



**Planning Commission
Agenda
May 2, 2017**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lot 1 Mt. Carmel Community Subdivision** **Lot Split**
3800 SW Mt. Carmel Drive
 - 2. Lots 1 & 2 Mac's Addition** **Lot Split**
1400 & 1402 SW Susana Street
 - 3. Lots 3 & 4 Phillip's Valley Addition** **Lot Split**
603 Northwest 'D' Street
 - 4. Lots 17 & 18 Eversole Addition** **Lot Split**
1400 & 1402 SW Susana Street
 - 5. Lot 10 East Acres Addition** **Property Line Adjustment**
SE 3rd Street, SE 'J' Street & East Central Avenue
 - 6. Lots 1 & 2 Maple Addition** **Property Line Adjustment**
5800 SW Regional Airport Blvd.
 - 7. Lot 2 First Baptist Church Addition &
Lots 3-8 Clarks 2nd Addition** **Property Line Adjustment**
SW 'C' Street, SW 2nd Street & SW A Street
 - 8. Mercy Clinic SW Bentonville** **Large Scale Development**
4100 SW 'I' Street
 - 9. Mt. Carmel Community in Bentonville Phase II** **Large Scale Development**
3800 SW Mt. Carmel Drive
 - 10. J3 Apartments** **Large Scale Development**
SE 3rd Street/SE 'J' Street/ East Central Avenue
- IV. New Business**
 - 1. First Baptist Church of Bentonville (R-1 to DN-2)** **Rezoning***
Southwest 'C' Street
 - 2. First Baptist Church of Bentonville (R-1 to DN-2)** **Rezoning***
Southwest 3rd Street
 - 3. First Baptist Church of Bentonville (R-1 & D-E to D-C)** **Rezoning***
SW 2nd Street & SW 'B' Street

- | | |
|--|----------------------------------|
| 4. Hurricane WA, LLC (R-1 to D-E)
Southeast 7 th Street | Rezoning* |
| 5. Palmco Properties, LLC (R-2 to R-ZL)
Southwest Riverstone Road | Rezoning* |
| 6. Church Alive
5121 SW Runway Drive | Conditional Use* |
| 7. Bentonville Islamic Center
1801 SW 2 nd Street | Conditional Use Amendment |
| 8. The Shoppes at Uptown Village
3316 SW 'I' Street | Large Scale Development |

- V. Other Business**
- VI. Planner's Report**
- VII. Adjournment**

Planning Commission
Minutes
April 18, 2017

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

Present: Joe Haynie, Scott Eccleston, Greg Matteri, Jim Grider, Tregg Brown, Richard Binns, and Rod Sanders

Staff: Beau Thompson, Jon Stanley, Brian Bahr, and John Easterling

Approval of the minutes of April 4, 2017 as written
Approved 7-0

Consent Agenda

- | | |
|---|--------------------------|
| 1. Lot 18, Block 3, Braithwaite Addition
1802 Oakwood Avenue (17-05000011) | Lot Split |
| 2. Lot 16, Block 1, Dunn & Davis Addition
505 Southwest 'B' Street (17-05000010) | Property Line Adjustment |
| 3. Vernetti Law Group
3900 East Central Avenue (17-06000013) | Large Scale Development |
| 4. Bentonville Merchant North
3904 East Central Avenue (17-06000015) | Large Scale Development |
| 5. Bentonville Merchant South
3902 East Central Avenue (17-06000016) | Large Scale Development |

Approved 7-0

New Business

Item #1

Bentonville Film Festival: Conditional Use, 312 North Main Street (17-02000006)

Jon Stanley reads the staff report

Opened public hearing

No public comments

Closed public hearing

Mr. Thompson explains the need for a Conditional Use for the festival.

Approved 7-0

Item #2

Arvest Bank: Large Scale Development, 405 North Walton Boulevard (17-06000011)

Jon Stanley reads the staff report

No comments from Commissioners

Approved 7-0

Item #3

Cadence Apartments: Large Scale Development, 517 Southwest 'B' Street (17-06000010)

Jon Stanley reads the staff report

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

Waiver Request

Approved 7-0

Large Scale Development

Approved 7-0

Item #4

North Village: Preliminary Plat, Northeast 'J' Street (17-08000005)

Jon Stanley reads staff report

Mr. Thompson explains that geo-technical services will be required as is standard for subdivisions with large amounts of fill. John Easterling and the Building Inspections department will monitor these.

The applicant will have to come back for the two lots to be used for multi-family development that will require approval for a Large Scale Development.

Approved 7-0

Item #5

Project Maple: Large Scale Development, 5800 Southwest Regional Airport Boulevard (17-06000014)

Jon Stanley reads staff report

Mr. Thompson adds that the east-facing façade will consist of an architectural metal panel.

The applicant presents elevations and screenings to the Commissioners. They will sure up evergreen planting and the tree line along Flagstone will remain in place.

Waiver Request for Commercial Design Standard

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

Approved 7-0

Waiver Request for Off-Site Improvements

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

Approved 7-0

Large Scale Development

Approved 7-0

Meeting adjourned

Ali Worley

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

LOT SPLIT STAFF REPORT



Lot 1 Mt. Carmel Community Subdivision

3800 SW Mt. Carmel Drive

PC Date: 5/5/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000012
Applicant / Current Owner	Rick Mooney Construction 14621 Liberty Hill Rd Natural Dam, AR 72948
Site Area	18.17 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 the Mt. Carmel Community assisted living development located at 3800 SW Mt. Carmel Drive.

Project Details

The applicant has submitted a lot split that will dedicate various utility drainage and public cross access easements to serve existing Lot 1 of Mt. Carmel Community Subdivision. No new lots are being created with this lot split.

Projected Traffic Impact

The proposed lot split will not adversely affect traffic.

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.

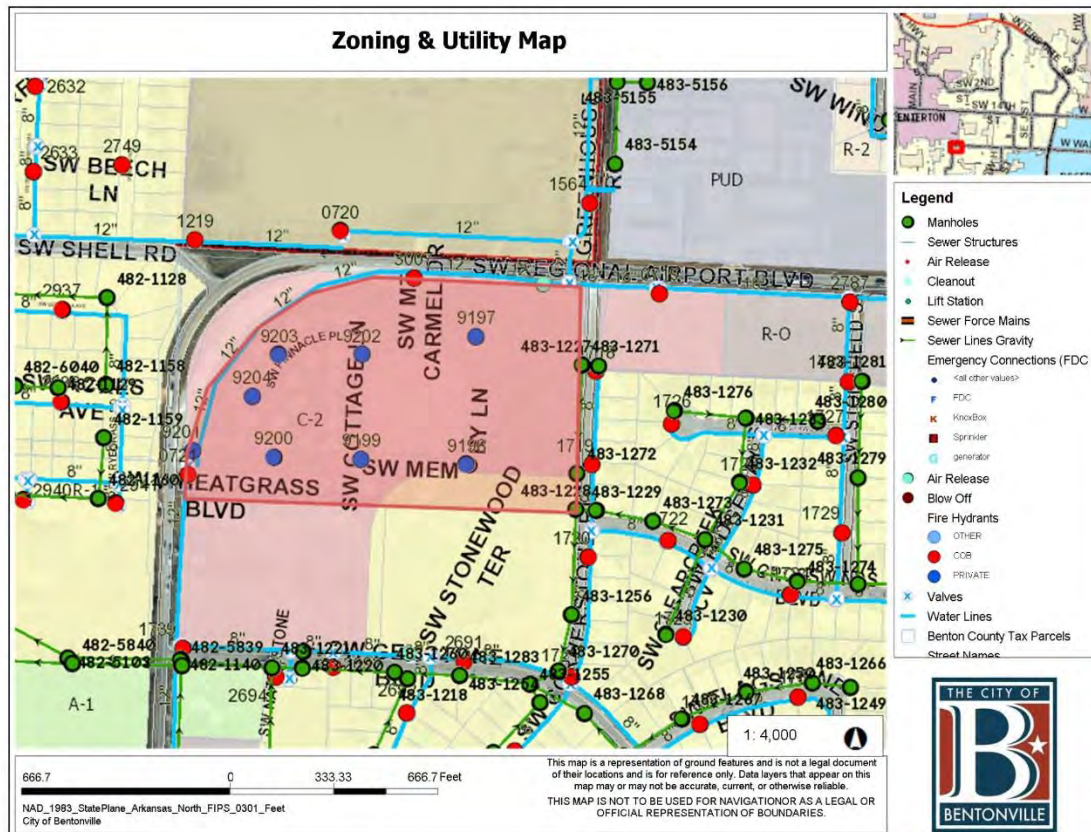
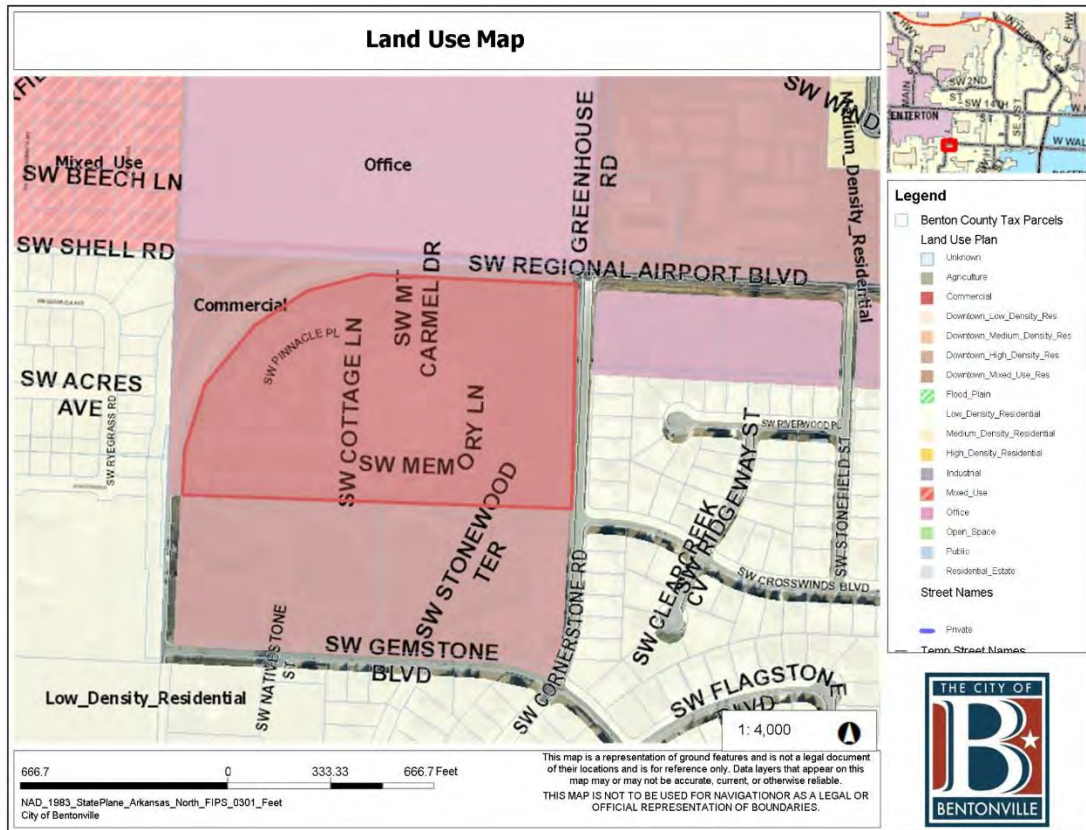
Recommendation

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



LOT SPLIT STAFF REPORT



Lots 1 & 2 Mac's Addition

1400 & 1402 SW Susana Street

PC Date: 5/2/2017

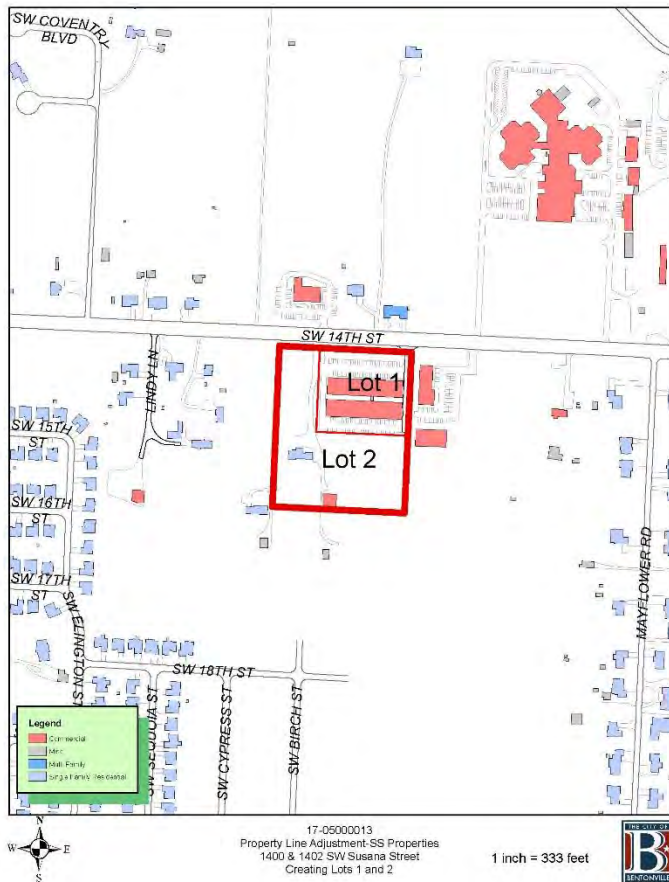
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000013
Applicant / Current Owner	SS Properties, LLC 1402 SW Susana Street Bentonville, AR 72712
Site Area	8.18 acres
Current Zoning	PUD, Planned Unit Development (Expired)
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

This property is the location of a commercial office development and a vacant parcel along an arterial street in the southwest part of the city.

Project Details

The applicant has submitted a proposal for a lot split that will create two new lots from three parcels. The new lots will be known as Lot 1 (2.98 acres) and Lot 2 (5.25 acres) of Mac's Addition. Various utility, drainage and public cross access easements are being dedicated with the plat. 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 property is adjacent to a five-lane state highway where ingress/egress is adequate.

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.

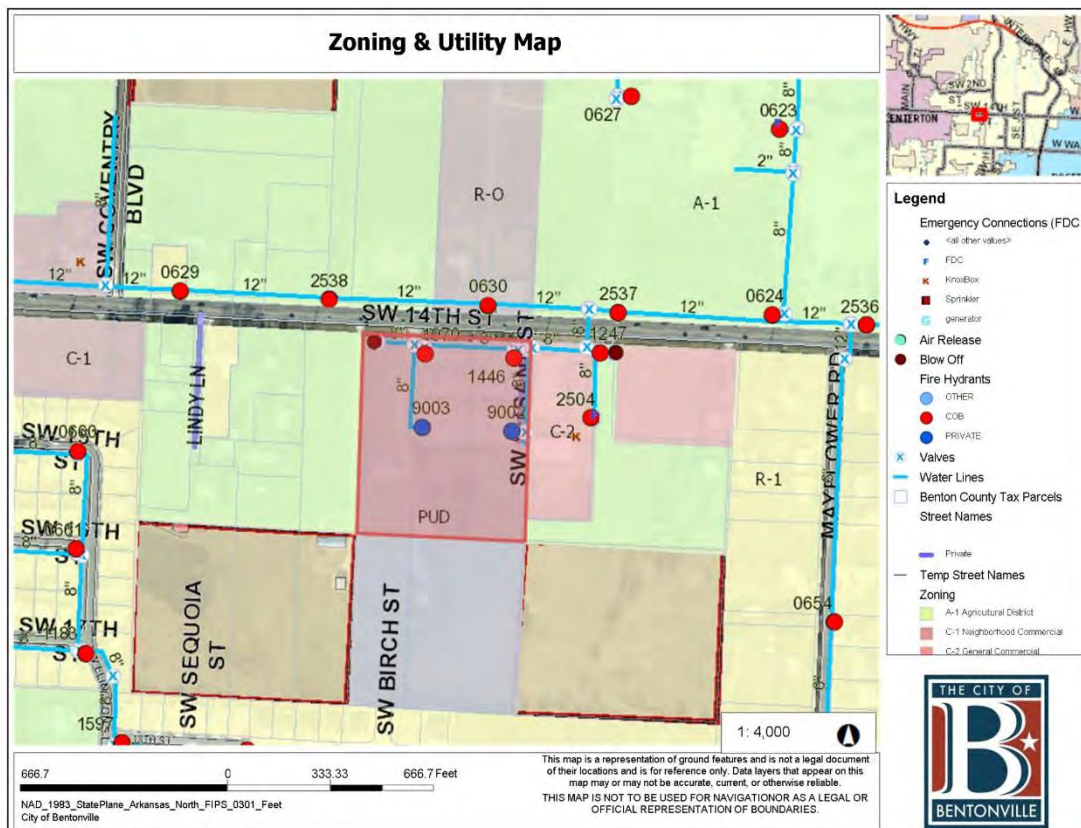
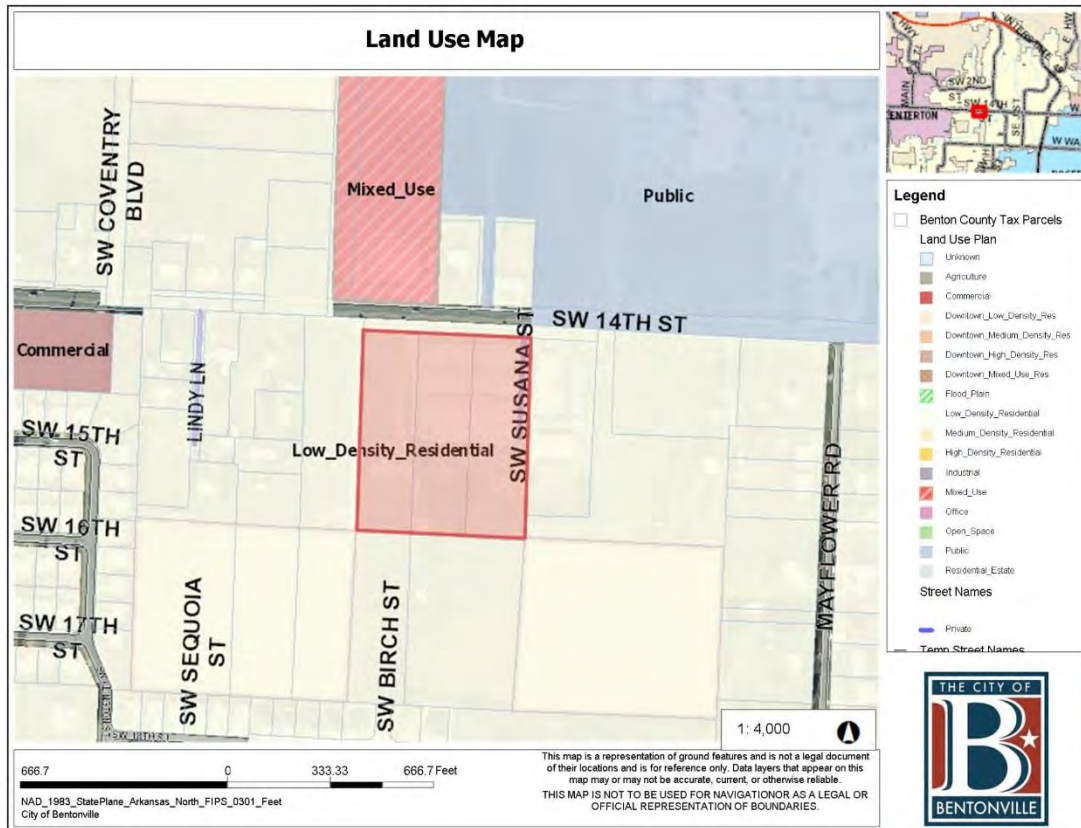
Recommendation

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



01-17302-000
CENTRO CRISIANO DE FE DE BENTONVILLE INC
803 SE J ST
BENTONVILLE AR 72712-6520

01-05658-000
LE, THANH VON
1508 SW 14TH ST
BENTONVILLE AR 72712-3633

01-05657-000
BOOTH, BARBARA M TRUSTEE
1504 B SW 14TH ST
BENTONVILLE AR 72712-3633

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°30'46" W	92.46'
L2	N 87°29'14" W	40.00'
L3	S 02°30'46" W	92.64'
L4	N 87°14'11" W	40.00'

FILING BLOCK



NORTH



(IN FEET)

1 inch = 75 ft.

LEGEND

These standard symbols may be found in the drawing.

⊕	ALUMINUM MONUMENT
●	FOUND IRON PIN
○	SET IRON PIN
⊙	WATER METER
⊕	GAS METER
⊕	POWER POLE
⊕	TELEPHONE PEDESTAL
⊕	SANITARY SEWER
⊕	WATER VALVE
⊕	ELECTRIC VAULT
⊕	LIGHT POLE
⊕	FIRE HYDRANT
---	UTILITY EASEMENT
---	ACCESS EASEMENT
---	CENTERLINE
---	RIGHT OF WAY (R/W)
---	OVERHEAD POWERLINE
---	ACCESS EASEMENT

ZONING AND SETBACKS

ZONING	PUD
FRONT	30'
REAR	20'
SIDE	10'

UTILITY EASEMENTS DEDICATED PER THIS PLAT

EXTERIOR LOT LINES	20'
INTERIOR LOT LINES	15'

SURVEY DESCRIPTION PARENT TRACT (PARCEL #'S 01-00817-000, 01-00822-000 AND 01-00818-000):

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 01; THENCE N 86°42'09" W 543.00'; THENCE N 02°33'50" E 1198.93'; THENCE S 87°14'11" E 543.00'; THENCE S 02°33'57" W 1203.99' TO THE POINT OF BEGINNING AND CONTAINING 14.98 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD.

SURVEY DESCRIPTION LOT 1:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 02°33'57" E 861.33' FROM THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 01; THENCE N 02°33'57" E 342.66' TO THE SOUTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 102; THENCE ALONG SAID RIGHT OF WAY N 87°14'11" W 377.42'; THENCE LEAVING SAID RIGHT OF WAY S 02°30'46" W 344.45'; THENCE S 87°30'26" E 377.10'; TO THE POINT OF BEGINNING AND CONTAINING 2.98 ACRES. PROPERTY IS SUBJECT TO A 40' ACCESS EASEMENT SHOWN AND DESCRIBED HEREON AND TO ANY EASEMENTS OF RECORD.

SURVEY DESCRIPTION LOT 2:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 02°33'57" E 543.99' FROM THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 01; THENCE N 87°14'11" W 543.00'; THENCE N 02°33'57" E 660.00' TO THE SOUTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 102; THENCE ALONG SAID RIGHT OF WAY S 87°14'11" E 165.58'; THENCE LEAVING SAID RIGHT OF WAY S 02°30'46" W 344.45'; THENCE S 87°30'26" E 377.10'; THENCE S 02°33'57" W 317.34' TO THE POINT OF BEGINNING AND CONTAINING 5.25 ACRES. PROPERTY IS SUBJECT TO A 40' ACCESS EASEMENT AS SHOWN AND DESCRIBED HEREON AND TO ANY EASEMENTS OF RECORD.

SURVEY DESCRIPTION 40' ACCESS EASEMENT:

A 40' ACCESS EASEMENT THROUGH PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 02°33'57" E 1203.99' AND N 87°14'11" W 366.24' FROM THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 01; THENCE S 02°30'46" W 92.46'; THENCE N 87°29'14" W 40.00'; THENCE N 02°30'46" E 92.64'; THENCE S 87°14'11" E 40.00' TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES.

