



**Planning Commission
Agenda
March 21, 2017**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lot 4 Neal's Center Subdivision** **Property Line Adjustment**
220, 226 & 230 North Walton Boulevard
 - 2. Lot 1 Groundhog Addition** **Property Line Adjustment**
Southeast 'C' Street & Southeast 10th Street
 - 3. Casa Castillo Daycare** **Large Scale Development**
3906 East Central Avenue
 - 4. Kensington Square Subdivision** **Preliminary Plat**
East Central Avenue
- IV. New Business**
 - 1. Lamplighter Restorations, LLC** **Rezoning***
(R-1, Single Family Residential to DN-4, Downtown Mixed Use Residential)
206 Southeast 6th Street
 - 2. Kupillas** **Rezoning***
(R-1, Single Family Residential to R-O, Residential Office)
3700 East Central Avenue
 - 3. Kensington Square, LLC** **Rezoning***
(R-O, Residential Office to R-1, Single Family Residential)
East Central Avenue
 - 4. Priato Pizzeria** **Conditional Use***
213 Northeast 'A' Street
 - 5. Arvest 71 Branch Temp Modular** **Conditional Use***
602 North Walton Boulevard
 - 6. Walton Crossing** **Large Scale Development**
Southeast 'C' Street & Southeast 28th Street
 - 7. Thaden School Phase 1** **Large Scale Development**
Southeast 'C' Street & Southeast 10th Street
 - 8. I Street Luxury Apartments** **Large Scale Development**
4000 Southwest Modern Way
 - 9. Bentonville Flight Center** **Large Scale Development**
2205 Southwest 'I' Street
- V. Other Business**
- VI. Planner's Report**
- VII. Adjournment**

Planning Commission
Minutes
March 7, 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: Brian Bahr, Beau Thompson, and Jon Stanley

Motion by Mr. Grider, seconded by Mr. Binns to approve the minutes of February 21, 2017 as written
Approved 6-0

Consent Agenda

- | | |
|--|--------------------------|
| 1. Lot 1 Rohit Subdivision
1203 & 1205 Southeast 33 rd Street | Lot Split |
| 2. Lot 16, Block 14 Deming's Second Addition
106 Northwest 5 th Street | Property Line Adjustment |
| 3. Fountain Plaza Lot 24
401 Southeast Plaza Avenue | Large Scale Development |
| 4. Marsalis Residential
Southeast 6 th Street & Southeast 'D' Street | Large Scale Development |

Approved 6-0

New Business

Item #1

3B Storage, LLC: Rezoning, C-2, General Commercial to I-1, Light Industrial

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #2

Mercy Health Northwest Arkansas Communities: Rezoning, Southwest 'I' Street & Southwest 41st Street,
A-1, Agricultural to C-2, General Commercial

Jon Stanley reads staff report

Opened public hearing

Closed public hearing

Approved 6-0

Item #3

Annoor Academy of Bentonville: Conditional Use, 200 Southwest 28th Street

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #4

Urban Edge III: Large Scale Development, 220, 226, & 230 North Walton Boulevard

Jon Stanley reads staff report

Mr. Thompson goes over details on the waiver requests and states that a traffic light will be installed this year.

Waiver Request #1: Distance from Curb Cuts on Walton

Motion by Mr. Grider, seconded by Mr. Haynie

Approved 6-0

Waiver Request #2: Distance from Intersection on Walton Boulevard

Motion by Mr. Haynie, seconded by Mr. Sanders

Approved 6-0

Waiver Request #3: Distance from Intersection on 3rd Street

Motion by Mr. Sanders, seconded by Mr. Grider

Approved 6-0

Waiver Request #4: Design Standards Building Placement

Motion by Mr. Sanders, seconded by Mr. Haynie

Approved 6-0

Large Scale Development

Approved 6-0

Other Business

Mr. Thompson speaks about Planning Commission training workshop and then multi-family vacancy rates.

Mr. Bahr goes over 2016 Annual Development Report.

Motion by Mr. Sanders, seconded by Mr. Grider to adjourn.

Meeting adjourned

Ali Worley

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

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 4 Neal's Center Subdivision 220, 226 and 230 North Walton Boulevard

PC Date: 3/21/2017

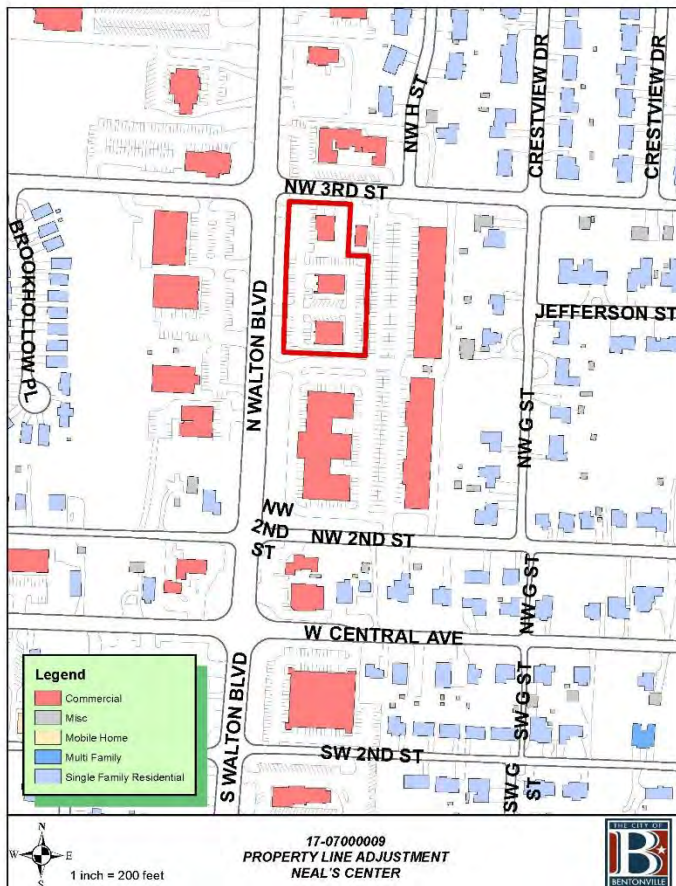
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000009
Applicant / Current Owner	Richard & Catherine Grubbs 1215 NE Waverly Way Bentonville, AR 72712
Site Area	1.54 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

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

Location Map



Property Description

This property is 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 property line adjustment that will create one lot from three parcels. The new lot will be known as Lot 4 (1.54 acres) of Neal's Center Subdivision. A public utility easement will be dedicated with the plat and 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.

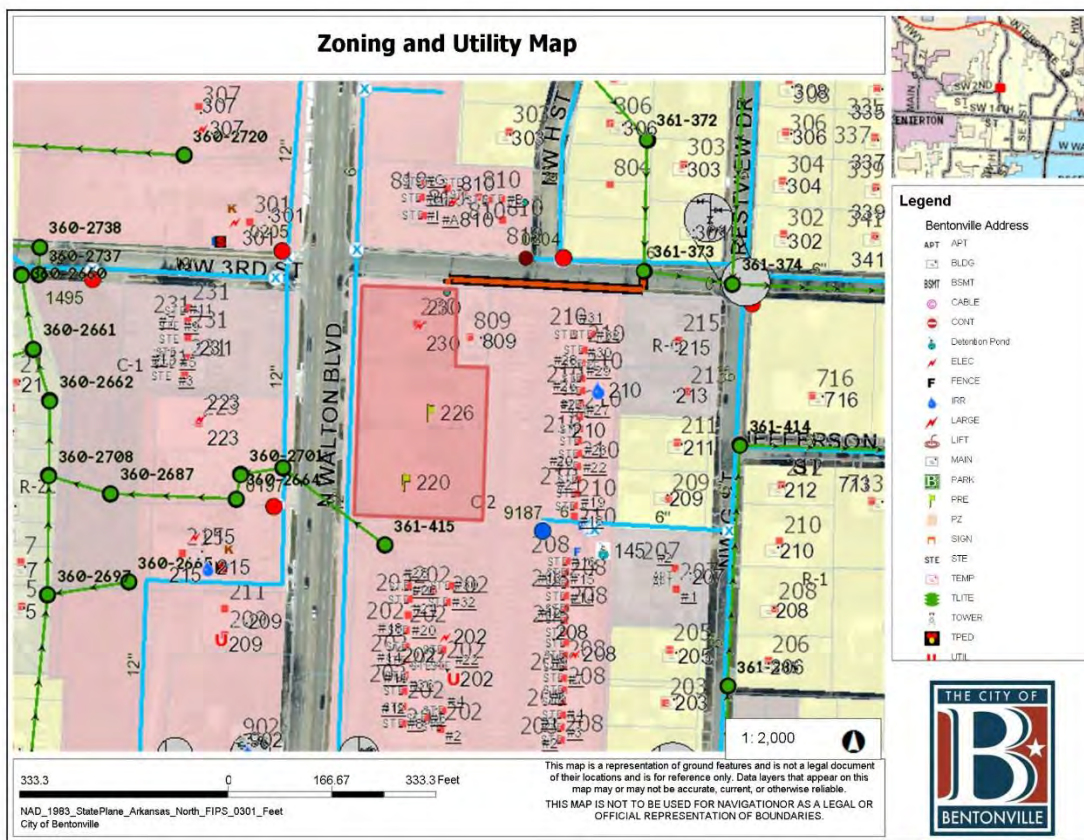
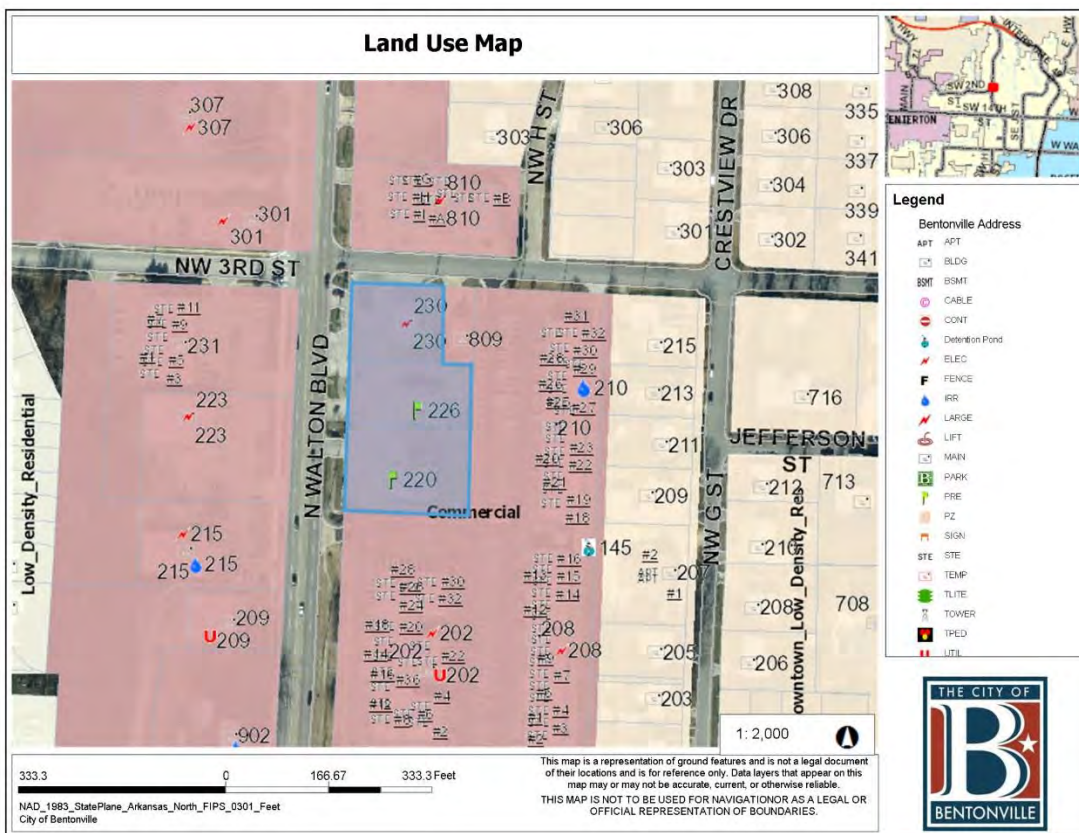
Recommendation

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

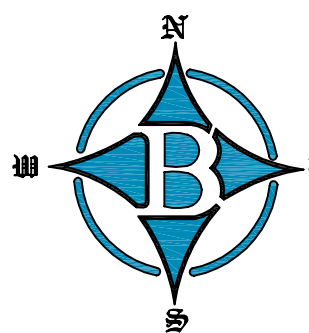
NOTES

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

PROPERTY LINE ADJUSTMENT STAFF REPORT



PROPERTY LINE ADJUSTMENT OF LOT 3, NEAL'S CENTER CREATING NEW LOT 4



POC
NW CORNER
SW1/4, SW1/4
SECTION 30
T-20-N, R-30-W
PER SURVEY
415-297

ADJACENT LAND OWNERS

1) D & I ESTATES LLC
231 N WALTON BLVD
BENTONVILLE, AR 72712-5042
PARCEL #01-05386-000
ZONED: C-1
2) LA HACIENDA LLC
301 N WALTON BLVD
BENTONVILLE, AR 72712-5044
PARCEL #01-02682-000
ZONED: C-2
3) THIRD STREET PLACE
PROP OWNERS ASSOC
810 NW 3RD STE H
BENTONVILLE, AR 72712-5149
PARCEL #01-04952-000
ZONED: C-2
4) LBG COMPANY
% BLASI, LANCE
#2 CUNNINGHAM DR
BELLA VISTA, AR 72714-6607
PARCEL #01-03495-000
ZONED: C-2
5) SHAS PARTNERSHIP
% SIMPSON, PAT
210 N WALTON BLVD STE 30
BENTONVILLE, AR 72712-5081
PARCEL #01-03494-000
ZONED: C-2
6) ARKANSAS DAYCARE
CENTER LLC
927 MILITARY AVE
BAXTER SPRINGS, KS 66713-1544
PARCEL #01-05385-000
ZONED: C-2
7) NWA #1 % CARPAR LLC
& EDEL % RYAN LLC
PO BOX 06116
CHICAGO, IL 60606-0116
PARCEL #01-05386-001
ZONED: C-2

PROPERTY OWNERS

PARCEL #01-00515-000
GRUBBS, RICHARD L JR & CATHERINE S
1215 NE WAVERLY WAY
BENTONVILLE AR 72712-4180
PARCEL #01-00514-000
GRUBBS, RICHARD L JR & CATHERINE S
1215 NE WAVERLY WAY
BENTONVILLE AR 72712-4180
PARCEL #01-00513-000
E-Z MART STORES INC.
%KE ANDREWS & COMPANY
1900 DALROCK ROAD
ROWLETT, TX 75088-5526

PROPOSED USE

RETAIL / COMMERCIAL

BASIS OF BEARING

GPS OBSERVATION - ARKANSAS
NORTH ZONE

ATLAS PAGE

361

FIELD WORK

NOVEMBER 28, 2016

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED IN BOOK V PAGE 228
- 2) PLAT OF SURVEY FILED IN BOOK Q PAGE 225
- 3) PLAT OF SURVEY FILED IN BOOK I PAGE 104
- 4) WARRANTY DEED FILED IN BOOK 2003 PAGE 17162
- 5) WARRANTY DEED FILED IN BOOK 99 AT PAGE 15155
- 6) COMMITMENT FOR TITLE INSURANCE, FILE NO. 14-3724
- 7) COMMITMENT FOR TITLE INSURANCE, FILE NO. 15-1725

SURVEY DESCRIPTIONS:

LOT 3 OF NEAL'S CENTER SUBDIVISION (PER PLAT 2016-660):

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING PIPE WHICH IS S87°05'24"E 107.00' AND S03°04'05"W 107.95' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°32'00"E 199.85', THENCE S01°49'06"W 242.48', THENCE N87°32'00"W 199.85', THENCE N01°49'06"E 242.48' TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #01-00513-000:

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT "J" AT PAGE 239, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY #71 WHICH IS S87°05'24"E 107.00' FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N03°04'05"E 17.12' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 3RD STREET, THENCE LEAVING SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY #71 ALONG SAID SOUTH RIGHT-OF-WAY OF NORTHWEST 3RD STREET S87°32'20"E 149.82', THENCE LEAVING SAID RIGHT-OF-WAY S03°03'21"W 125.09', THENCE S87°32'00"E 50.00' TO AN EXISTING PIPE ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY #71, THENCE ALONG SAID RIGHT-OF-WAY N01°49'06"E 242.48' TO AN EXISTING PIPE, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N03°04'05"E 107.95', TO THE POINT OF BEGINNING, CONTAINING 0.43 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 4 OF NEAL'S CENTER SUBDIVISION:

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY #71 WHICH IS S87°05'24"E 107.00' FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AND RUNNING ALONG SAID RIGHT-OF-WAY N03°04'05"E 17.12' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 3RD STREET, THENCE LEAVING SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY #71 ALONG SAID SOUTH RIGHT-OF-WAY OF NORTHWEST 3RD STREET S87°32'20"E 149.82', THENCE LEAVING SAID RIGHT-OF-WAY S03°03'21"W 125.09', THENCE S87°32'00"E 50.00' TO AN EXISTING PIPE, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N03°04'05"E 107.95', TO THE POINT OF BEGINNING, CONTAINING 1.54 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF SURVEY AND ACCURACY:

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

DATE OF EXECUTION:

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1642
STATE OF ARKANSAS

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: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN
SIGNED: _____
MAYOR CITY OF BENTONVILLE
SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

PARCEL #01-00514-000 & 01-00515-000, OWNER'S CERTIFICATION:

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:

PRINTED NAME: _____
Rich Grubbs- 1215 NE Waverly Way, Bentonville, AR
NAME & ADDRESS

SIGNATURE:

SOURCE OF TITLE: D.R. DEED BOOK 2015 AT PAGE 28254
DEED BOOK 2014 AT PAGE 70930

PLAT NOTES:

1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

2) SOME UTILITY LOCATIONS AND APPURTENANCES, PIPE SIZES AND LOCATIONS, SEPTIC AREA LOCATIONS, AND OTHER ITEMS SHOWN ON THIS PLAT WERE LOCATED BY BOTH OBSERVED EVIDENCE AND EVIDENCE FROM PLANS PROVIDED BY THE CLIENT.

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

4) BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.

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

6) IF THE INTENTION IS TO SPLIT THIS LOT WITH THE LARGE SCALE THEN A PUBLIC SEWER MAIN EXTENSION WILL BE REQUIRED.

PROPERTY ZONED:

C2 (BOTH PARCELS)

BUILDING SETBACKS:

FRONT (WITH PARKING IN FRONT)	50ft
FRONT (WITHOUT PARKING IN THE FRONT)	20ft
SIDE (ADJACENT TO RESIDENTIAL)	30ft
SIDE (ADJACENT TO NON-RESIDENTIAL)	07ft
REAR (ADJACENT TO RESIDENTIAL)	30ft
REAR (ADJACENT TO NON-RESIDENTIAL)	20ft

NOTE:

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K, DATED 06/05/2012)



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 28TH DAY OF NOVEMBER, 2016.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 1 Groundhog Addition Southeast C Street and Southeast 10th Street

PC Date: 3/21/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000010
Applicant / Current Owner	North Arkansas Wholesale Co Inc. PO BOX 8050 Bentonville, AR 72712
Site Area	14.18 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)

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

Location Map



Property Description

The property is vacant and previously served as a parking area for the Benton County Fair when the fair was held across the street to the west. This property has public street frontage on SW C Street and serves as one of the headwaters for the drainage basin for the Little Osage Creek Tributary 2.

