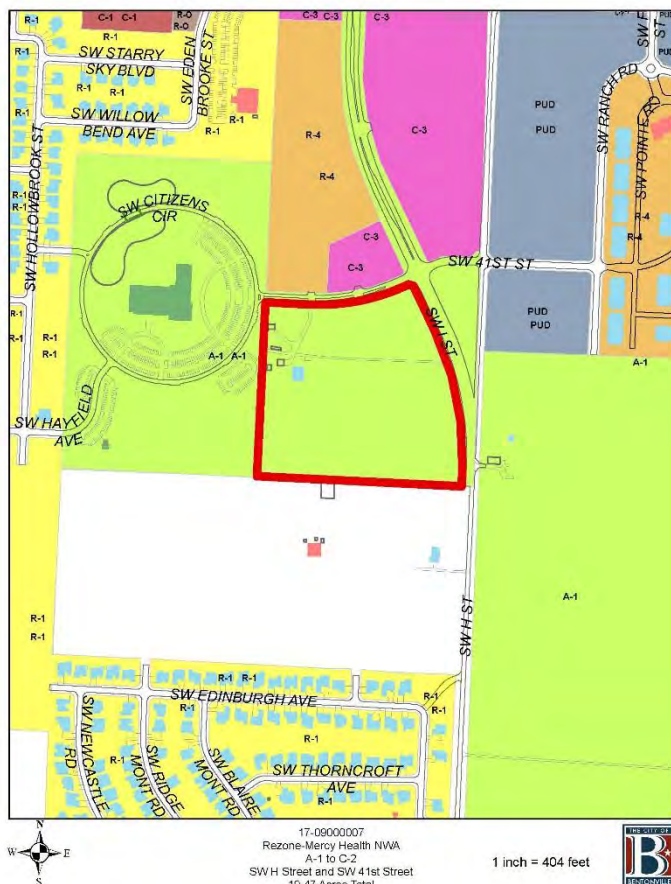
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000007
Applicant / Current Owner	Mercy Health Northwest Arkansas Communities 2710 South Rife Medical Lane Rogers, AR 72757
Site Area	19.46 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Mixed Use (MU)

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

Location Map



Property Description

This property is vacant in a rapidly developing mixed-use area in the southwest part of the city

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property has adequate access to Southwest 41st Street, designated as a local street, and Southwest 'I' Street, designated as an arterial street; both streets are adequate for the development of this property.

Utility Infrastructure

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

Relationship to the General Plan

The Future Land Use Plan depicts this property as Mixed Use. Southwest 'I' Street has become a major arterial street that the subject property will front. The proposed zoning designation will allow for future development along a boulevard that will contain a variety of mixed uses. This property will add to the commercial designation in an area where public utilities and transportation infrastructure are adequate.

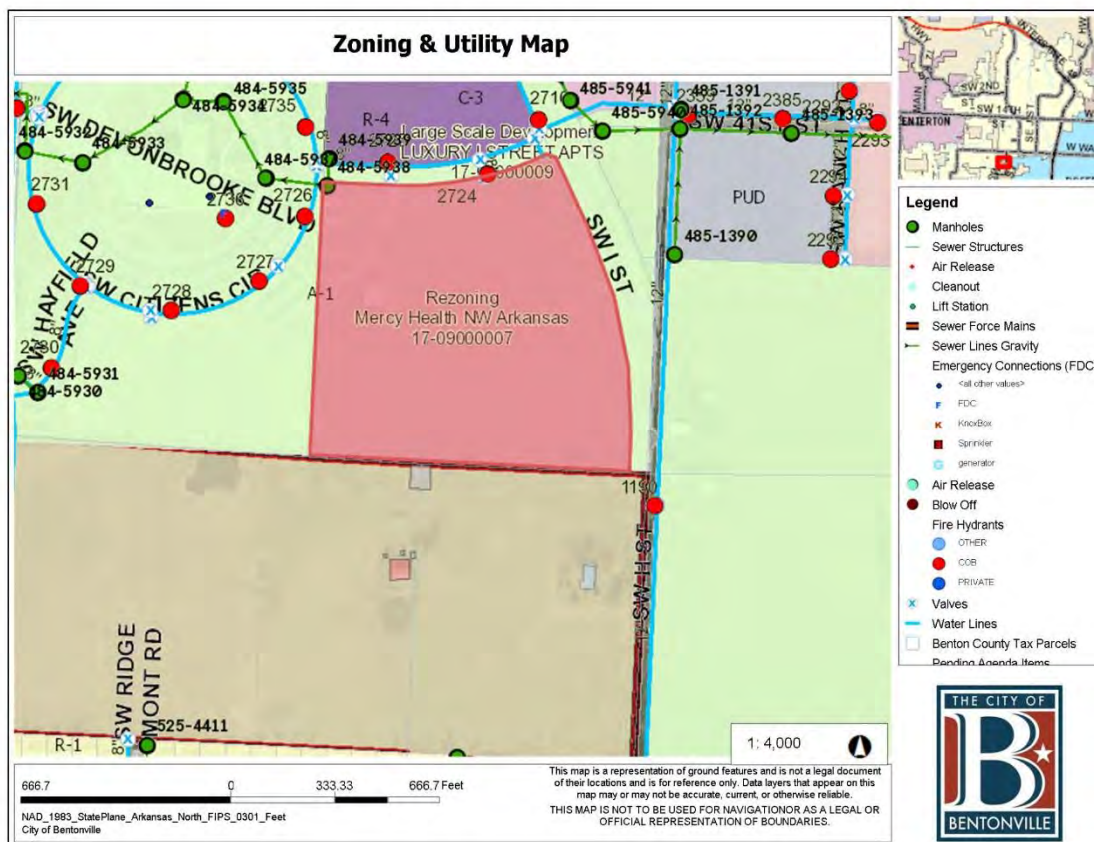
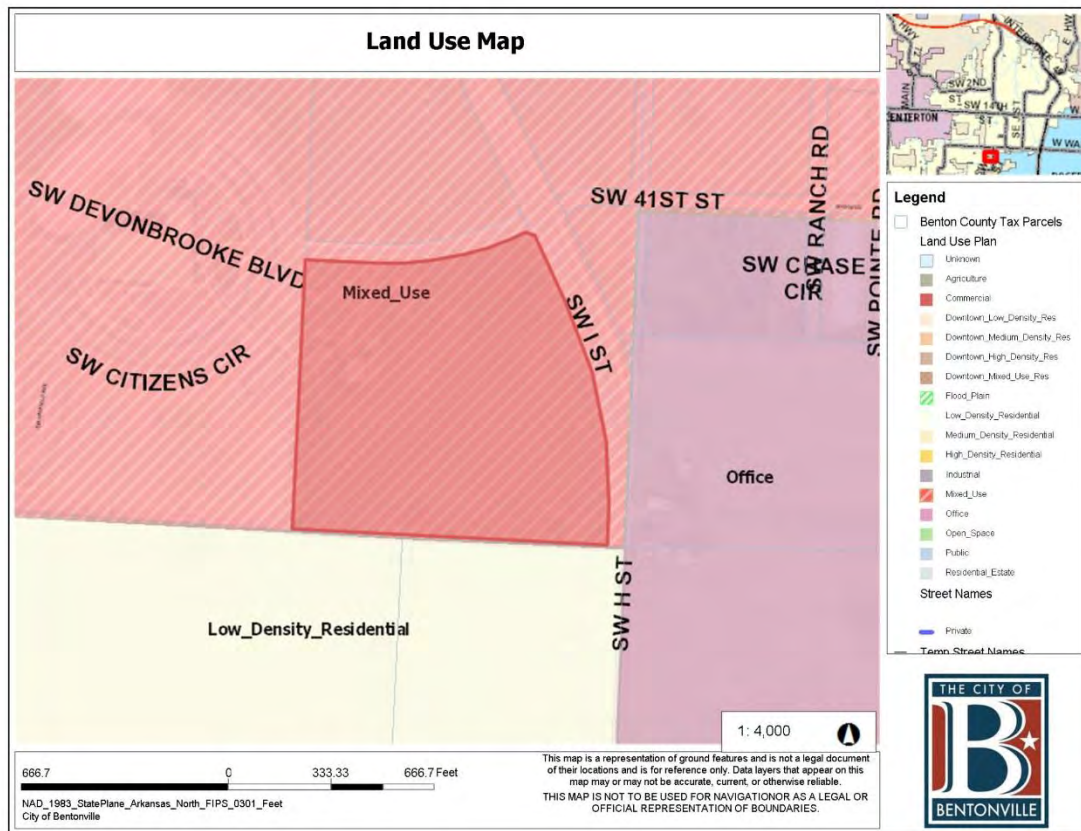
Conclusion

The C-2, General Commercial zoning district is an appropriate zoning designation for this property. It is consistent with adjacent uses and will provide goods and services to those residences living in the neighboring multi-family and single-family communities.

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 C-2, General Commercial.

REZONING STAFF REPORT





Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

January 30, 2017

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

This property, located on SW I St. and owned by Mercy Health of Northwest Arkansas Communities, Inc., is currently zoned A-1. The proposed zoning is C-2 for general commercial.

The rezoning is being requested in order to have commercial property along SW I Street a major thoroughfare in the City of Bentonville.

This site will access from both SW I Street and SW 41st Street.