SURVEY DESCRIPTION 35' ACCESS EASEMENT FOR SW SUSANA STREET:

A 35' ACCESS EASEMENT THROUGH PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 02°33'57" E 543.99' FROM THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 01; THENCE N 87°30'26" W 35.00'; THENCE N 02°33'57" E 342.83'; THENCE S 87°14'11" E 35.00'; THENCE S 02°33'57" W 342.66' TO THE POINT OF BEGINNING AND CONTAINING 0.28 ACRES.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05007C0255 K. EFFECTIVE DATE: JUNE 05, 2012.

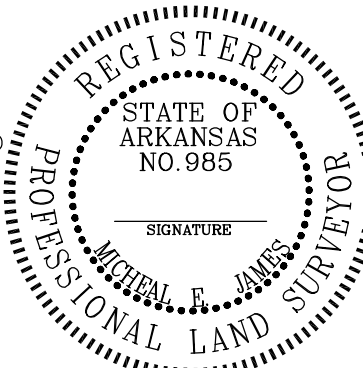
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON APRIL 8, 2017.

NOTES:

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION BASED ON MONUMENT #64 OF THE CITY OF BENTONVILLE GPS GRID.
- THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
- BEFORE ANY WORK IN THE RIGHT OF WAY COMMENCES, CONTRACTOR OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT OF WAY.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.



Certificate of Ownership

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: _____

Signed : _____ Name & Address

Source of Title: D.R. _____

Page _____

Certificate of Survey Accuracy.

I, _____, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Date of Execution: _____

Registered Land Surveyor
State of Arkansas
Registration No. _____

Certificate of Preliminary Plat Approval
This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on _____ (date)

Date of Execution: _____

Chairman, Bentonville Planning Commission

CITY OF BENTONVILLE PROJECT #17-05000013

ZONING: PUD-PLANNED UNIT DEVELOPMENT

500-19N-31W-0-01-410-04-0985

LOT SPLIT CREATING LOTS 1 & 2 OF MAC'S ADDITION

PART OF THE NE1/4 OF THE NW 1/4
SECTION 01, TOWNSHIP 19 NORTH, RANGE 31 WEST
BENTONVILLE, ARKANSAS

James Surveying
P.O. Box 617
Gentry, Arkansas 72734
(479)736-8416 Fax (479)736-8838

DATE: APRIL 8, 2017.
SCALE: 1"= 75'
JOB NUMBER: JSI5208A
FILE NAME: JSI5208A.DWG

LOT SPLIT STAFF REPORT



Lots 3 & 4 Phillips Valley Addition

603 NW D Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000014
Applicant / Current Owner	Alan Lewis & Nancy Martin 35 Stonehenge Drive Bentonville, AR 72712
Site Area	0.34 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

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

Location Map



Property Description

This property is the location of a vacant single-family parcel in an established residential neighborhood in the downtown area.

Project Details

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 3 (0.17 acres) and Lot 4 (0.17 acres) of Phillip's Valley Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along NW D Street. A 20' wide public utility easement is also being dedicated along both frontages for each new lot. 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.

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.

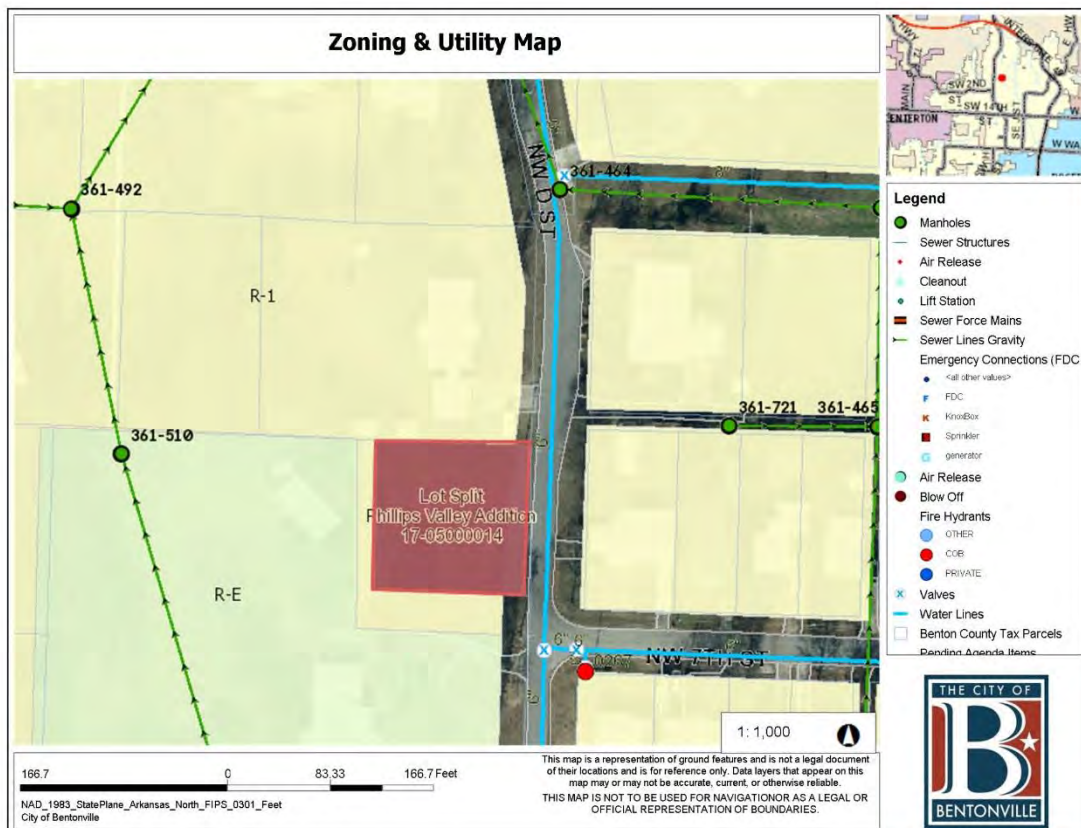
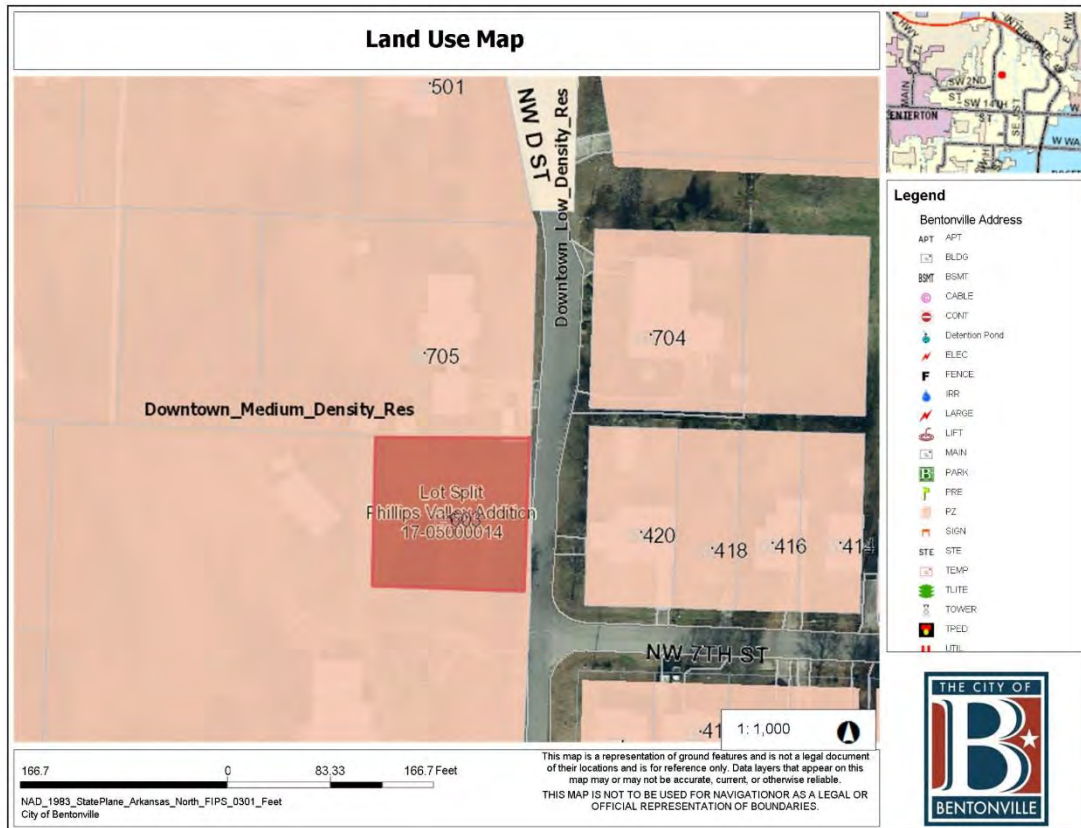
Recommendation

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



LOT SPLIT STAFF REPORT



Lots 17 & 18 Eversole Addition

4344 SW 'I' Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000014
Applicant / Current Owner	Mercy Health Northwest Arkansas Communities 2710 South Rife Medical Lane Rogers, AR 72757
Site Area	19.46 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

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

Location Map



Property Description

This property is vacant in a rapidly developing mixed-use area in the southwest part of the city near the Bentonville Community Center.

Project Details

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 17 (3.72 acres) and Lot 18 (15.71 acres) of Eversole Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along SW 41st Street. Various public utility drainage and cross access easements are also being dedicated to serve each new lot. The new lots will have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. 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's GIS website, public 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

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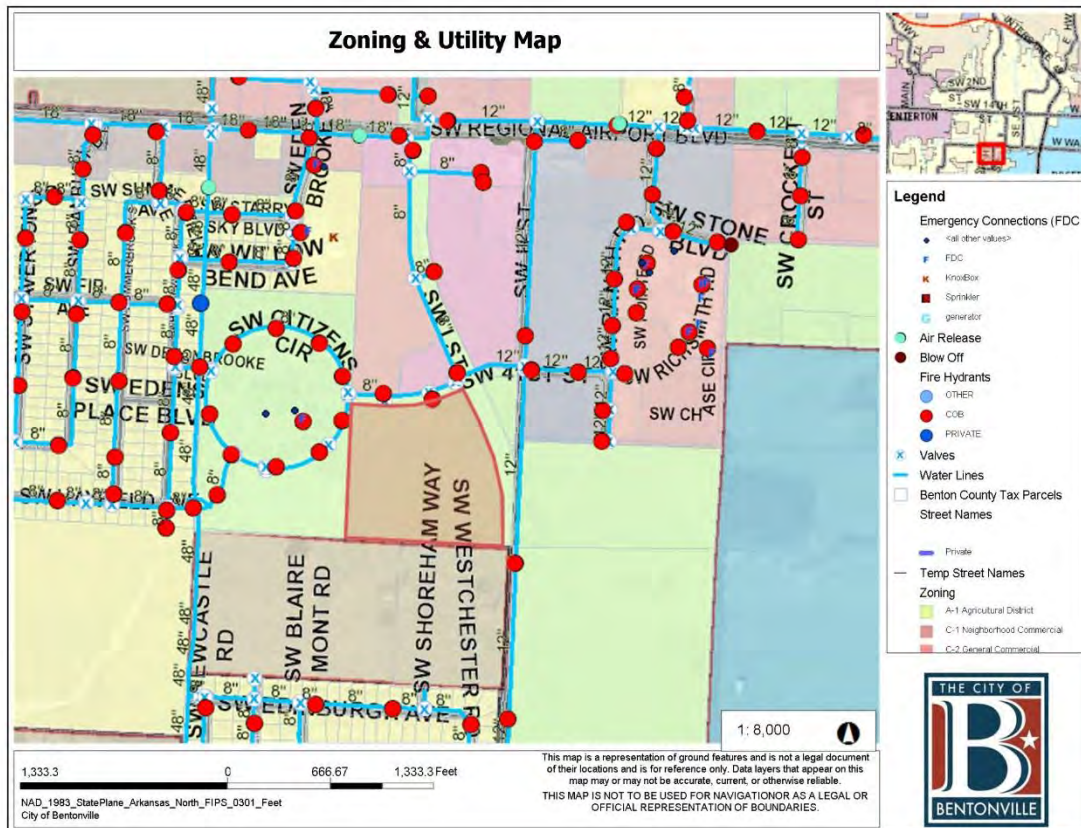
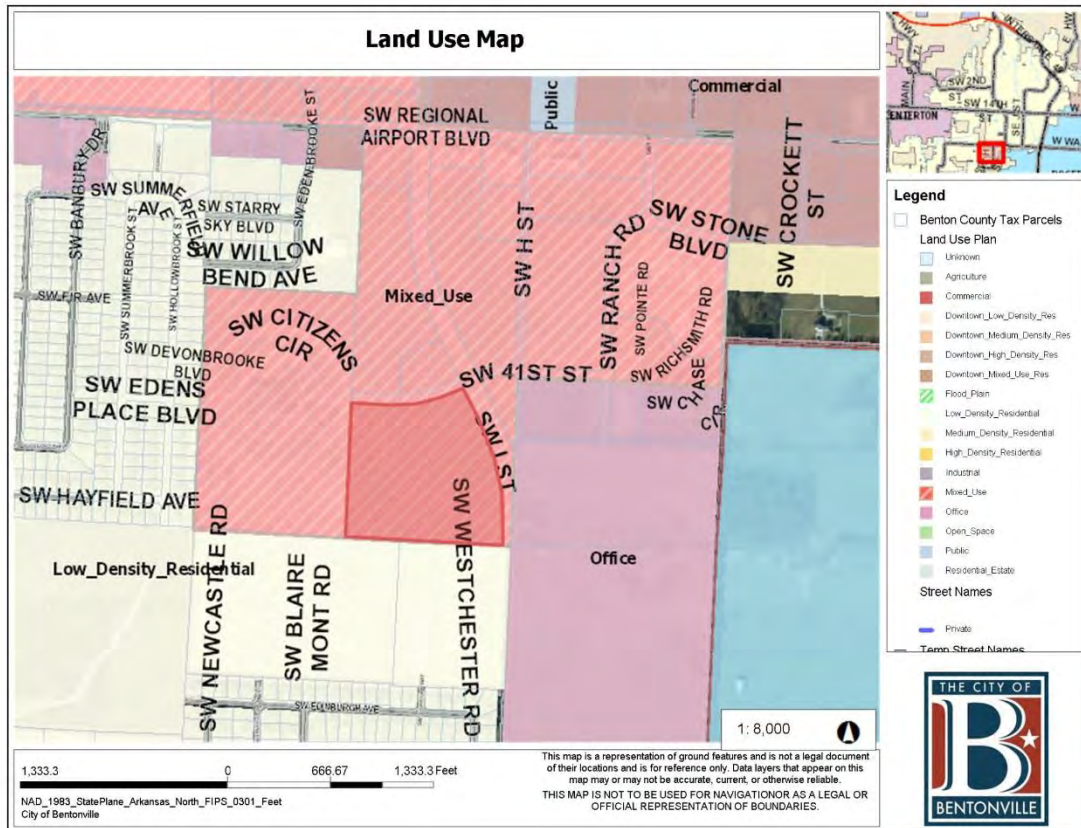
Recommendation

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

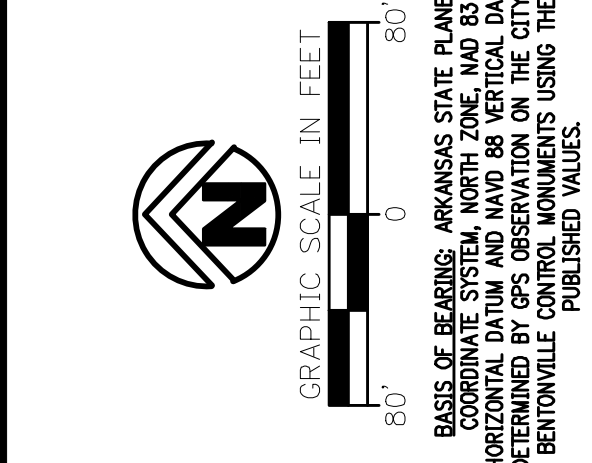
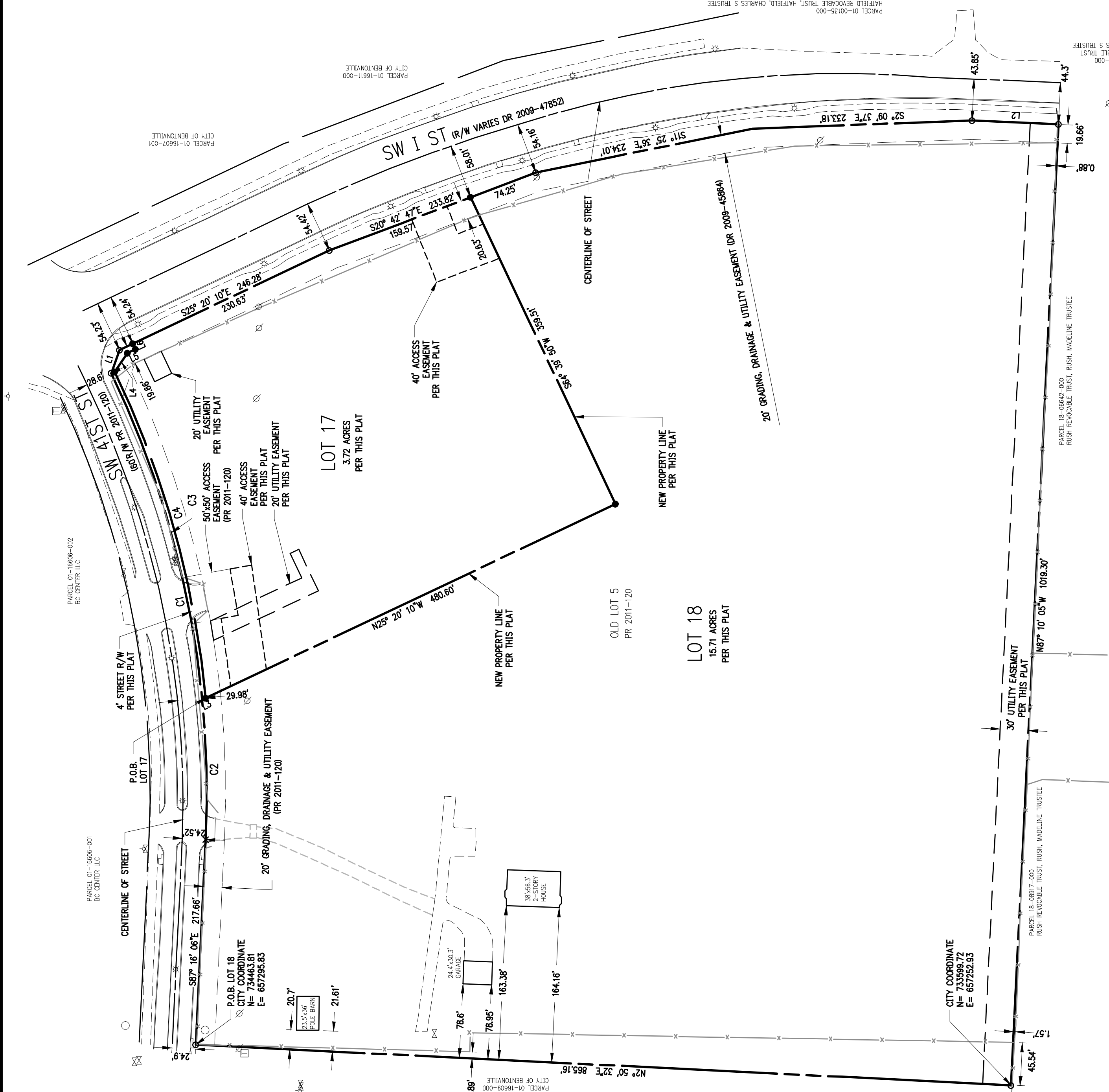


DRAWING: G:\17102000\INVESTMENT\SUBREY\DWG\17102000\LOT SPLIT.DWG
LAYOUT: LAYOUT1.LAST SAVED: K:\6172_4\28\2017 3:03:19 PM
LAST PLOTTED BY: EVIN MONTGOMERY, 4/28/2017 3:03:41 PM (PLOTTED BY: VALID ON HARD COPY ONLY)

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	26.18'	S70° 20' 53"E
L2	91.57'	S2° 37' 00"W
L3	4.25'	S25° 20' 10"E
L4	23.97'	S56° 21' 14"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	9.61'	S25° 20' 10"E
L6	6.50'	N64° 39' 50"E
L7	15.64'	S25° 20' 10"E

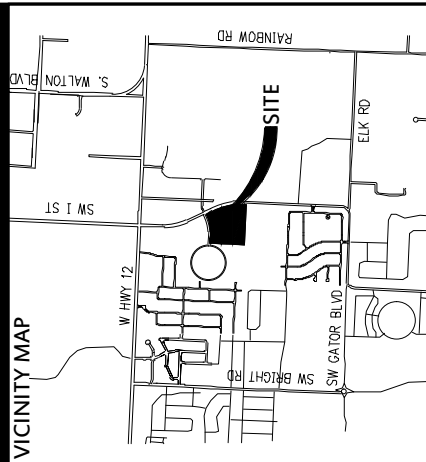
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	509.19'	1030.00'	28°19'29"	N78° 34' 10"E
C2	148.27'	1030.00'	8°14'53"	N88° 36' 28"E
C3	360.92'	1030.00'	20°04'56"	N74° 26' 44"E
C4	360.52'	1034.00'	19°58'38"	N74° 24' 56"E



- LEGEND**
- FOUND IRON PIN
 - FOUND IRON PIN
 - WATER VALVE
 - FIRE HYDRANT
 - SEWER MANHOLE
 - POWER POLE
 - LIGHT POLE
 - TELEPHONE BOX
 - STORM INLET
 - OR UTILITY BOX
 - PROPERTY LINE
 - RIGHT OF WAY
 - EASEMENT LINE
 - FENCE LINE

RECORD INFORMATION

LOT SPLIT OF LOT 5, CREATING
LOTS 17 & 18 OF EVERSOLE ADDITION
PLAT BOOK 2011 AT PAGE 120
PREPARED FOR:
MERCY HEALTH NORTHWEST ARKANSAS COMMUNITIES
BENTONVILLE
ARKANSAS



DELTA	DESCRIPTION	DATE
1	REV PER CITY COMMENTS	04/27/2017
2	REV PER CITY COMMENTS	04/28/2017

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

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Rogers, Arkansas 72750
architectural engineering | surveying
479.636.4838 f 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
STATE OF ARKANSAS
NO. 1400
SIGNATURE
K. MONTGOMERY
PROFESSIONAL LAND SURVEYOR

PROJECT NO: 17102000
ISSUE DATE: 04/27/2017
CONTACT: K. MONTGOMERY
CHECKED BY:
SHEET NO.:

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 10 East Acres Addition

SE 3rd St. / SE 'J' St. & E. Central Ave.