Project Details

The applicant has submitted a property line adjustment creating one lot from three parcels. The new lot will be known as Lot 1 (14.18 acres) of Groundhog Addition. Per the current Master Street Plan requirements, right-of-way is being dedicated along SW C Street. Two public utility easements are also being dedicated with the plat. 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.

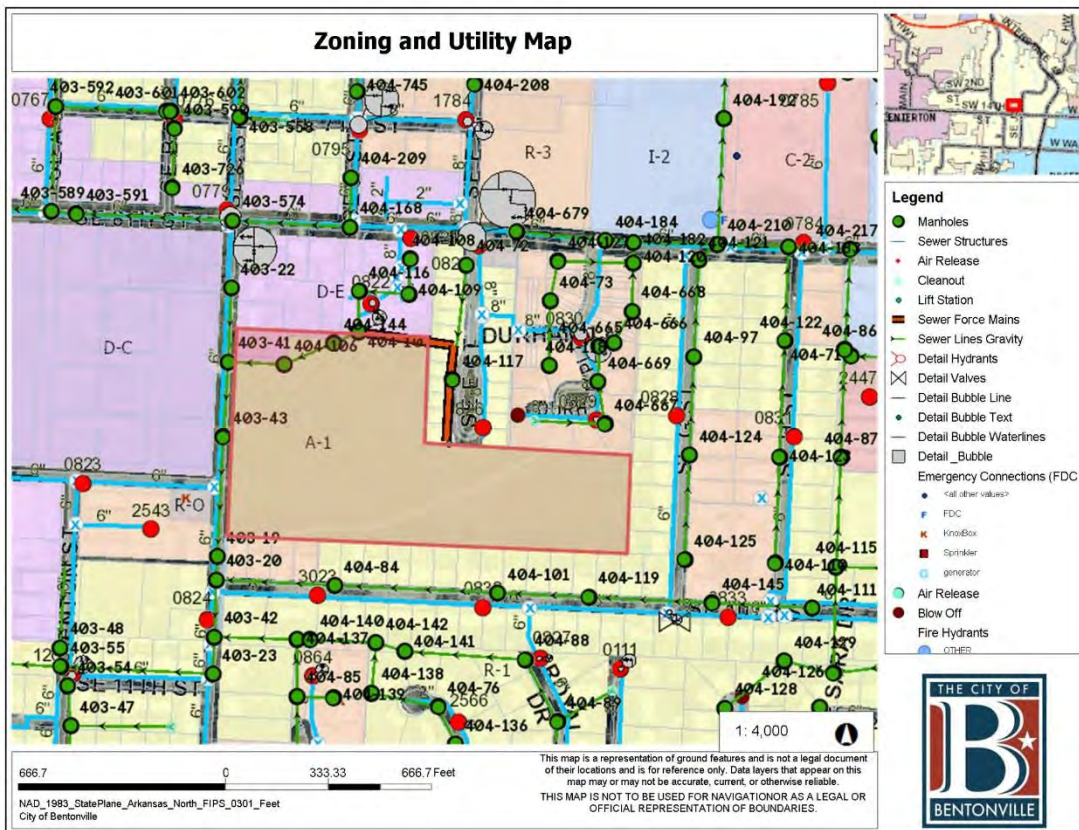
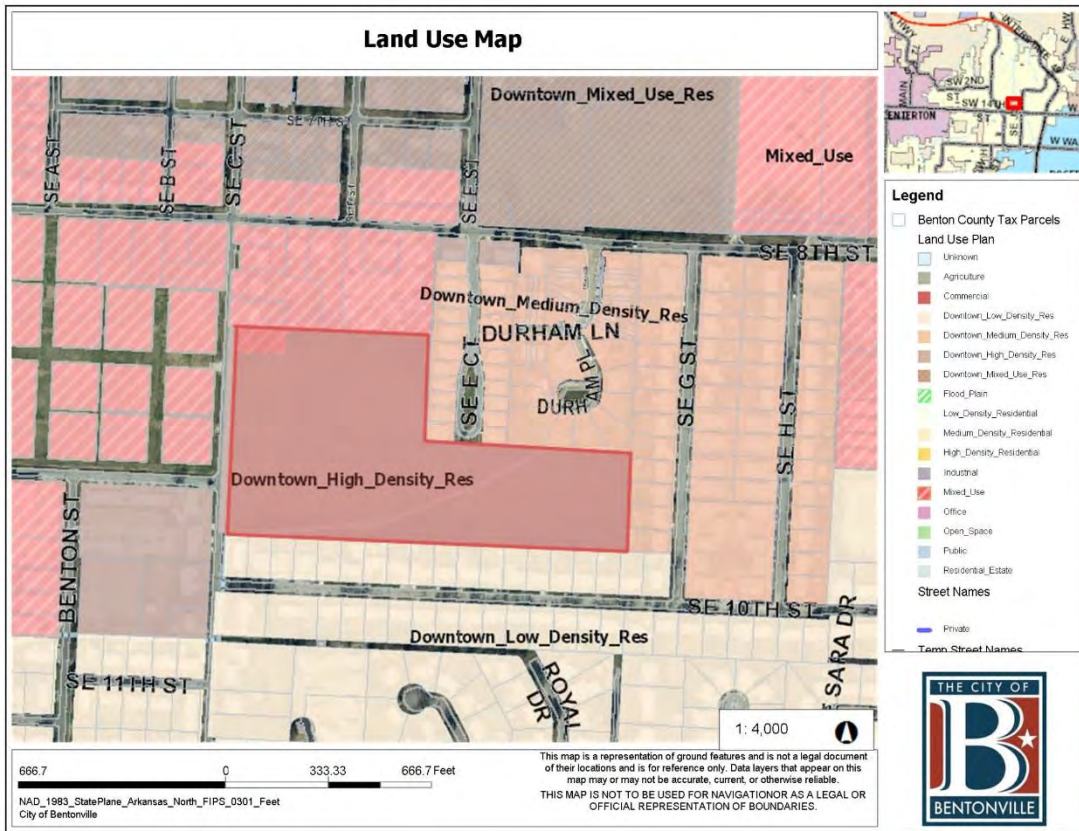
Recommendation

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



LARGE SCALE DEVELOPMENT STAFF REPORT



Casa Castillo Child Care

3906 East Central Avenue

PC Date: 3/21/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000008
Applicant / Current Owner	Buddy Vernetti 400 Saddle Brook Drive Bentonville, AR 72712
Site Area	.47 acres
Current Zoning	R-O, Residential Office
Future Land Use Map Designation	Low Density Residential (LDR)
Development Type / Use	Commercial Child Care

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

Location Map



Property Description

This property is vacant and located at the entrance to Kensington Subdivision. It is adjacent to State Highway 72 which carries in excess of 9,500 cars per day.

Project Details

The applicant is proposing a large scale development that consists of a single story, 4,000 square foot commercial child care facility located at 3906 East Central Avenue. Fourteen parking spaces are being provided. Ingress/egress will be from a single curb cut onto East Central Avenue. This curb cut and the sidewalk along Highway 72 will be constructed with the development of the commercial subdivision as indicated on the preliminary plat. The exterior elevations depict brick, stone and EFIS trim.

Projected Traffic Impact

The proposed development will not adversely affect traffic in the area. Daycare facilities typically have a trip generation of two trips per child per day. A daycare at this location will have limited impact on the current traffic volume.

Utility Infrastructure

Water and sewer are available to this site.

Drainage Report

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

Waivers

No waivers requested.

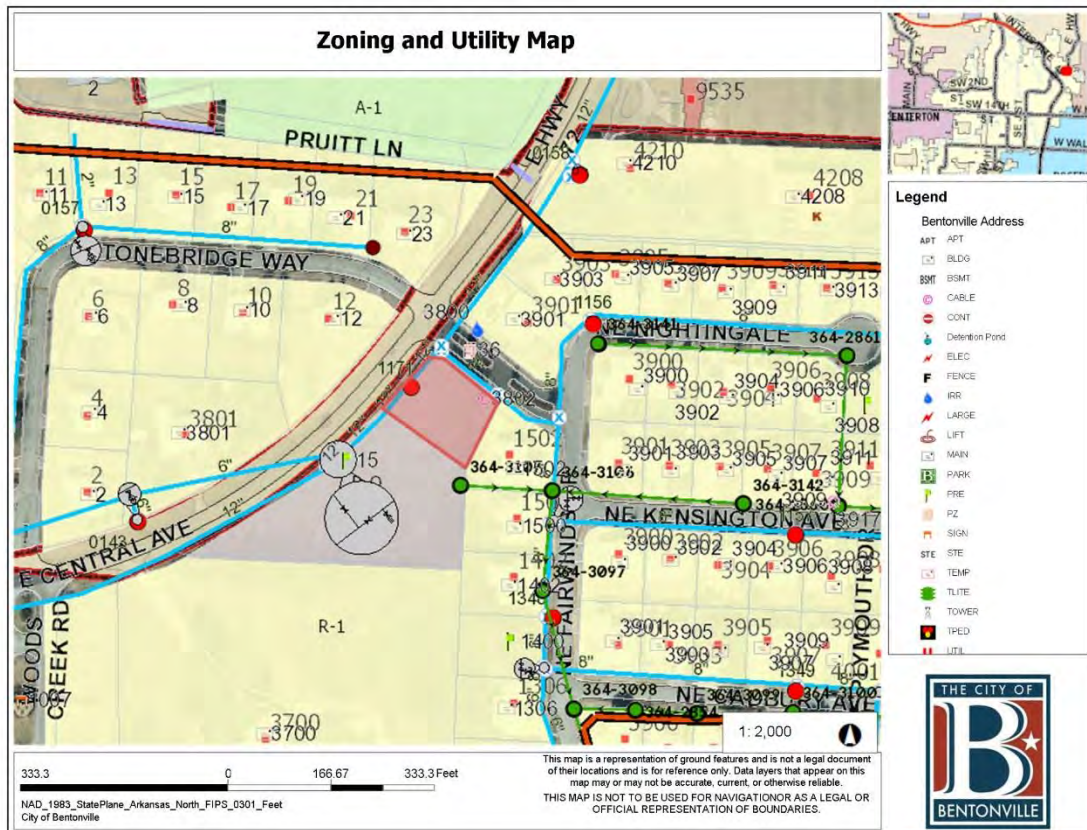
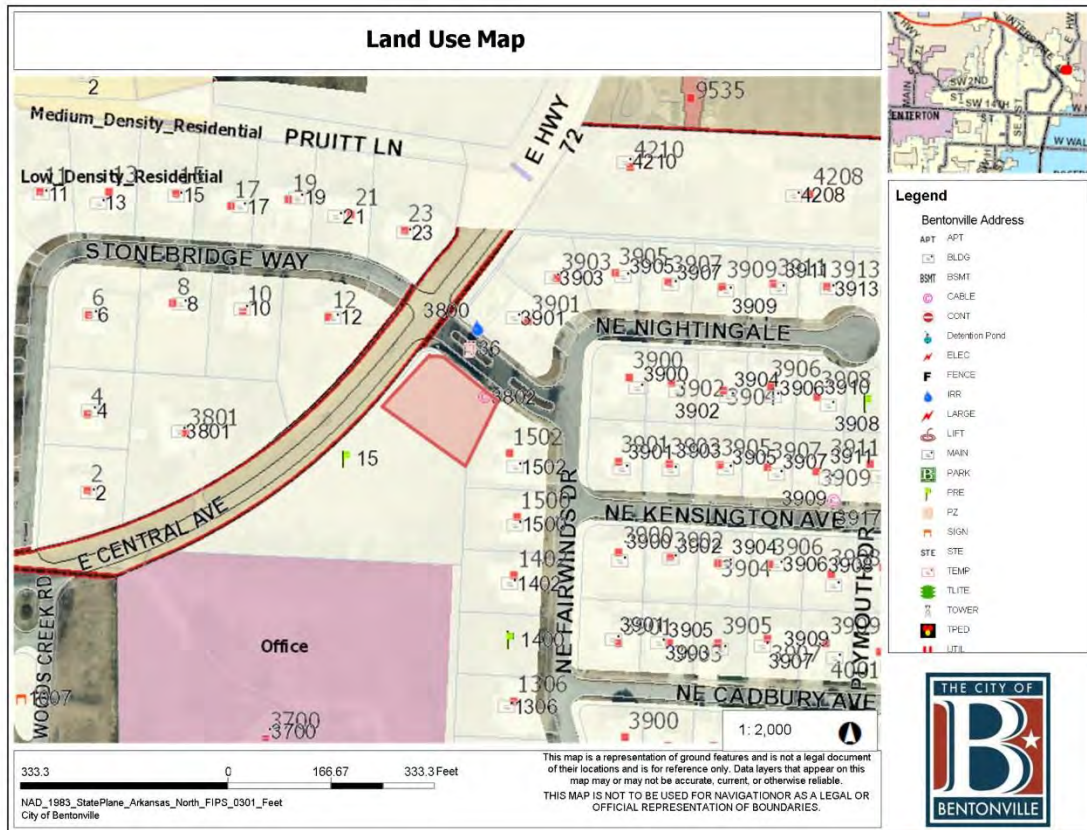
Conclusion

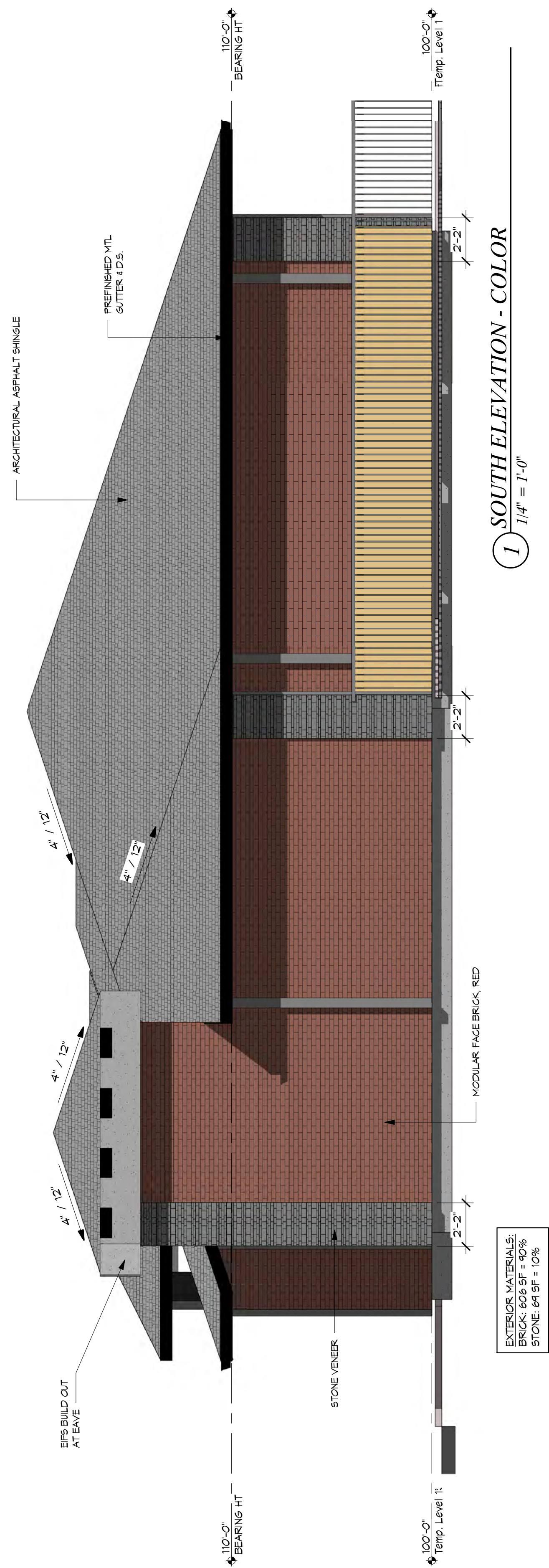
This large scale development does meet the minimum requirements of the subdivision regulations.

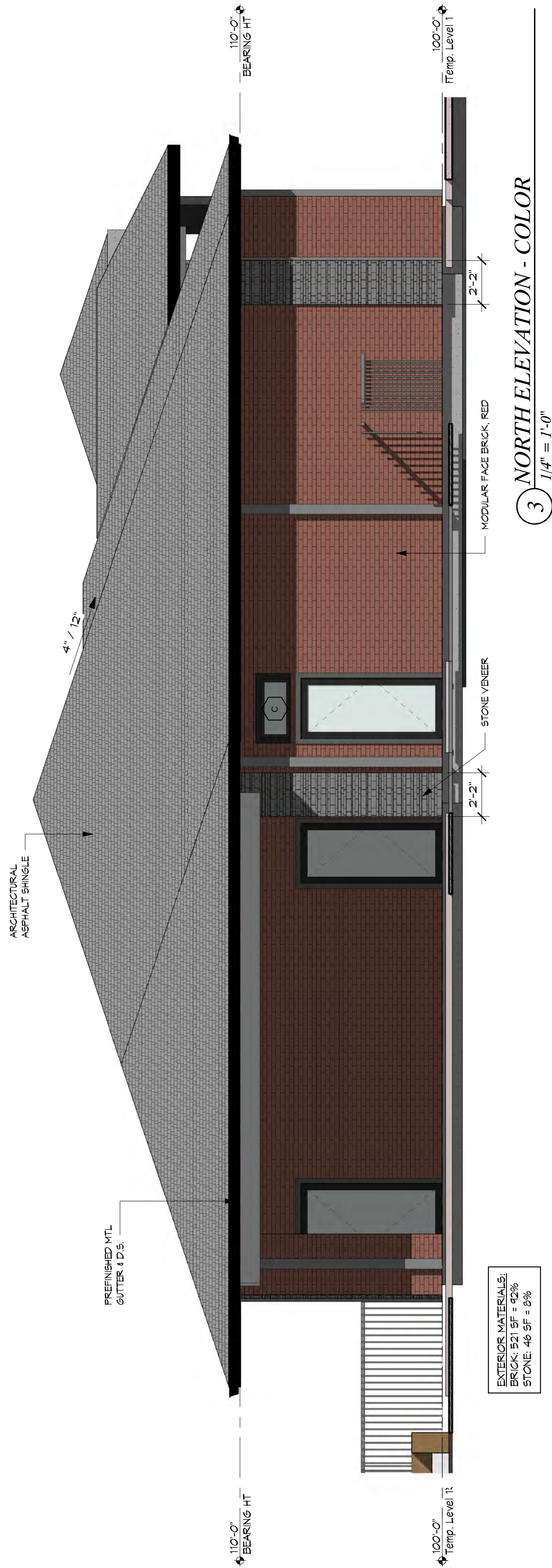
Recommendation

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

LARGE SCALE DEVELOPMENT STAFF REPORT







PRELIMINARY PLAT STAFF REPORT



Kensington Square Subdivision

East Central Avenue

PC Date: 3/21/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-08000002
Applicant / Current Owner	Buddy Verneti 400 Saddle brook Drive Bentonville, AR 72712
Site Area	1.77 acres
Current Zoning	R-O, Residential Office
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	4
Subdivision Name	Kensington Subdivision Phase 2

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

Location Map



Property Description

This property is vacant and located at the entrance to Kensington Subdivision. It is adjacent to State Highway 72, which carries in excess of 9500 cars per day.