Water is available in the form of a 12" line running east/west along the west side of SW 41st Street and there is also a 12" PVC sewer line on the east side of the SW I Street.

Daniel Ellis, P.E.,
Project Manager

CONDITIONAL USE STAFF REPORT



Annoor Academy of Bentonville

200 Southwest 28th Street

PC Date: 3/7/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-02000001
Applicant / Current Owner	Lorane, LLC 2812 South Walton Boulevard Bentonville, AR 72712
Site Area	0.23 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Pre-K and Private School Educational Facility
Protective Covenants	N/A

Property Description

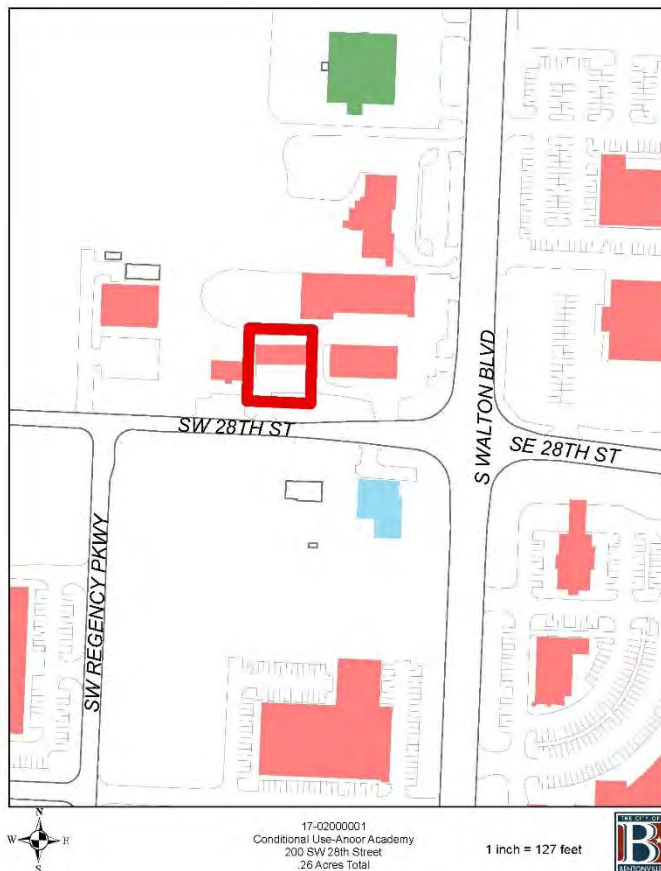
This property is the location of a vacant commercial office building.

Proposed Use Description

The applicant is requesting a Conditional Use permit for a pre-k & private school educational facility for property located at 200 Southwest 28th Street. The educational facility will be allowed a maximum of 20 children. Hours of operation will be Monday through Friday from 7:30 a.m. to 5:30 p.m. with occasional classes on Sundays. Parking is adequate for the proposed use; 16 parking spaces exist on the site and will be utilized for student drop-off and pick-up. Parents will be required to escort their children into and out of the facility. If necessary, drop-off and pick-up times will be staggered. Employee parking will occur in the spaces along the east side of the building. The front of the facility will not be accessible to the children except during drop-off and pick-up times. The school intends to have five employees. No additional outdoor lighting or structural changes are anticipated at this time. Both the Fire Department and ADHS have completed preliminary inspections.

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

Location Map



Projected Traffic Impact

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

Public Notice

On 3/6/2017, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on 2/17/2017. This meets legal noticing requirements and is adequate for the scope of this project. Staff has not been contacted regarding this request.

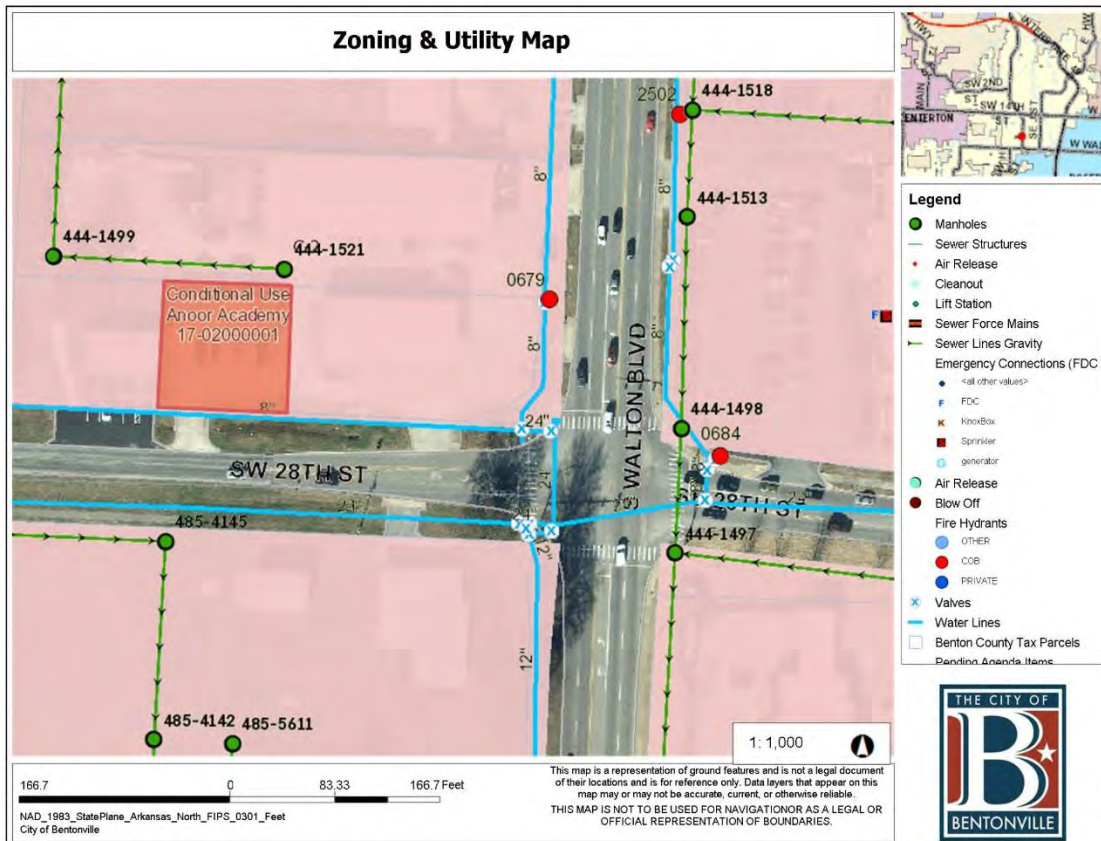
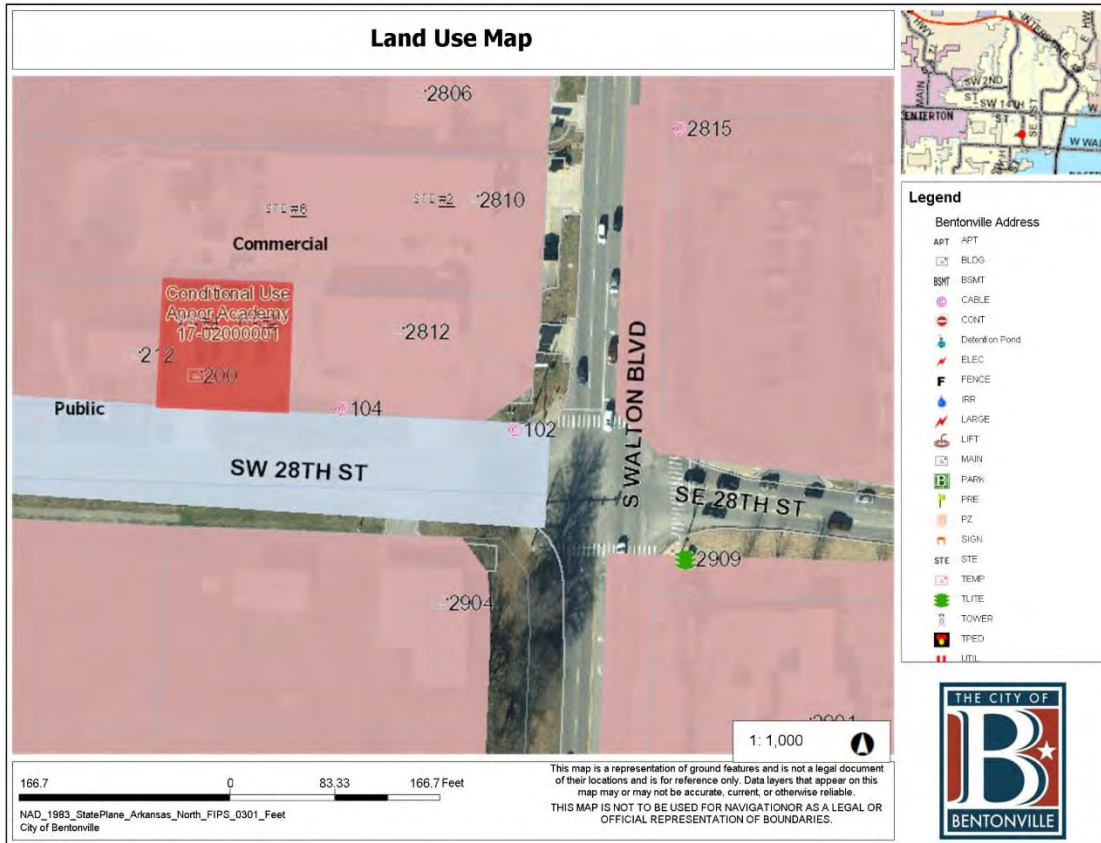
Conditions of Approval

1. All technical review comments must be addressed before a building permit will be issued.
2. City of Bentonville Fire Department approval shall be obtained by the applicant.
3. Arkansas Department of Health/Benton County Department of Health approval(s) shall be obtained by the applicant.
4. A fence permit must be obtained by the applicant prior to the construction of any fence.
5. The Conditional Use permit shall be allowed for a period of two years at which time the applicant must renew the Conditional Use permit.