PC Date: 5/2/2017

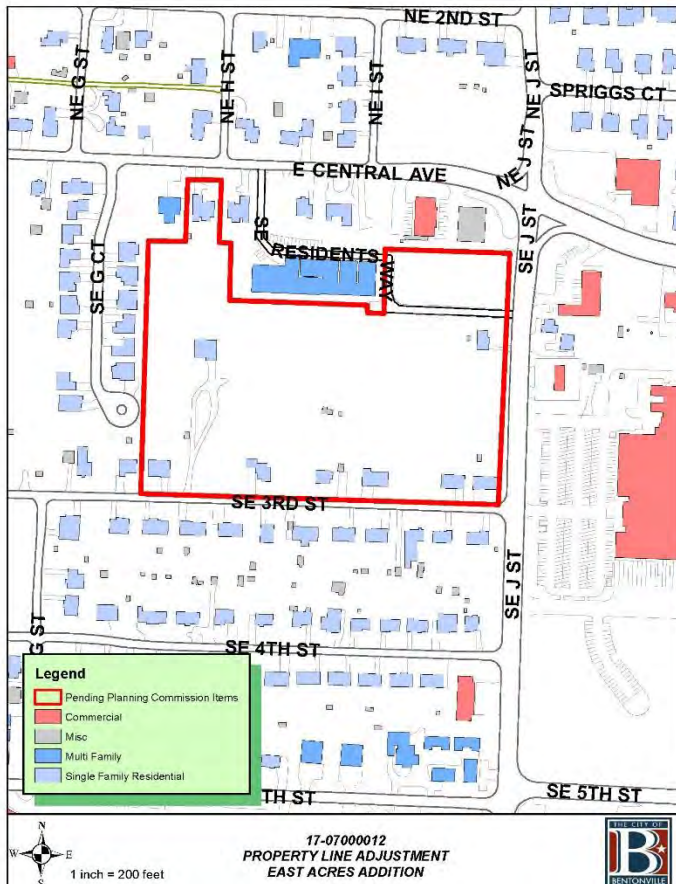
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000012
Applicant / Current Owner	Specialized Real Estate Group 15 N. Church Avenue, Suite #103 Fayetteville, AR 72701
Site Area	10.85 acres
Current Zoning	PUD, Planned Unit Development
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 located in a rapidly redeveloping mixed-use area east of the downtown square.

Project Details

The applicant has submitted a property line adjustment that will create one new lot. The new lot will be known as Lot 10 (10.85 acres) of East Acres Addition. Per the current Master Street Plan requirements, the plat indicates the dedication of right-of-way along SE 3rd Street and SE 'J' Street. The plat also shows the dedication of various utility and drainage easements to serve the new lot. A separate vacation process will vacate the old utility easements that will no longer be utilized by proposed future development on the new lot. The new lot will have access to public utilities and a public street.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

Standard Conditions of Approval

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

Conclusion

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

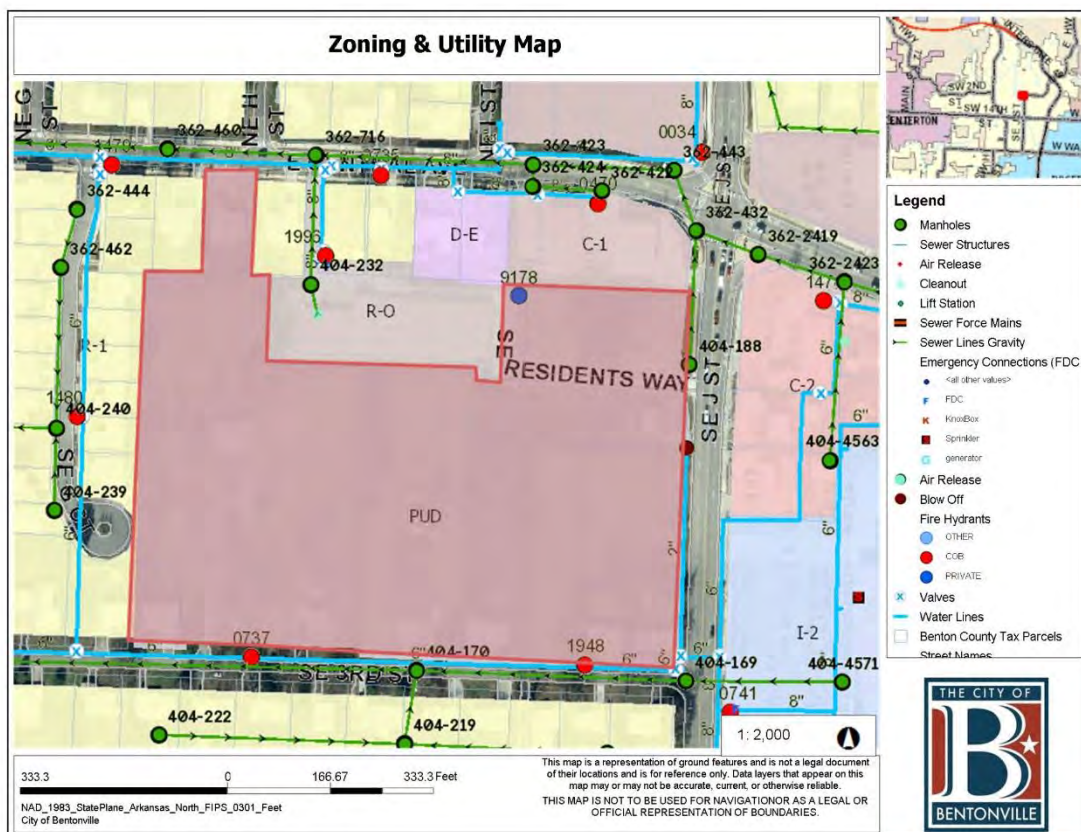
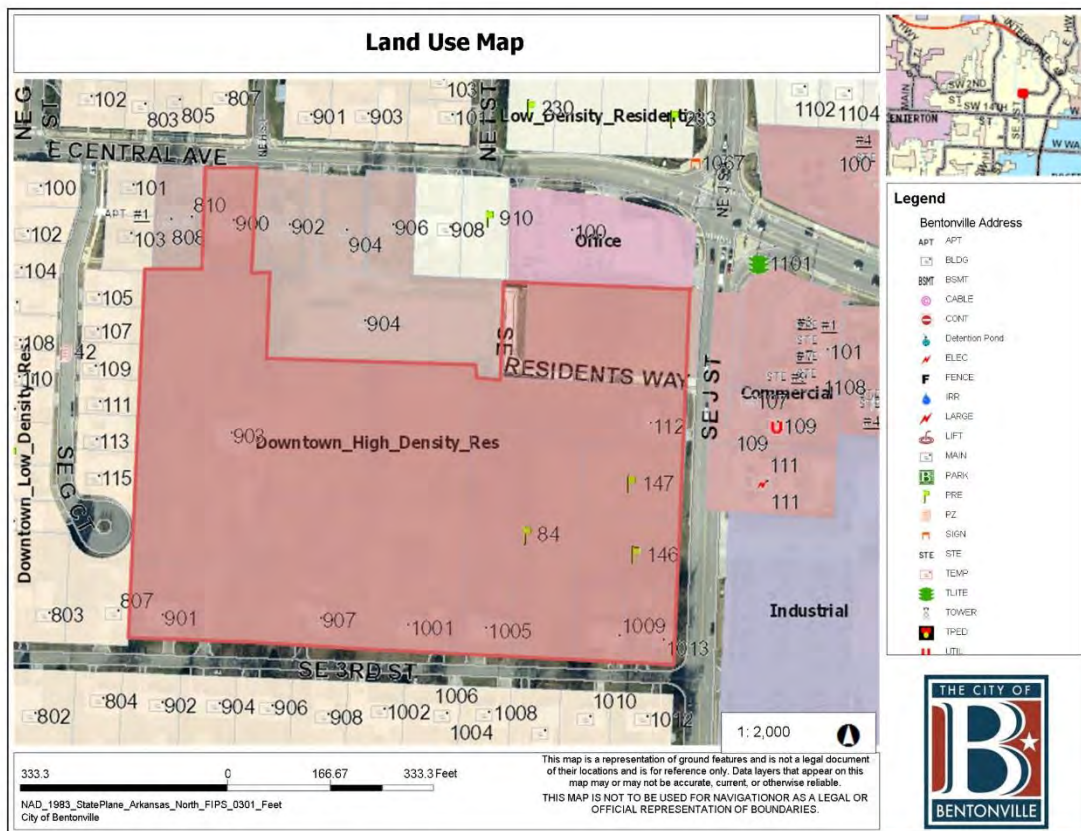
Recommendation

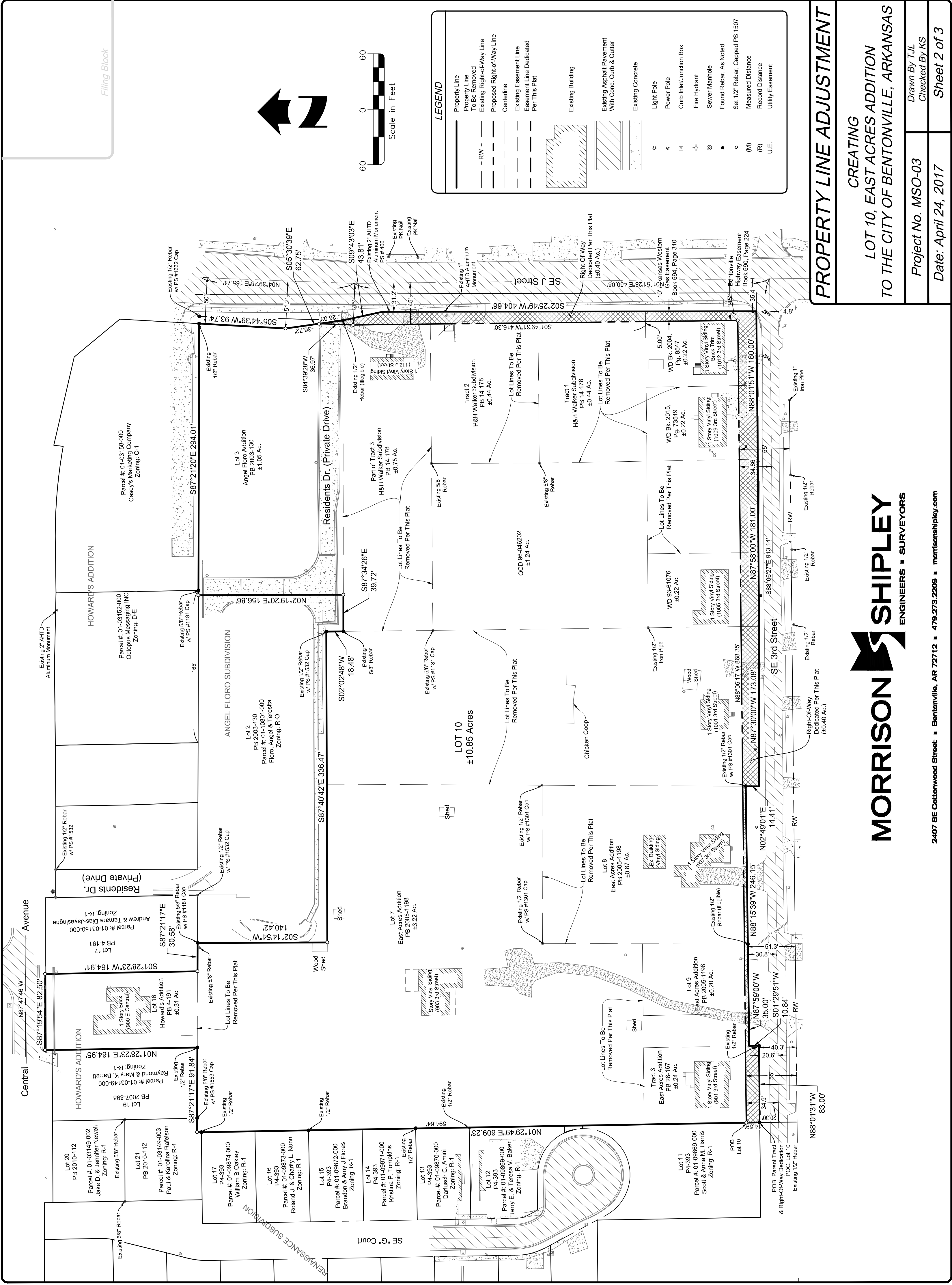
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

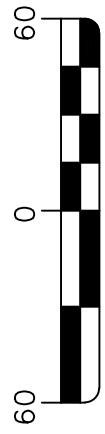
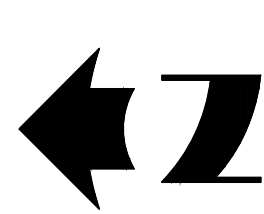
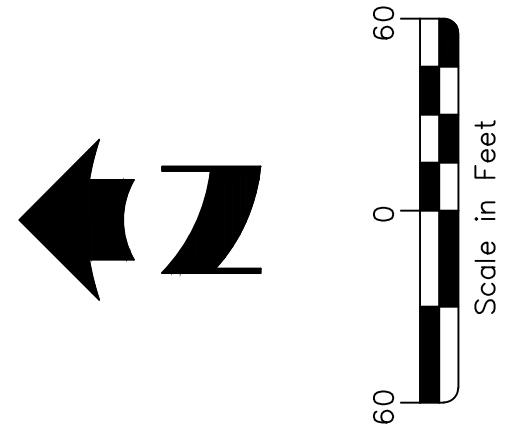
NOTES

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

PROPERTY LINE ADJUSTMENT STAFF REPORT







Scale in Feet

PROPERTY LINE ADJUSTMENT

CREATING

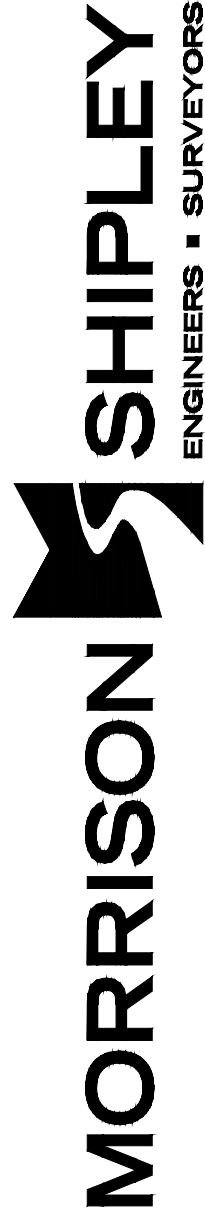
LOT 10, EAST ACRES ADDITION
TO THE CITY OF BENTONVILLE, ARKANSAS

Project No. MSO-03

Drawn By TJL

Date: April 24, 2017

City of Bentonville Project #: 17-07000012



ENGINEERS ■ SURVEYORS

2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com

2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 1 & 2 Maple Addition

5800 SW Regional Airport Blvd.

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000014
Applicant / Current Owner	Ft. Scott Property, LLC c/o Kutak Rock 3300 Market Street, Suite 136 Rogers, AR 72758
Site Area	114.31 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)

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

Location Map



Property Description

This property is vacant industrial land located in the southwest part of the city due east of the existing Walmart Distribution Center along State Highway 12.

Project Details

The applicant has submitted a property line adjustment that will create two new lots from one parcel. The new lots will be known as Lot 1 (9.57 acres) and Lot 2 (104.74 acres) of Maple Addition. The plat shows the dedication of right-of-way along SW Opal Road and right-of-way dedication for the future SW Vendor Boulevard extension. The plat also shows the dedication of various utility and drainage easements to serve the new lots. Both new lots will have access to public utilities and a public street.

Utility Infrastructure

Per the GIS website, public 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.

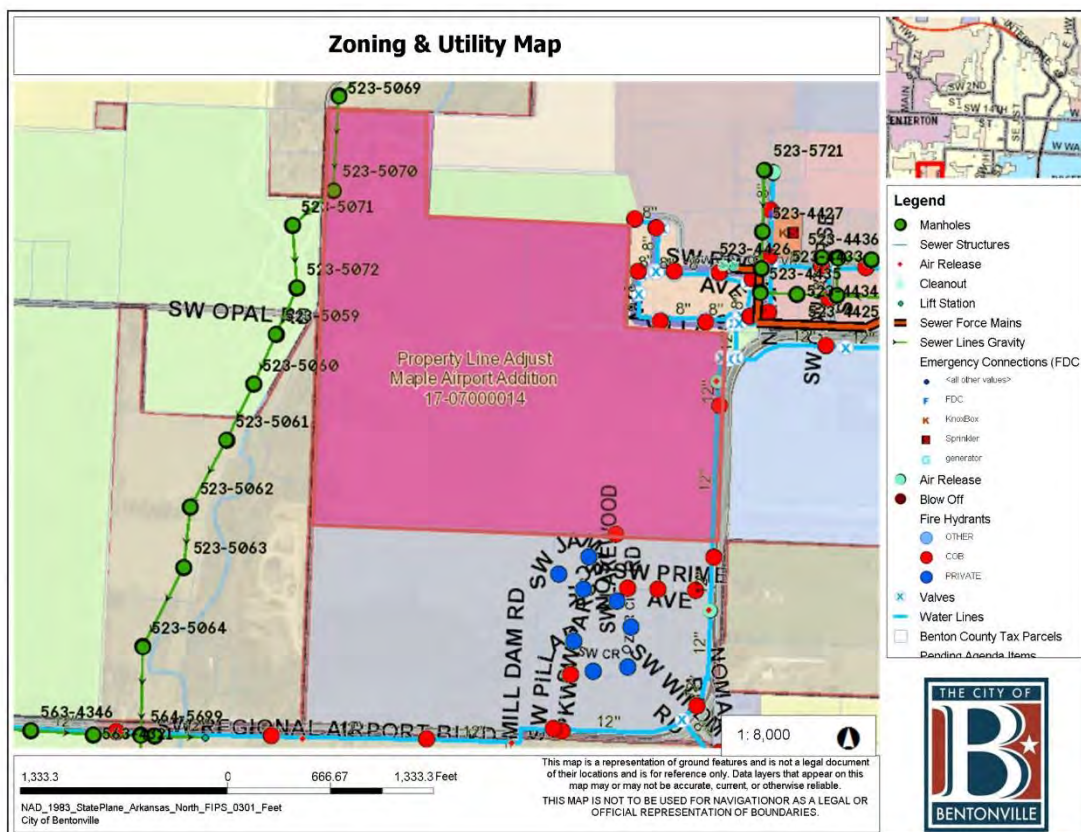
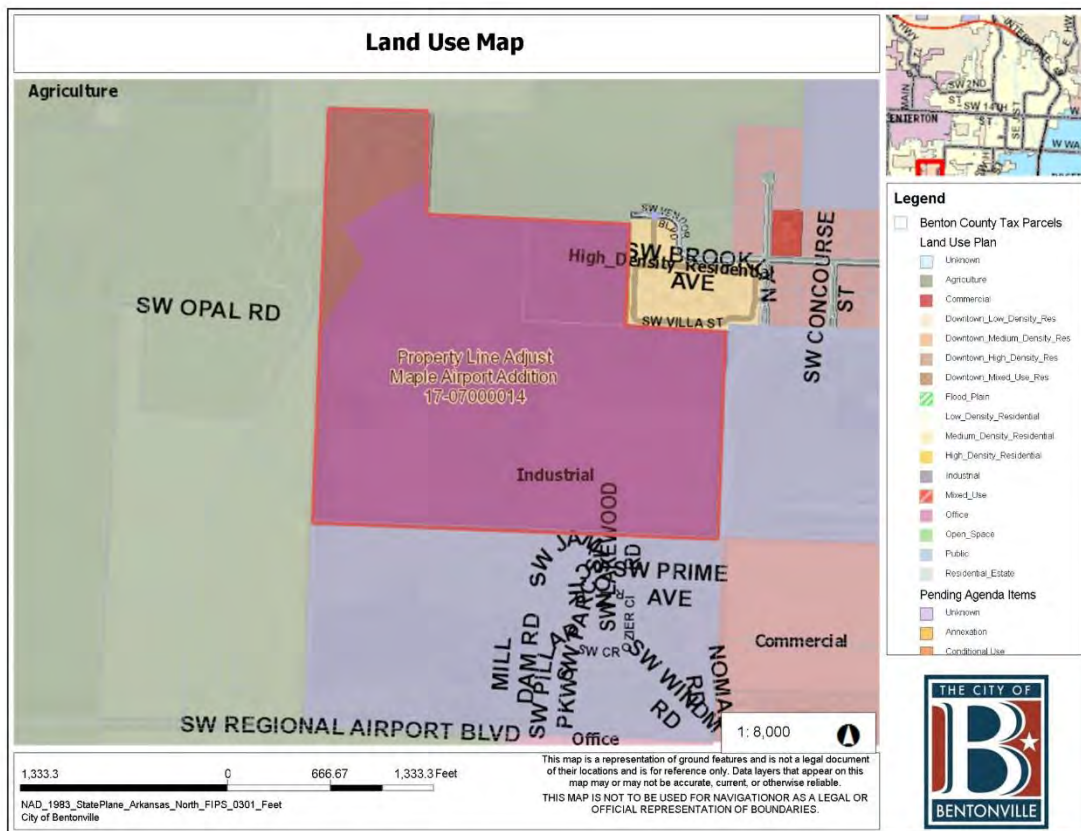
Recommendation

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 STAFF REPORT

Lot 1 First Baptist Church Addition & Lots 3-8 Clark's 2nd Addition



SW 'C' St./SW 2nd St./SW 'A' St.

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000016
Applicant / Current Owner	First Baptist Church of Bentonville 220 S Main Street Bentonville, AR 72712
Site Area	7.56 acres
Current Zoning	DC, Downtown Core & DE, Downtown Edge & R-1, Single Family Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)& Mixed Use

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

Location Map



Property Description

This property is the location of the First Baptist Church located at 200 SW 'A' Street and 6 single-family lots along SW 'C' Street.

Project Details

The applicant has submitted a property line adjustment that will create one new lot in the First Baptist Church Addition (6.90 acres) and 6 new lots in Clarks 2nd Addition (all 6 lots are 0.11 acres). The plat show the dedication of right-of-way for a 15' public alley along the rear of lots 3-8 in Clark's 2nd Addition. A separate vacation process will vacate the existing right-of-way along SW B Street. A 50' wide public utility easement will be dedicated over the vacated portion of right-of-way to allow for the existing public utilities to remain and serve the surrounding lots. Sufficient right-of-way existing along all public streets. All new lots will have access to public utilities and a public street.

Utility Infrastructure

Per the GIS website, public 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.