Project Details

The applicant has submitted a four lot preliminary plat that will be constructed as a single phase. The average lot size in the subdivision is 0.42 acres. A 6' wide sidewalk and 100 lineal feet of a public street, known as Northeast Kenwood Drive, will be constructed with the development of the subdivision. A small public sewer main extension will also be required.

Projected Traffic Impact

The proposed preliminary plat will not adversely affect traffic in the area, as this is a four lot preliminary plat. Future development of the lots will generate additional traffic.

Utility Infrastructure

Per the GIS website, water is available to this site. With this preliminary plat, a public sewer main will be extended for this development.

Drainage Report

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

Waivers

No waivers requested.

Conclusion

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

Standard Conditions of Approval

1. Provide a digital copy of the plat.

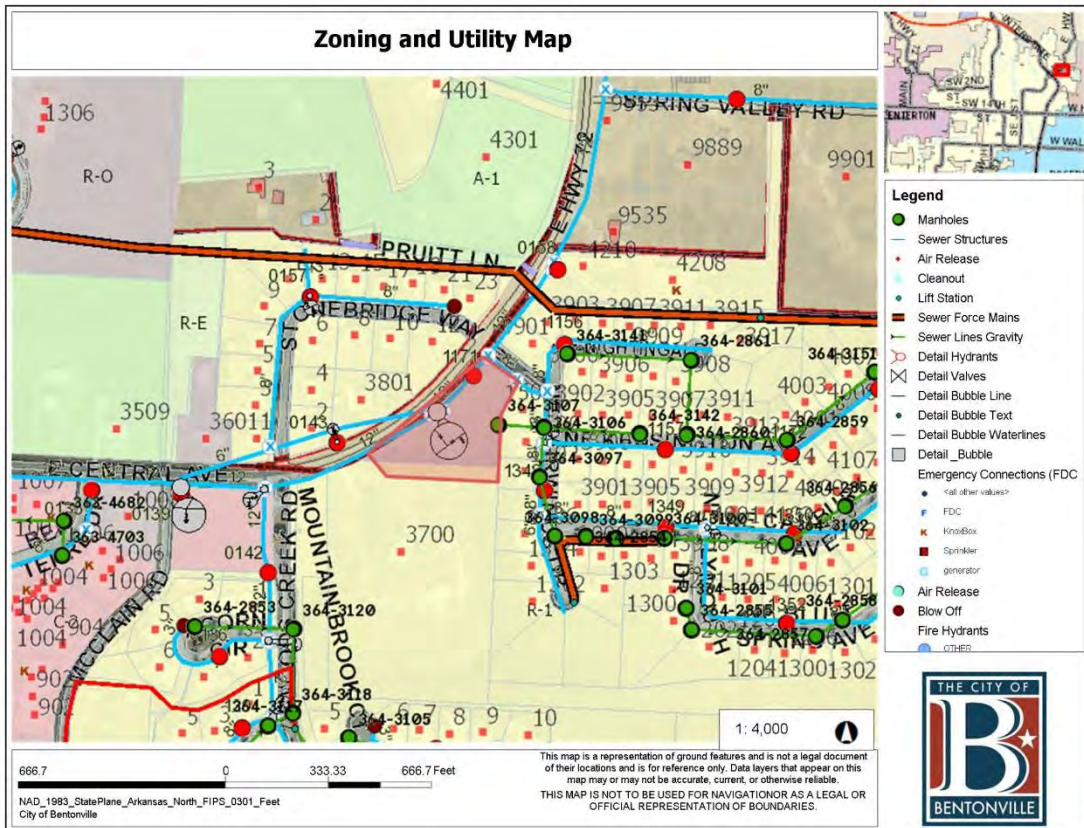
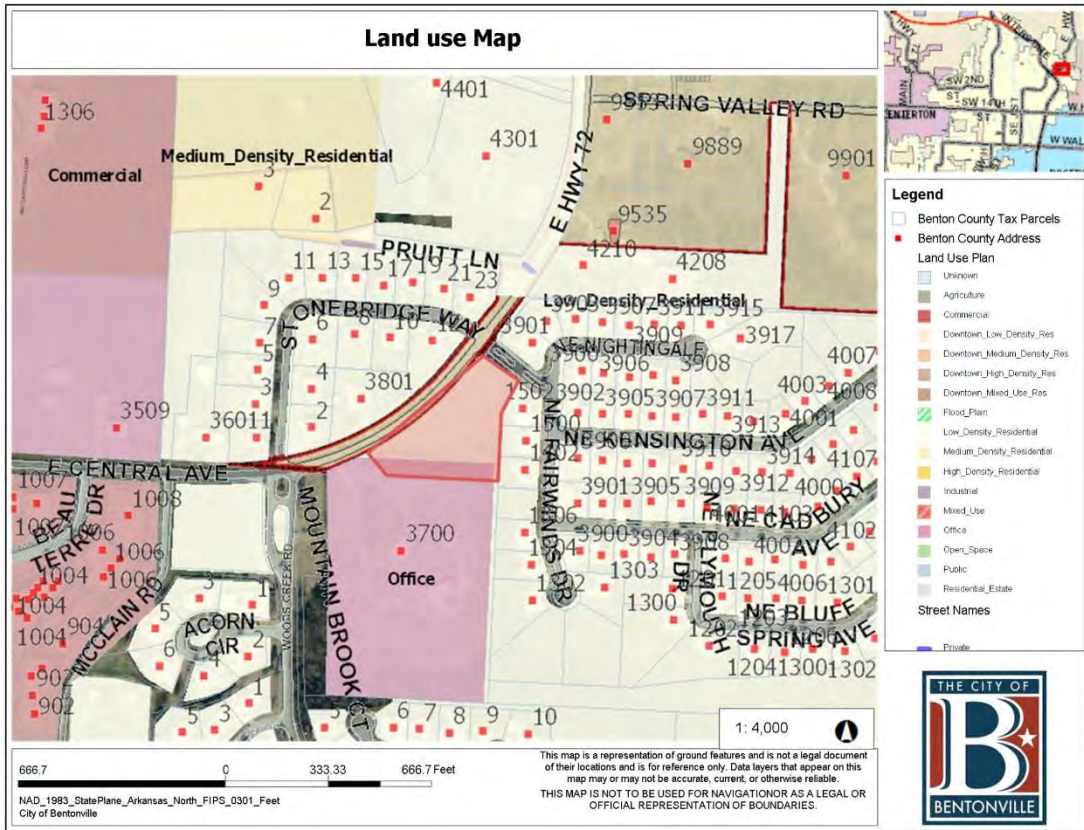
Recommendation

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

NOTES

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

PRELIMINARY PLAT STAFF REPORT



REZONING STAFF REPORT



Lamplighter Restoration

206 Southeast 6th Street

PC Date: 3/21/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000010
Applicant / Current Owner	Lamplighter Restorations, LLC 1506 NE Bluff Springs Ave Bentonville, AR 72712
Site Area	.17 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

Property Description

This property is the location of a single-family structure at 206 SE 6th Street. To the east is an additional single-family structure as well as to the west and south of the subject property.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area.

Utility Infrastructure

Water and sewer are available.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The DN-4, Downtown Mixed-Use Residential district is an appropriate zoning district for this designation.

Conclusion

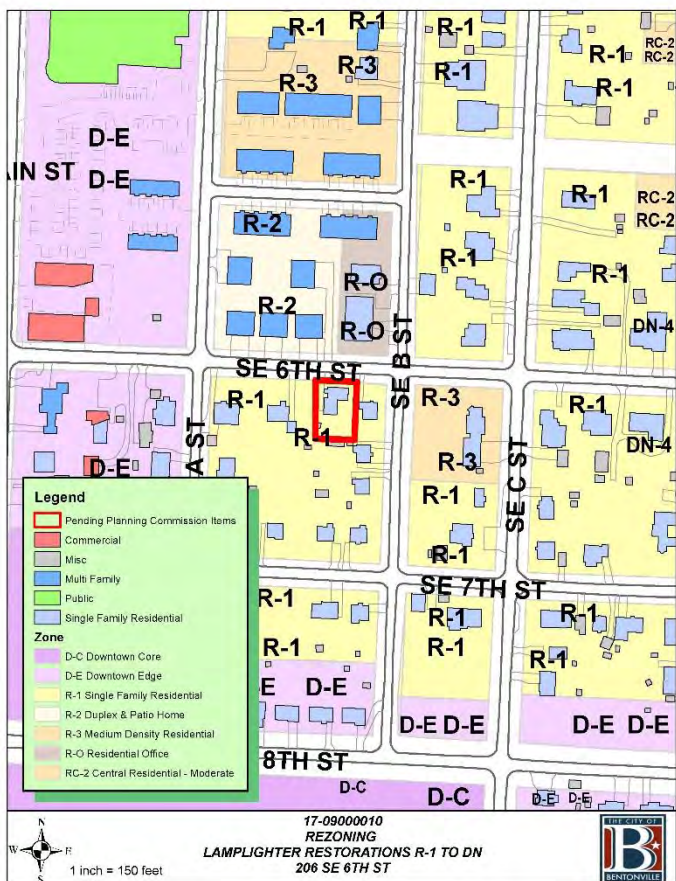
The DN-4, Downtown Mixed-Use Residential zoning designation will allow for an increase in density through the development of multi-family housing and mixed-use structures along an urban corridor that will connect the Art District and Market Districts.

Recommendation

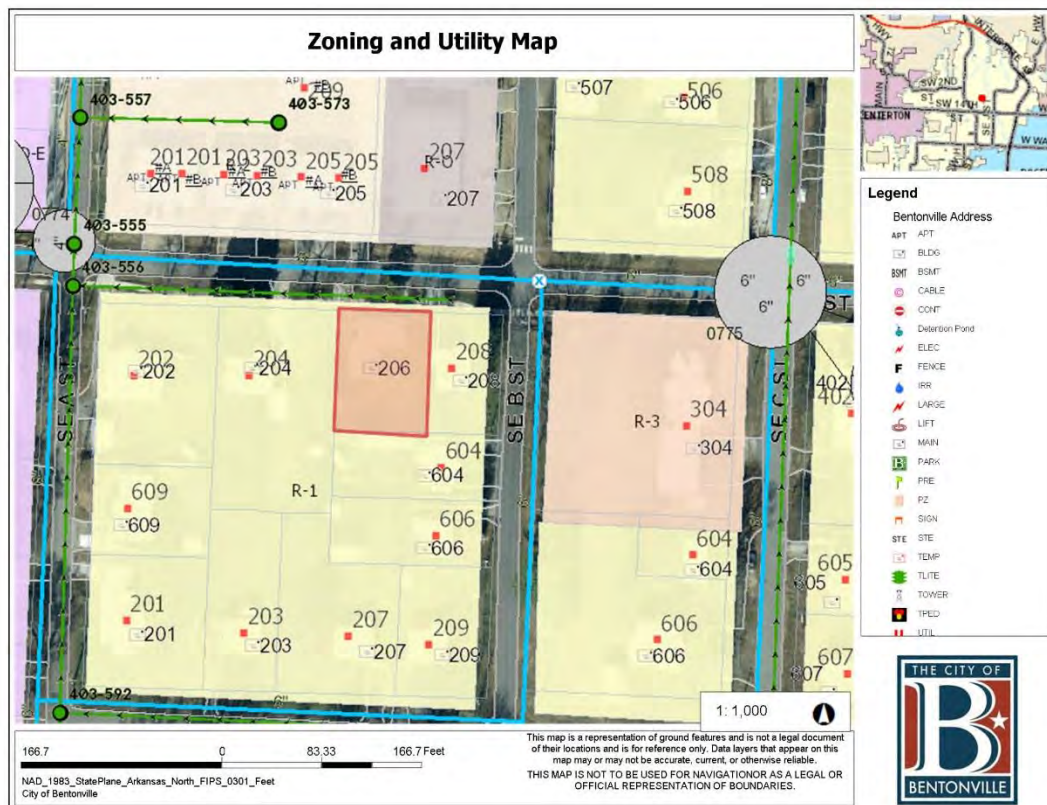
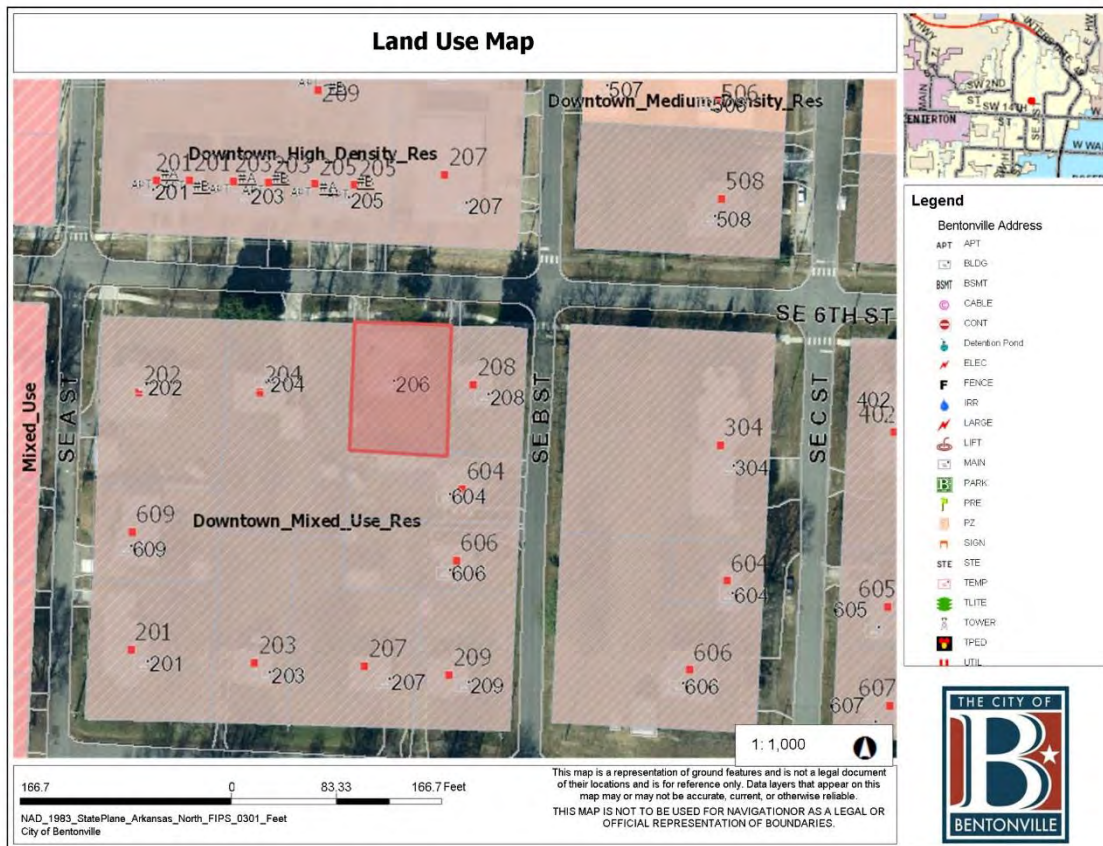
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from R-1, Single-Family Residential to DN-4, Downtown Mixed-Use Residential.

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

Location Map



REZONING STAFF REPORT





SAND CREEK

Engineering and Landscape Architecture, Inc.

Date: February 13, 2016

Job # 17013

RE: **Lamplighter**
Rezone Request
206 SE 6th
Bentonville, AR. 72712

Planning,

In response to Item # 5 of the rezone application this written statement is submitted.

- Current Zoning R-3
- Proposed Zoning DN4
- The site is at 206 SE 6th Street.
- Use for property will be residential single-family attached.
- Traffic at present is light with expected increase in traffic as the use of the Kraft building is revised and open, and the Market District continues to flourish.
- No Signage is planned.
- Site is vacant at this time.
- 8" water main runs East/West in SE 6th Street , and an 8" sewer main runs across the front of the lot according to the city map.

Sincerely,

Ken Booth, Project Manager
Sand Creek Engineering

REZONING STAFF REPORT



Kupillas

3700 East Central Avenue

PC Date: 3/21/2017

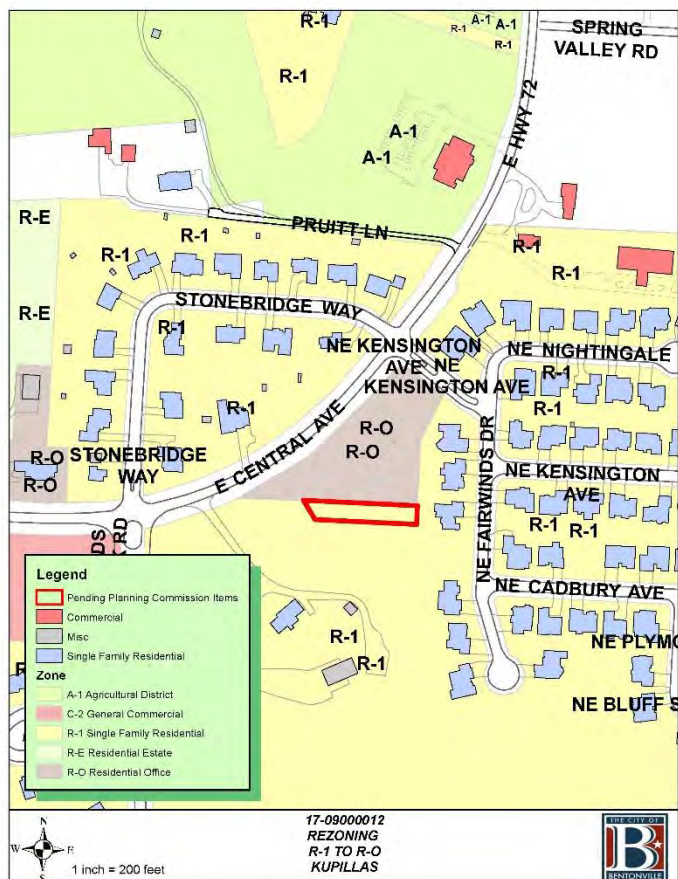
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000012
Applicant / Current Owner	Joseph Kupillas 1506 NE Bluff Springs Ave Bentonville, AR 72712
Site Area	.028 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	R-O, Residential Office
Future Land Use Map Designation	Office (O)

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

Location Map



Property Description

This property is currently vacant and adjacent to State Highway 72, a highly traveled arterial road.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area.

Utility Infrastructure

Water and sewer are available.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Office (O). The R-O, Residential Office district is an appropriate zoning district for this designation.