Recommendation

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

CONDITIONAL USE STAFF REPORT



Proposed use for
200 SW 28th street, Bentonville, AR 72712

Proposed use: This property will be used for a private full time Prek and Elementary school (Annoor Academy of Bentonville). The age group of kids will be from 2 ½ years to 10 years of age.

Hours of Operation: 7:30 am to 5:30pm

Drop off – 7:30am to 8:00am

Pickup- 5:30pm to 6pm

Days of the week- Five days a week, we might also have Sunday school plans

Structural changes- None

Expected traffic through the day: + or – 50 people a day (includes kids, teachers, Parents, Deliveries, etc)

No. of Employees: 5 (3 full time, rest part time)

No. of Children: 15

Parking plans-

1. Teachers will be parking on the left side parking of the building
2. During drop off and pickup the parents will park on the right side parking and walk their kids inside the building and check in

Photographs and other plan attached with the application

Office Property For Lease

200 SW 28TH ST, BENTONVILLE, AR



Offering Highlights

Available SF	2,400 SF
Lease Rate	\$14.00 SF/yr (MG)
Lot Size	± 0.23 Acres
Building Size	± 2,400 SF
Cross Streets	Airport Road & Walton Boulevard

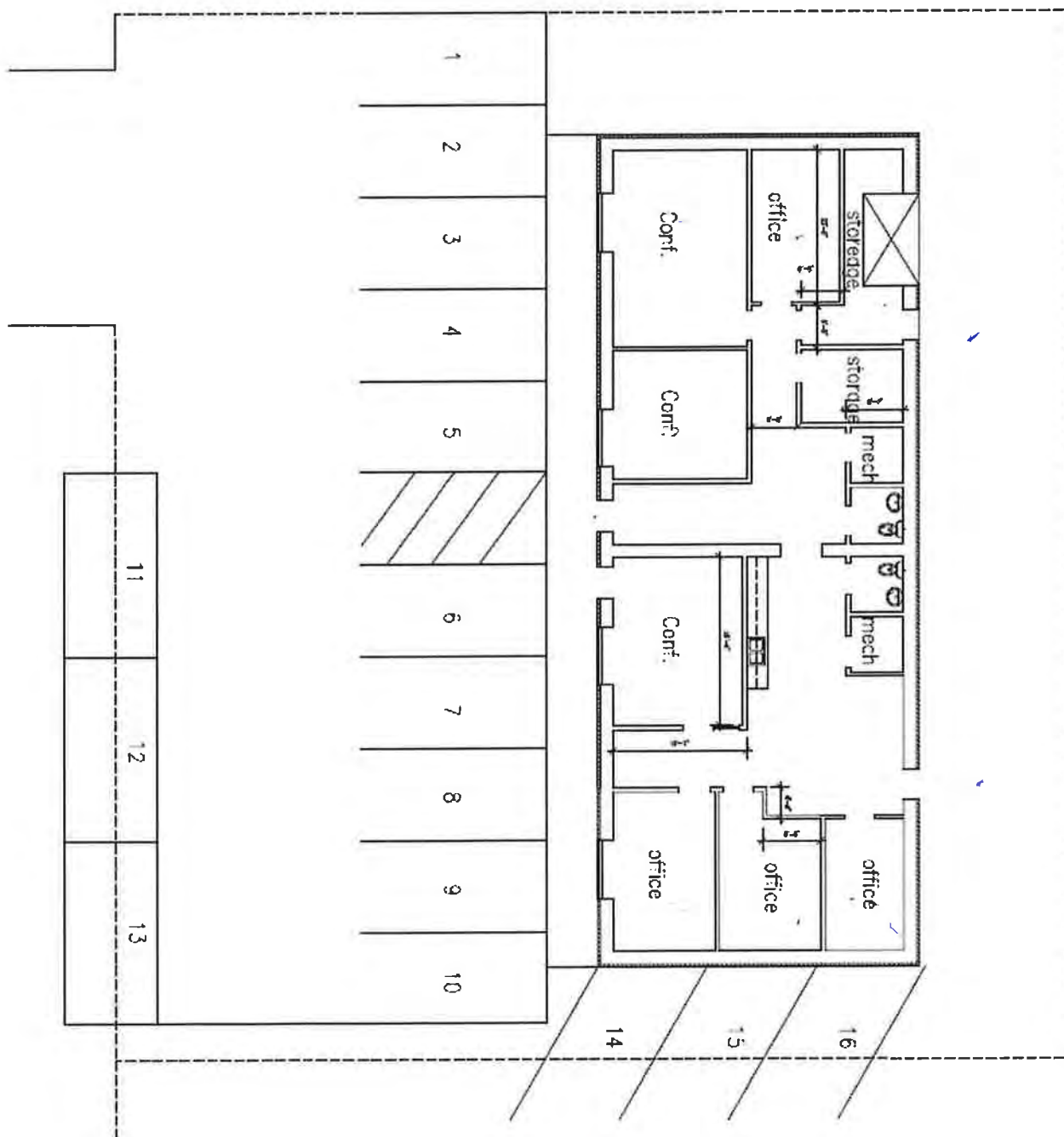
Ed Belto Senior Associate & Director 479.659.1260 ebelto@ngarkansas.com

Newmark Grubb
Arkansas
www.ngarkansas.com

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.
308 SW 24th Street, Suite 4, Bentonville, AR 72712 | Main: 479.271.6118

Office Property For Lease

200 SW 28TH ST, BENTONVILLE, AR



Ed Belto Senior Associate & Director 479.659.1260 ebelto@ngarkansas.com

Newmark Grubb
Arkansas
www.ngarkansas.com

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.
308 SW 24th Street, Suite 4, Bentonville, AR 72712 | Main: 479.271.6118

**Arkansas Department of Human Services
Division of Child Care & Early Childhood Education
Licensing Compliance Record**

Facility Name Annoor Academy Person in Charge Amreen Musani
 Address 200 SW 8th Street Bville Phone _____
 Licensing Specialist Melissa Myers Phone 273-9011x176
 Address 900 SE 13th St. Bville Page _____ of _____ Date of Visit 2/10/17
 Time: From 10:55A To _____ Type: CCC Purpose: consultation

STANDARD REVIEWED	DISCUSSION/OBSERVATION	COMPLIANCE DATE	DATE CORRECTED
	CCLS, along with the fire inspector, looked at location for an new child care center. need letter from health inspector for approval (not cooking). Discussed cap. + bathrooms + playground. once building meets all fire, health, + city codes it can be licensed.		

COMMENTS: _____

RIGHT TO APPEAL – for information on how to appeal items cited on this form or other licensing actions, refer to Section 103 in the “Minimum Licensing Requirements”.

Amreen Musani 2/10/17 Melissa Myers 2/10/17
 PERSON SIGNING AS RECEIVING DATE CHILD CARE LICENSING SPECIALIST DATE
 DCC 521 R(9/99)

Jon Stanley

From: Rod Hughes
Sent: Monday, February 13, 2017 7:16 AM
To: Jon Stanley; 'Amreen Musani'; Melissa Myers (DHS)
Cc: Gayla Byrd
Subject: RE: Inspection results - 200 SW 28th street, Bentonville AR 72712

To all;

After assisting with a Code evaluation walk-thru of the below property for a potential 'Educational' childcare/school, I agree this facility would work well for this type of use. There will need to be some modifications, improvements, and additions such as; fire alarm, knox box, egress considerations, door hardware, emergency/exit lighting, fire extinguisher, etc. However, Ms. Musani is aware of these items and it does appear these will be fairly easily incorporated into her plan to complete before this facility is occupied by students and staff. Please let me know if you have any specific questions.

Respectfully,

Rod

Division Chief Rod Hughes
Fire Marshal
Bentonville Fire Department
O: 479-271-3108
M: 479-531-8429
rhughes@bentonvillear.com

From: Jon Stanley
Sent: Friday, February 10, 2017 3:35 PM
To: 'Amreen Musani' <amreen.musani@gmail.com>; Melissa Myers (DHS) <Melissa.Myers@dhs.arkansas.gov>; Rod Hughes <rhughes@bentonvillear.com>
Cc: Gayla Byrd <gbyrd@lindsey.com>
Subject: RE: Inspection results - 200 SW 28th street, Bentonville AR 72712

Thank you I will incorporate into your file. Have a great weekend

From: Amreen Musani [<mailto:amreen.musani@gmail.com>]
Sent: Friday, February 10, 2017 3:28 PM
To: Jon Stanley <JStanley@bentonvillear.com>; Melissa Myers (DHS) <Melissa.Myers@dhs.arkansas.gov>; Rod Hughes <rhughes@bentonvillear.com>
Cc: Gayla Byrd <gbyrd@lindsey.com>
Subject: Inspection results - 200 SW 28th street, Bentonville AR 72712

Hi Jon,

We just finished our first inspection of the property today with Fire Marshall and DHS and it went very well. Please find attached the inspection results from Melissa Myers (DHS).

hi Rod,

LARGE SCALE DEVELOPMENT STAFF REPORT



Urban Edge III

220, 226 & 230 North Walton Boulevard

PC Date: 3/7/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000003
Applicant / Current Owner	Rich Grubbs 1215 Northeast Waverly Way Bentonville, AR 72712
Site Area	1.54 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Retail and Restaurant

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

Location Map



Property Description

This property is the location of two vacant commercial lots and one vacant commercial building along an established but redeveloping commercial corridor.