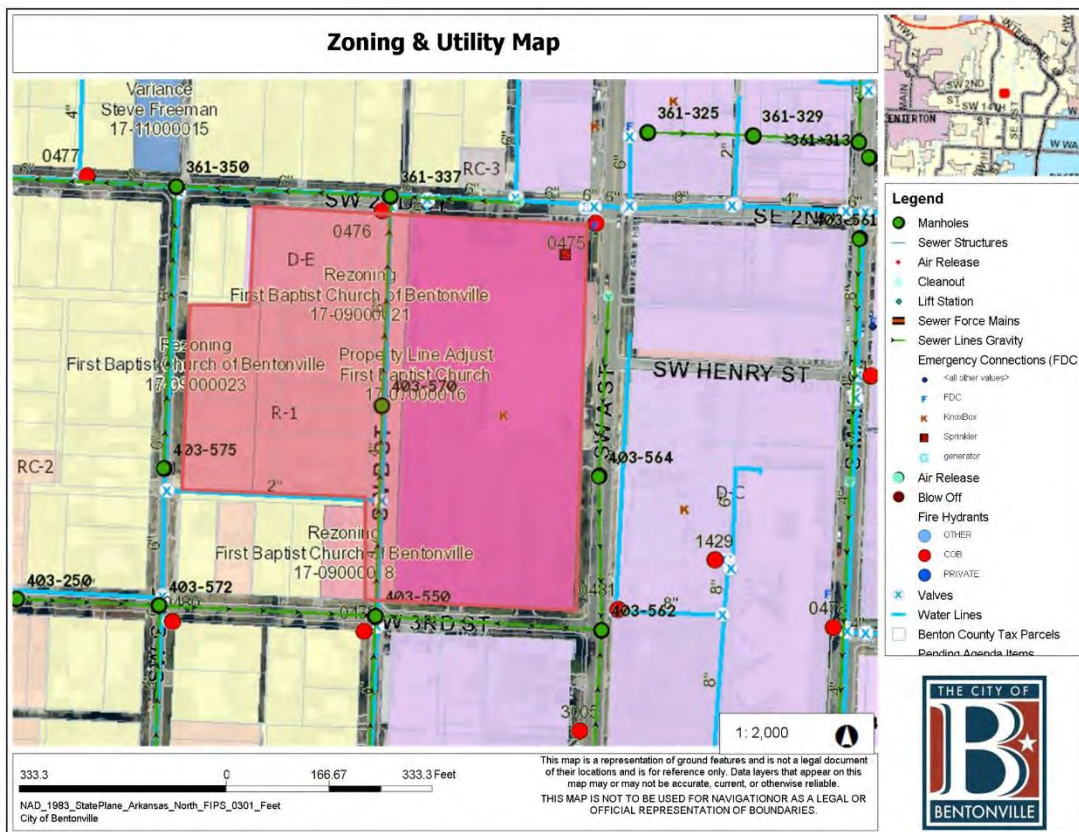
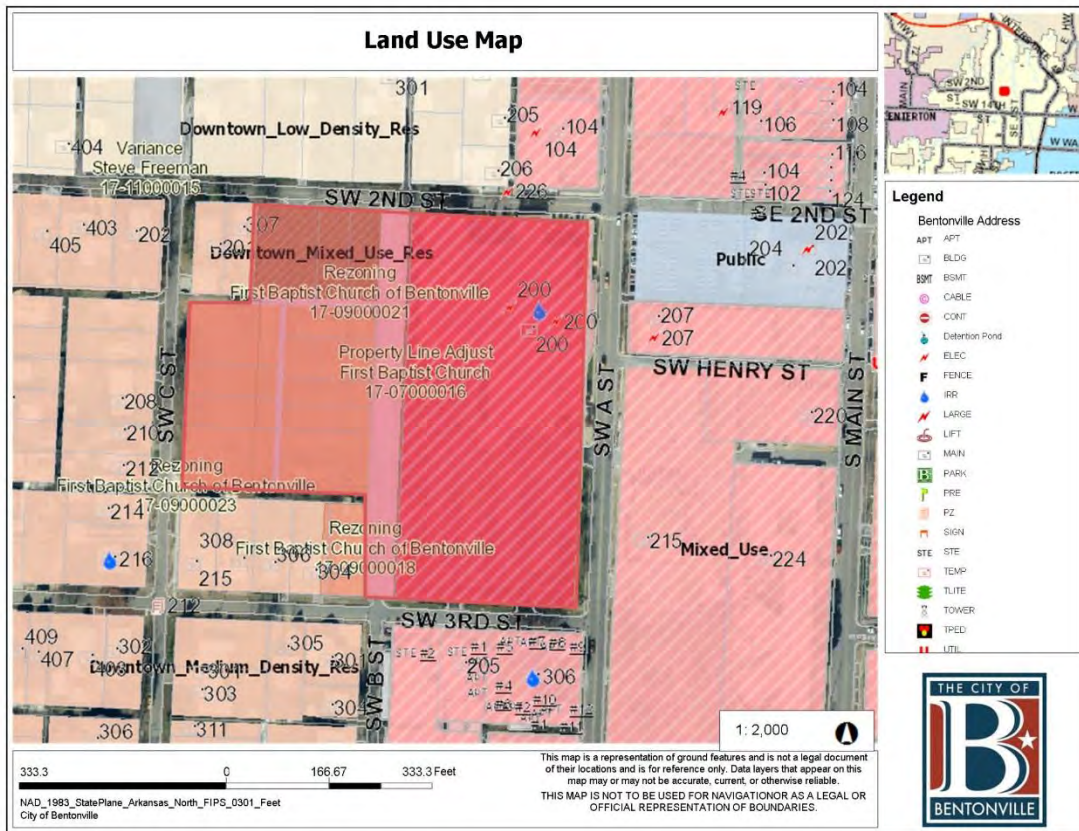
Recommendation

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

NOTES

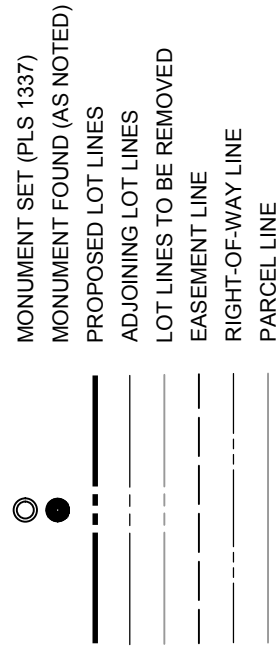
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

PROPERTY LINE ADJUSTMENT STAFF REPORT



SAND CREEK
Engineeering and Landscape Architecture, Inc.
610 NW 12th Street
Dentonville, Arkansas 72712
Ph.(479) 464-9262 Fax.(479) 464-9264

SHEET: 2 OF 2



Bentonville Project No.:
17-07000016

State Filing Code:
500-20N-30W-0-31-140-04-1337

LARGE SCALE DEVELOPMENT STAFF REPORT



Mercy Clinic

4344 SW I Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000017
Applicant / Current Owner	Mercy Health Northwest Arkansas Communities 2710 South Rife Medical Lane Rogers, AR 72757
Site Area	3.72 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Medical facility

<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 near the Bentonville Community Center.

Project Details

The applicant is proposing a large scale development for a single story, 13,800 sq. ft. medical facility located at 4344 SW I Street. Ninety-three (93) parking spaces are being provided. Ingress/egress will be from an existing curb cut on SW 41st Street and a proposed curb-cut onto SW I Street. On-site storm water detention is being provide along the western side of the property. The exterior elevations depict brick, stone columns and EFIS accent panels. The applicant is proposing to fund 25% of the cost for a traffic signal at the intersection of SW 41st Street & SW I Street.

Projected Traffic Impact

The proposed large scale development 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's GIS website, public 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.

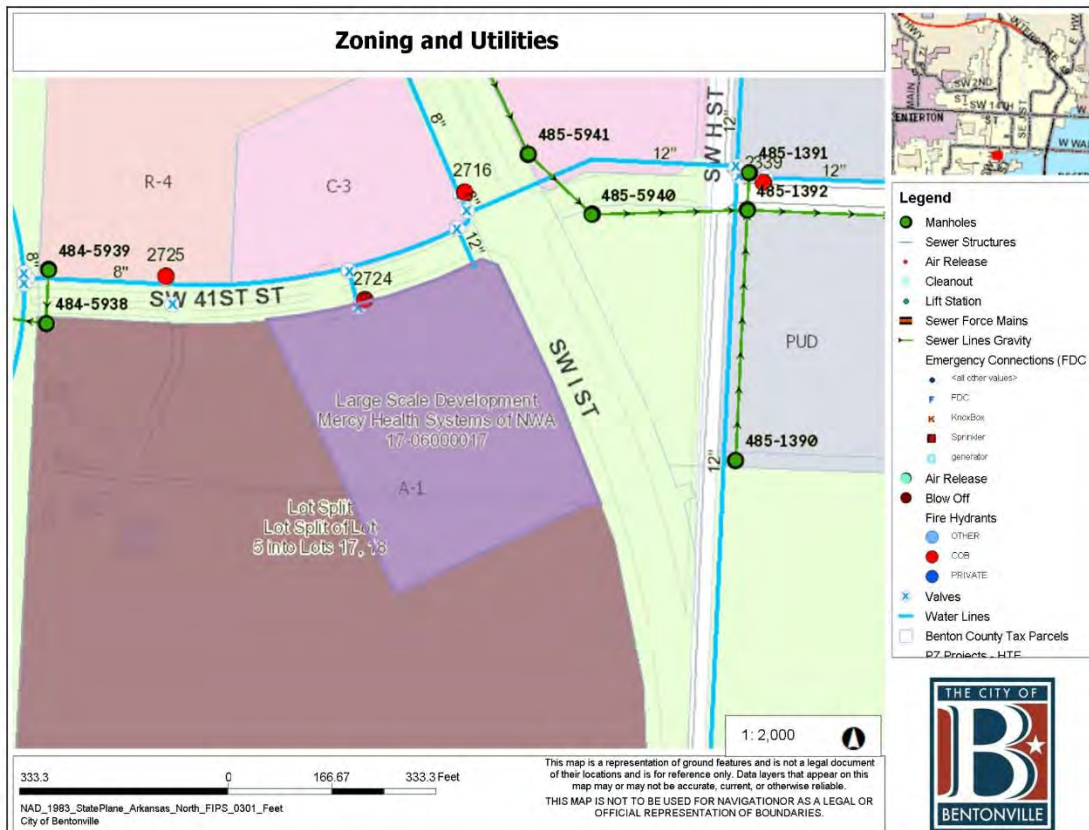
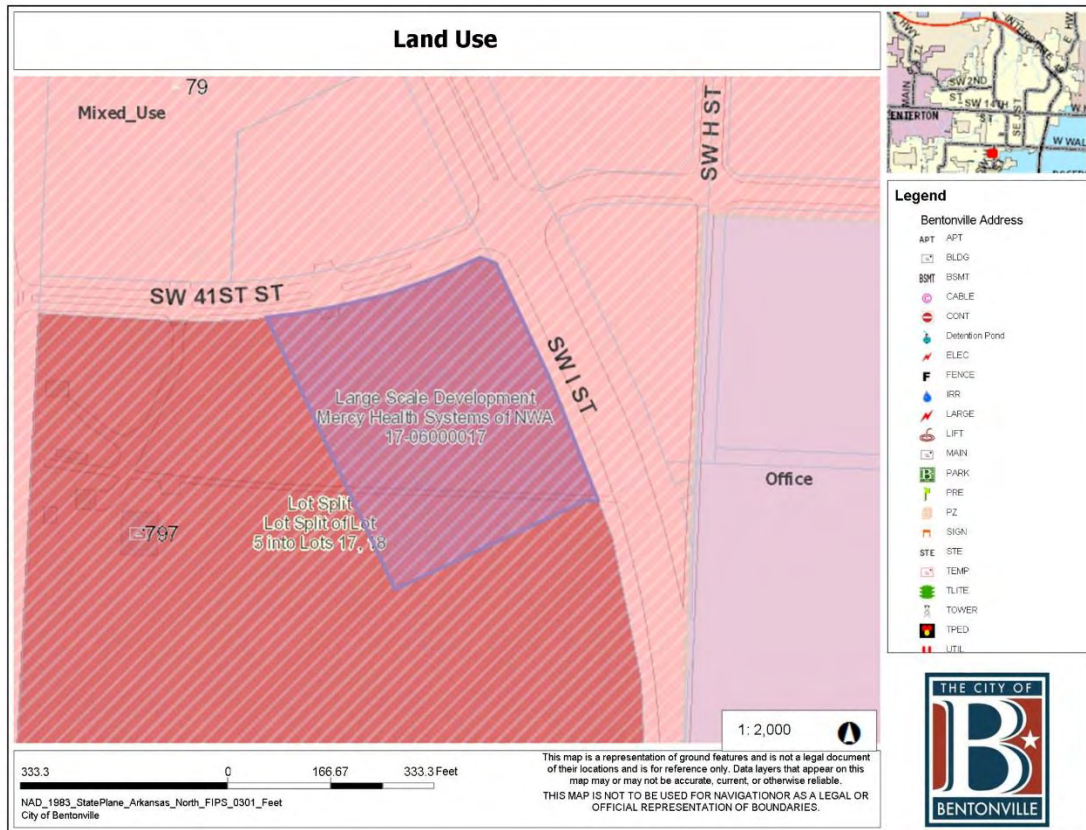
Conclusion

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



[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
ISSUED FOR
REVIEW
PROJECT No. 17102000
ISSUE DATE: 03-24-17
CONTACT: D. ELLIS
CHECKED BY:
No. 11825
© 2017 Carlson, Tull & Associates, Inc.

PROJECT # 17-06000017 April 17, 2017
SITE PLAN

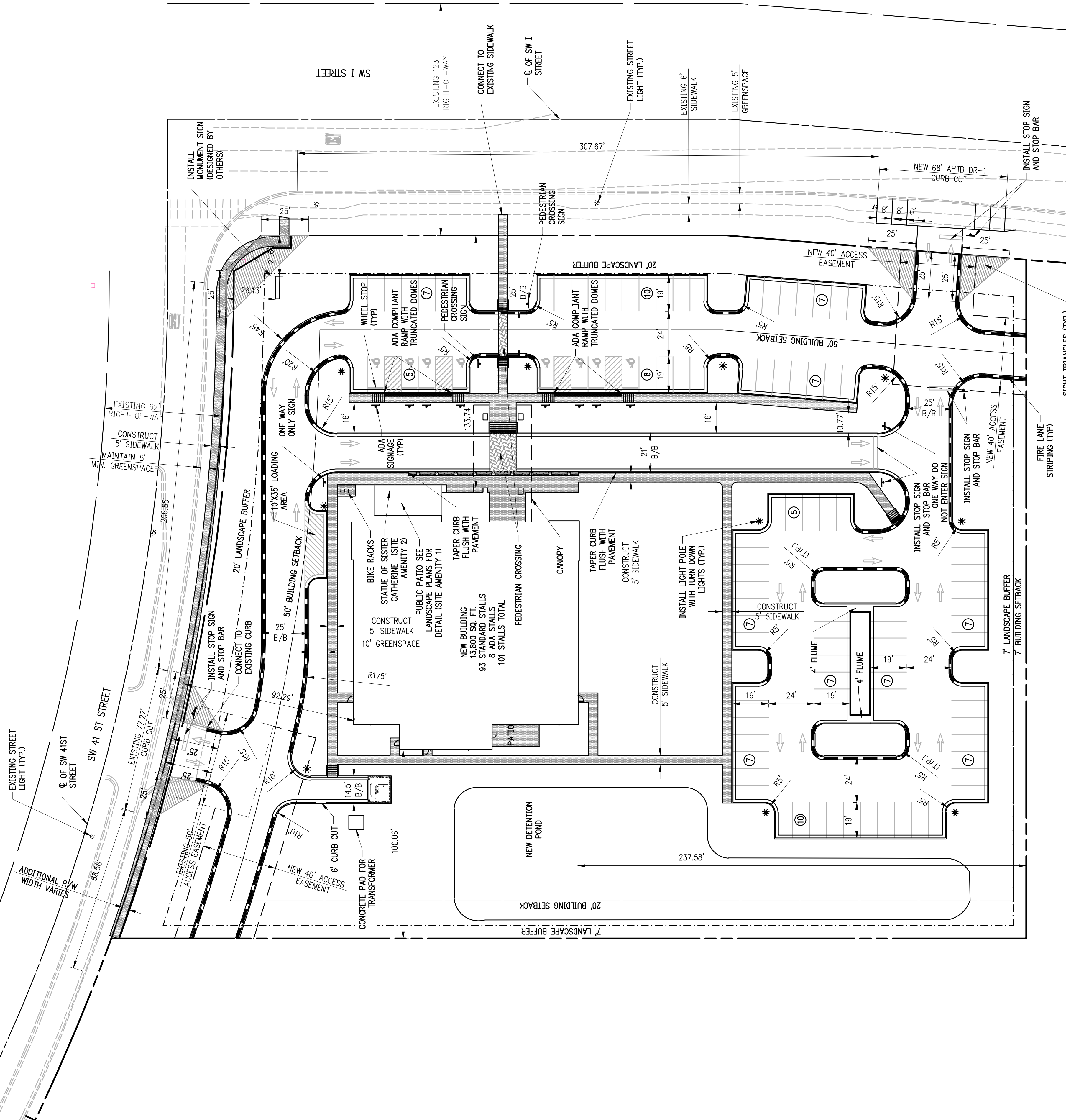
SYMBOLS
LINEWORK

○ FOUND IRON PIN
⊗ LIGHT POLE

SYMBOLS
LINEWORK

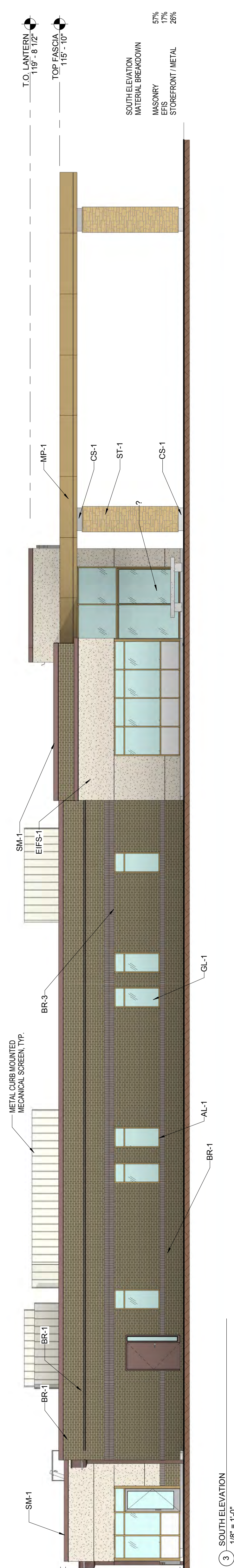
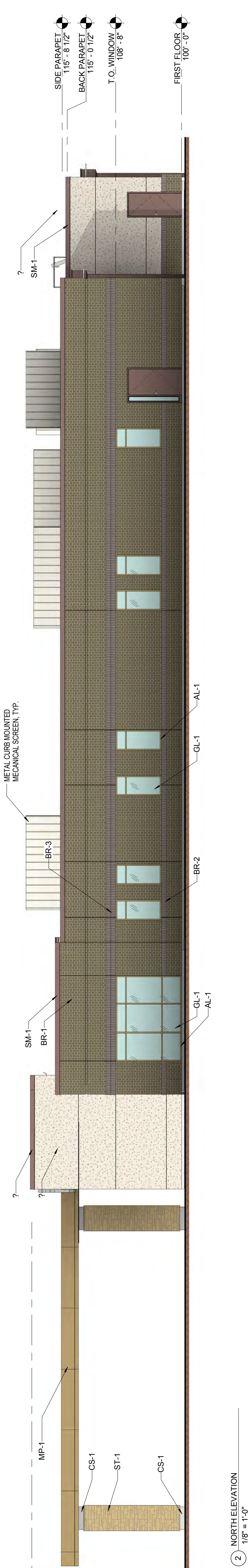
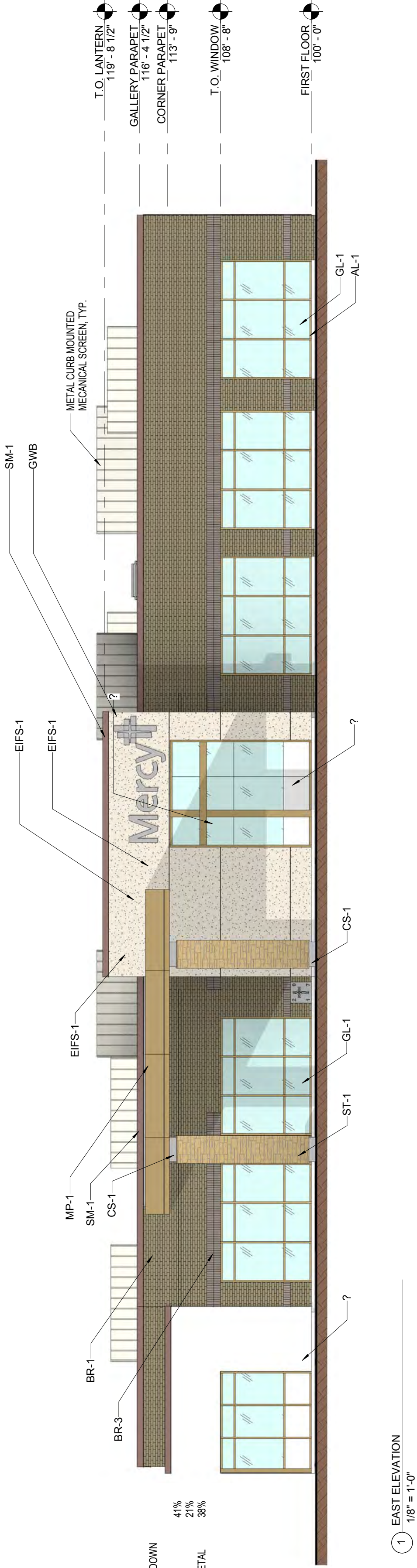
• SET IRON PIN
 ✱ LIGHT POLE
 CURB & GUTTER
 BUILDING SET BACK
 RIGHT OF WAY
 PROPERTY LINE
 ROAD CENTERLINE
 FIRE LANE STRIPING

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, CAGON WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CODES AND STANDARDS, STATE/FEDERAL REGULATIONS AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
6. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA AND/OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
7. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
8. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
9. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
10. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED BY ENCLOSURE OF SIMILAR MATERIALS AS THE BUILDING SCREENING ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
11. THE DIMENSIONS OF BUILDING SHALL BE CONSTRUCTED WITHIN THE SHARED SIGHT TRIANGLES.
12. THERE CAN BE NO STRUCTURES BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHARED SIGHT TRIANGLES.
13. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.



TOPOGRAPHIC SURVEY BY OTHERS. CONTRACTOR TO CONTACT OLSSON ASSOCIATES (417)781-0643 FOR BENCHMARK AND CONTROL DATA.

FINISH LEGEND	
BR-1 FIELD BRICK MORTAR: BRICK MASONRY: MNF: BR-2 ACCENT BAND BRICK MORTAR: BRICK MASONRY: MNF: BR-3 CAST STONE MASONRY BRICK MORTAR: BRICK MASONRY: MNF: CONTACT: NOTE:	BR-1 EXTERIOR INSULATION FINISH SYSTEM APPLICATION: TEXTURE: COLOR: BR-2 EXTERIOR INSULATION FINISH SYSTEM APPLICATION: TEXTURE: COLOR: MNF: BR-3 METAL COMPOSITE MATERIAL WALL PANELS METAL: FASCIA: LOC-HOUR: COLOR: MNF: SPECIAL PRICING HAS BEEN ARRANGED FROM THIS MANUFACTURER AND SUPPLIER WHICH MEETS MERCY'S SUGGESTED COST CRITERIA.
ST-1 ADHERED NATURAL STONE MASONRY VENEER STONE: MORTAR: PREMIUM MORTAR RED - LANTICRETE MNF: CONTACT: NOTE:	ST-1 THERMOPLASTIC MEMBRANE ROOFING MATERIAL: COLOR A: COLOR B: COLOR C: MNF: MATERIAL: 60 MIL THICK INTERNALLY FABRIC OR SCOW REINFORCED UNIFORM, FLEXIBLE TPO SHEET TAN, WHERE EXPOSED FACE COLOR CAN BE VIEWED FROM UPPER OCCUPANTS WHITE, WHERE EXPOSED FACE COLOR CAN NOT BE SEEN BY BUILDING OCCUPANTS CARLISLE SVNTEC INC. SURE-WEELD TPO FIRST ONE BUILDING PRODUCTS CO. ULTRAPLY TPO JOHN S. MANVILLE, INC. JM TPO
CS-1 CAST STONE MASONRY CAST STONE: MORTAR: MNF: CONTACT: NOTE:	CS-1 ALUMINUM FRAMED STOREFRONT MATERIAL: COLOR A: COLOR B: MNF: ANODIZED ALUMINUM STOREFRONT TAN, WHERE EXPOSED FACE COLOR CAN BE VIEWED FROM UPPER FLOORS WHITE, WHERE EXPOSED FACE COLOR CAN NOT BE SEEN BY BUILDING OCCUPANTS CARLISLE SVNTEC INC. SURE-WEELD TPO FIRST ONE BUILDING PRODUCTS CO. ULTRAPLY TPO JOHN S. MANVILLE, INC. JM TPO CONTACT GATE PRECAST CO. FOR INFORMATION ON MIX DESIGN AND COLORS



LARGE SCALE DEVELOPMENT STAFF REPORT



Mt. Carmel Community Expansion

3800 SW Mt. Carmel Drive

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000019
Applicant / Current Owner	Mt. Carmel Community in Bentonville 3505 Boone Rd Benton, AR 72015
Site Area	18.71 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Assisted Living Facility

Property Description

This property is the location of the Mt. Carmel Community assisted living development located at 3800 SW Mt. Carmel Drive.