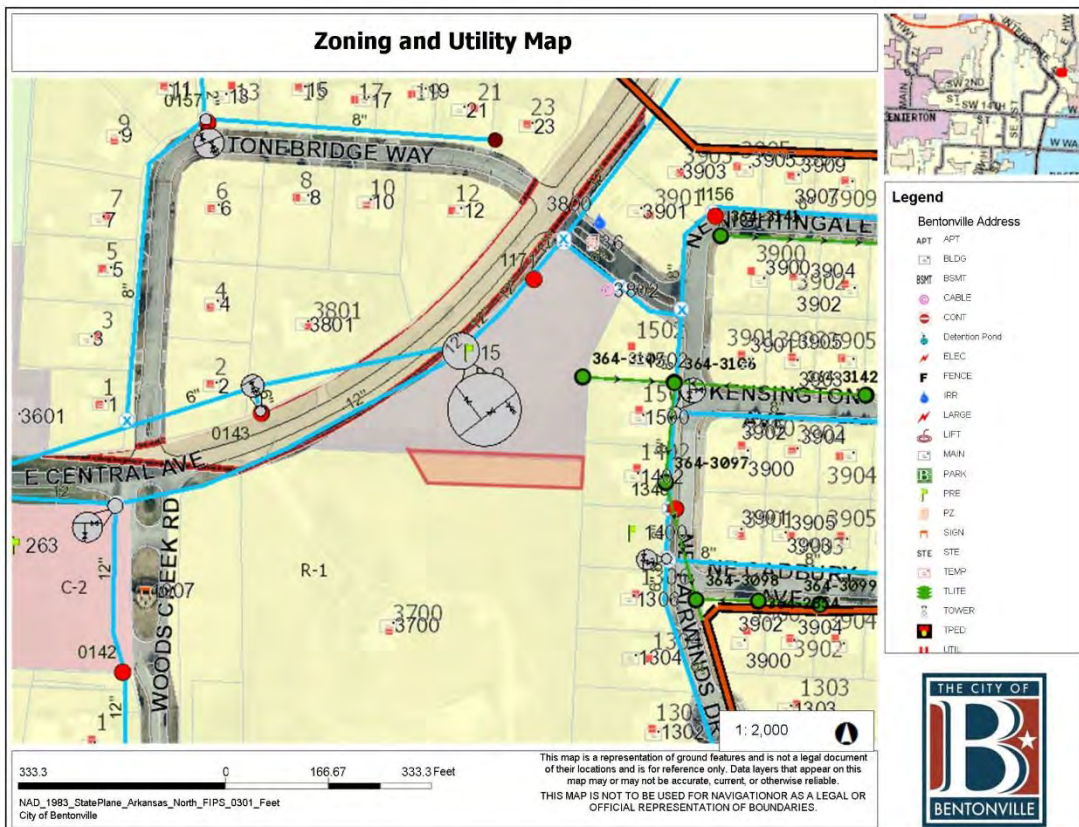
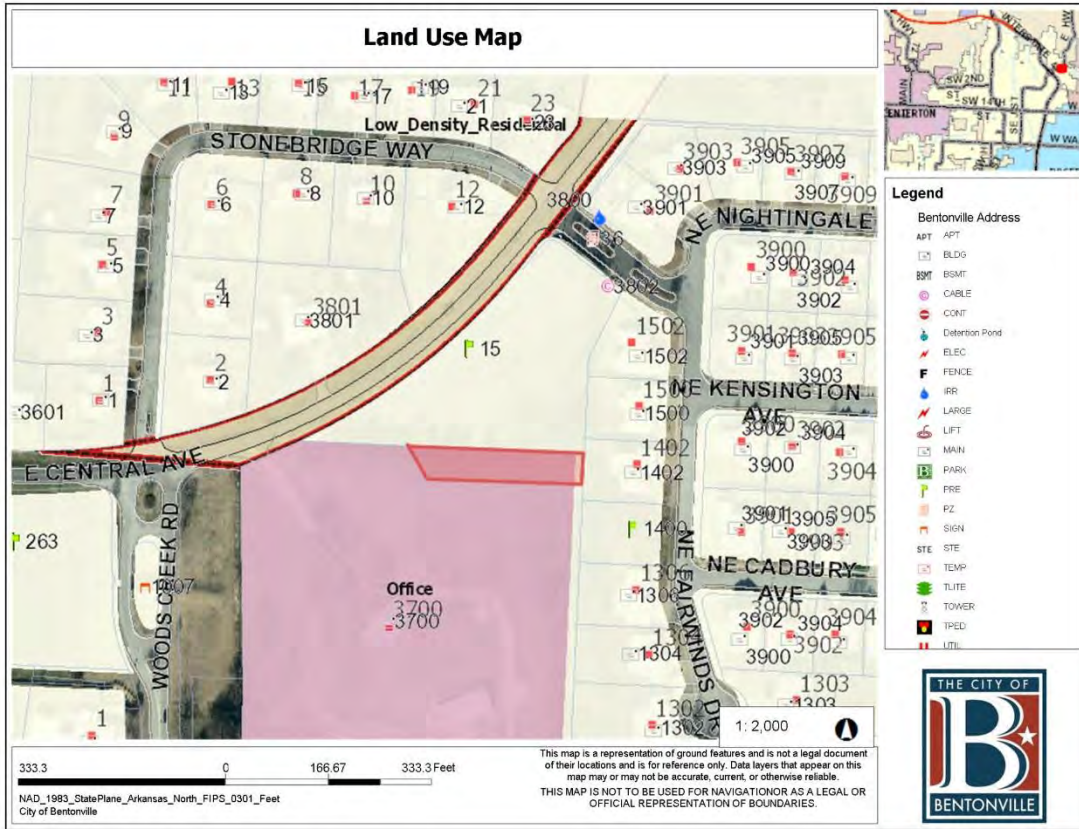
Conclusion

The R-O, Residential Office zoning designation will establish a transition area from the single-family residences to the south and east and the adjacent state highway to the north and will assist in providing local goods and services to the residences living in this area of the city.

Recommendation

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

REZONING STAFF REPORT





SAND CREEK
Engineering and Landscape Architecture, Inc.

Date: February 13, 2016

Job # 16056

RE: **Kupillas to Kensington**
Rezone Request
3700 East Highway 72
Bentonville, AR. 72712

Planning,

In response to Item # 5 of the rezone application this written statement is submitted.

- Current Zoning R-1
- Proposed Zoning R-0
- The area is along the north line of the Kupillas property and borders the south line of the Kensington property. It will also lie East of the right-of-way of the proposed street. This property will be transferred to the north owner once a final plat is filed, the property will be owned by Kensington Square, LLC and be a part of Lots 3 and 4 of Kensington Square.
- Use will be residential office, though most of the area will be left wooded and un-disturbed.
- Traffic volume will have no bearing on this area.
- No Signage is necessary or planned.
- Site is vacant at this time.
- Sewer and water will not be needed for this area as it will be back yard to Lots 3 and 4 of proposed Kensington Square.

Sincerely,

Ken Booth, Project Manager
Sand Creek Engineering

REZONING STAFF REPORT



Kensington Square, LLC

3702 East Central Avenue

PC Date: 3/21/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000013
Applicant / Current Owner	Buddy Verneti 400 Saddle Brook Drive Bentonville, AR 72712
Site Area	0.039 acres
Current Zoning	R-O, Residential Office
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

This property is vacant and located at the entrance to Kensington Subdivision. It is adjacent to State Highway 72, which carries in excess of 9,500 cars per day.

Projected Traffic Impact

The proposed zoning designation will not adversely affect traffic in the area.

Utility Infrastructure

Water and sewer are available to this site.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-1, Single Family Residential zoning is an appropriate zoning district for this designation.

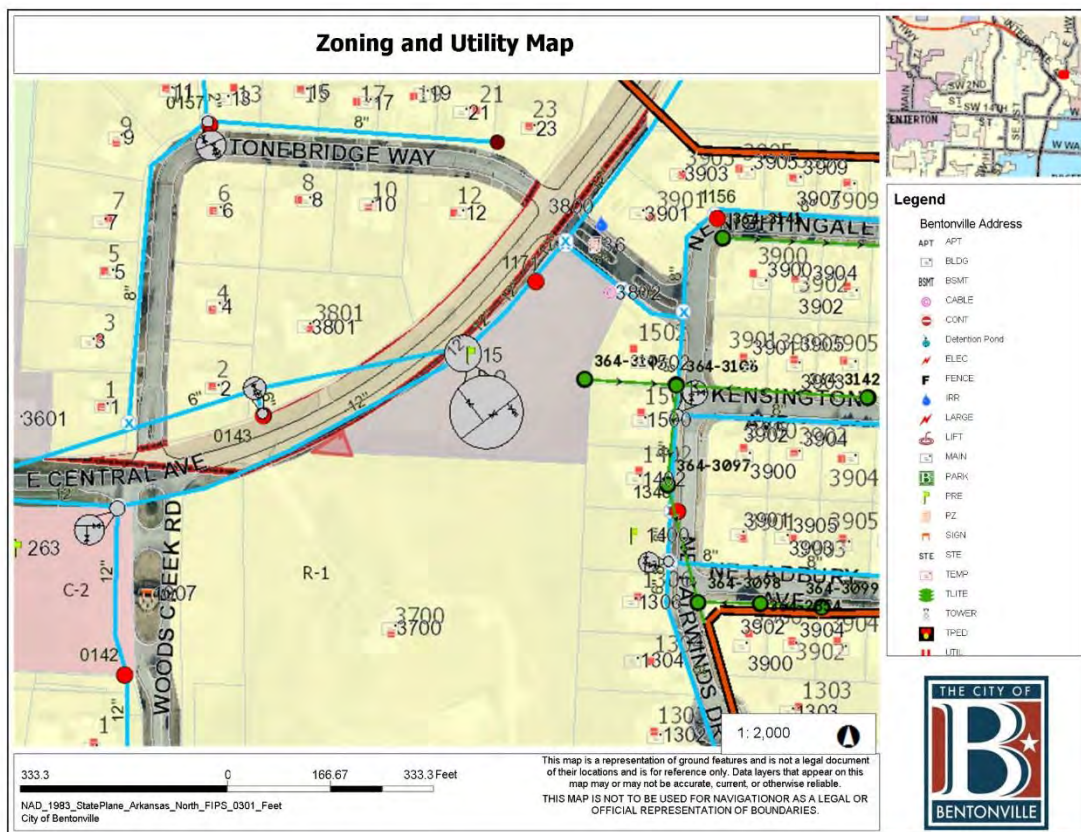
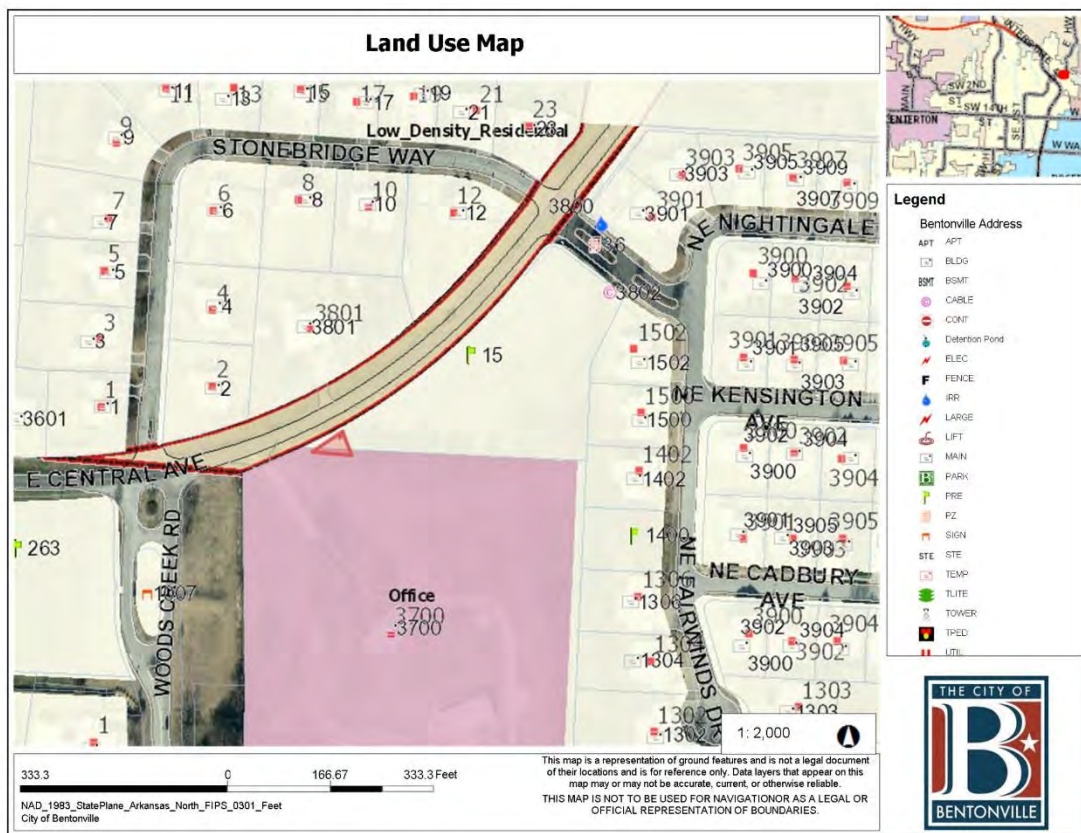
Conclusion

The R-1, Single Family Residential zoning designation is compatible with the surrounding land uses at this location. The property is bordered by single-family residences on three sides.

Recommendation

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

REZONING STAFF REPORT





SAND CREEK
Engineering and Landscape Architecture, Inc.

Date: February 13, 2016

Job # 16056

RE: **Kensington to Kupillas**
Rezone Request
3702 East Highway 72
Bentonville, AR. 72712

Planning,

In response to Item # 5 of the rezone application this written statement is submitted.

- Current Zoning R-0
- Proposed Zoning R-1.
- The site is at the SW corner of the property and a small triangle that will be left after the new street R/W is dedicated. This property is better suited for the south owner and once a final plat is filed, the property will be owned by the Kupillas and part of Lot 5 of Kensington Square.
- Future use of Lot 5 is not yet determined.
- Property fronts Highway 72 on the northwest line. The driveway serving the property to the south will be relocated once the new street is completed and make for a safer single access point for both the Kensington and the Kupillas properties.
- No Signage is planned for this area.
- Site is vacant at this time.
- Sewer and water will not be needed for this small area.

Sincerely,

Ken Booth, Project Manager
Sand Creek Engineering

CONDITIONAL USE STAFF REPORT



Pirato's Pizza Outdoor Vendor Park

213 NE 'A' Street

PC Date: 3/21/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-02000002
Applicant / Current Owner	L. Michael Rice & Vickie D. Rice 612 SW 'O' Street Bentonville, AR 72712
Site Area	0.19 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)
Requested Use	Outdoor Vendor Park
Protective Covenants	Not Applicable

Property Description

This property is the location of an existing outdoor food vendor, two blocks north of the downtown square.

Proposed Use Description

The applicant is requesting a conditional use permit for an outdoor vendor park for property located at 213 NE 'A' Street. The outdoor vendor park will consist of two vendors, one currently exist at this location. The two vendors will share a 30'x30' paved area. Hours of operation will vary seasonally. General vending hours will occur Monday through Sunday from 11:00 a.m. to 3:00 p.m. and some evenings until 8:00 p.m. Each vendor will have access to public water and electric services. A waste management contractor will dispose of all gray water at an off-site location. Nearby and adjacent public parking within the downtown area will be utilized. The site will seat approximately 35-40 patrons; however, the large majority of orders will be taken away and eaten off-site. Each vendor anticipates having three to four employees.

Projected Traffic Impact

The proposed use will not adversely impact traffic in the area. The existing downtown street grid and sidewalk network will provide adequate options for ingress and egress to both pedestrians and motorists.

Public Notice

On 2/20/2017, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on 2/27/2017. 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

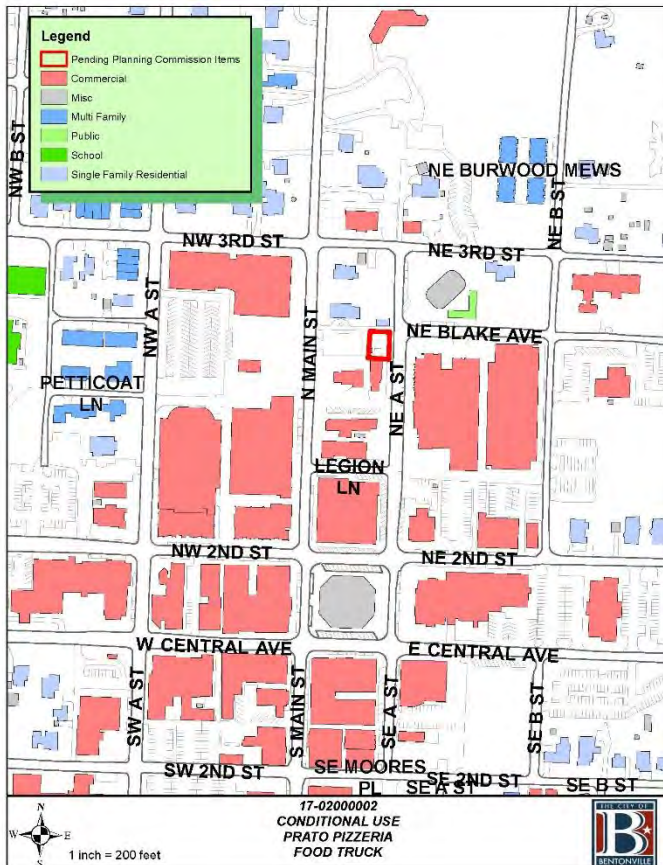
1. All technical review comments must be addressed before a building permit will be issued.
2. An outdoor vendor permit must be obtained by the applicant.