Project Details

The applicant has submitted a large scale development consisting of three separate single story buildings situated on one lot. The northern most building is 3,420 sq. ft., the middle building is 2,697 sq. ft. and the southernmost building is 3,489 sq. ft. There will be two restaurant spaces and one merchant retail space. Seventy-nine total parking spaces are being provided. Ingress/egress will be from two curb-cuts onto North Walton Boulevard and one curb-cut onto Northwest 3rd Street. A 6' wide sidewalk will be constructed along North Walton Boulevard and Northwest 3rd Street. On-site storm water detention is being provided. The exterior elevation of each building depict brick, stone veneer, split face CMU, metal panel and store front glass.

Projected Traffic Impact

The proposed development could have the potential to adversely impact traffic in the area. The planned future traffic signal at the intersection of North Walton Boulevard and Northwest 3rd Street will help to alleviate traffic concerns at this location.

Utility Infrastructure

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 4 waiver requests.

- 1.) Request waiver to Article 1100, Design Standards, Access Requirements, Section 1100.9.A.6, Curb Cuts, Distance between Curb Cuts along North Walton Boulevard. (required 200', request 130')
- 2.) Request wavier to Article 1100, Design Standards, Access Requirements, Section 1100.9.A.6, Curb Cuts, Distance from Intersection along North Walton Boulevard. (required 250', request 140')
- 3.) Request wavier to Article 1100, Design Standards, Access Requirements, Section 1100.9.A.6, Curb Cuts, Distance from Intersection along Northwest 3rd Street. (required 250', request 126')
- 4.) Request waiver to Article 1100, Design Standards, Design Standards for Large Scale Developments, Section 1100.13.G.1, Building Placement (northern most building only)

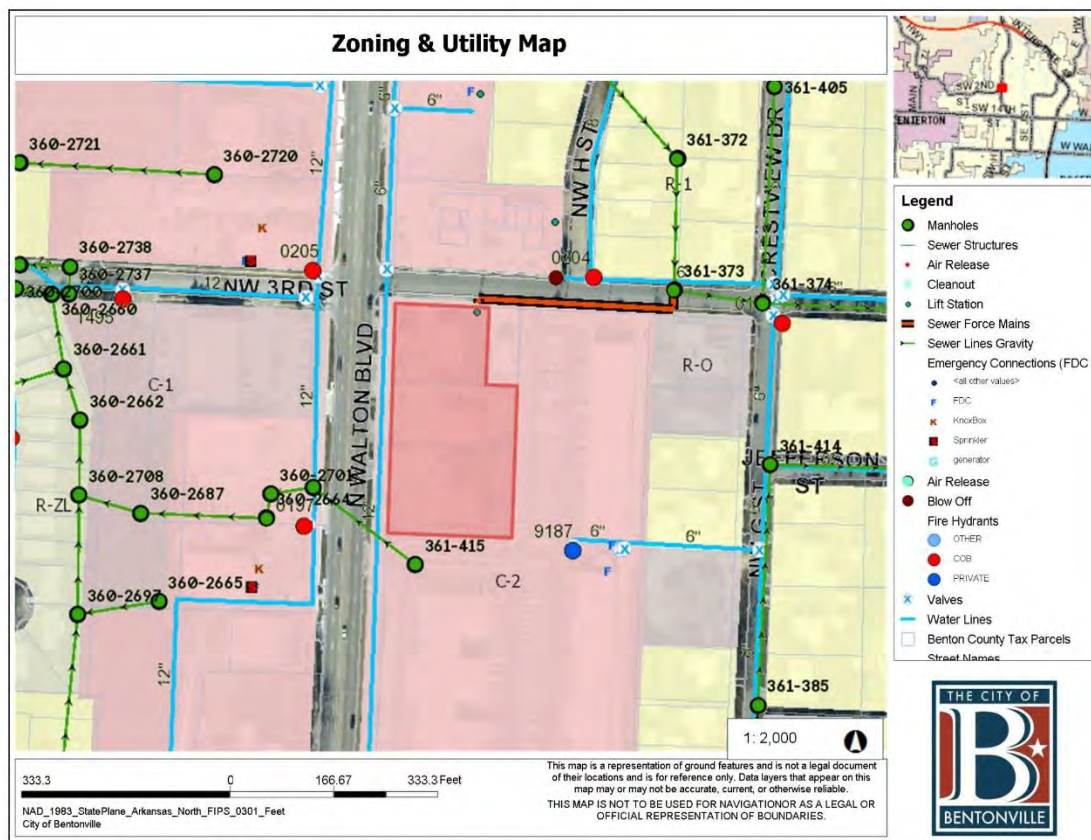
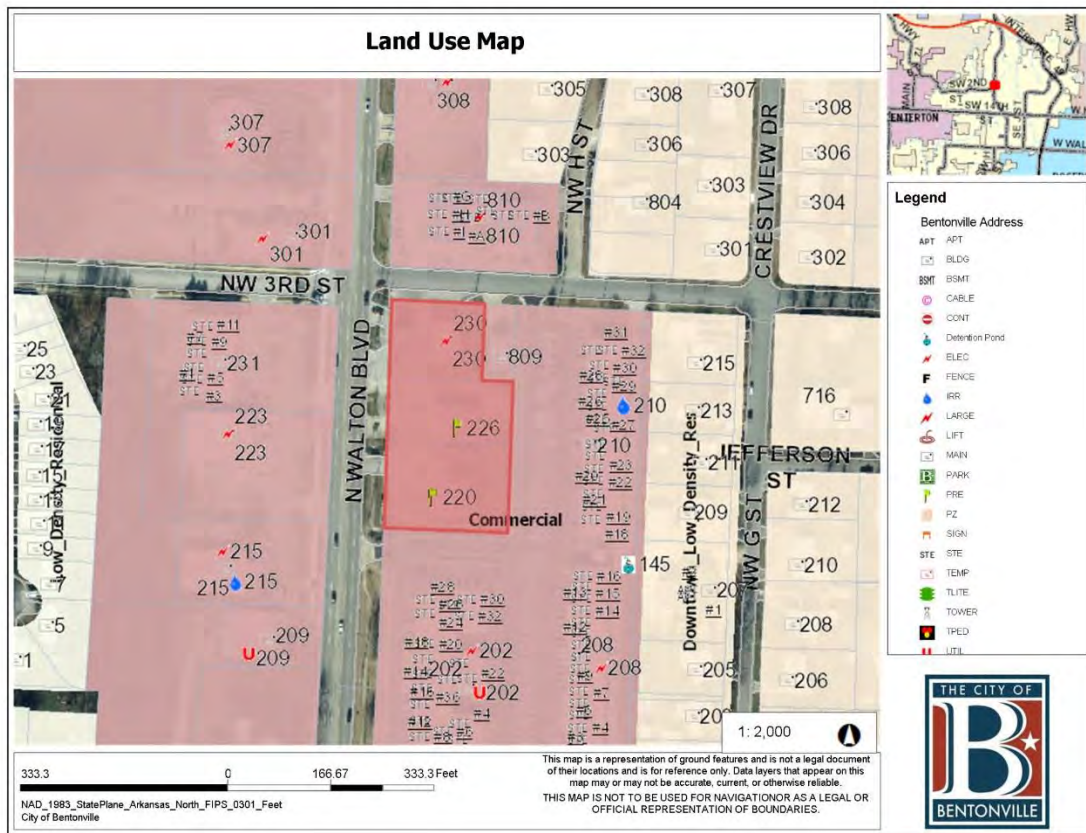
Conclusion

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





**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dry / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

February 20, 2017

City of Bentonville
305 SW A Street
Bentonville, AR 72712

PROJECT #: 17-06000003
PROJECT NAME: LSD-URBAN EDGE III

RE: Building Placement Waiver

Dear Commissioners,

We are requesting a waiver from:

Section 1100.13 Design Standards for Large Scale Developments

G. Site Planning

1. Building Placement

On corner lots, place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility.

The proposed building is located on the corner of Walton and 3rd Street but pushed further back on the site. The building was not able to be placed as close to the corner as possible due to the desired functionality of the building. The proposed tenant requires a drive thru. A drive thru would not be possible if the building pushed up in the corner. It is our opinion that the location shown is the best and safest location for the proposed use.

Thank you for considering this waiver request. If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,
Bates & Associates, Inc.

Geoffrey H. Bates, P.E.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dry / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

February 20, 2017

City of Bentonville
305 SW A Street
Bentonville, AR 72712

PROJECT #: 17-06000003

PROJECT NAME: LSD-URBAN EDGE III

RE: curb cut distance waiver

Dear Commissioners,

We are requesting a waiver from the required 250' minimum curb cut distance along Walton Blvd. and down 3rd Street.