Project Details

The applicant is proposing a large scale development for phase II of the Mt. Carmel Community Assisted Living facility located at 3800 SW Mt. Carmel Drive. The expansion will include the construction of twenty-four, 1,400 sq. ft. single-family cottages and an internal private street to serve the cottages. Adequate parking is being provided. A single curb cut is being proposed onto SW Cornerstone Road with this phase. The exterior elevations depict a mix of brick and stone that will be consistent with the cottages in phase 1.

Projected Traffic Impact

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

Utility Infrastructure

Per the city GIS website, public 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

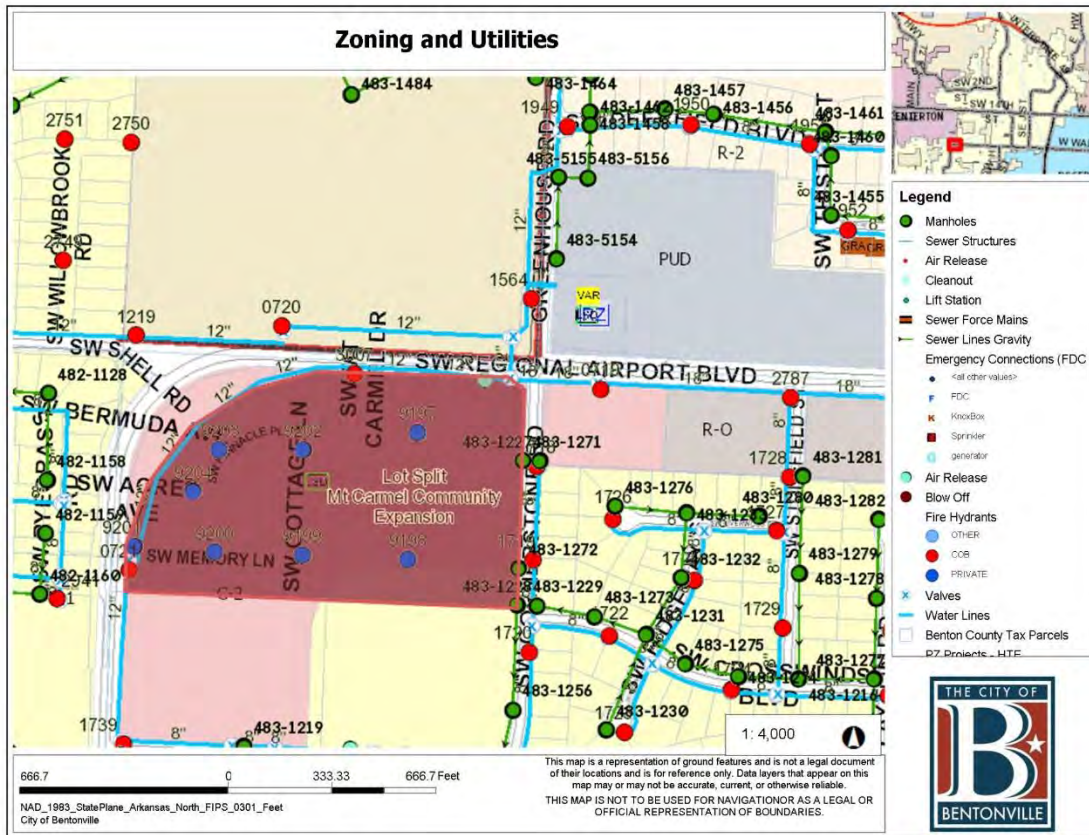
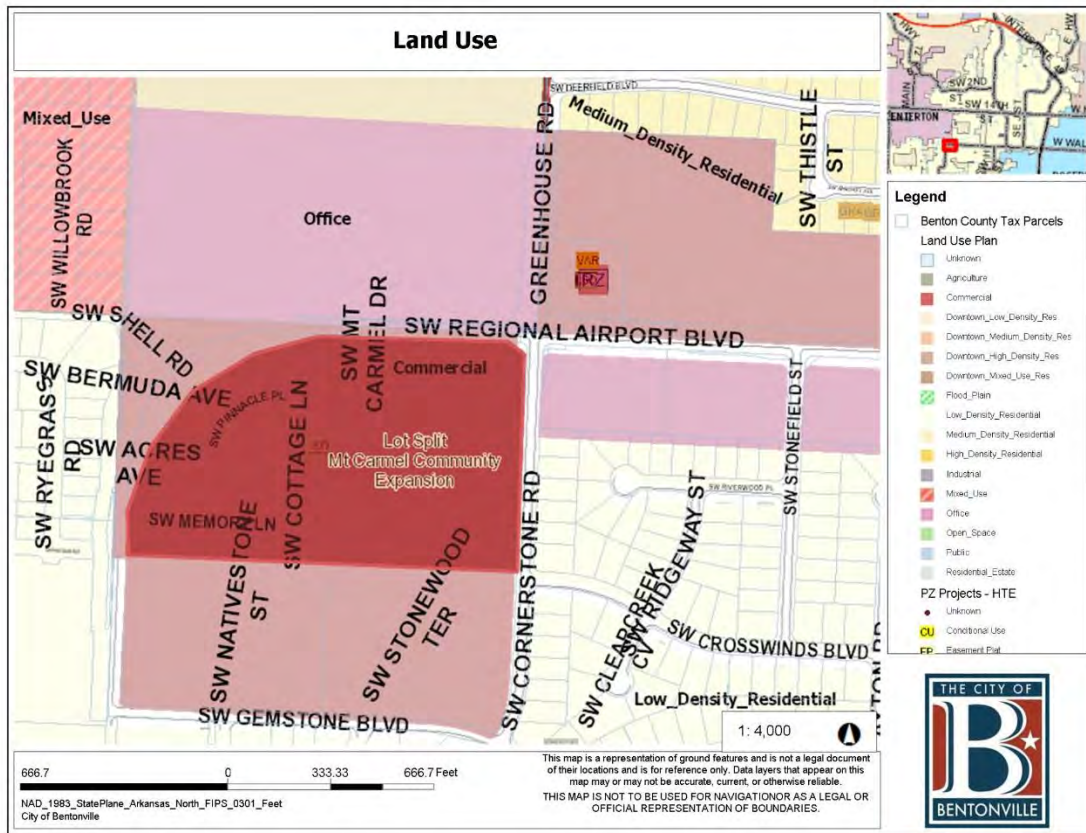
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

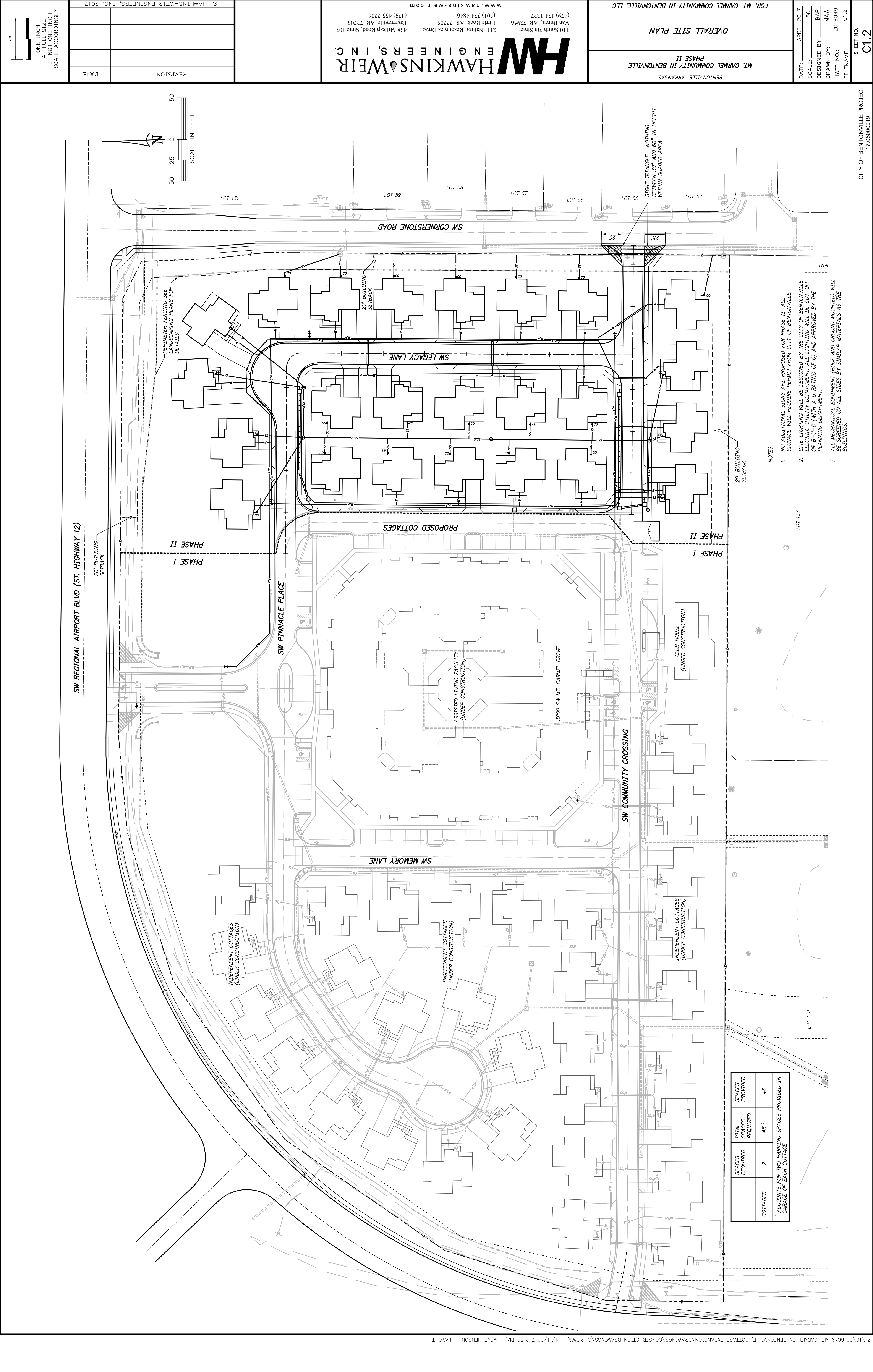
<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



LARGE SCALE DEVELOPMENT STAFF REPORT





LARGE SCALE DEVELOPMENT STAFF REPORT



J3 Apartments

SE 3rd St. / SE 'J' St. & E. Central Ave.

PC Date: 5/2/2017

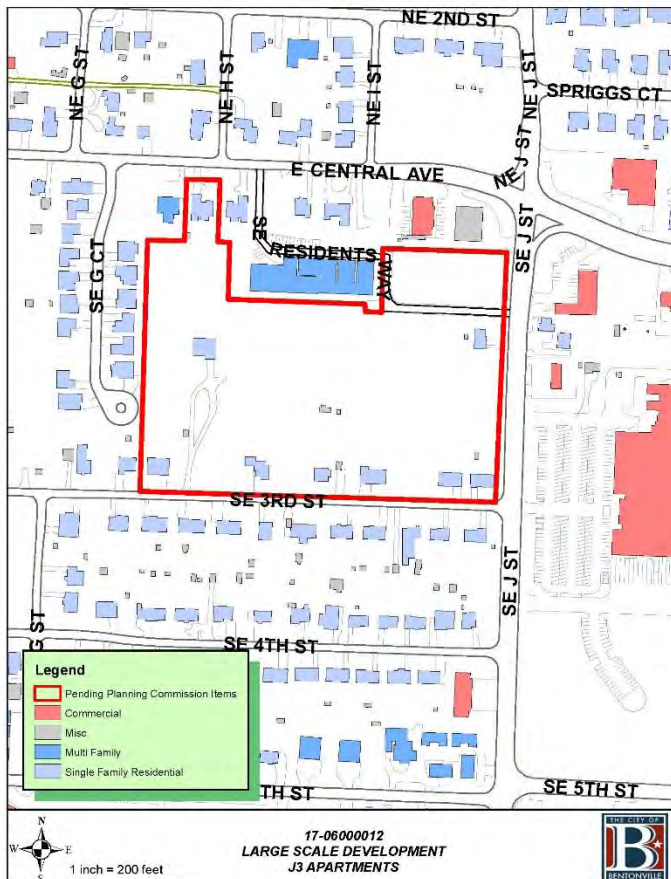
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000012
Applicant / Current Owner	Specialized Real Estate Group 15 N. Church Avenue, Suite #103 Fayetteville, AR 72701
Site Area	10.85 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Multi-Family/Mixed Use

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

Location Map



Property Description

The property is vacant and located in a rapidly redeveloping mixed-use area east of the downtown square.

Project Details

The applicant is proposing a large scale development consisting of eight multi-family residential buildings, totaling 252 residential units and a 4,335 sq. ft. club house facility, which will all be constructed as a single phase. Two-hundred fifty-six (256) parking spaces are being provided including the proposed on-street parking along SW 3rd Street. No proposed building will exceed 50' in height. Open space and greenspace requirements are being met and per the conditions of the approved PUD document a 15' wide green space buffer is being provided along the western lot line. Ingress/egress will be provided by two proposed curb cuts onto SE 3rd Street and one onto SE 'J' Street as well as the existing curb cut onto E. Central Avenue. A secondary fire department access is also being provided along SW 3rd Street. Storm water detention is being provided with the development. The exterior building elevations depict brick, fiber cement panel and vertical & horizontal wood.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress. Multiple drives at various locations will help to reduce congestion in the area.

Utility Infrastructure

Per the City's GIS website, public 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.

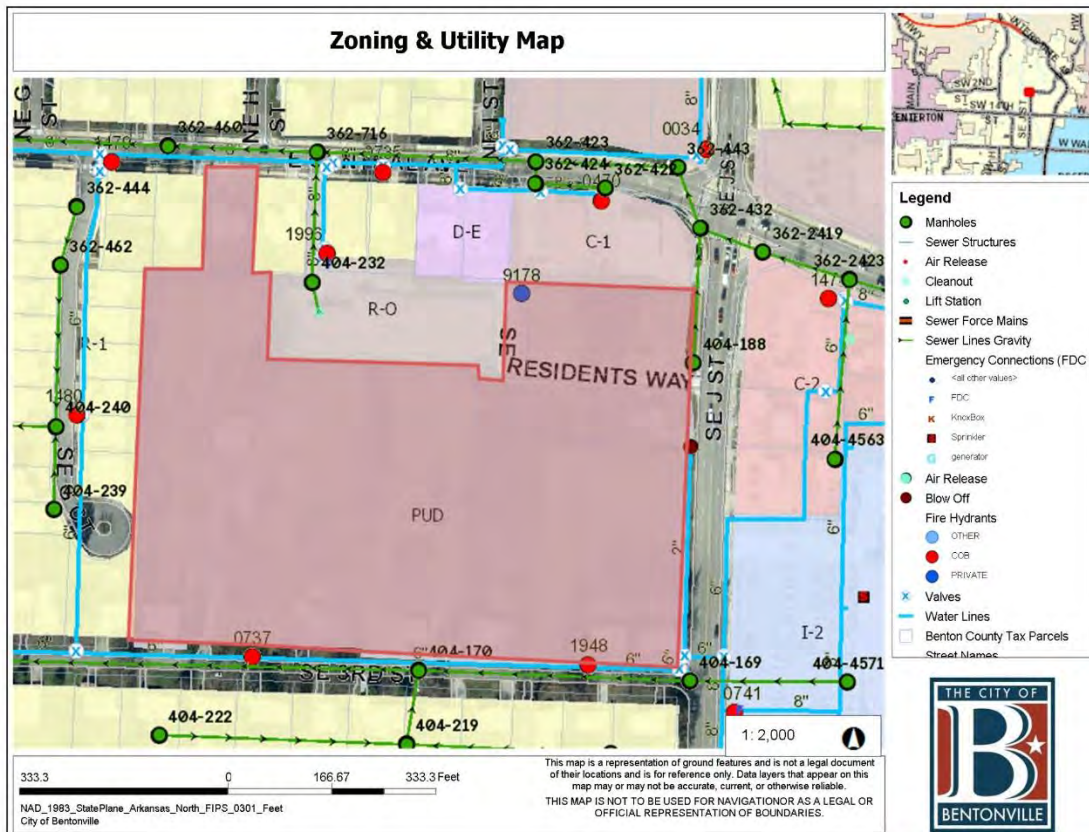
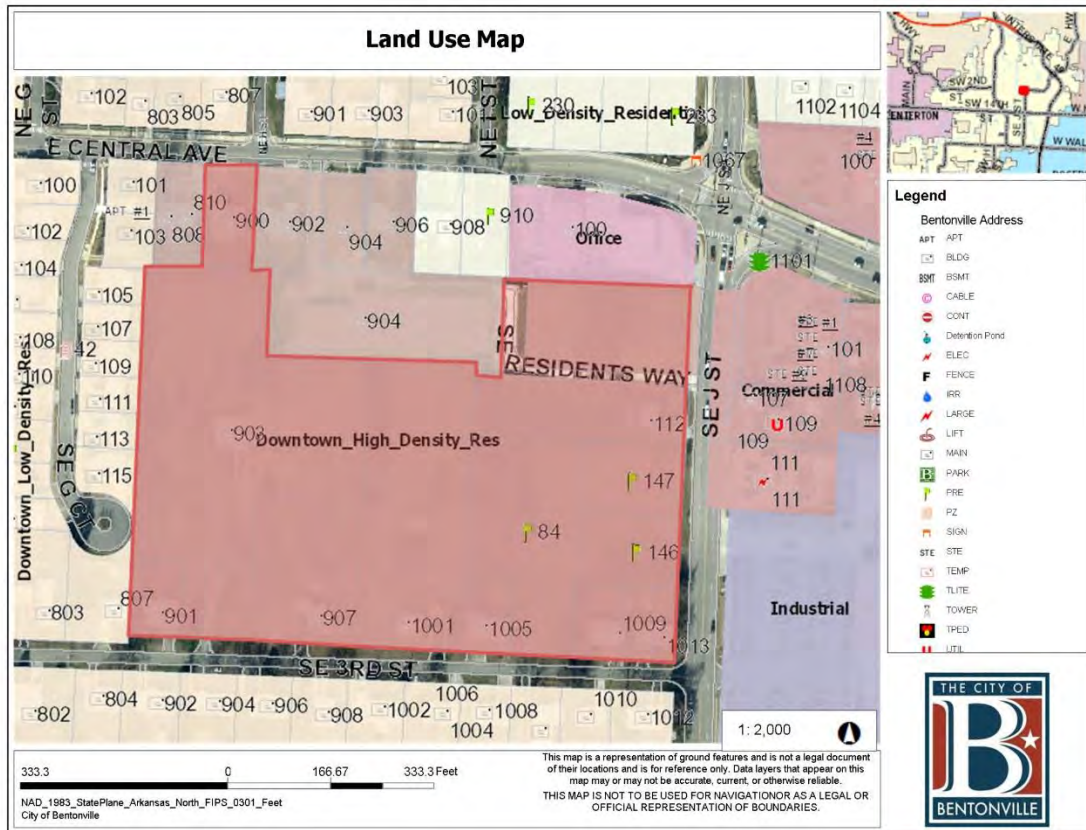
Conclusion

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

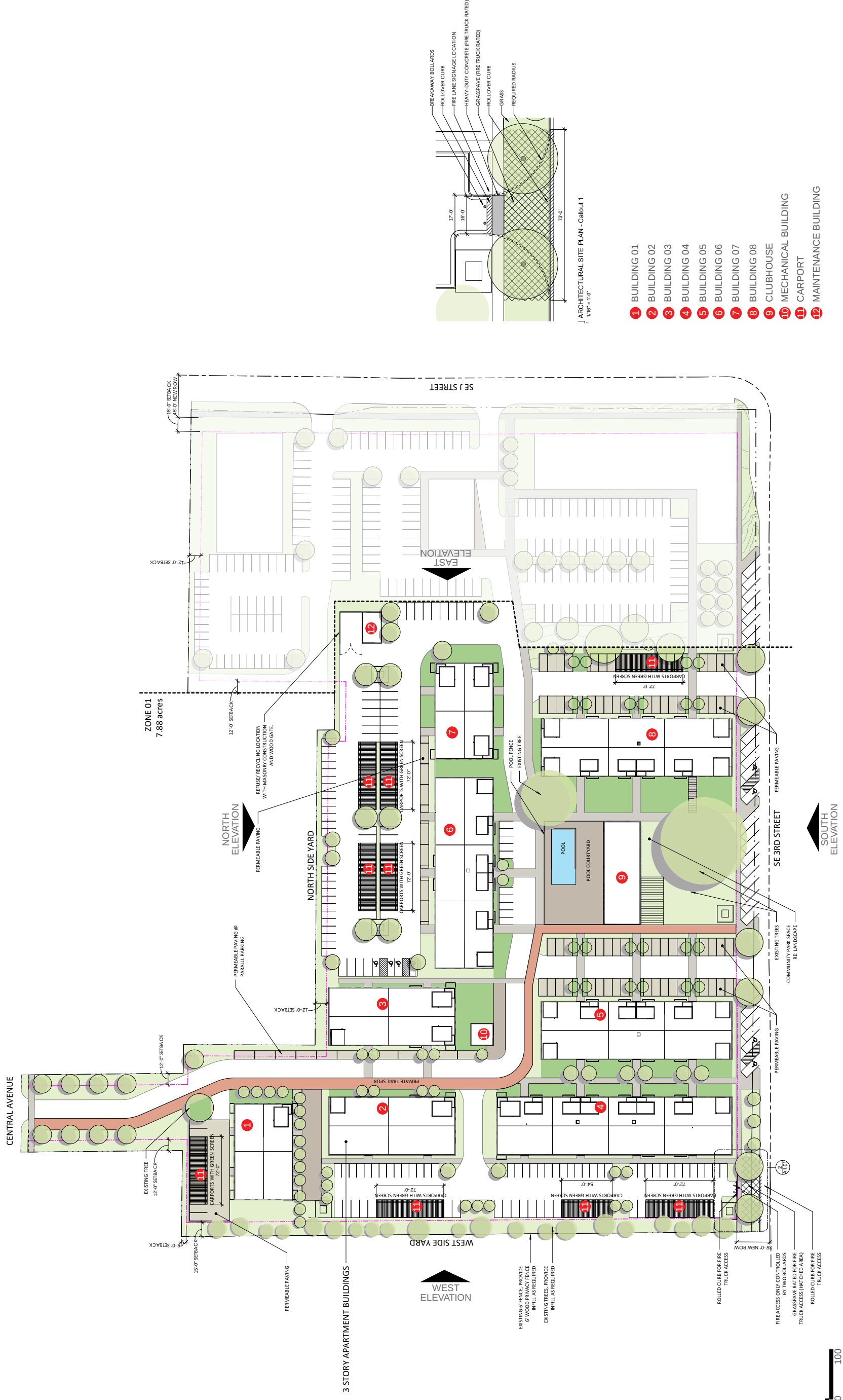
Recommendation

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

LARGE SCALE DEVELOPMENT STAFF REPORT



SITE PLAN



LSD SITE ELEVATIONS

LSD SITE PERIMETER		PUD SITE PERIMETER	
83% MASONRY 17 % WOOD	TOTAL PERIMETER SQFT	60% BRICK 20% FIBER CEMENT PANEL 20 % WOOD OR METAL	60% BRICK 20% FIBER CEMENT PANEL 20 % WOOD OR METAL
	< BRICK - 29666 SQFT		
	— FIBER CEMENT - 7376 SQFT		
83% MASONRY 17 % WOOD	— WOOD - 7425 SQFT	PUD ELEVATIONS (SOUTH + WEST ELEVATIONS)	62% - BRICK 21% - FIBER CEMENT 17% - WOOD