Recommendation

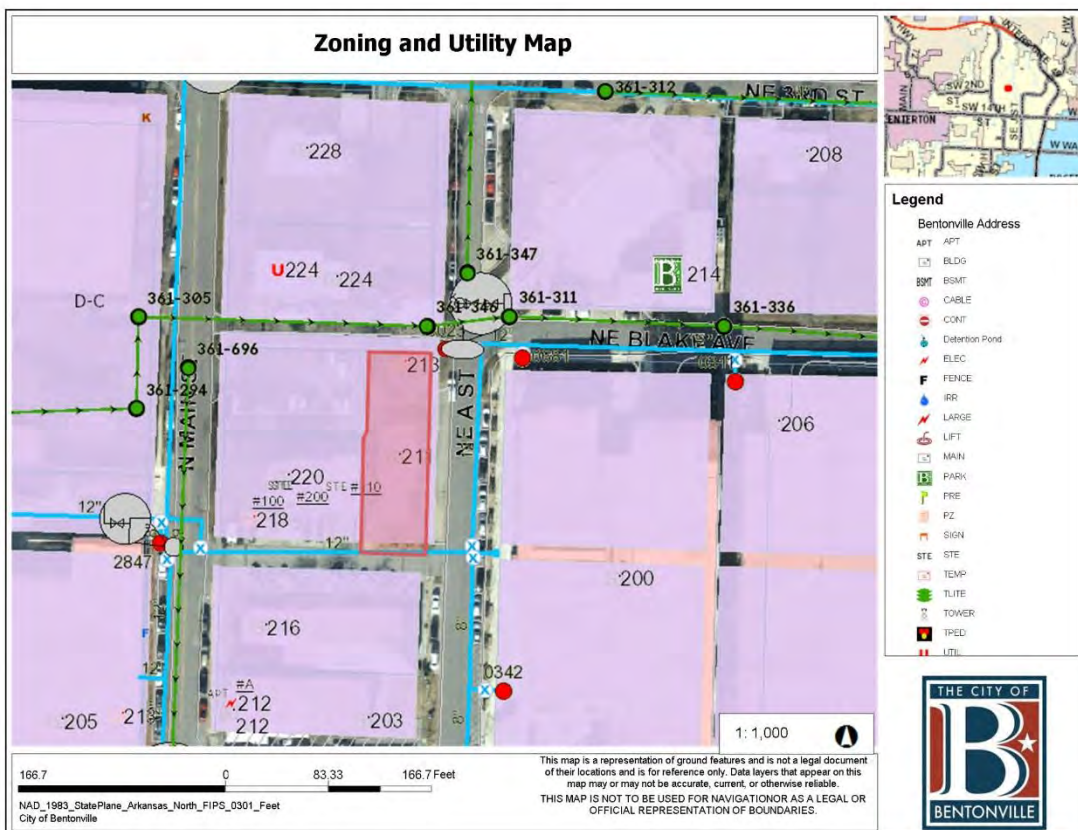
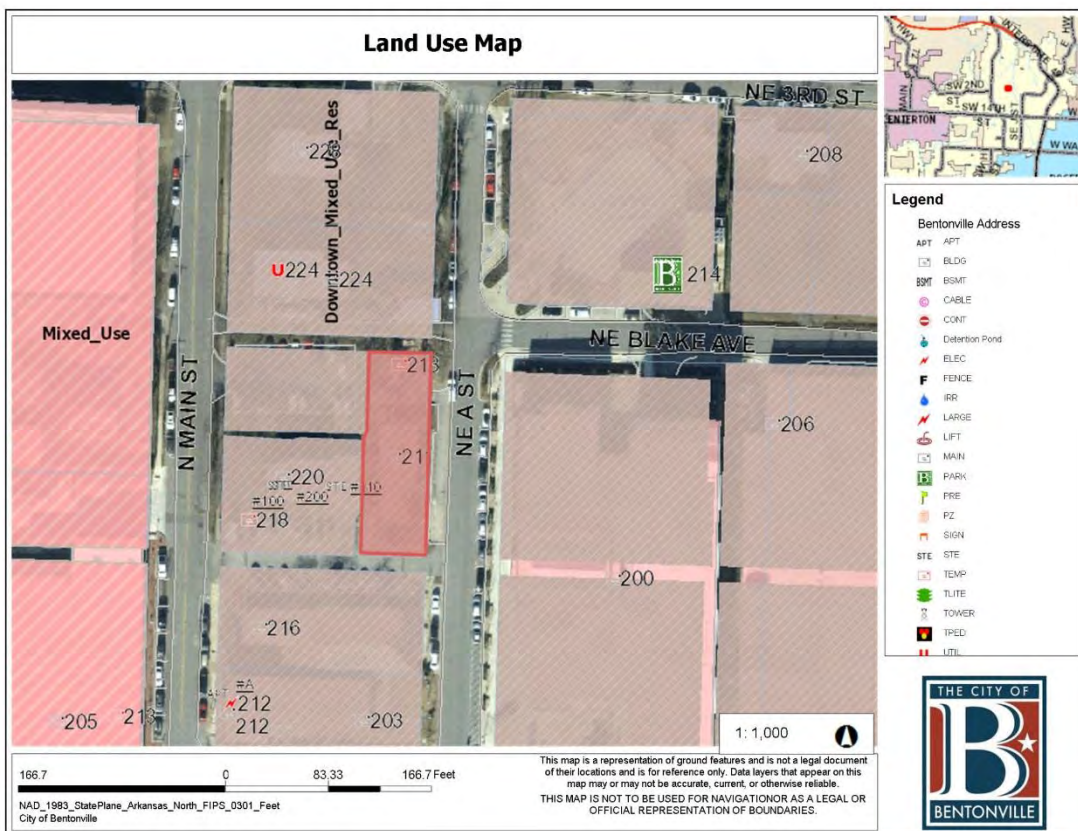
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

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

Location Map



CONDITIONAL USE STAFF REPORT



PRIATO PIZZERIA CONDITIONAL USE NARRATIVE

A. Proposed use and reason for the proposed use:

- a. The proposed use is in accordance with Ordinance No. 2013-75, Section 601.16
- b. The property owner of the lot on which Priato Pizzeria (outdoor food vendor) currently operates wishes to allow another family member to operate a 2nd outdoor food vendor unit on the same lot.

B. Site plan drawn to scale designating property lines, existing structures, proposed structures, and areas to be utilized

- a. See ATTACHMENT "A"

C. Hours of operation, including days of the week

- a. Hours vary seasonally, with longer evening hours in the summer. All prepping and vending take place between 7 a.m. and 10 p.m., but average vending hours Monday-Sunday are 11:00 a.m. - 3:00 p.m. and some evenings until 8:00 p.m.

D. Outdoor areas to be utilized

- a. The current food vendor (Priato Pizzeria) occupies a 30x30 concrete pad with a 7x20 trailer, tables and chairs. The two vendor units would occupy a newly paved space, allowing a shared 30x30 seating area.
- b. Water (with backflow preventer) is supplied on the property.
- c. All gray water will be taken away from the site via the services of a sanitary sewer contractor.
- d. A dedicated electricity connection is already in place for the current vendor (Priato Pizzeria) and will be split off for the 2nd vendor unit.

E. Planned outdoor structural changes

- a. The current concrete pad will be enlarged slightly to accommodate the second vendor unit. A 15X30 section of grassy area will be excavated and paved W/NW of the existing pad. The 2 units will sit on the newly paved section and share the paved 30x30 seating area.
- b. The existing large pecan tree on the NE corner of the site provides a large canopy and shade for the current paved seating area. Multiple planters for flowering plants are placed in front of the units, on the edges and corners of the lot in growing season. Planted boxwood shrubs line the property along NE A Street.
- c. Patio umbrellas are used for shade on most tables, as well as a cloth shade sail which is removed each evening.
- d. Trash cans are readily available for patrons on the patio seating area. Trash is picked up by Republic Services twice/week.
- e. The second vendor unit shall obtain an outdoor vendor permit and meet all of the applicable requirements.

F. Parking needs required for proposed use including existing and proposed

- a. Multiple parking areas are readily available in close proximity to the lot, including the public parking lot directly behind and adjoining the property, street parking and public parking available at 21C Museum/Hotel.

G. Planned Outdoor lighting changes

- a. Patio string lights will be used during operating evening hours around the perimeter of the patio seating area.

H. Anticipated patrons, clients, deliveries, and/or customers (average per day)

- a. The current site accommodates seating for approximately 25 patrons, while the proposed site will seat approximately 35-40 patrons. A large majority of patrons take away food to be eaten offsite. The number of patrons fluctuates, with the majority coming at lunch, weekends and First Fridays.

12' ALLEY

FOUND 1/2" F
(S77°09'47"W

S88°22'12"E

50.29'

LANDSCAPING

New Food Truck

14.5 inches

Current grassy area to be paved

Current
Position
Of
Existing
Food
Cart

New
Position
For
Existing
Food
Cart

Trash

N01°10'08"E 95.90'

Electrical
Box

LANDSCAPING

LANDSCAPING

DIRT/GRAVEL

T

F

S

20

OH

1297

1297

1298

1297

CONDITIONAL USE STAFF REPORT



Arvest 71 Branch Temporary Modular

602 North Walton Boulevard

PC Date: 3/21/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-02000003
Applicant / Current Owner	Alternative Opportunities, Inc. 1111 S. Glenstone Ave. Suite 2-100 Springfield, MO 65804-0318
Site Area	7.67 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Mixed Use (MU)
Requested Use	Temporary Use (Bank)
Protective Covenants	Not Applicable

Property Description

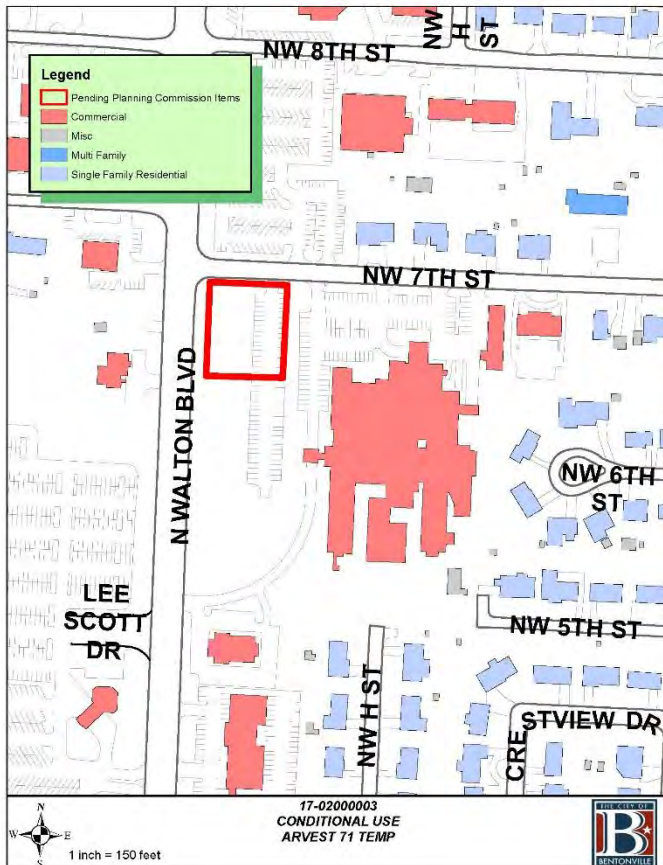
This property is the location of Decision Point Bentonville, a drug and alcohol treatment center. The modular building will be located on the northwest corner of the property at the intersection of NW 7th Street and N. Walton Boulevard.

Proposed Use Description

The applicant is requesting a conditional use permit for a modular bank building with drive-through and ATM and a gravel construction staging area for a temporary use while their new branch facility is under construction opposite this site at 405 N. Walton Boulevard. A portion of the existing parking lot at the temporary location will be resurfaced and a temporary paved drive will be constructed to accommodate ATM patrons. All access to the site will be from NW 7th Street. Hours of operation will be Monday through Thursday from 8:00 a.m. to 5:00 p.m., Friday from 7:30 a.m. to 6:00 p.m., and Saturdays from 9:00 a.m. to 1:00 p.m. The ATM will be in service 24 hours, seven days a week. Twenty-three parking spaces will be utilized and 75-100 patrons are anticipated each day. Once the permanent branch is completed, the temporary site will be restored to its original condition.

<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 2/20/2017, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on 2/27/2017. This meets legal noticing requirements and is adequate for the scope of this project.

Staff has not been contacted regarding this request.

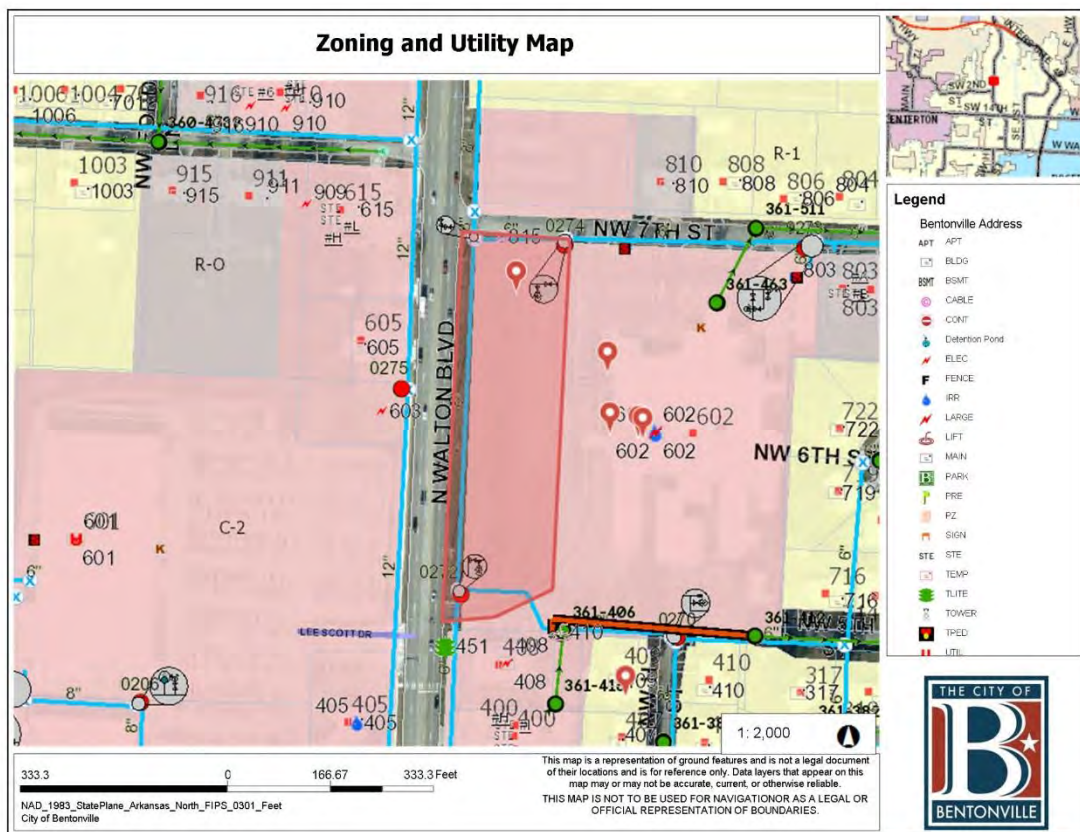
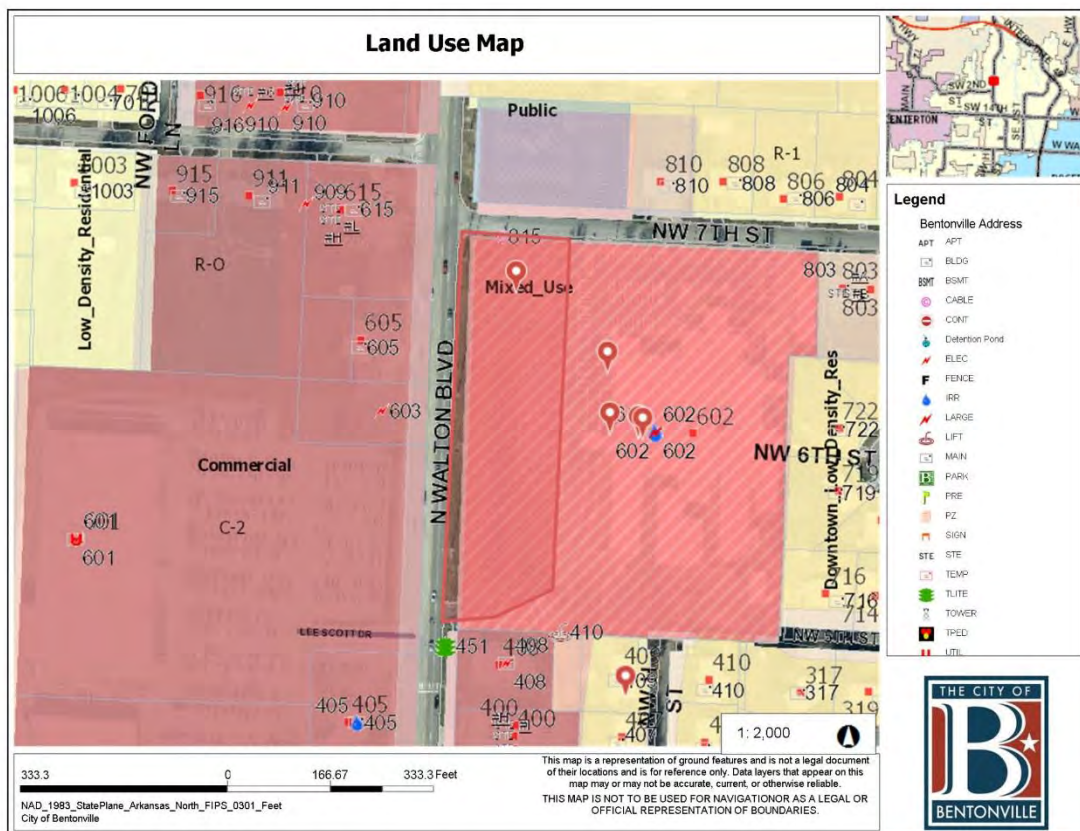
Conditions of Approval

1. All technical review comments must be addressed before a building permit will be issued.

Recommendation

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

CONDITIONAL USE STAFF REPORT



Please see the attached exhibits and narrative below for the Conditional Use Permit application to be submitted on Feb. 13th

The purpose of the modular bank branch unit is to provide a bank branch and drive thru with an ATM for our customers temporarily while a new prototype branch is being built at the current branch location across the street. The modular unit will be open for 8-12 months during construction of the new branch. The existing parking lot, which is in bad condition, will be repaved as shown in the exhibit on the leased area and on the area adjacent to the leased area. A paved drive will be also provided in the drive thru. All traffic will be directed left toward 7th Street and not to the south parking area. No connecting access will be provided between the existing parking lot and the egress to Walton Boulevard to the south. Utilities will be connected to existing Decision Point utilities where possible. Sanitary sewer is not available without adding a lift station and the most easily accessible point for sewer connection is 550' away. One option considered would be to provide a temporary septic storage tank that would be pumped periodically.

The modular branch will be open from 8:00 to 5:00 on Monday through Thursday (to 6:00 on Friday) and from 9:00 to 1:00 on Saturday. The drive thru will be open 7:30 to 6:00 and the ATM will be continuously open. Five parking spaces are provided for employee parking (three tellers and two offices) and three spaces for customers. Several extra parking spaces also exist adjacent to the leased area. The parking lot is currently unused most of the time. It is anticipated that the modular bank will service an average of at least 75-100 customers and one or two service vehicles every day it is open. Most customers will use the drive thru. Site pole lights exist on site and other lighting may be added if it is determined necessary for security concerns of customers and employees. After construction of the new branch is completed, the modular and all paved area beyond the existing parking lot will be removed and the area resodded to meet or exceed existing conditions. Trees will be provided to match the existing pattern and species of trees lining Walton Boulevard on the property.

Because of the small size of the building site surrounded by Walmart parking lots across the street, a construction staging area is also being leased south of the existing parking lot during the construction phase to house construction materials. The area will be covered with base gravel and a construction/tree protection fence installed around the perimeter of the construction staging area. All trees will be protected with the fencing placed outside the drip lines of their branches. The gravel will be removed or covered with topsoil and sodded once construction is completed to leave the area in better condition than is currently existing. Traffic from the construction staging area will enter and exit the property from the Decision Point facility egress/future 5th Street intersection location. The egress is not currently at the stoplight so construction traffic will most likely need to exit right and turn around north of the site to return to the new branch construction location.