Currently on Walton, the curb cut is located 55' from the intersection of Walton and 3rd Street. The proposed location will be 173' from the intersection. The existing curb cut is approximately 80' wide and the proposed curb cut is 25' wide.

Currently on 3rd Street, the curb cut is located 59' from the intersection of Walton and 3rd Street. The proposed location will be 182' from the intersection. The existing curb cut is approximately 110' wide and the proposed curb cut is 25' wide.

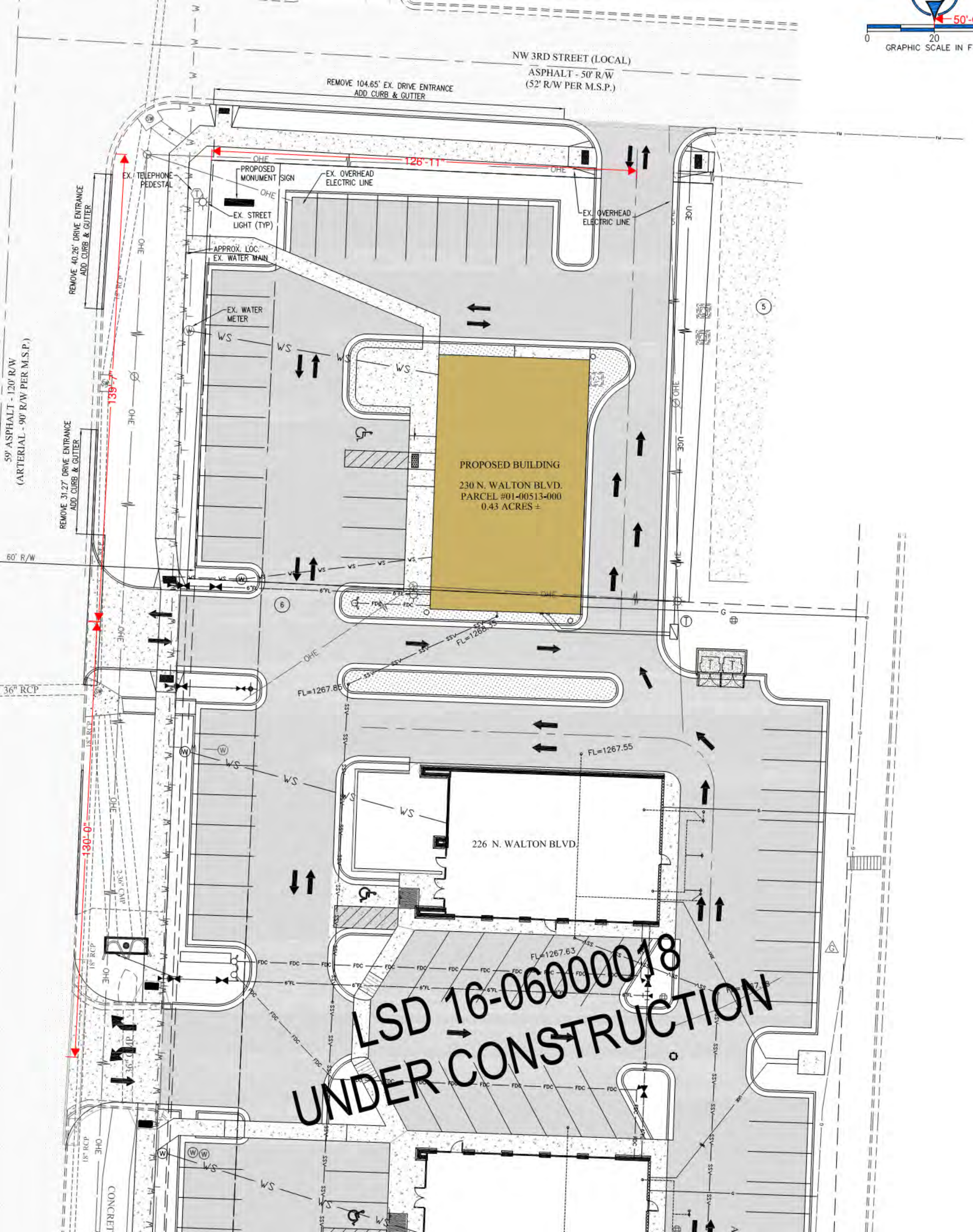
New curb and gutter will be constructed along Walton and 3rd Street to the new entrances to limit the access to the new curb cuts.

Thank you for considering this waiver request. If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Bates & Associates, Inc.

Geoffrey H. Bates, P.E.



LSD 16-06000018
UNDER CONSTRUCTION

PROPOSED USE

NORTH BUILDING: 3,420 sf. (50% RETAIL 50% RESTAURANT)

MIDDLE BUILDING: 2,697 sf. (ALL RESTAURANT)

SOUTH BUILDING: 3,489 sf. (ALL RETAIL)

PARKING TABLE:

501.6.F. (RESTAURANTS):

1 SPACE PER EACH 4 OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT

TOTAL OCCUPANCY OF BUILDINGS:

192

10

NUMBER OF EMPLOYEES AT LARGEST SHIFT:

58

PARKING SPACES REQUIRED:

58

501.6.F. (GENERAL BUSINESS & RETAIL SALES):

1 SPACE PER TWO HUNDRED FIFTY (250) SQUARE FEET OF NET FLOOR AREA UP TO TEN THOUSAND (10,000) SQUARE FEET

TOTAL SQUARE FOOTAGE OF COMMERCIAL/RETAIL AREA:

5,199

PARKING SPACES REQUIRED:

21

TOTAL SPACES REQUIRED:

79

TOTAL SPACES PROPOSED:

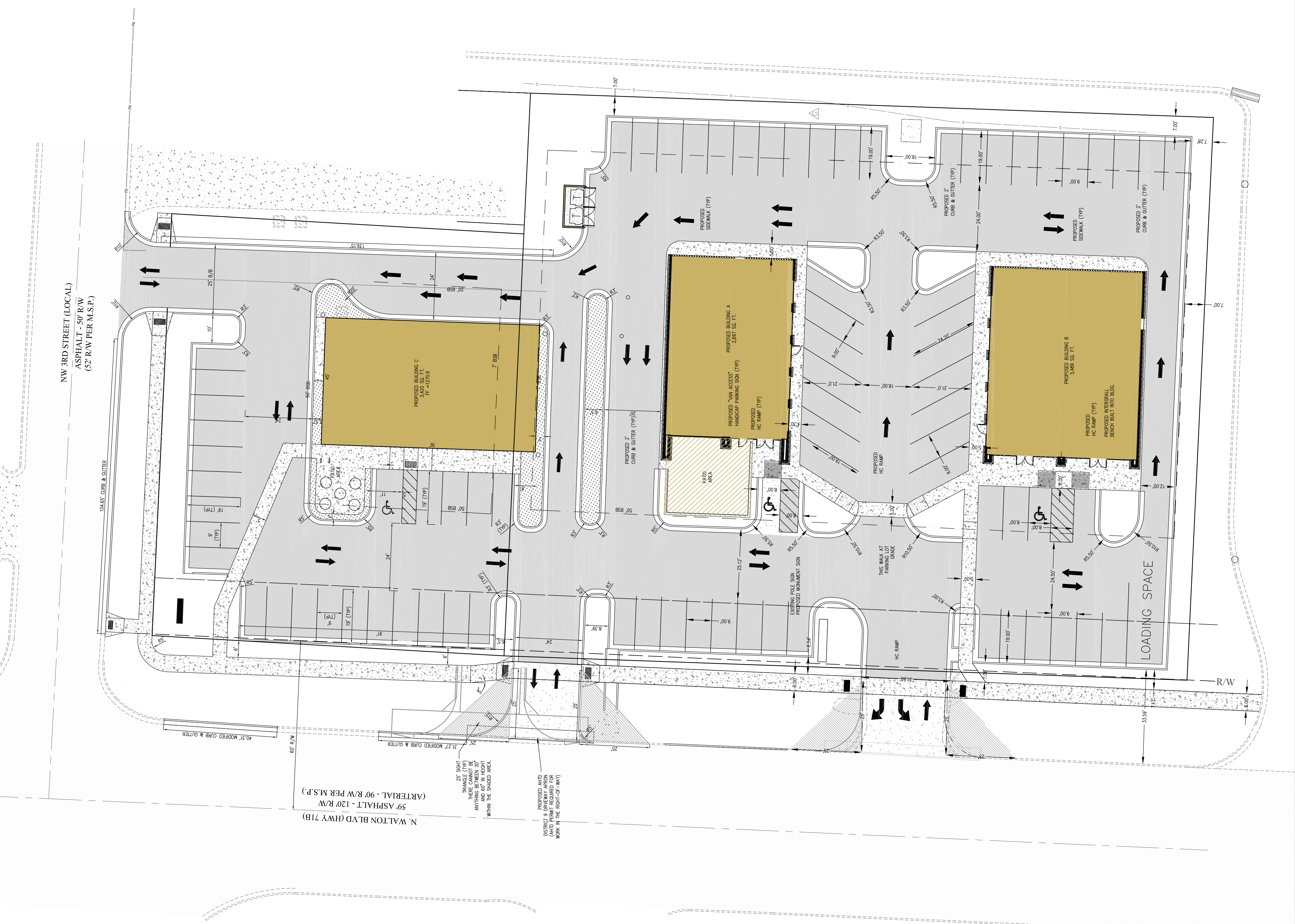
79

HANDICAP SPACES REQUIRED:

2

HANDICAP SPACES PROPOSED:

3



GRAPHIC SCALE IN FEET

0 20 40

N

PARKING REQUIRED:

RETAIL: 1 SPACE PER 250 SF BUILDING = 14 SPACES

TOTAL PARKING SPACES PROVIDED = 24

STANDARD 23

HANDICAP 1

SITE AMENITIES:

WINDOW SHOPPING (SOUTH BUILDING)

PATIO SEATING (NORTH BUILDING)

BIKE RACK (NORTH BUILDING)

BUILDING TYPE:

TYPE 2B-A2

HEIGHT 23'

NOTE:

1. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIAL AS THE BUILDING.

2. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIAL AS THE BUILDING.

3. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

4. PROPOSED WATER SERVICES SHALL BE INSTALLED BY CITY OF BENTONVILLE AT OWNER/DEVELOPERS EXPENSE.

5. ALL DOMESTIC WATER SERVICES WILL REQUIRE RP TYPE BACKFLOW PREVENTERS.

6. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.

7. AHTD PERMIT REQUIRED FOR WORK IN THE RIGHT-OF-WAY.

STATE OF ARKANSAS

REGISTERED PROFESSIONAL ENGINEER

NO. 9810

GOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION

BATES & ASSOCIATES, INC.

#135

ENGINEER

BRANN B.V. T. Ford

ENGINEER: G. Bates

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URBAN EDGE III

LARGE SCALE DEVELOPMENT PLANS

SITE PLAN

BENTONVILLE, ARKANSAS

Bates & Associates, Inc.

Civil Engineering & Surveying

www.batesinc.com

Fayetteville, Arkansas 72704

Phone - 479.442.9350 Fax 479.521.9350

PROJECT NO

14-340

DRAWING NO

03

PROPOSED	LEGEND	EXISTING	DESCRIPTION
			AC UNIT
			ASPHALT (EDGE)
			ASPHALT (SURFACE)
			BOLLARD
			BUILDING
			CONCRETE (EDGE)
			CONCRETE (SURFACE)
			CONTOURS
			CURB & GUTTER
			DRAINAGE FLOW
			ELECTRICAL (OVERHEAD)
			ELECT. TRANSFORMER
			EROSION CONTROL BALES
			EROSION CONTROL FENCE
			EROSION CONTROL RIP-RAP
			FENCE (WIRE/WOOD/CHAIN)
			FIBER OPTIC CABLE
			FIRE HYDRANT ASSEMBLY
			FLOWLINE
			FORCE MAIN
			GAS MAIN
			GAS METER/VALVE
			GRAVEL (EDGE)
			GRAVEL (SURFACE)
			IRON PIN - (RE-BAR)
			LANDSCAPE EDGING
			LIGHT
			MONUMENT (CONCRETE)
			POND
			POWER POLE
			PROPERTY LINE (EXTERNAL)
			RETAINING WALL
			RIGHT-OF-WAY
			SANITARY SEWER MANHOLE
			SANITARY SEWER PIPE
			SANITARY SEWER SERVICE
			SIDEWALK
			SPOT ELEVATION
			STABILIZED CONSTRUCTION ENT.
			STORM SEWER INLET
			STORM SEWER PIPE
			STRIPE (PAINTED OR STICKY)
			WATER MAIN FIRE DEPT. CONN.
			WATER MAIN PIPE
			WATER MAIN REDUCER
			WATER MAIN THRUST BLOCK
			WATER METER
			WATER VALVE

Time: 8:21 am
Scale: 1/20 (PS)
Date: 1/13/2017

Xrefs Used: BATES-Ar w signature, base, COA BBA, BATES-Ar, 24X36
Drawing Name: 14\300\14-340\Engineering\2017\04 site & utility plan.dwg

CORE ARCHITECTS

PH - 479.631.2673 FX - 479.631.2674
1800 S. OSAGE SPRINGS DR. - SUITE 100 - ROGERS, AR 72758
WWW.CORE-ARCH.COM

ARCHITECT OF RECORD:

NOT FOR CONSTRUCTION

NO.	REVISION	ISSUE	DATE

CONSULTANT:

URBAN EDGE
220 NORTH WALTON
BENTONVILLE, ARKANSAS 72712

DRAWN BY:
BMR

CHECKED BY:
DG

PROJECT #:

15-083

DATE:

2017.01.30

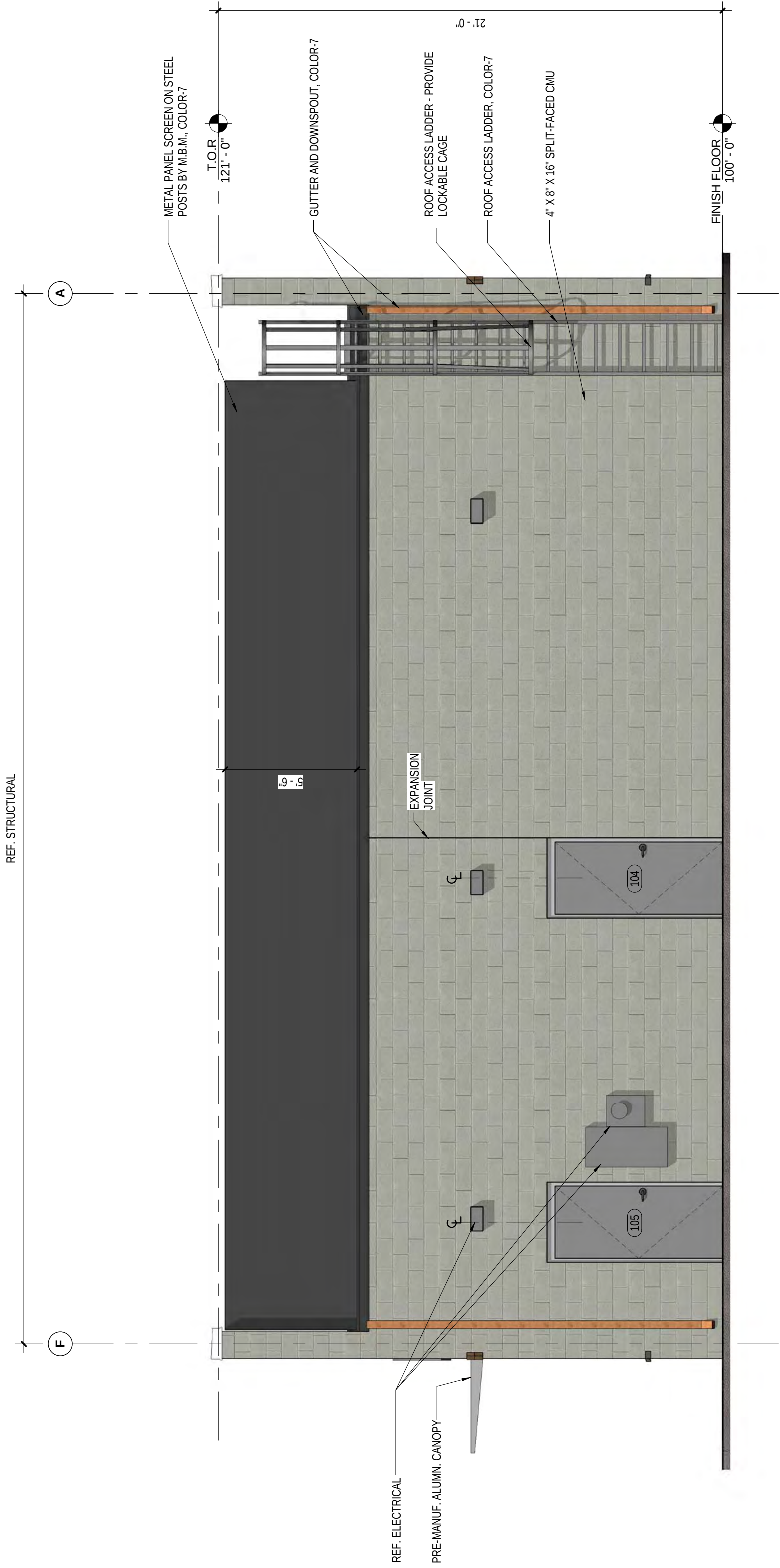
DRAWING:

A34

EXTERIOR BUILDING
A ELEVATION(S)



1 BUILDING A - WEST ELEVATION
1/4" = 1'-0"



2 BUILDING A - EAST ELEVATION
1/4" = 1'-0"

	MATERIAL LEGEND
COLOR-1	BY OWNER
COLOR-2	BY OWNER
COLOR-3	BY OWNER
COLOR-4	BY OWNER
COLOR-5	BY OWNER
COLOR-6	BY OWNER
COLOR-7	BY OWNER
NOTE: COLORS TO MATCH LARGE SCALE ELEVATIONS	

CONSULTANT:

ARCHITECT OF RECORD:

ARCHITECT OF RECORD:

NOT FOR
CONSTRUCTION

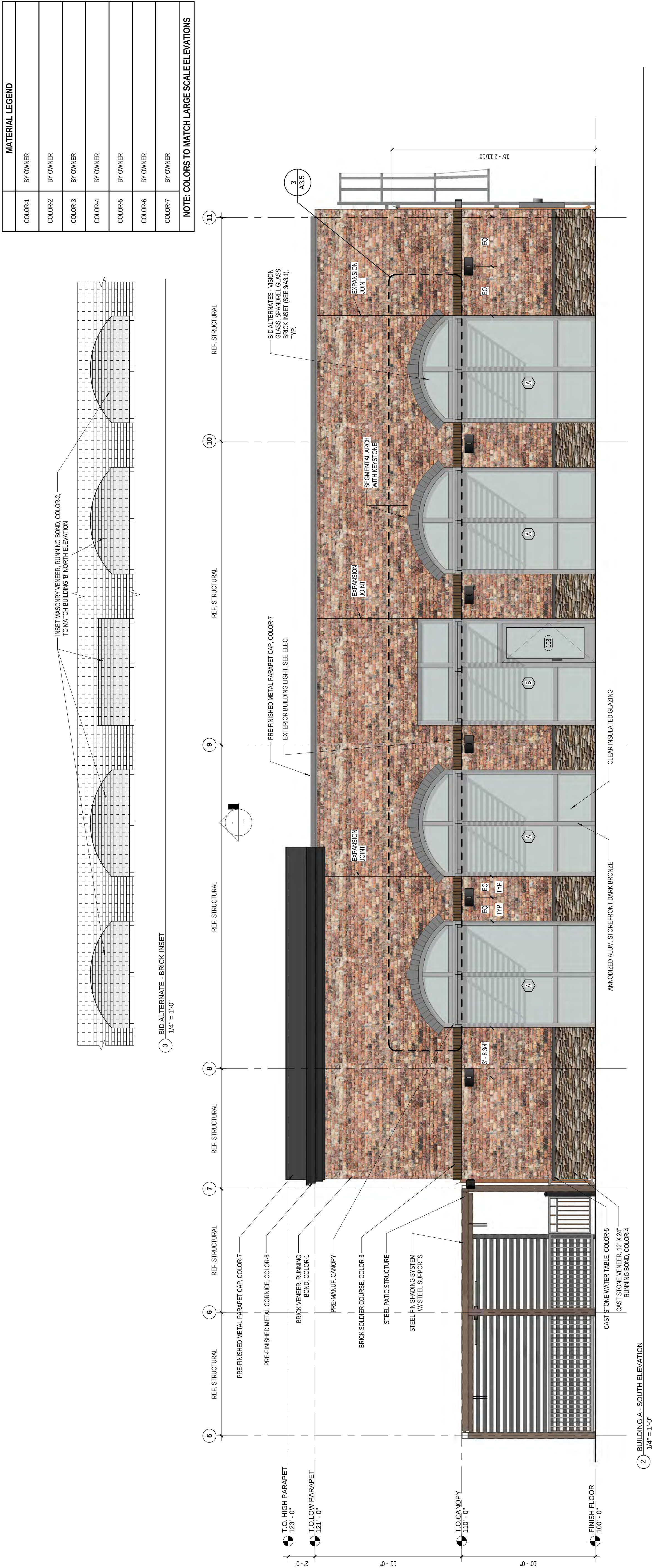
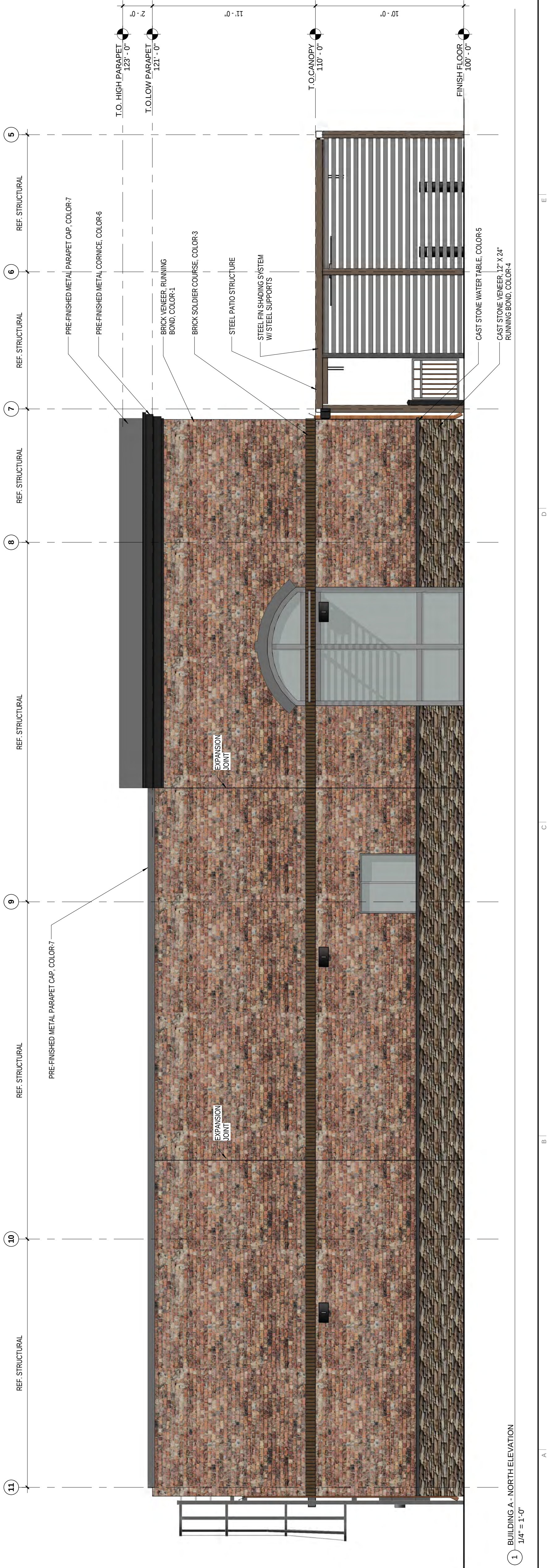
ARCHITECTS
CORE
1800 S. OSAGE SPRINGS DR. - SUITE 100 - ROGERS, AR 27758
PH - 479.631.2673 FX - 479.631.2674
WWW.CORE-ARCH.COM

DRAWING:
A3.5
EXTERIOR BUILDING
A ELEVATION(S)