WEST ELEVATION		PERCENTAGES	
80% MASONRY 20% WOOD	TOTAL SQFT	59% - BRICK 21% - FIBER CEMENT 20% - WOOD	
	< BRICK - 8296 SQFT		
	— FIBER CEMENT - 2983 SQFT		
	— WOOD - 2843 SQFT		

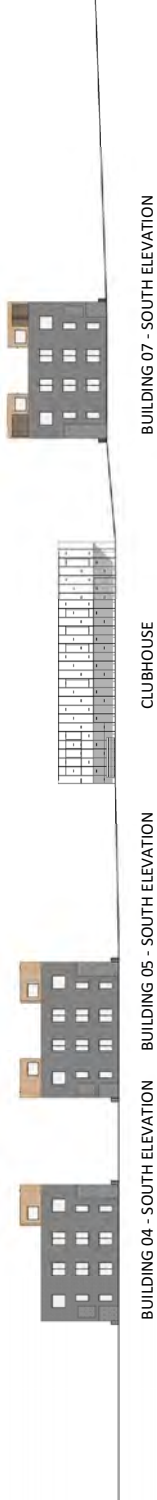
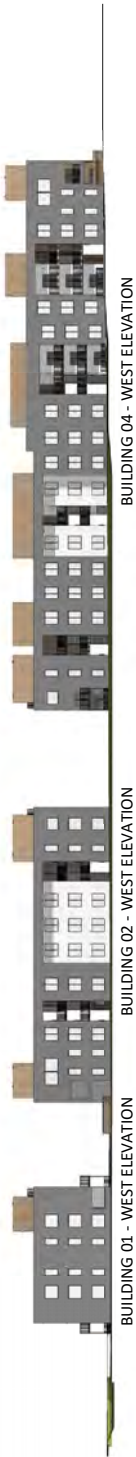
SOUTH ELEVATION		PERCENTAGES	
90% MASONRY 10% WOOD	TOTAL SQFT	69% - BRICK 21% - FIBER CEMENT 10% - WOOD	
	< BRICK - 5604 SQFT		
	— FIBER CEMENT - 1687 SQFT		
	— WOOD - 805 SQFT		

EAST ELEVATION		PERCENTAGES	
79% MASONRY 21% WOOD	TOTAL SQFT	67% - BRICK 12% - FIBER CEMENT 21% - WOOD	
	< BRICK - 5426 SQFT		
	— FIBER CEMENT - 991 SQFT		
	— WOOD - 1743 SQFT		

NORTH ELEVATION		PERCENTAGES	
86% MASONRY 14% WOOD	TOTAL SQFT	85% - BRICK 01% - FIBER CEMENT 14% - WOOD	
	< BRICK - 10340 SQFT		
	— FIBER CEMENT - 1715 SQFT		
	— WOOD - 2034 SQFT		

PUD SITE ELEVATIONS (APPROVED 2017.02.10)

PUD SITE PERIMETER		PUD SITE PERIMETER	
60% BRICK 20% FIBER CEMENT PANEL 20 % WOOD OR METAL	60% BRICK 20% FIBER CEMENT PANEL 20 % WOOD OR METAL	60% BRICK 20% FIBER CEMENT PANEL 20 % WOOD OR METAL	60% BRICK 20% FIBER CEMENT PANEL 20 % WOOD OR METAL
60% BRICK 20% FIBER CEMENT PANEL 20 % WOOD OR METAL	60% BRICK 20% FIBER CEMENT PANEL 20 % WOOD OR METAL	60% BRICK 20% FIBER CEMENT PANEL 20 % WOOD OR METAL	60% BRICK 20% FIBER CEMENT PANEL 20 % WOOD OR METAL



REZONING STAFF REPORT



First Baptist Church of Bentonville

SW 'C' Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000023
Applicant / Current Owner	First Baptist Church of Bentonville 220 S Main Street Bentonville, AR 72712
Site Area	2.74 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

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

Location Map



Property Description

This property is the location of six undeveloped single – family lots in the southwest area of downtown in a neighborhood that is currently experiencing rapid infill and redevelopment.

Projected Traffic Impact

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

Utility Infrastructure

Per the City's 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 Medium Density Residential (MDR). The DN-2, Downtown Medium Density Residential zoning is an appropriate zoning district for this designation.

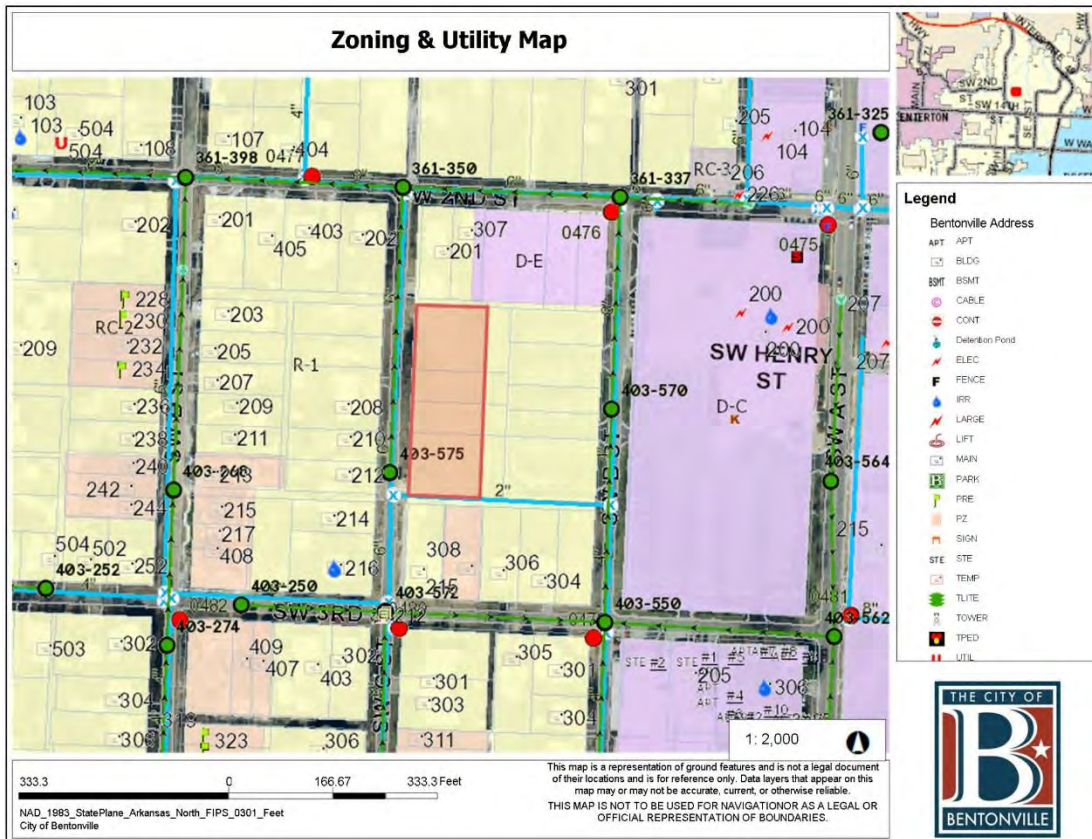
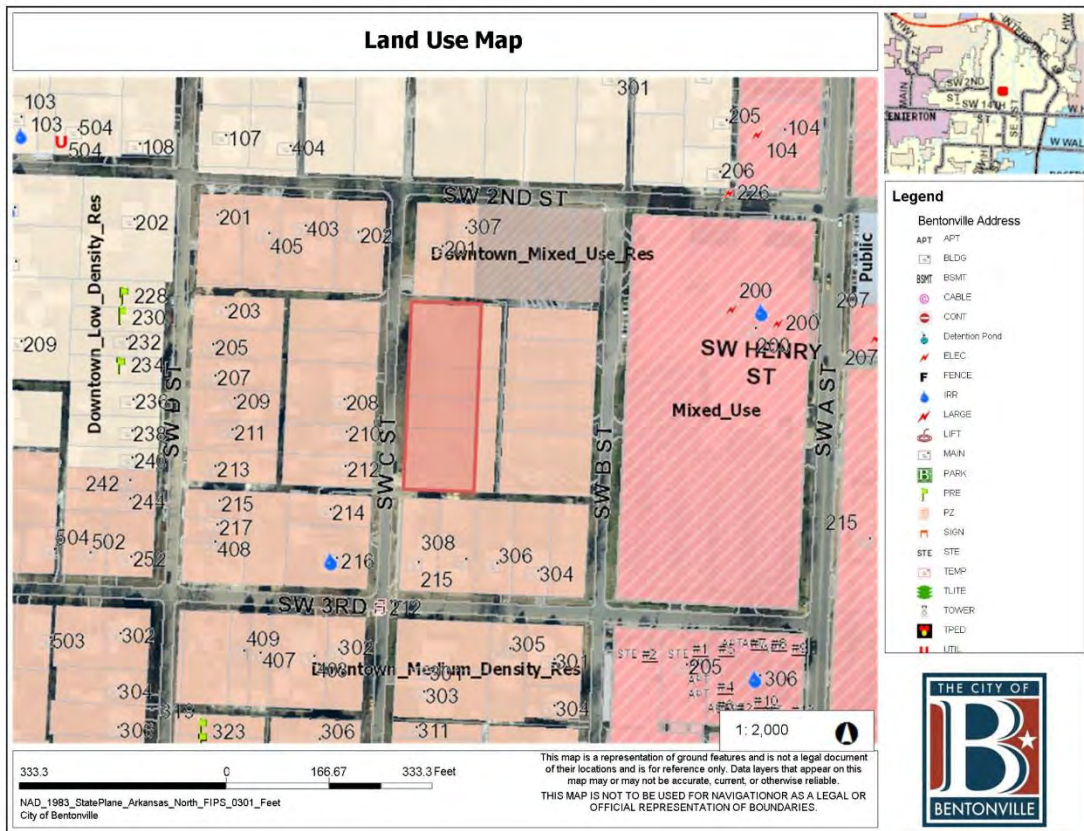
Conclusion

The DN-2, Downtown Medium-Density Residential zoning designation will offer additional housing options and additional single-family density in a redeveloping downtown neighborhood. The existing infrastructure in this area can support the slight increase in density and will allow small-lot single-family developments to occur. The requested zoning designation of DN-2 will also act as a transition from the existing DC, Downtown Core zoning to the east and the single-family residences to the west.

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-2, Downtown Medium-Density Residential.

REZONING STAFF REPORT



Rezone Narrative

Owner: First Baptist Church
Address: 220 S Main St
Bentonville, AR 72712

Current Zoning: R-1

Proposed Zoning: DN-2

Owner: First Baptist Church

Reason for rezone: To adopt the new zoning classification for the downtown and surrounding area.

How will property relate to surrounding properties: With the areas designation of Downtown Core and Downtown Edge the change would better fit with the coming development, and provide needed buffers to the adjoining residential uses. The current surrounding properties are older single family residences.

Proposed Use: Single Family Residential

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

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

Appearance: Residential use to buffer SW "C" Street from Church use

Water and Sewer Availability: Water and Sewer infrastructure will have to improved to serve the proposed lots

REZONING STAFF REPORT



First Baptist Church of Bentonville

SW 3rd Street & SW 'B' Street

PC Date: 5/2/2017

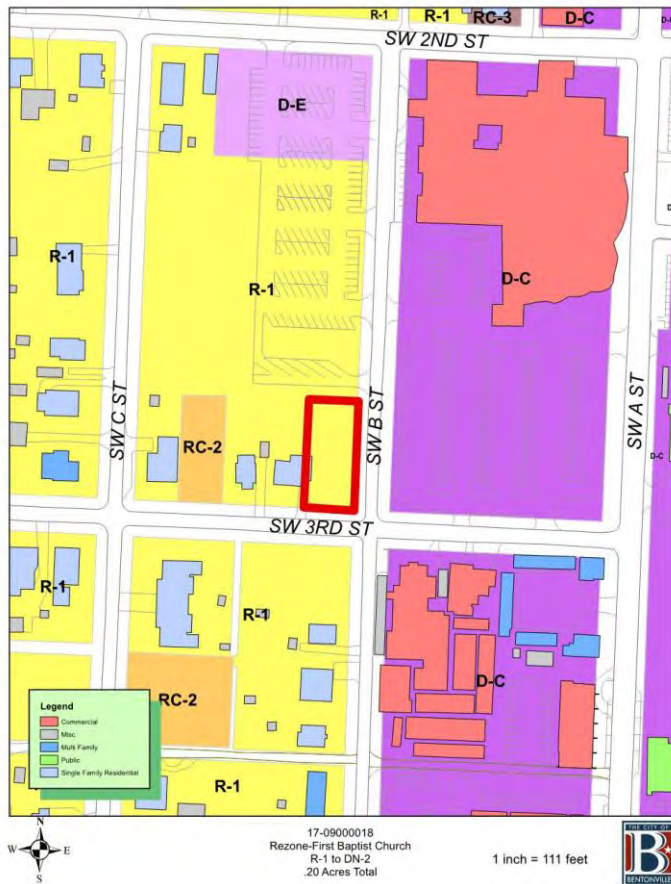
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000018
Applicant / Current Owner	First Baptist Church of Bentonville 220 S Main Street Bentonville, AR 72712
Site Area	0.20 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

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

Location Map



Property Description

This property is the location of one undeveloped single – family lot in the southwest area of downtown in a neighborhood that is currently experiencing rapid infill and redevelopment.

Projected Traffic Impact

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

Utility Infrastructure

Per the City's 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 Medium Density Residential (MDR). The DN-2, Downtown Medium Density Residential zoning is an appropriate zoning district for this designation.

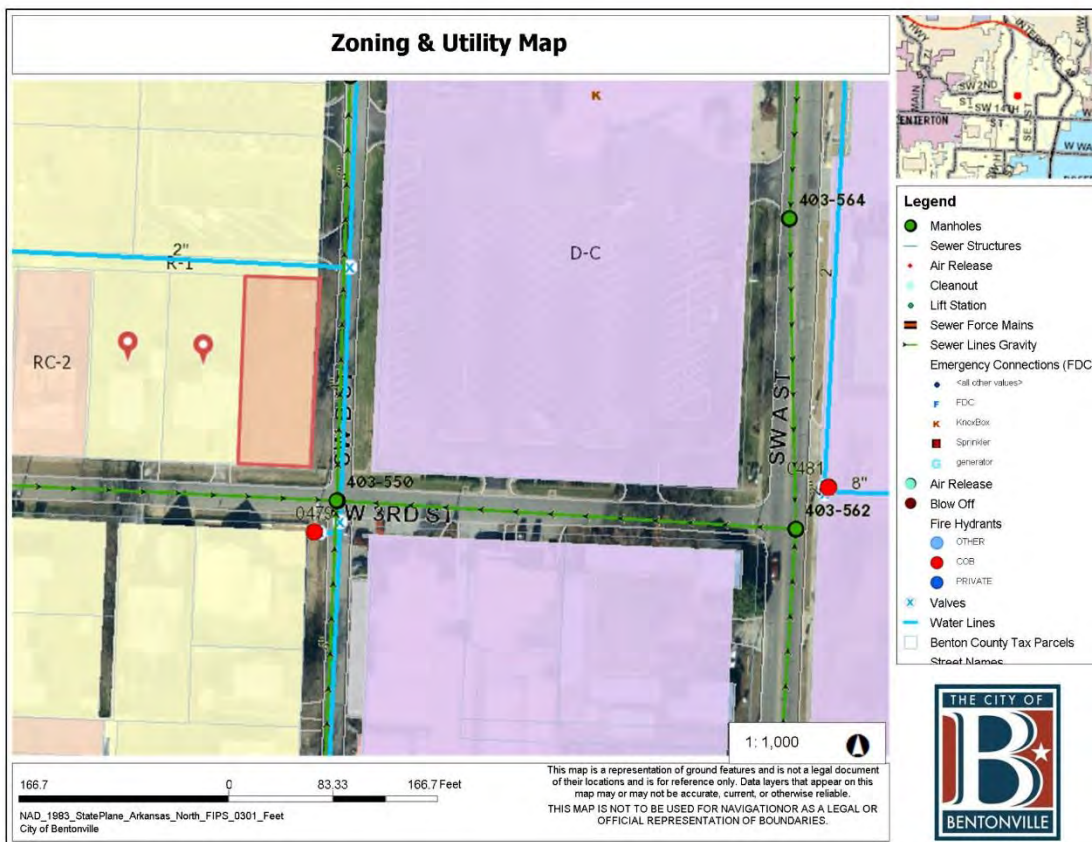
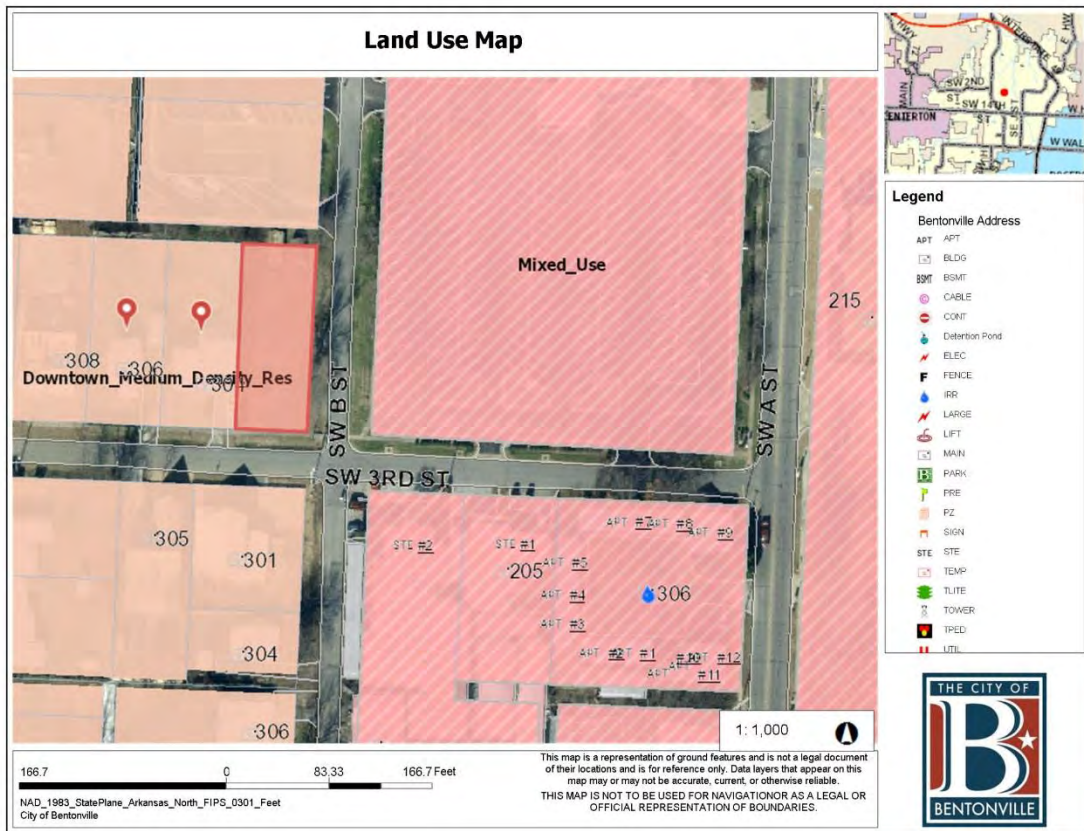
Conclusion

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

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 to DN-2, Downtown Medium Density Residential.

REZONING STAFF REPORT



Rezone Narrative

Owner: First Baptist Church
Address: 220 S Main St
Bentonville, AR 72712

Current Zoning: R-1

Proposed Zoning: DN-2

Owner: First Baptist Church

Reason for rezone: To adopt the new zoning classification for the downtown and surrounding area.

How will property relate to surrounding properties: With the areas designation of Downtown Core and Downtown Edge the change would better fit with the coming development, and provide needed buffers to the adjoining residential uses. The current surrounding properties are older single family residences.

Proposed Use: Continued Church use

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

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

Appearance: There are no immediate proposed changes

Water and Sewer Availability: Water and Sewer mains are available to serve the property.

REZONING STAFF REPORT



First Baptist Church of Bentonville

SW 2nd Street & SW B Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000021
Applicant / Current Owner	First Baptist Church of Bentonville 220 S Main Street Bentonville, AR 72712
Site Area	2.74 acres
Current Zoning	R-1, Single Family Residential & DE, Downtown Edge
Requested Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

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

Location Map



Property Description

This property is the location of the parking lot for the existing church facility and the portion of SW B Street from SW 2nd Street south to SW 3rd Street. A separate vacation process is currently under way that will vacate the right-of-way for this portion of SW B Street.

Projected Traffic Impact

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

Utility Infrastructure

Per the City's 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 Downtown Mixed Use Residential (DMUR) and Downtown Medium Density Residential.