Brent E. Vinson, ASLA | Architectural Site + Planning Specialist
75 N. East Ave., Suite 400 | Fayetteville, AR 72701
O [\(479\) 973.4161](tel:(479)973.4161) | C [\(479\) 871.0244](tel:(479)871.0244)

N Walton Blvd

N. Walton Boulevard (Highway 71)

BENTONVILLE, ARKANSAS
Highway 71 & NW 7th Street
Decision Point Lease
February 10, 2017

Lease Area
+/- .36 AC

NW 7th Street
Future Tree (Typ.)

Area to be
Repaved (Typ.)
+/- 9000 SF

Access
Easement
(Striped)

Proposed Bank
Modular Unit
+/- 840 SF

4 Customer
Parking Spaces

Left Exit
Only

5 Employee
Parking Spaces

Remaining
Area of
Parking Lot
+/- 13,600 SF

Decision
Point
Sign

Paved
Drive
+/- 3,100 SF

ATM

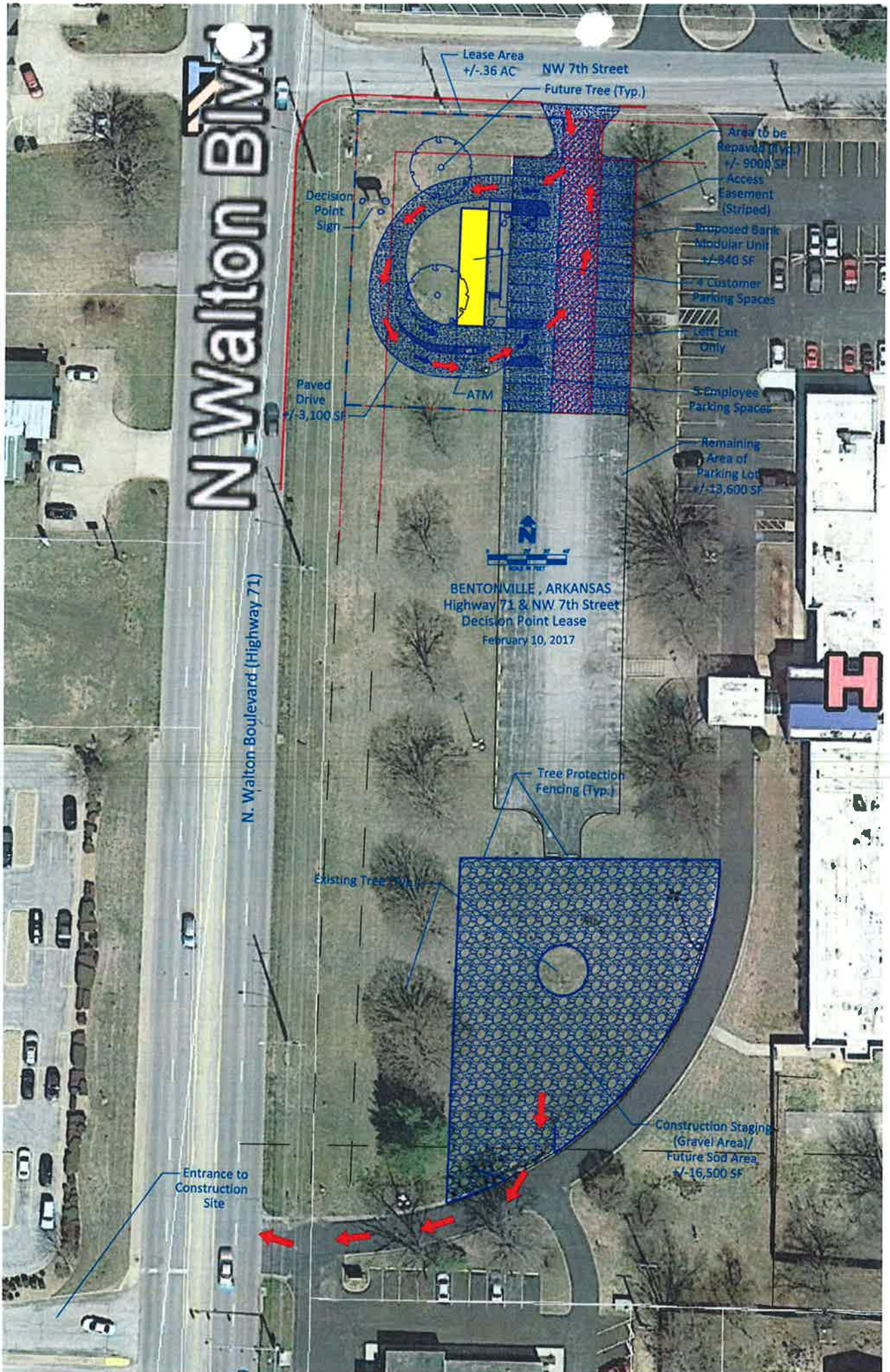


Tree Protection
Fencing (Typ.)

Existing Tree (Typ.)

Construction Staging
(Gravel Area)/
Future Sod Area
+/- 16,500 SF

Entrance to
Construction
Site





LARGE SCALE DEVELOPMENT STAFF REPORT



Walton Crossing

Southeast C Street and Southeast 28th Street

PC Date: 3/21/2017

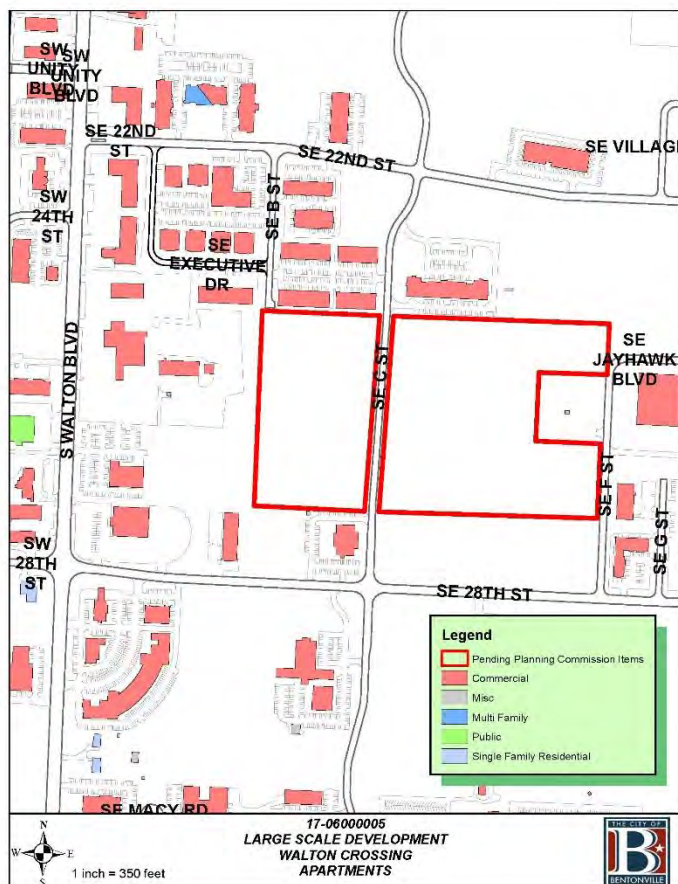
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000005
Applicant / Current Owner	Walton Crossing Apartments, LLC PO Box 1300 Fayetteville, AR 72703
Site Area	25.24 acres
Current Zoning	R-4, High Density Residential
Future Land Use Map Designation	High Density Residential (HDR)
Development Type / Use	Multi-Family Residential (Apartments)

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

Location Map



Property Description

This property is vacant and near an undeveloped intersection situated between two collector streets.

Project Details

The applicant is proposing a large scale development that consists of 31 multi-family buildings and a clubhouse facility. Each multi-family building will be three stories and the total number of dwelling units for the entire project is 600 units. Nine-hundred and two parking spaces are being provided. The primary points of ingress/egress will be from two proposed curb cuts along the west side of SW C Street and two along the east side of SW C Street. A 6' wide sidewalk will be constructed along SE C Street. The exterior elevations of each building depict brick, Hardie board siding and EFIS trim. Street improvements will include a traffic signal at the intersection SE C Street and SE 28th Street.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area. A traffic signal will be required at the intersection of SE C Street and SE 28th Street to help facilitate any additional increase in traffic that would be generated from the proposed development. The proximity to goods, services and employment centers will further aid in reducing the impact on the city wide transportation network.

Utility Infrastructure

Water and sewer are available.

Drainage Report

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

Waivers

1 waiver request

- The applicant has submitted one waiver request to Article 1400, Landscaping, Screening & Buffering, Section 1400.8.C.1 Interior Parking Lot Landscaping, Interior Greenspace Requirements (Required 15%, provided 12.3%)

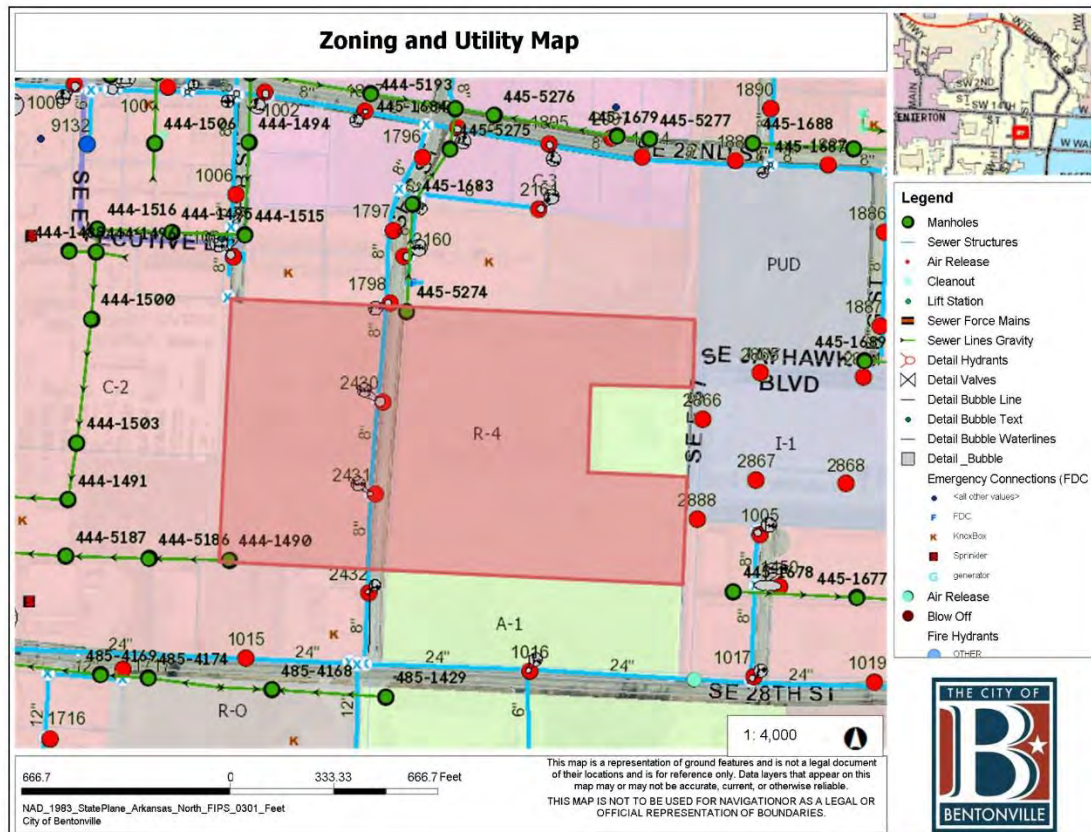
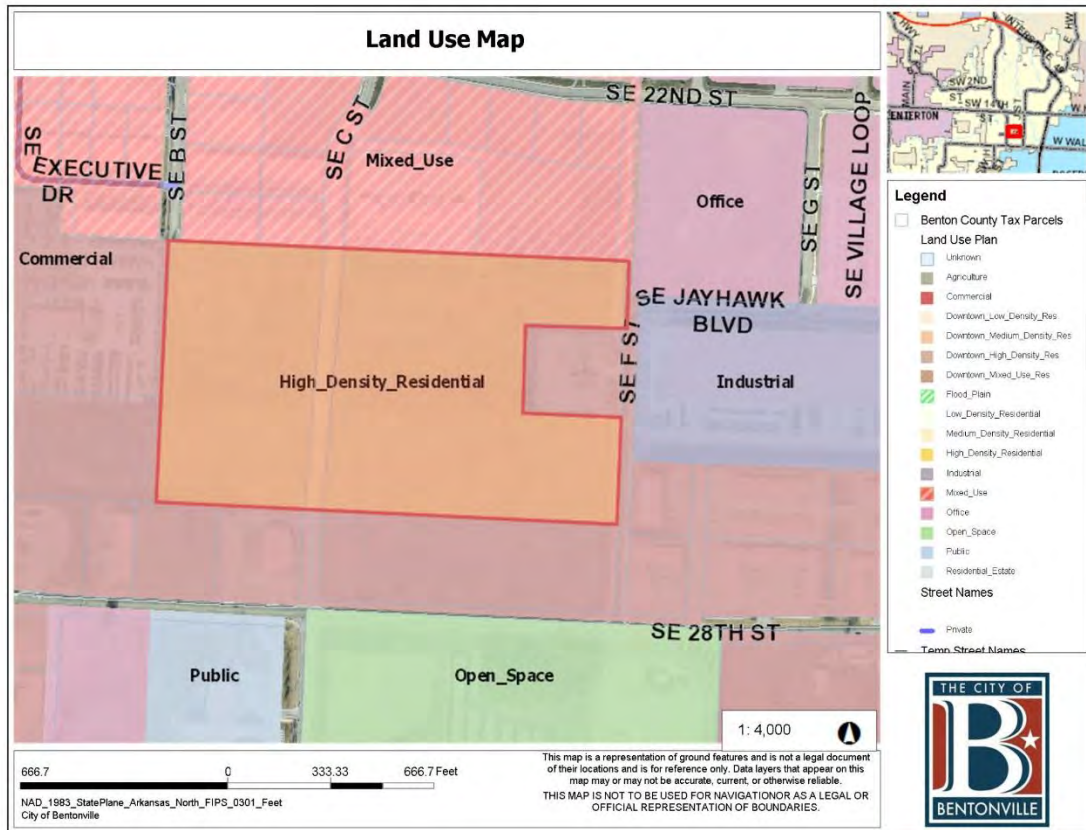
Conclusion

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

Recommendation

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

LARGE SCALE DEVELOPMENT STAFF REPORT



LARGE SCALE DEVELOPMENT STAFF REPORT



Thaden School Phase 1

Southeast C Street and Southeast 8th street

PC Date: 3/21/2017

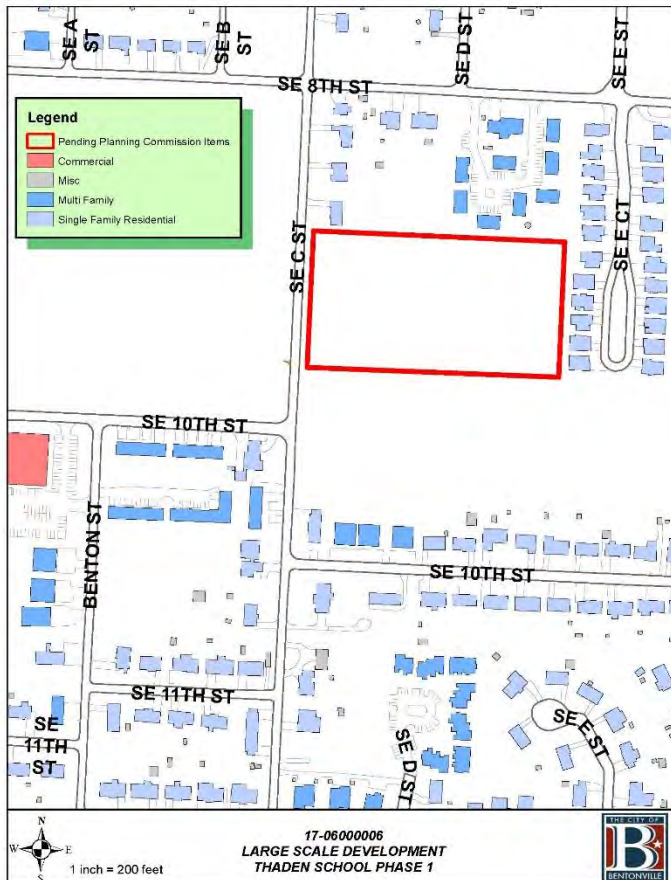
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000006
Applicant / Current Owner	North Arkansas Wholesale Co Inc. PO BOX 8050 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 Facility

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

Location Map



Property Description

The property is vacant and previously served as a parking area for the Benton County Fair when the fair was held across the street to the west. This property has public street frontage on SW C Street and serves as one of the headwaters for the drainage basin for the Little Osage Creek Tributary 2.

Project Details

The applicant is proposing a large scale development for Phase 1 of the Thaden School, an educational facility that will consist of 12 portable classrooms that average 1,400 sq. ft. each. A temporary decking system and soccer field as well as a permanent garden shed and parking lot with 136 spaces will be part of this phase. Ingress/egress will be from one proposed curb cut onto SE C Street. A 6' wide sidewalk and half-street road improvements will be constructed along SE C Street.

Projected Traffic Impact

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

Utility Infrastructure

Water and sewer are available.

Drainage Report

A drainage report

Fee-in-Lieu

The applicant has submitted a fee-in-lieu in the amount of \$4,770 for sidewalk improvements for the portion of sidewalk along SE C Street that lies south of SE 10th Street.