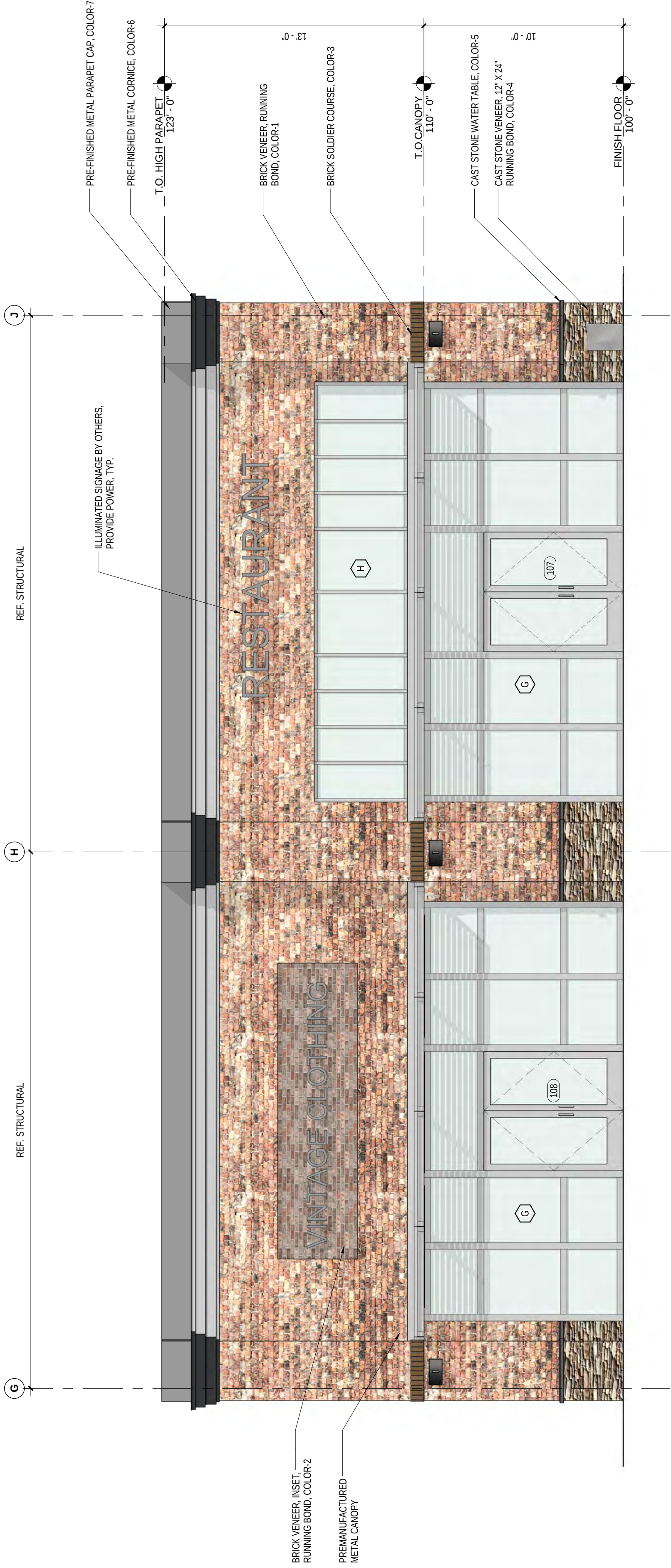
DATE: 2017.01.30

PROJECT #:
15-083

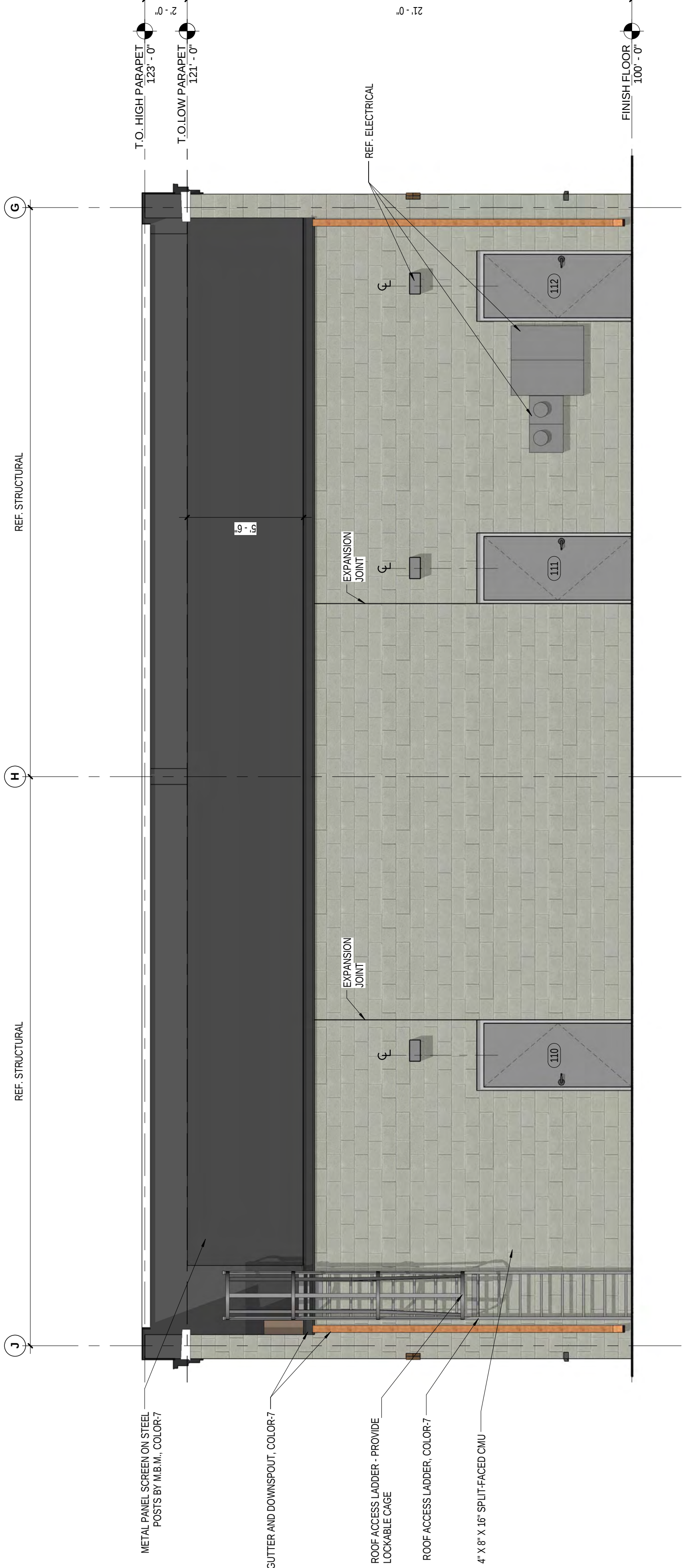
DRAWN BY: **BMR**
CHECKED BY: **DC**



MATERIAL LEGEND	
COLOR-1	BY OWNER
COLOR-2	BY OWNER
COLOR-3	BY OWNER
COLOR-4	BY OWNER
COLOR-5	BY OWNER
COLOR-6	BY OWNER
COLOR-7	BY OWNER
NOTE: COLORS TO MATCH LARGE SCALE ELEVATIONS	



1 BUILDING B - WEST
1/4" = 1'-0"



2 BUILDING B - EAST ELEVATION
1/4" = 1'-0"

CONSULTANT:

URBAN EDGE

220 NORTH WALTON
BENTONVILLE, ARKANSAS 72712

DRAWN BY:
BMR

CHECKED BY:
DG

PROJECT #:
15-083

DATE:
2017.01.30

DRAWING:
A3.6
EXTERIOR BUILDING
ELEVATION(S)

ARCHITECT OF RECORD:

NOT FOR
CONSTRUCTION

REVISION

NO.

ISSUE

DATE

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ARCHITECT OF RECORD:

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REVISION		
NO.	ISSUE	DATE

CONSULTANT:

URBAN EDGE

220 NORTH WALTON
BENTONVILLE, ARKANSAS 72712

DRAWN BY:
BMR

CHECKED BY:
DG

PROJECT #:
15-083

DATE:
2017.01.30

DRAWING:
A3.7
EXTERIOR BUILDING
ELEVATION(S)

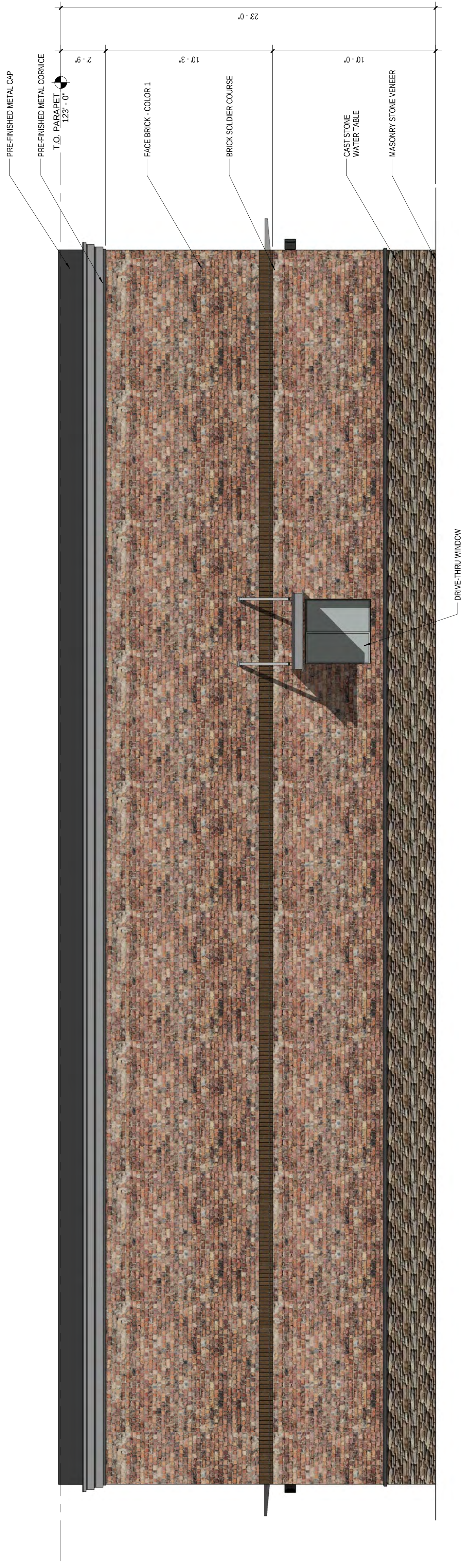
MATERIAL LEGEND	
COLOR-1	BY OWNER
COLOR-2	BY OWNER
COLOR-3	BY OWNER
COLOR-4	BY OWNER
COLOR-5	BY OWNER
COLOR-6	BY OWNER
COLOR-7	BY OWNER
NOTE: COLORS TO MATCH LARGE SCALE ELEVATIONS	



1 BUILDING B - SOUTH
1/4" = 1'-0"



2 BUILDING B - NORTH
1/4" = 1'-0"



2 BUILDING C - EAST
1/4" = 1'-0"



1 BUILDING C - WEST
1/4" = 1'-0"

CONSULTANT:

URBAN EDGE - LARGE SCALE DEVELOPMENT

DRAWN BY: JP
CHECKED BY: Checker

PROJECT #:
15-083

DATE: 2017.01.30

DRAWING:
A3.8
EXTERIOR BUILDING
ELEVATION(S)

REVISION			
NO.	ISSUE	DATE	

ARCHITECT OF RECORD:

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CONSTRUCTION

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PH - 479.631.2673 FX - 479.631.2674
WWW.CORE-ORF.COM

DRAWING:
A3.9
EXTERIOR BUILDING
ELEVATION(S)

DATE:
2017.01.30

PROJECT #:
15-083

DRAWN BY:
JP
CHECKED BY:
Checker

URBAN EDGE - LARGE SCALE
DEVELOPMENT
230 NORTH WALTON
BENTONVILLE, ARKANSAS 72712

CONSULTANT:

NO.	REVISION	ISSUE	DATE

ARCHITECT OF RECORD:

NOT FOR
CONSTRUCTION

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ARCHITECTS
1800 S. OSAGE SPRINGS DR. - SUITE 100 - ROGERS, AR 72758
PH - 479.631.2673 FX - 479.631.2674 WWW.CORE-ARCH.COM