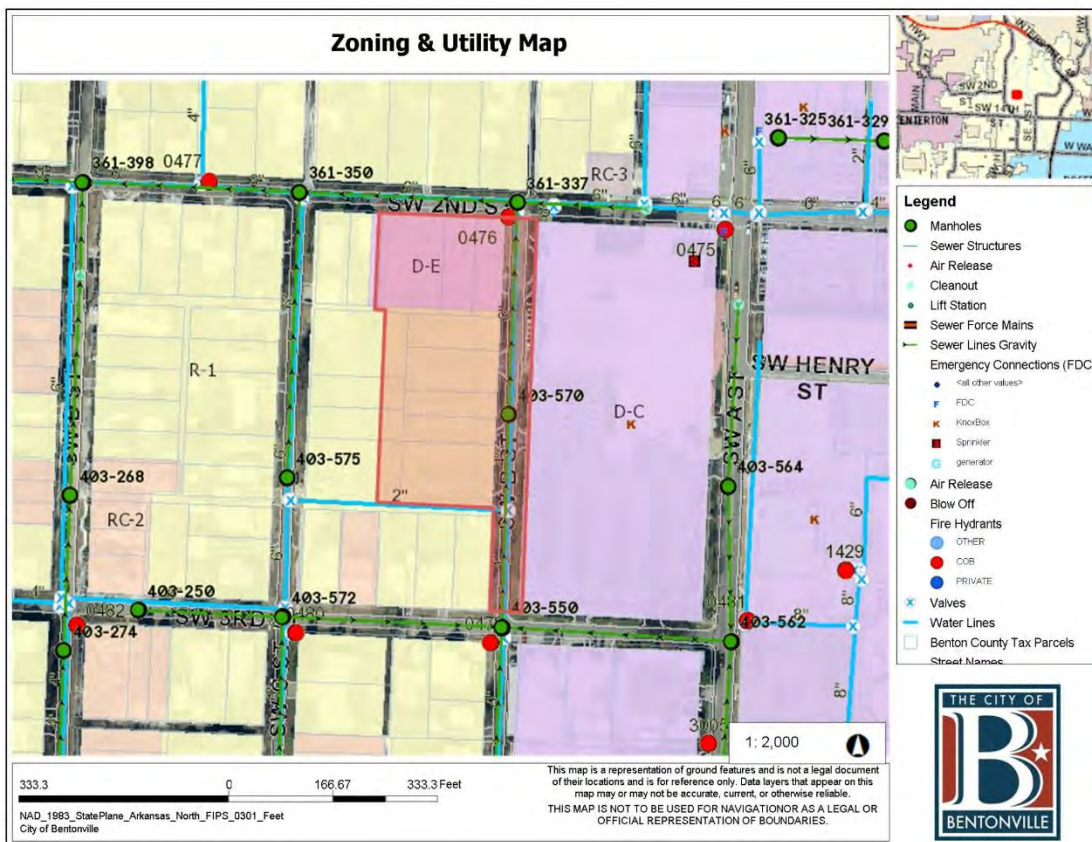
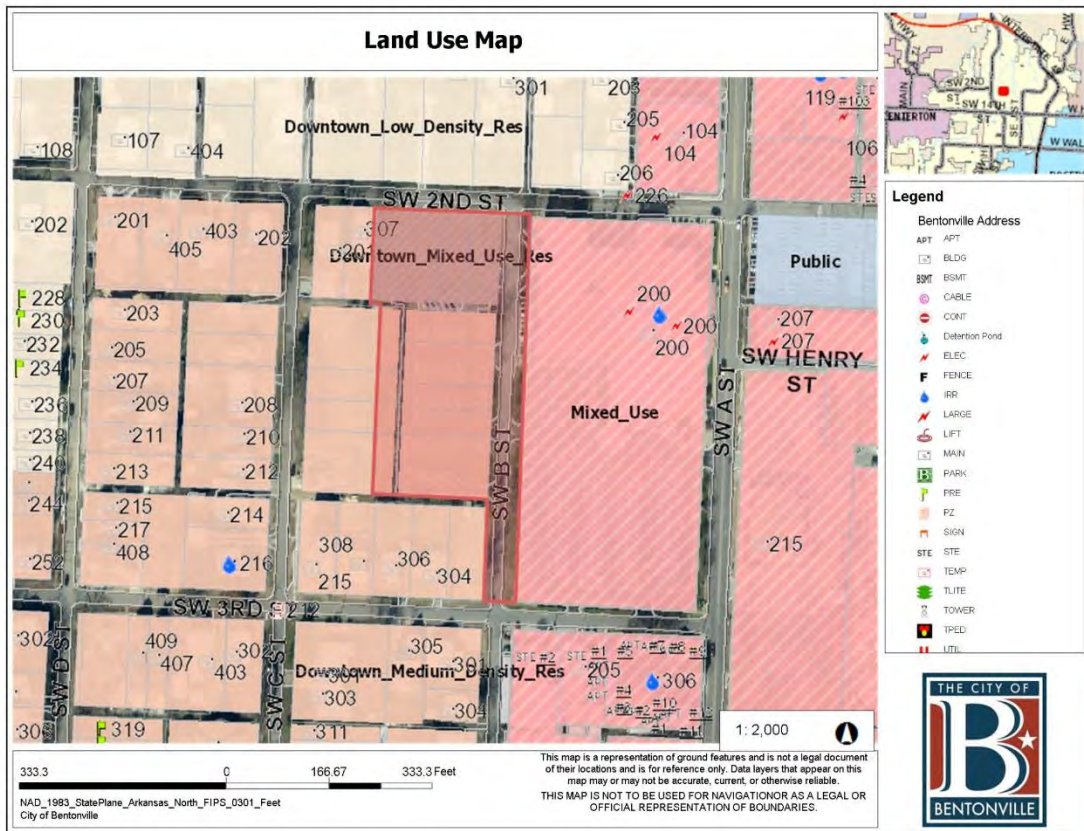
Conclusion

The DC, Downtown Core zoning is an appropriate zoning district for this property considering that the larger church parcel is currently zoned DC, Downtown Core. The applicant has also submitted a Property Line Adjustment to combine the requested parcel with the existing DC parcel, therefore the rezoning request is consistent with the adjacent zonings and uses in the area.

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 and D-E, Downtown Edge to DC, Downtown Core.

REZONING STAFF REPORT



Rezone Narrative

Owner: First Baptist Church
Address: 220 S Main St
Bentonville, AR 72712

Current Zoning: R-1 & D-E

Proposed Zoning: DC ; *DN-Z*

Owner: First Baptist Church

Reason for rezone: To adopt the new zoning classification for the downtown and surrounding area.

How will property relate to surrounding properties: With the areas designation of Downtown Core and Downtown Edge the change would better fit with the coming development, and provide needed buffers to the adjoining residential uses. The current surrounding properties are older single family residences.

Proposed Use: Single Family Residential

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

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

Appearance: Residential use to buffer SW "C" Street from Church use

Water and Sewer Availability: Water and Sewer infrastructure will have to improved to serve the proposed lots

REZONING STAFF REPORT



Hurricane WA, LLC

SE 7th Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000019
Applicant / Current Owner	Hurricane WA LLC SW 7 th Street Bentonville, AR 72712
Site Area	0.32 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

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

Location Map



Property Description

This property is the location of a vacant single-family lot in a Downtown Mixed Use Residential neighborhood where infill and redevelopment is beginning to occur.

Projected Traffic Impact

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

Utility Infrastructure

Per the City's 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 Downtown Mixed Use Residential (DMUR). The intent of the Downtown Mixed-Use Residential district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures.

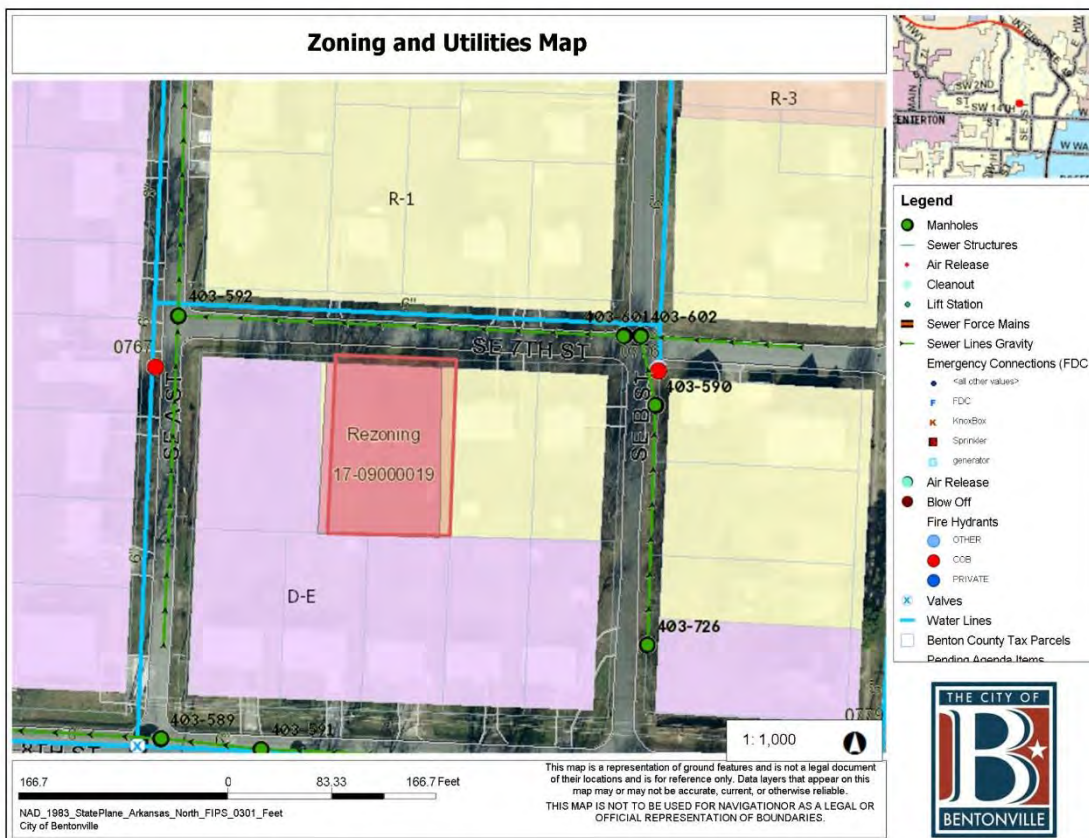
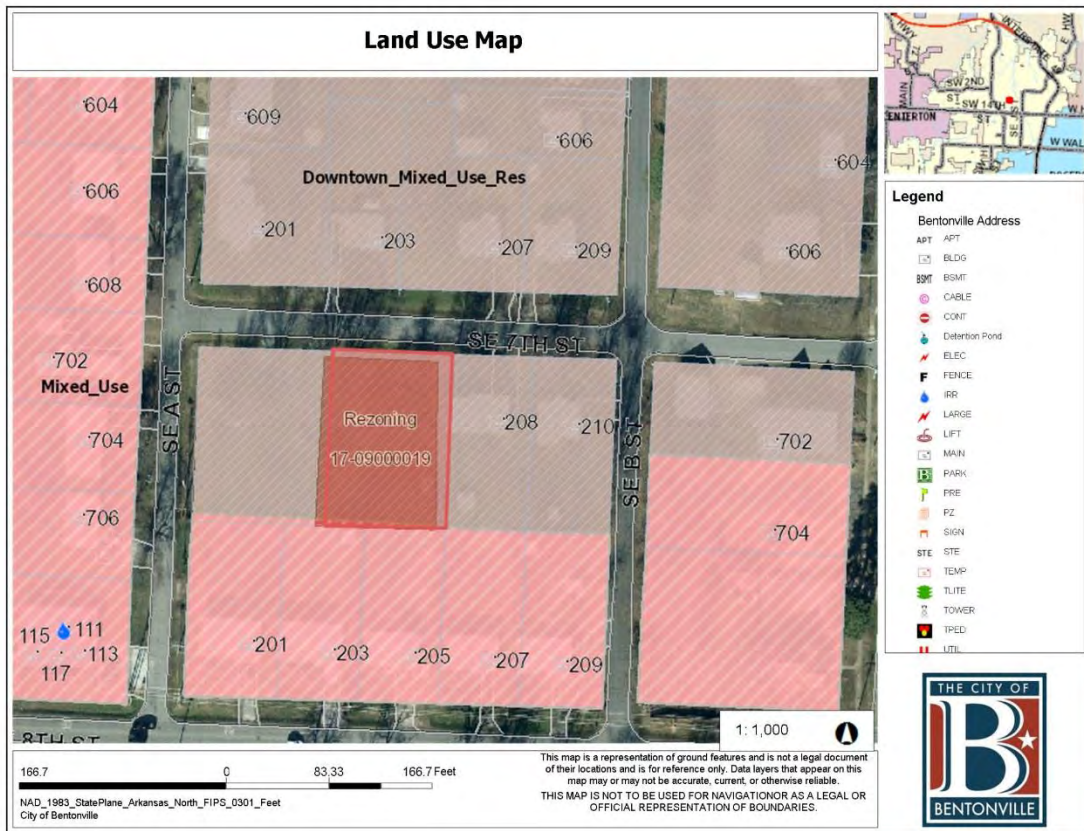
Conclusion

The DE, Downtown Edge zoning designation request, is consistent with the General Plan which states that this designation permits for a range of residential types. The DE, Downtown Edge zoning classification will create an area of transition between the future five-lane arterial street to the south and the single-family residences to the north while adding density to the downtown area where existing infrastructure is adequate, therefore helping to retain current and promote new commercial uses in the downtown area.

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 D-E, Downtown Edge.

REZONING STAFF REPORT



March 27, 2017

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: Property at 206 SE 7th Street – Rezoning Request

Dear Mr. Stanley,

In keeping with the Bentonville Downtown Master Plan to increase residential housing opportunities and have a vibrant downtown, we are requesting that the property located at 206 SE 7th Street, which is currently zoned R-1, to be rezoned to Downtown Edge. This zoning change will allow for new housing to be built on this property. The properties directly abutting this parcel are already currently zoned DE and we believe this rezoning will further stabilize the neighborhood.

The property will only be used for residential purposes, and will be rear loaded to limit the impact vehicles can have along the streetscape. Minimal traffic increase is expected and no signage is proposed for the infill housing. The new housing will be served by existing water and sewer lines which are run along the length of SE 7th street.

Sincerely,

A handwritten signature in blue ink that reads "Todd Jacobs". The signature is written in a cursive, flowing style.

Todd Jacobs

REZONING STAFF REPORT



Palmco Properties, LLC

SW Riverstone Road

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000020
Applicant / Current Owner	Palmco Properties, LLC P.O. Box 10210 Fort Smith, AR 72917
Site Area	0.60 acres
Current Zoning	R-2, Duplex and Patio Home Residential
Requested Zoning	R-ZL, Zero Lot Line
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

This property is the location of an undeveloped low density residential parcel adjacent to a single and two-family subdivision.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The existing street grid network in this area will provide adequate options for ingress and egress.

Utility Infrastructure

Per the City's 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 Low Density Residential (LDR). The R-ZL, Zero Lot Line zoning is an appropriate zoning district for the designated land use.

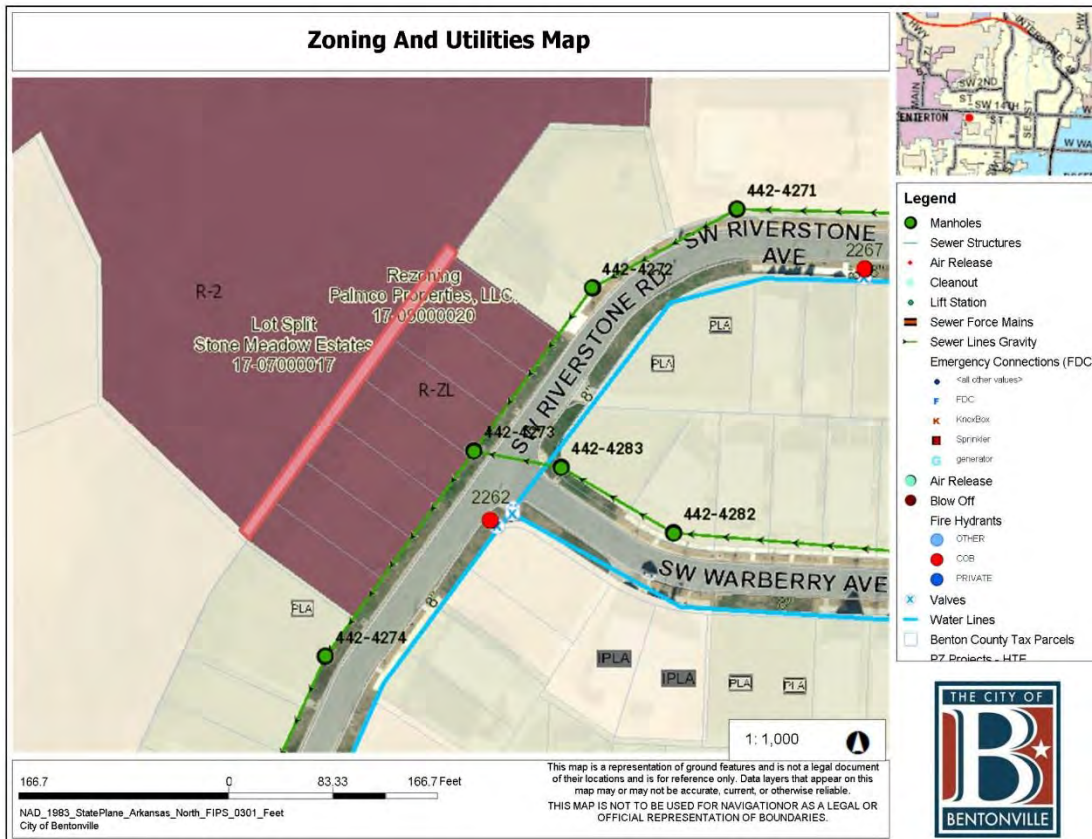
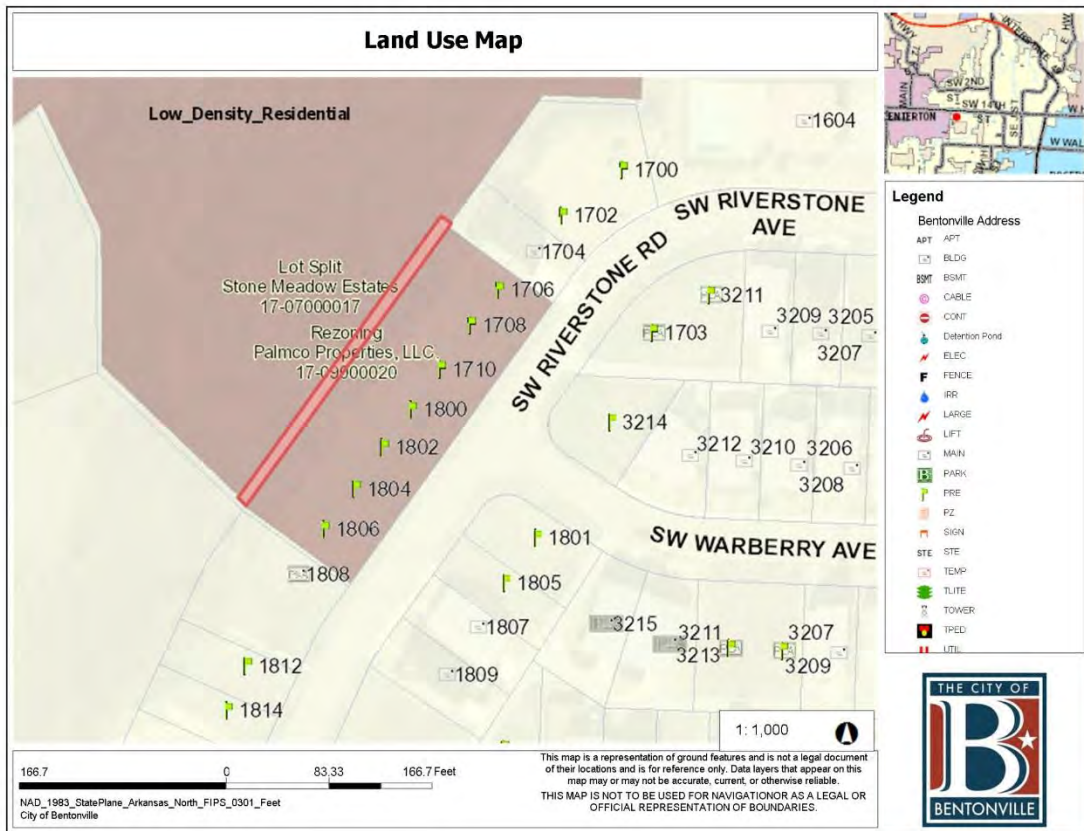
Conclusion

The R-ZL, Zero Lot Line zoning is an appropriate zoning district for this property. It is consistent with the General Plan and good land use planning principals.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from R-2, Duplex & Patio Home Residential to R-ZL, Zero Lot Line.

REZONING STAFF REPORT



City of Bentonville

305 S.W. "A" St

Bentonville, AR 72712

Re: Rezoning of Parcel #:01-14929-000

Narrative:

The current zoning is R-2. Proposed change is to LDR. This request is to make lots 79, 78, 76, 75, 74, 73, 41 & 40 have more rear setback due to small amount of existing buildable area is too small. This request will not adversely affect the surrounding property owners. The request will not change the traffic amount. The length of the lots will be the only change of appearance. There is currently water and sewer available to these lots.

CONDITIONAL USE STAFF REPORT



Church Alive

5121 SW Runway Drive

PC Date: 5/5/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-02000007
Applicant / Current Owner	Kingman Land LLC 1201 Orange Street, Suite 600 Wilmington, DE 19801-1171
Site Area	1.4 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Religious Facility (Commercial child care facility is allowed by right in the C-2 zoning designation)
Protective Covenants	Not Applicable

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

Location Map



Property Description

This property is the location of an unoccupied building within Straube Business Park.

Proposed Use Description

The applicant is requesting a conditional use permit for a religious facility for property that lies within in the C-2, General Commercial zoning designation located at 5121 SW Runway Drive. The applicant is proposing a 210 seat sanctuary. Hours of operation for the religious facility will be Monday – Friday from 8:00 a.m. to 5:00 p.m. and Sundays from 9:00 a.m. to 8:00 p.m.; closed on Saturdays with exception to special events. All of the 49 existing parking spaces are expected to be utilized. The facility will have four to six employees. There will also be a commercial child care facility at this location which is permitted by right within this zoning designation. The child care facility is allowed up to 70 children. It will operate Monday - Friday from 7:00 a.m. to 6:00 p.m. and will have eight to nine employees. Preliminary inspections have been conducted by the Fire Department and DHS for the commercial child care facility.

Projected Traffic Impact

The proposed use will not adversely impact traffic in the area. The existing street grid is adequate to allow for proper ingress/egress to the site.

Public Notice

On 4/4/2017, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on 4/11/2017. This meets legal noticing requirements and is adequate for the scope of this project. Staff has not been contacted regarding this request.