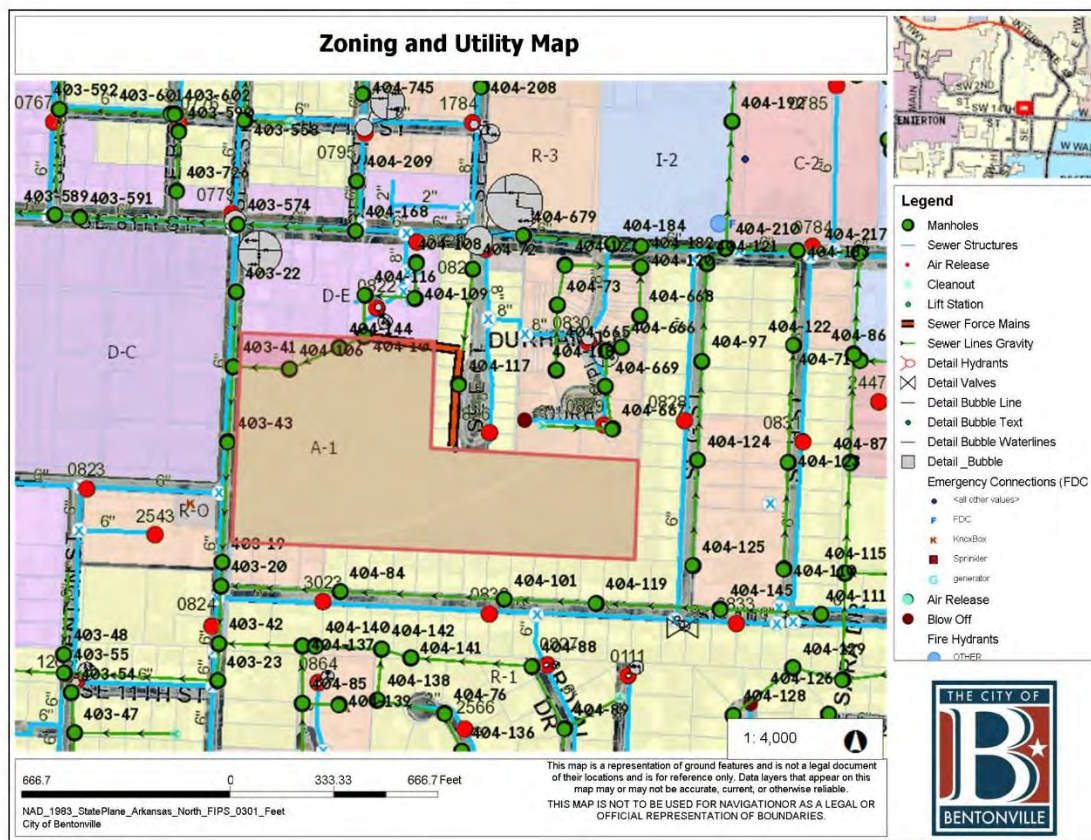
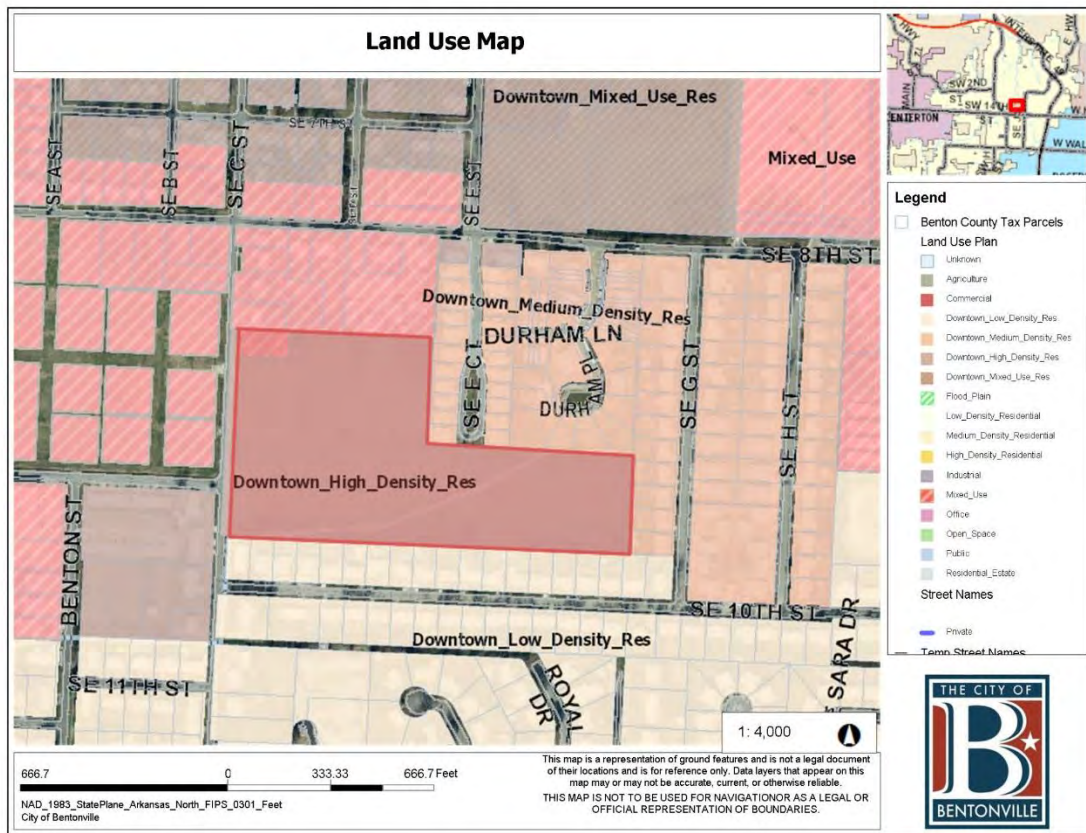
Conclusion

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 of the large scale development and acceptance of the fee-in-lieu.

LARGE SCALE DEVELOPMENT STAFF REPORT



ESKEW+DUMEZ+RIPPLE

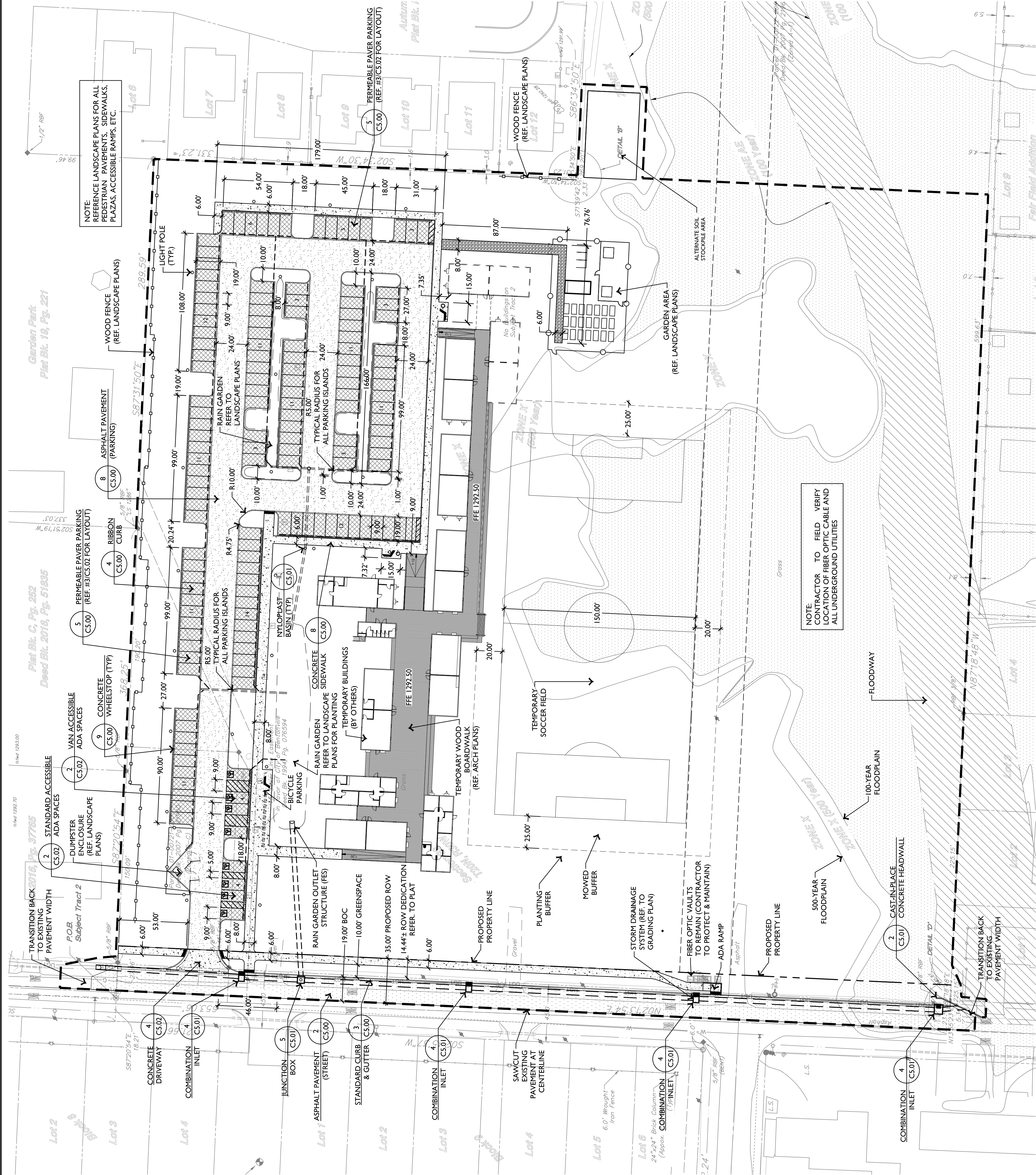
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130
(504) 561-8686

ECOLOGICAL DESIGN GROUP, INC.

314 S 3RD STREET
ROGERS, AR 72756
(479) 935-4826

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 FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AS WELL AS OSHA STANDARDS. THE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THE EXACT 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 1-800-482-8998 48 HOURS PRIOR TO DIGGING 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, ETC.) AND SHALL PROVIDE RECORDS OF FIELD TESTING, AND MAINTAIN RECORDS OF ALL FIELD TESTING. ALL RECORDS SHALL BE SUBMITTED TO THE 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 FT/FT 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.



1 SITE PLAN

SCALE 1" = 40'-0"



0' 40' 80' 160'



Know what's below.
Call before you dig.

Site Plan

C1.00

DRAWN BY | EDG



THADEN SCHOOL
PHASE 1 - TEMPORARY CAMPUS

809 SE C Street, Bentonville, AR 72712

EDR PROJCT NO. | 16082

PROJECT ISSUE DATE | 07 MAR 2017

100% CONSTRUCTION DOCUMENTS

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A Professional Corporation

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

REVISIONS



Project No: 16-048
Bentonville 17-06000006

Thaden School Phase 1 Sidewalk Fee in Lieu Estimate
Engineer's Estimate

14-Mar-17

		Quantity	Unit Cost	Total Cost
Sidewalk (180 LF @ 6ft wide)	1080	sf	\$4.00	\$4,320.00
Class 7 Base (4" thick)	15	cy	\$30.00	\$450.00
		Subtotal		\$4,770.00

LARGE SCALE DEVELOPMENT STAFF REPORT



I Street Luxury Apartments

SW 41st Street and SW I Street

PC Date: 3/21/2017

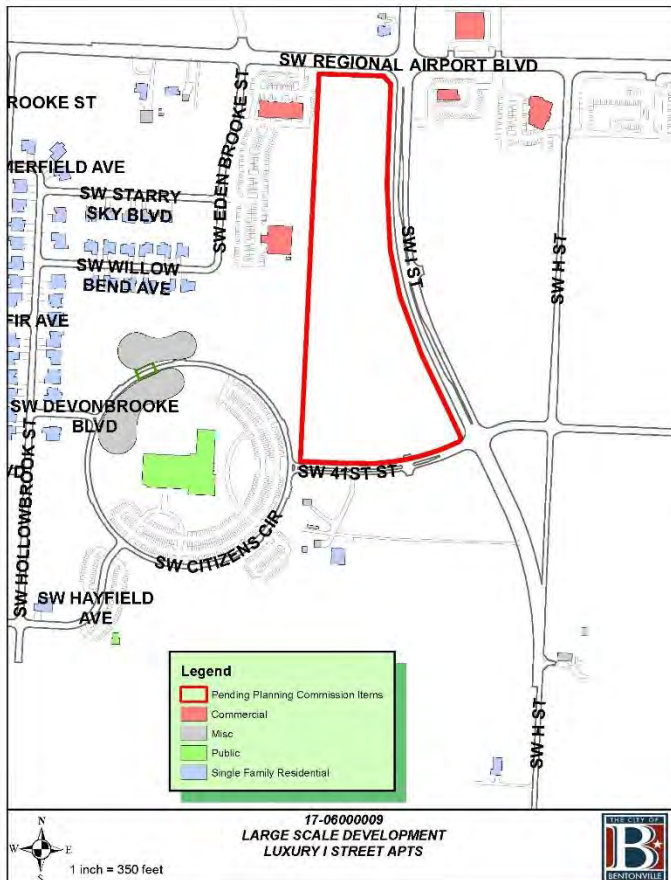
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000009
Applicant / Current Owner	BC Center LLC 2144 E Republic Suite 8300 Springfield, MO 65804
Site Area	11.61 acres
Current Zoning	R-4, High Density Residential
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Multi-Family Residential (Apartments)

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

Location Map



Property Description

This property is currently vacant in a mixed-use area. Directly west of the Eversole property owned by the City of Bentonville and east of the Bentonville Community Center located on SW 41st Street.

Project Details

The applicant is proposing a large-scale development consisting of six three-story buildings, divided between three phases, totaling 236 units. The applicant has proposed 91 one-bedroom units, 121 two-bedroom units and 24 three-bedroom units. 378 parking spaces are being provided. The primary ingress/egress will be from one proposed curb cut onto SW I Street and one existing curb cut onto SW 41st Street. The exterior elevations depict brick, fiber cement siding and manufactured stone.

Projected Traffic Impact

Multi-family projects add approximately nine trips per day per unit. SW I Street and SW 41st Street currently carries 12,000 vehicles per day (vpd). SW I Street is an arterial street section and is designed to carry from 6,000-35,000 vpd.

Utility Infrastructure

There is an 8" water main along the east side of the property and an 8" sewer main is located at the southwest corner of the property. All services will be extended to serve this multi-family development.

Drainage Report

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

Fee-in-Lieu

A fee-in-lieu has been requested by the engineering department for the installation of a traffic signal at the intersection of SW I Street and SW 41st Street. The city is proposing a 50/50 match with the developer.

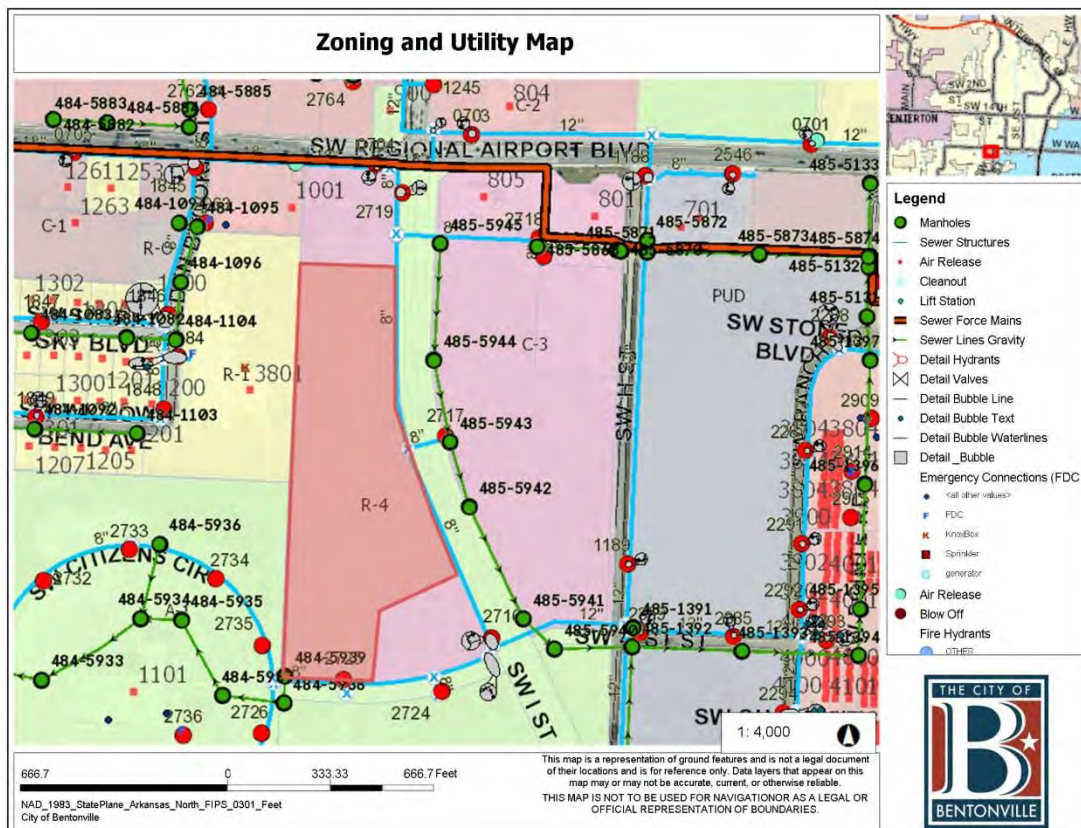
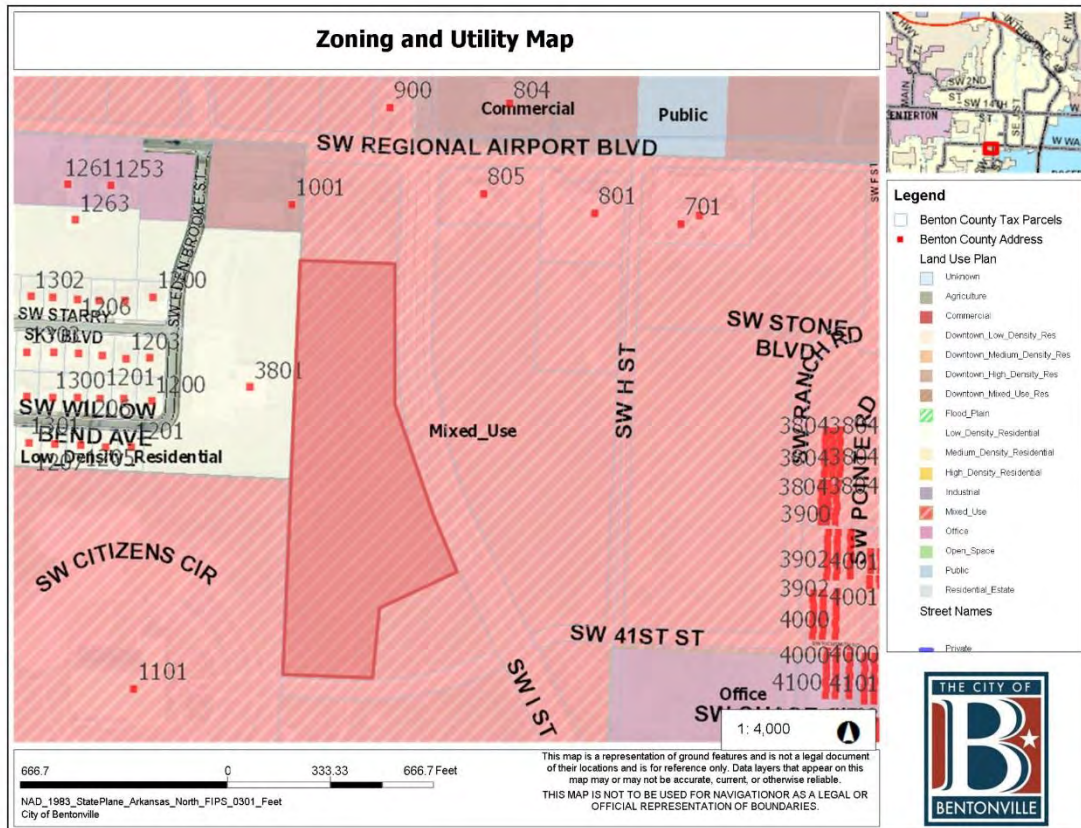
Conclusion

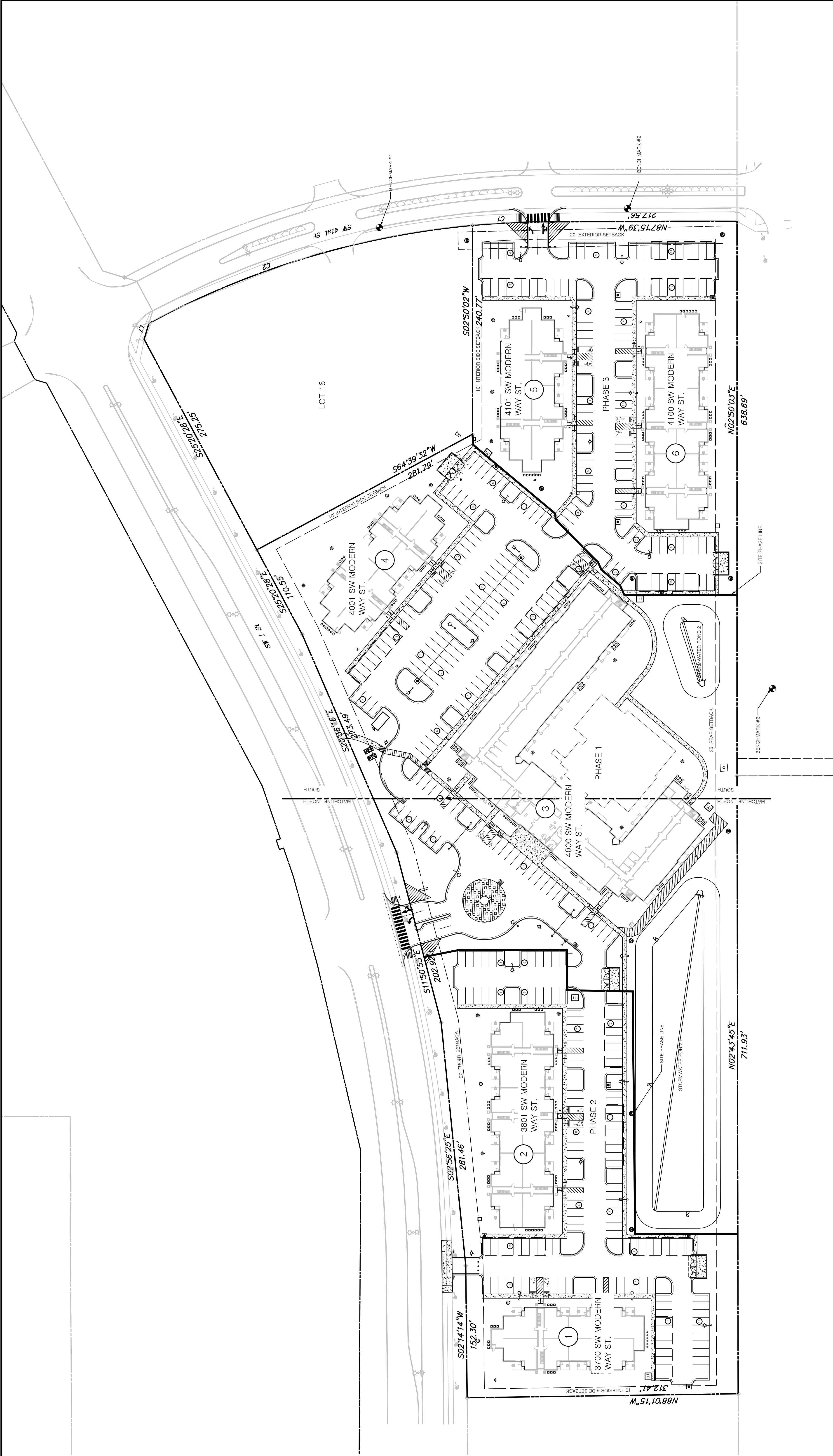
This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of the large scale development and acceptance of the fee-in-lieu.

LARGE SCALE DEVELOPMENT STAFF REPORT





UNIT CALCULATION TABLE:
911.1 BEDS = 214 BEDS
121.1 x 2 BEDS = 214 BEDS
244.3 BEDS = 72 BEDS
239 UNITS = 404 BEDS

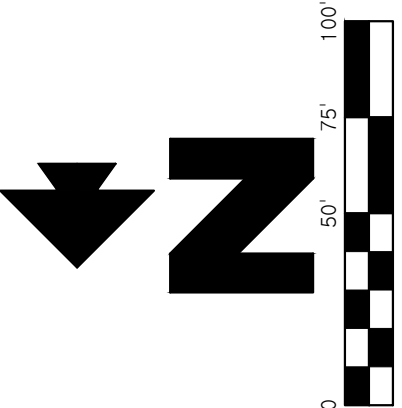
PARKING CALCULATION TABLE:
364 STANDARD SPACES REQUIRED
364 STANDARD SPACES PROVIDED
14 ADA SPACES PROVIDED
378 TOTAL SPACES PROVIDED

GREENSPACE CALCULATION TABLE:
10% GREENSPACE REQUIRED = 15,100 SF
10% GREENSPACE PROVIDED = 16,000 SF

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GREENSPACE CALCULATION TABLE:
10% GREENSPACE REQUIRED = 15,100 SF
10% GREENSPACE PROVIDED = 16,000 SF



SITE BENCHMARK
BENCHMARK #1: MAGN. ELEVATION: 1303.48
BENCHMARK #2: MAGN. ELEVATION: 1308.72
BENCHMARK #3: MAGN. ELEVATION: 1304.10



CEI PROJECT NO.	286311	3/6/17	ALB	ALB	DPOR	PM	DSS	DRW
 Engineering Associates, Inc.								
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS								
3108 S.W. AGENCY PARKWAY, SUITE 2 Bentonville, AR 72712 (479) 273-8472 FAX (479) 273-3842								
I-STREET LUXURY APARTMENTS 4000 SW MODERN WAY ST. BENTONVILLE, ARKANSAS								
SITE OVERALL					REV DATE		SHEET NO.	
					3/6/17		3 OF 32	
					REV-1			
© 2017 CEI ENGINEERING ASSOCIATES, INC.								

Reviewer: Jon Stanley, Planner

Legend

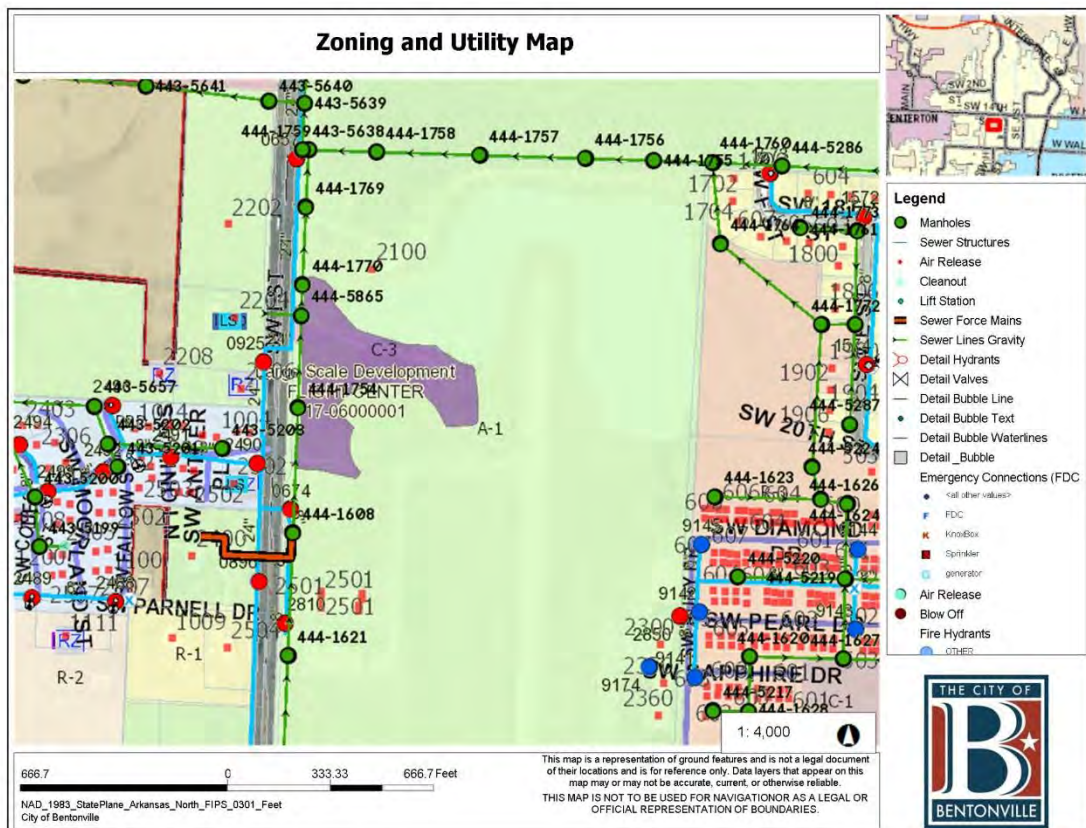
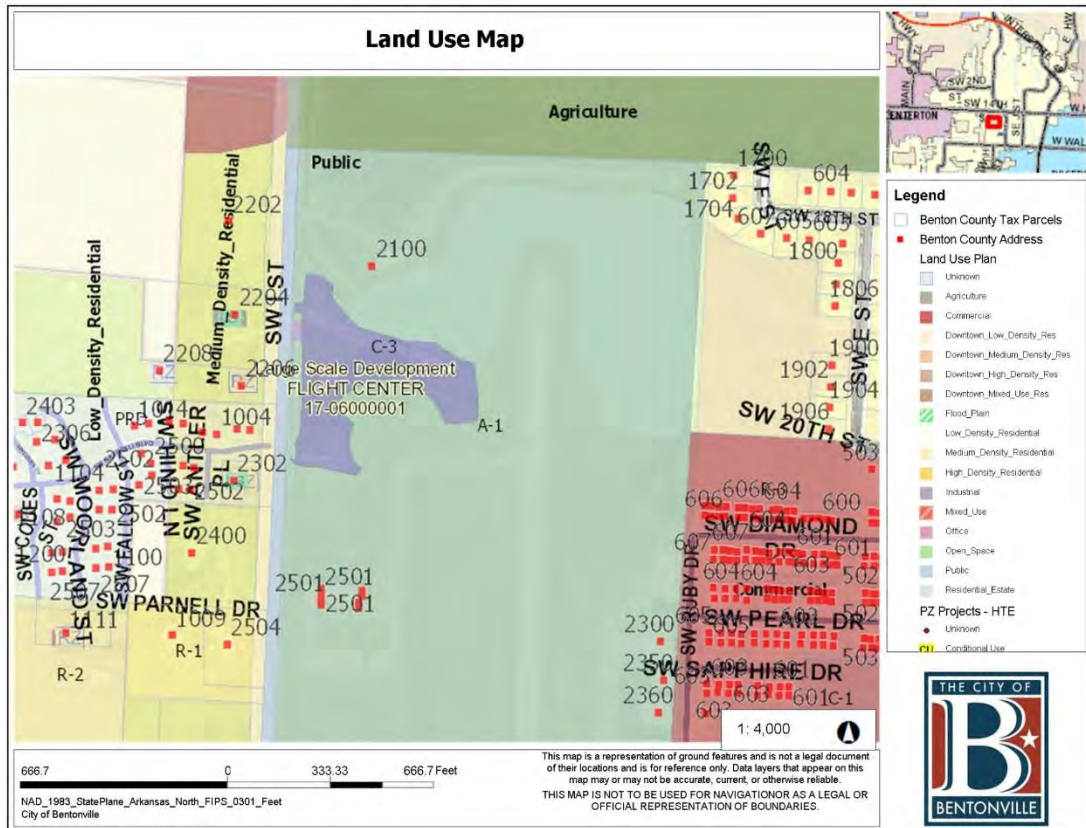
- Pending Planning Commission Items
- Commercial
- Misc
- Multi Family
- Public
- Single Family Residential

17-06000001
**LARGE SCALE DEVELOPMENT
 FLIGHT CENTER**

1 inch = 350 feet

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

LARGE SCALE DEVELOPMENT STAFF REPORT



FEBRUARY 24 _ 2017
CITY OF BENTONVILLE PLANNING COMMISSION
305 SW A STREET
BENTONVILLE _AR 72712
BTHOMPSON@BENTONVILLEAR.COM

Dear Commissioners,

On behalf of Lonesome Tree Properties, LLC we are requesting a design guideline waiver for the Bentonville Flight Center (Project No. 17-06000001) from the following sections of the "City of Bentonville Zoning Code" and the "Design Standards for the Bentonville Municipal Airport:

City of Bentonville Zoning Code, Article 1100 Design Standards:

Sec. 1100.13 Design Standards for Large Scale Developments

E.1 Material. The primary material shall constitute at least 75 percent of the wall area, excluding glass. The primary exterior material shall consist of a combination of brick, textured concrete block, or natural stone.

Design Standards for the City of Bentonville Municiple Airport:

7.b Facades fronting SW I Street: Use of a metal material on the face facing

SW I Street may not exceed 25% of the wall area facing SW I Street.

We recognize the purpose of the commerical design guidelines is to ensure that quality materials and construction methods are used, and a high level of design is acheived for large scale developments. To that extent, we believe that the high level of architectural design for this project acheives the intent of the design guidelines.

The building orientation places the primary (long) facades of the building facing neither NW I Street or SW Aviation street, and therefore no clear Airport Design Guideline applies fully to this building. The north facade (52% metal) and south facade (60% metal) both meet the general requiements of the Airport Design Guidelines, however the West facade, which faces SW I Street does not meet the guideline. This orientation requires a "four sided" approach to the architectural design, and therefore the facade facing SW I street cannot be considered as an isolated facade.

The proposed metal panel is a high quality *Morin 22 ga. galvalume "W-12"* smooth panel, used in combination with stone, glass and exposed wood trusses and soffits that lend to the overall quality, character and design of this unique building.

Thank you,



Brad Kingsley, AIA

Hufft

503 SE 5th Street
Bentonville _AR 72712

(479 802.6645
HUFFT.COM

≠

2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.

2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.

3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.

5. ALL REQUIRED TREES SHALL BE 2.5" MINIMUM CALIPER, 2" ORNAMENTAL MINIMUM WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI-LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.

6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.

7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF BENTONVILLE PLANTING DETAILS.

8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.

9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.

10. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.

II. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

12. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE P

"STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES.

UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.

14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

15. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING,

16. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.

THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.

17. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL NECESSARY MATERIAL THAT

NOTIFY I AND CAN ADVISE YOU OF ANY FURTHER INFORMATION PRIOR TO ANY FURTHER ACTION.

LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.

20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM

2.1. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.

22. LIVING MATERIAL, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER MINIMUM OF EIGHTY PERCENT OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

PLANT LIST			All Plants to be verified by Landscape contractor		
Symbol	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	SPACING	
Ref Plan	Bald Cypress	Sodium dictyonum	2.5" caliper / 12' ht. 5' Sp.	As Shown	
Ref Plan	Sugar Maple	Acer saccharum "Legacy"	2.5" caliper / 10' ht. 4' Sp.	As Shown	
Ref Plan	Kousa Dogwood	Cornus kousa	2.5" caliper / 10' ht. 4' Sp.	As Shown	
Ref Plan	London Planetree	Platanus x acerifolia	2.5" caliper / 10' ht. 4' Sp.	As Shown	
Shrubs - Perennials - Groundcovers					
Ref Plan	Little Bluestem	Scythanthium scoparium	1 gallon, 12" ht. 6" sp.	24" O.C.	
Ref Plan	Indian Grass	Ilex virginica 'Henry's Garnet'	5 gallon, 18" ht. 12" sp.	24" O.C.	
Ref Plan	Gulf Muhly	Muhlenbergia capillaris	1 gallon, 18" ht. 24" sp.	24" O.C.	
Ref Plan	Blue Love Grass	Eragrostis ellipti	1 gallon, 18" ht. 24" sp.	24" O.C.	
Ref Plan	Inland Sea Oats	Chasmanthium latifolium	1 gallon, 18" ht. 24" sp.	24" O.C.	
Ref Plan	Soft Rush	Juncus effusus	1 gallon, 12" ht. 18" sp.	18" O.C.	
Ref Plan	Dense Blazing Star	Liatris spicata	2' plugs, 12" ht. 18" sp.	24" O.C.	
Ref Plan	Cardinal Flower	Loebelia cardinalis	2' plugs, 12" ht. 18" sp.	24" O.C.	
Ref Plan	Great Blue Lobelia	Loebelia spicata	2' plugs, 12" ht. 18" sp.	24" O.C.	
Ref Plan	Butterfly Weed	Asclepias tuberosa	2' plugs, 12" ht. 18" sp.	24" O.C.	
Ref Plan	Black Eyed Susan	Rudbeckia hirta	2' plugs, 12" ht. 18" sp.	24" O.C.	
Miscellaneous					
QTY.	DESCRIPTION	REMARKS			
Ref Plan	Planting Mix	8" all beds, 40% Topsoil, 60% Organic Compost			
Ref Plan	Steel Edging	Commercial Grade 3/16" x 6" Black Steel			
Ref Plan	Hardwood Mulch	4" depth all planting beds and beneath tree drip-line - keep 6" clear around trunks, 15% less in all areas			
Ref Plan	Buffalo / 609 Solid Sod	Sold, weed free sod - 4" topsoil in all areas			
Ref Plan	Bermuda / 1419 Solid Sod	Sold, weed free sod - 4" topsoil in all areas			

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CONSTRUCTION
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DISTRIBUTE

Drawn By: EDG
Project Number: 15-044

Planting Plan

NATIVE GRASS & PERENNIAL PLANTING

SCALE: NTS

2

SCALE: NTS

TO ROOF
36'-0"

MECH. ROOF
23'-0"

LEVEL 2
14'-0"

LEVEL 1
0'-0"

THADEN FIELDHOUSE

4" MASONRY VENEER

ARCHITECTURAL METAL PANEL

SIGNAGE ELEMENT

STORE FRONT GLAZING

EXTERIOR MATERIALS

40% GLAZING

45% CORRUGATED METAL WALL PANEL

15% STONE/MASONRY

PROJECT INFORMATION:

FLIGHT CENTER

2500 SW AVIATION DRIVE

BENTONVILLE, ARKANSAS

OWNER:

PRIVATE

ARCHITECT:

HUFFT PROJECTS

1400 North Main Street, Suite 100

Kansas City, MO 64111

P: 816.231.6200

www.hufft.com

STRUCTURAL:

PIMA ENGINEERING

6777 Shawnee Mission Parkway

Overland Park, KS 66205

P: 913.531.7282

CIVIL:

ECOLOGICAL DESIGN GROUP

214 South Third Street

Regina, AR

P: 479.495.4633

M/E/P:

BGR ENGINEERS

9008 Broadway, Suite 200

Overland Park, KS 66205

P: 913.942.2800

LANDSCAPE ARCHITECT:

ECOLOGICAL DESIGN GROUP

214 East Main Street

Wynona, AR

P: 870.568.6488

LIGHTING:

DEREK PORTER / LUNEN ARCH

214 West 12th Street, Suite 100

New York, NY 10001

P: 212.964.6488

KEY PLAN:

2

LARGE SCALE DEVELOPMENT - WEST

1/8" = 1'-0"

TO ROOF
36'-0"

LEVEL 2
14'-0"

LEVEL 1
0'-0"

EXTERIOR MATERIALS

28% GLAZING

60% CORRUGATED METAL WALL PANEL

12% MASONRY/STONE

1

LARGE SCALE DEVELOPMENT - SOUTH

1/8" = 1'-0"

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Drawn By: Andrew
Project Number: 233

EXTERIOR ELEVATIONS

ZLSD-02