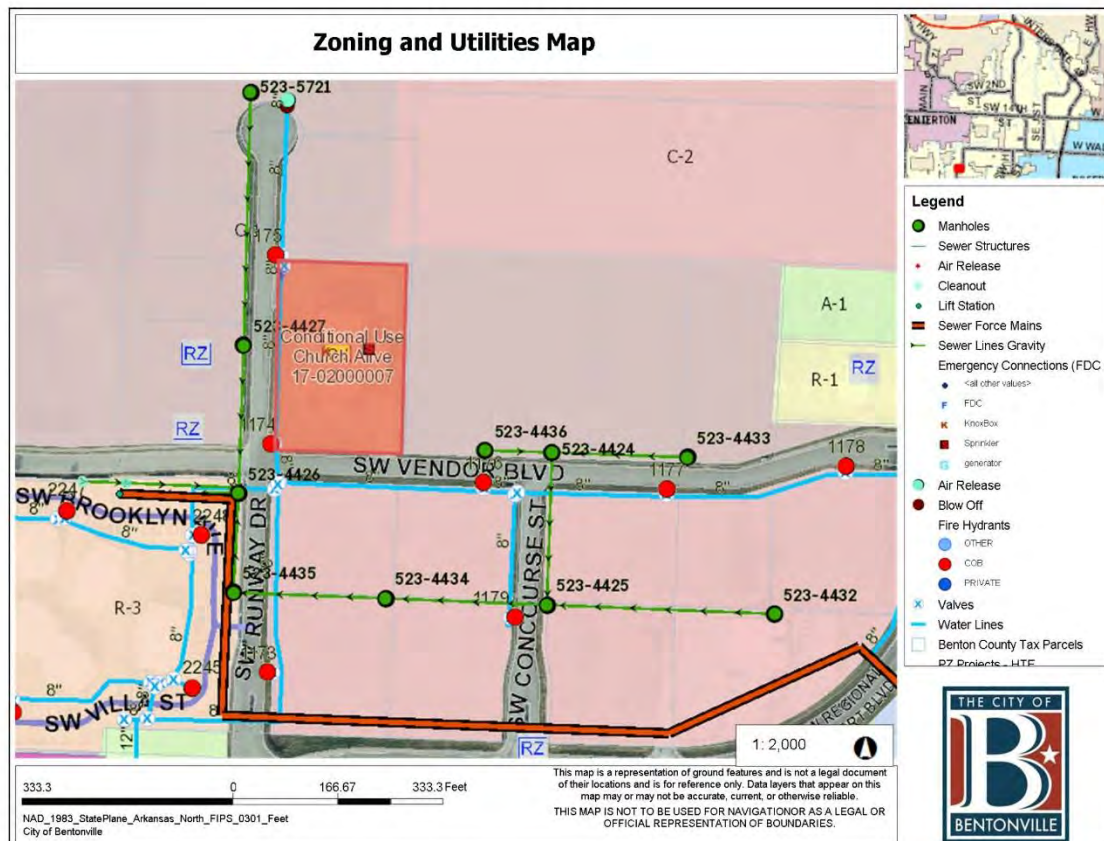
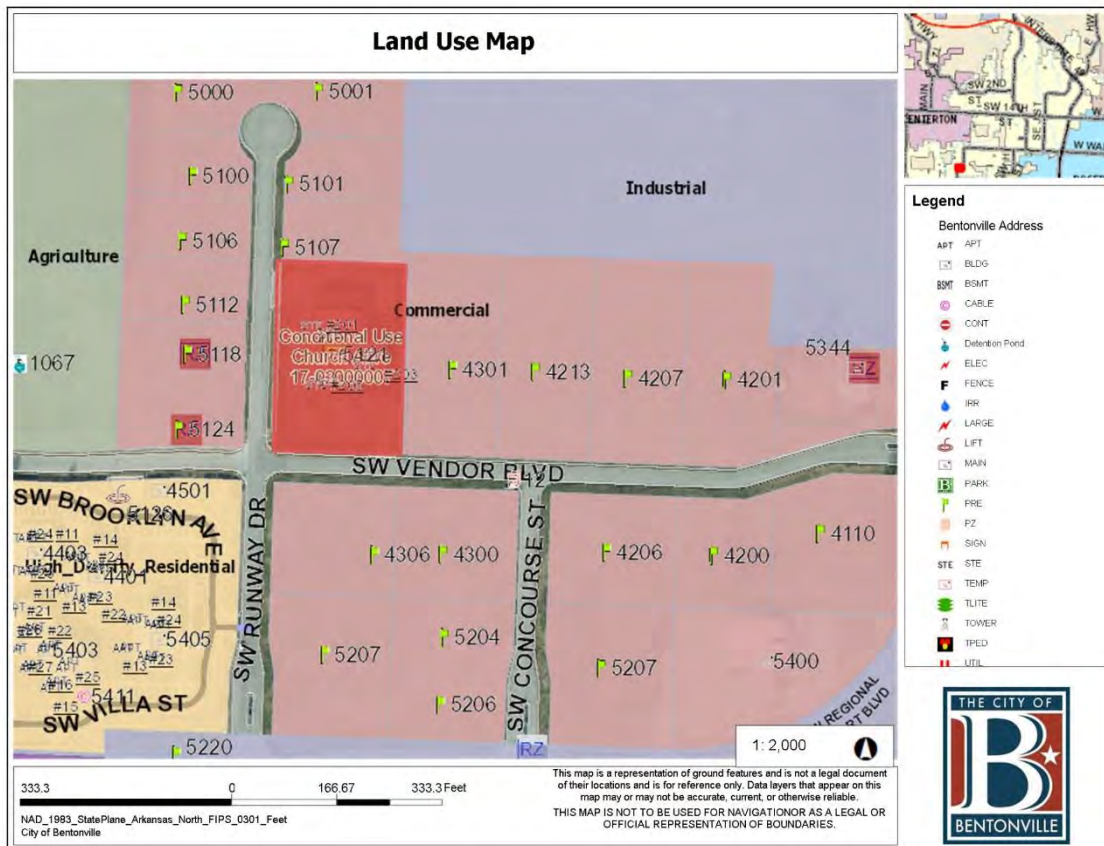
Conditions of Approval

1. All technical review comments must be addressed before a building permit will be issued.
2. This conditional use permit is in perpetuity of the business.

Recommendation

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

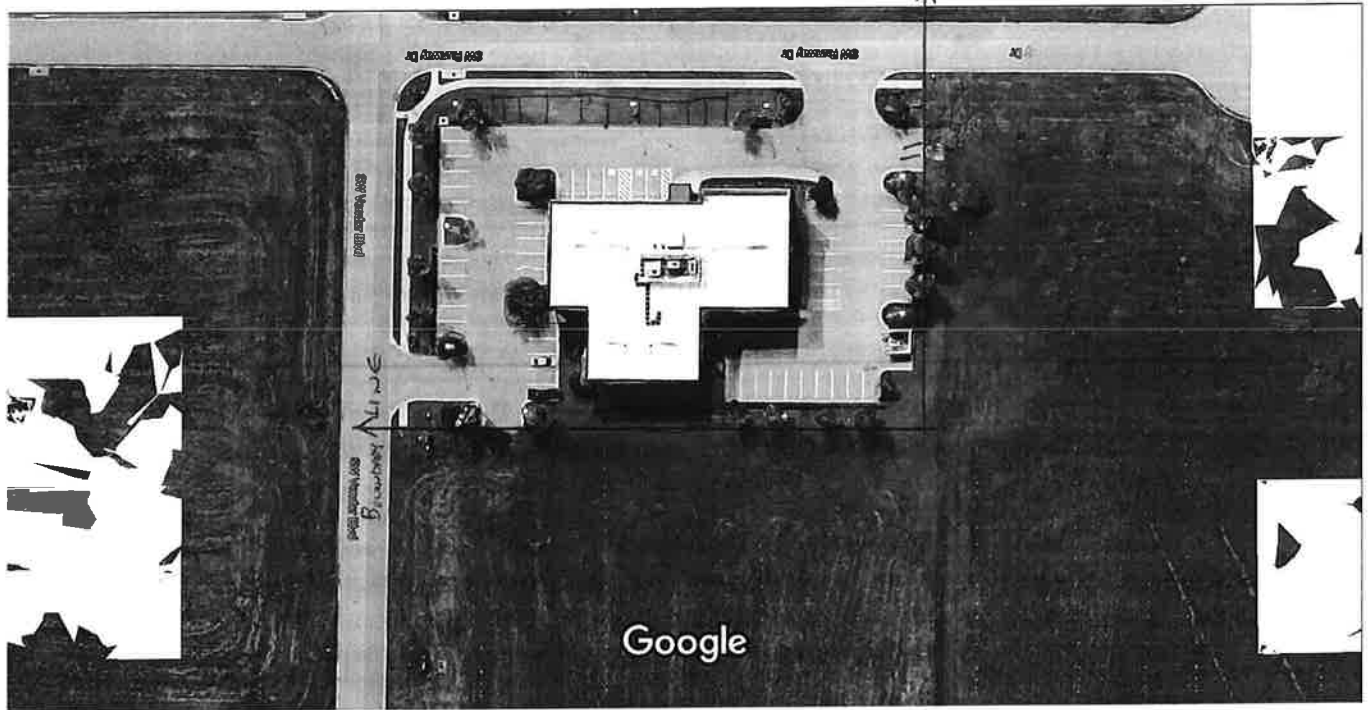
CONDITIONAL USE STAFF REPORT



NARRATIVE FOR CHURCH ALIVE: REQUEST FOR PERMIT AT 5121 SW RUNWAY DRIVE

- A. We desire to establish a neighborhood church with the appropriate functions and ministries. These include Sunday services, offices, scheduled prayer meetings, children and youth/college group, training times, food pantry and evangelistic outreaches. Also, we want to establish a daycare for newborn through preschool ages. This will allow us to fulfill our assignment to be a part of the great commission and serve the numerous developments surrounding us.**
- B. See attached**
- C. Hours of operation:**
- | | |
|-----------------------|---|
| Sunday morning | 9 a.m.- 1 p.m. |
| Sunday evening | 6 p.m.- 8 p.m. |
| Monday- Friday | 7 a.m.- 6 p.m. [Daycare] |
| Monday- Friday | 8 a.m.- 5 p.m. [Office hours] |
| Saturday | Closed except for special events |
- D. We will utilize all 49 parking spaces and start with the entire downstairs for church functions and daycare. If we are able to purchase the building in the next year, we desire to finish the upstairs into a bigger sanctuary and expand our training and office area.**
- E. None. We will meet daycare requirements for code and safety, but nothing structural.**
- F. We need all parking spots. Ratio is 1 spot/4 people. We will seat approximately 210 in the downstairs room to be used as a sanctuary. Our desire is to purchase adjoining acre or 2 half acre lots across the street for additional parking if/when we buy the building. This will enable us to add the parking needed for greater sanctuary space. I am aware that you have parking lot code/permits and we will apply and comply.**
- G. None, unless we light the future parking lot per code?**
- H. Patrons are church attenders Sundays and when appropriate, daycare parents as they drop off and pick up children, and deliveries for occasional church supplies and daycare supplies. I would estimate 35-40 vehicles Monday- Friday for daycare and church activities. I would estimate 50-60 on Sundays projected growth for next 8 months- year.**
- I. Church Employees: 4-6 Daycare employees: 8-9**
- J. Photographs enclosed**

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 50 ft

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

Facility Name Paige Smith Person in Charge Paige Smith
 Address 5121 Runway Dr. Biville Phone _____
 Licensing Specialist Melissa Myers Phone 213-9011 x176
 Address 9008 13th Court Biville Page _____ of _____ Date of Visit 4/14/17
 Time: From 9:00AM To 10:05AM Type: Center Purpose: Consultation

STANDARD REVIEWED	DISCUSSION/OBSERVATION	COMPLIANCE DATE	DATE CORRECTED
	measured rooms to get capacity. Looked at outdoor space - will email measurements to Rod Hughes. Facility has had fire out for initial walk through. Will contact again to discuss kitchen option to ^{be} moved up stairs. Will have health inspector out to look at facility and discuss portable sinks. Will return to do final walk through when ready to open. * email licensing regulations * email crib letter		

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”.

Paige Smith 4/14/17
 PERSON SIGNING AS RECEIVING DATE
 DCC 521 R(9/99)

Melissa Myers 4/14/17
 CHILD CARE LICENSING SPECIALIST DATE
Paige Smith 4/14/17

CONDITIONAL USE AMENDMENT STAFF REPORT



Bentonville Islamic Center

1801 SW 2nd Street

PC Date: 5/5/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Property Description

This property is the location the Bentonville Islamic Center and is situated along an arterial street in a primarily residential area.

Proposed Use Description

The applicant is requesting to amend the existing Conditional Use Permit that was originally granted by the Planning Commission on July 17, 2012 for a religious facility located at 1801 SW 2nd Street. The applicant is requesting to add a 115'x170' temporary overflow parking area on the property located immediately east of their existing parking lot. The overflow parking area will be utilized from 1:00 p.m. to 11:00 p.m. beginning May 23rd and ending on June 27th, 2017. Approximately 50 vehicles will use the overflow parking area each day during the aforementioned timeframe. No structural changes or outdoor lighting is planned with exception of a walking path from the overflow parking area to the religious facility.

Projected Traffic Impact

The proposed use will not adversely impact traffic in the area. The existing street network is adequate to allow for proper ingress/egress to the site.

Public Notice

Public notification is not required for this conditional use amendment.

Conditions of Approval

1. All technical review comments must be addressed before a building permit will be issued.
2. This conditional use permit is only active for the dates as listed above in this staff report.

Recommendation

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

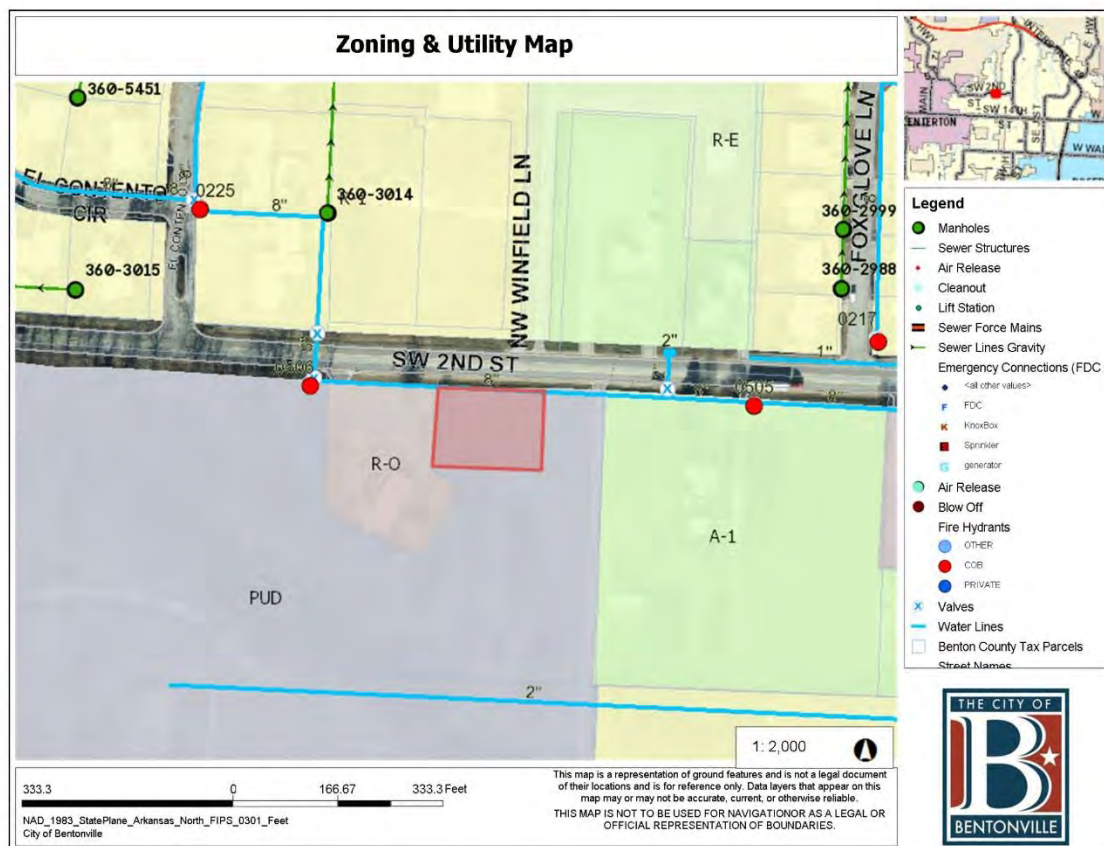
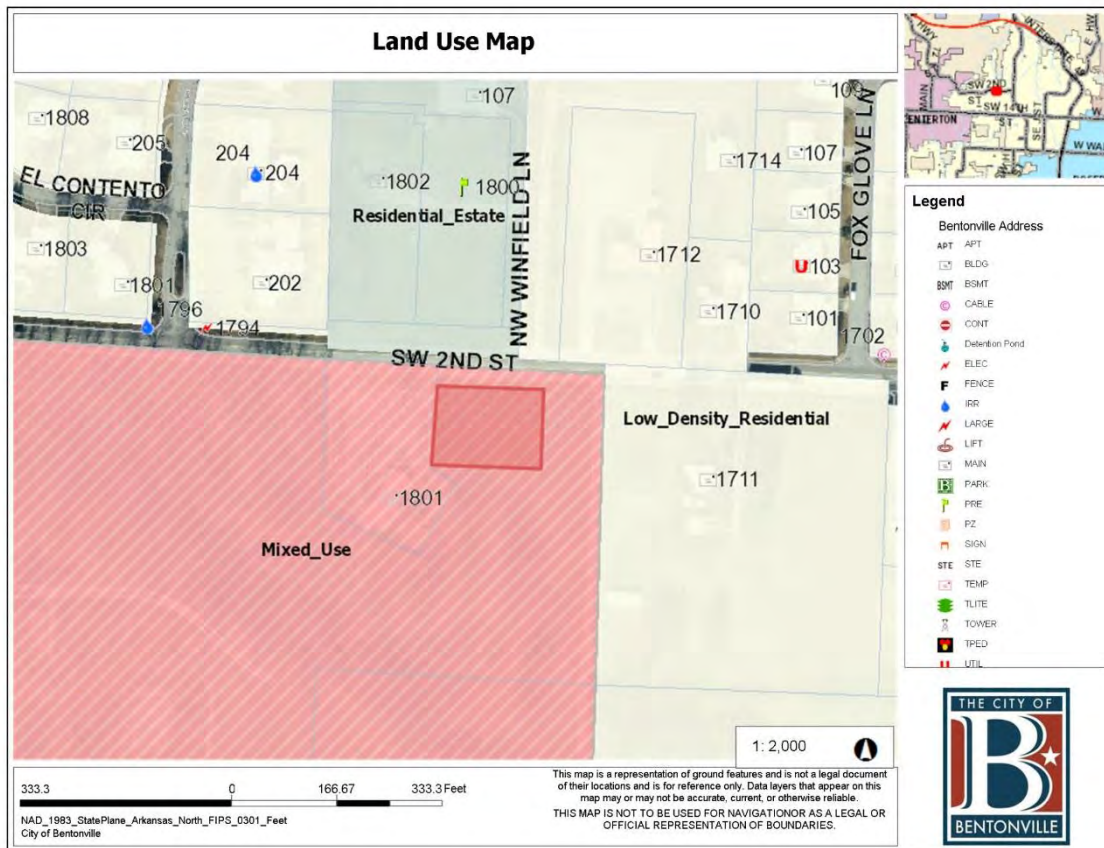
Project Number	12-02000016
Applicant / Current Owner	Bentonville Housing, LLC P.O. Box 1860 Bentonville, AR 72712
Site Area	18.92 acres
Current Zoning	PUD, Planned Unit Development (Expired)
Future Land Use Map Designation	Mixed Use (MU)
Requested Use	Amendment to existing Conditional Use Permit for a Religious Facility
Protective Covenants	Not Applicable

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

Location Map



CONDITIONAL USE AMENDMENT STAFF REPORT



Bentonville Islamic Center - Overflow Parking Narrative

4-18-2017

We request a temporary modification to our conditional use permit granted on 7/17/2012 to allow for overflow parking on the property to our east side/next door that is owned by Bentonville Housing LLC and is located on 2301 SW 2nd St.

The property will be used for overflow parking during the holy month of Ramadan for congregants of the Bentonville Islamic Center. The usage dates will be from approximately from 5/23/2017 to 6/27/2017 (give or take a few days).

The overflow parking will be used daily between approximately 7:00PM until 11:00PM with the heaviest use on Friday and Saturday nights, and Fridays between 1:00PM and 3:00PM. We anticipate up to 50 parking spots to be utilized during the heaviest periods. We plan on no structural changes to the premises other than a walking path with temporary opening in the fence between the lots to allow pedestrian traffic. Temporary lighting may be set up to help illuminate the walking path at night.

The parking area will be approximately 170' wide (East to West) and 115' deep (North to South) and is located along the East side of the privacy fence on the North East end of the property belonging to the Bentonville Islamic Center at 1801 SW 2nd St. The overflow parking area will be accessed by automobiles from the existing access off of SW 2nd st. located about 80' to the East of the proposed overflow parking area.

To alleviate the parking issues in the future, we are working with All Saints' Episcopal Church of Bentonville to build the "Abrahamic Interfaith Center" at the north end of Main St. This will take a few years between fundraising and construction.

Thank you,

Issa Abboud
President - Bentonville Islamic Center

SW 2nd St

SW 2nd st.

170'



115'

Walking Path

115'

170'

Automobile Access

Islamic Center of Bentonville
1801 Southwest 2nd Street

LARGE SCALE DEVELOPMENT STAFF REPORT



The Shoppes at Uptown Village

3316 SW I Street

PC Date: 5/2/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000018
Applicant / Current Owner	Wal-Mart Real Estate Business Trust 2001 SE 10 th Street Bentonville, AR 72716
Site Area	0.86 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Retail

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

Location Map



Property Description

This property is currently an undeveloped lot in a commercial subdivision located near the intersection of SW I Street and SW Regional Airport Boulevard.

Project Details

The applicant is proposing a large scale development that consists of a single story, 7,800 sq. ft commercial retail building. Forty-eight parking spaces are being provided. Primary ingress/egress will be from the existing curb cut onto SW I Street. Off-site regional storm water detention is being utilized on the adjacent Wal-Mart Neighborhood Market site to the west. The exterior elevations depict brick and designer architectural metal panel.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area. SW I Street currently carries 12,000 vehicles per day (vpd). SW I Street is an arterial street and is designed to carry from 6,000 -35,000 vpd.

Utility Infrastructure

Per the City's GIS website, public water and sewer are available at this location.

Drainage Report

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

Waivers

1 waiver request

- The applicant has submitted a waiver to Article 1100, Design Standards, Section 1100.E.1 Building Design, Materials. The applicant is proposing a designer architectural metal panel.

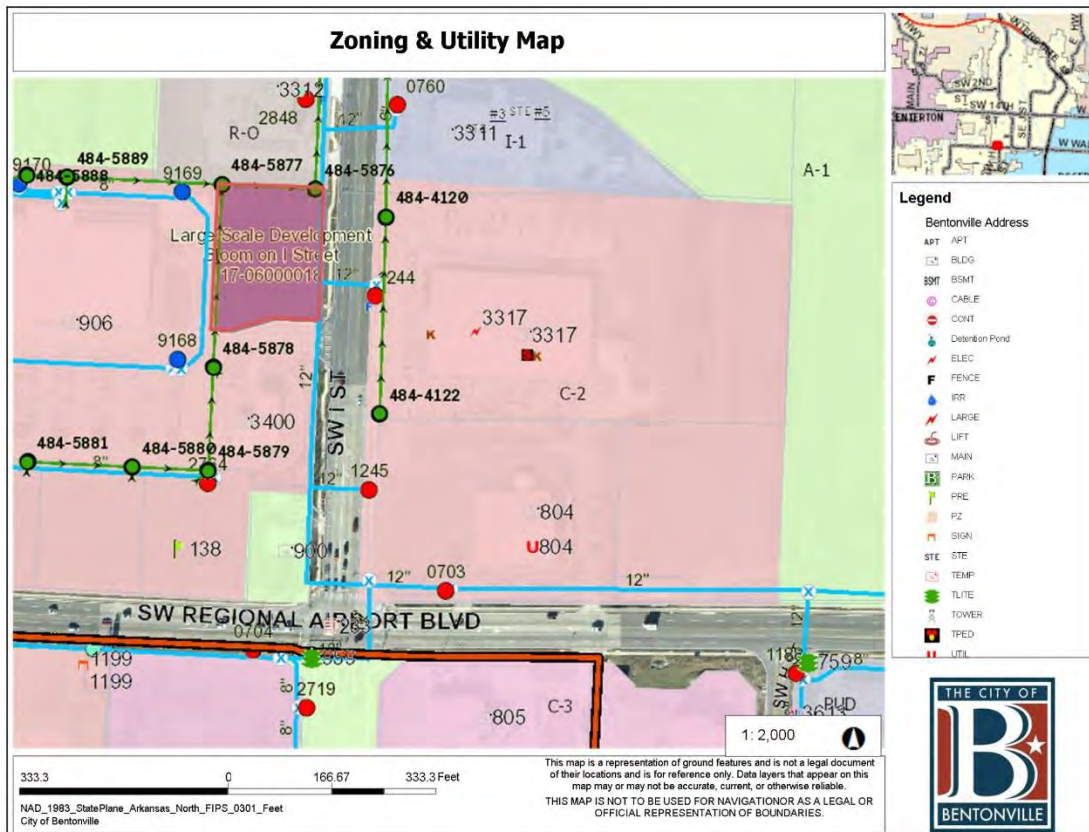
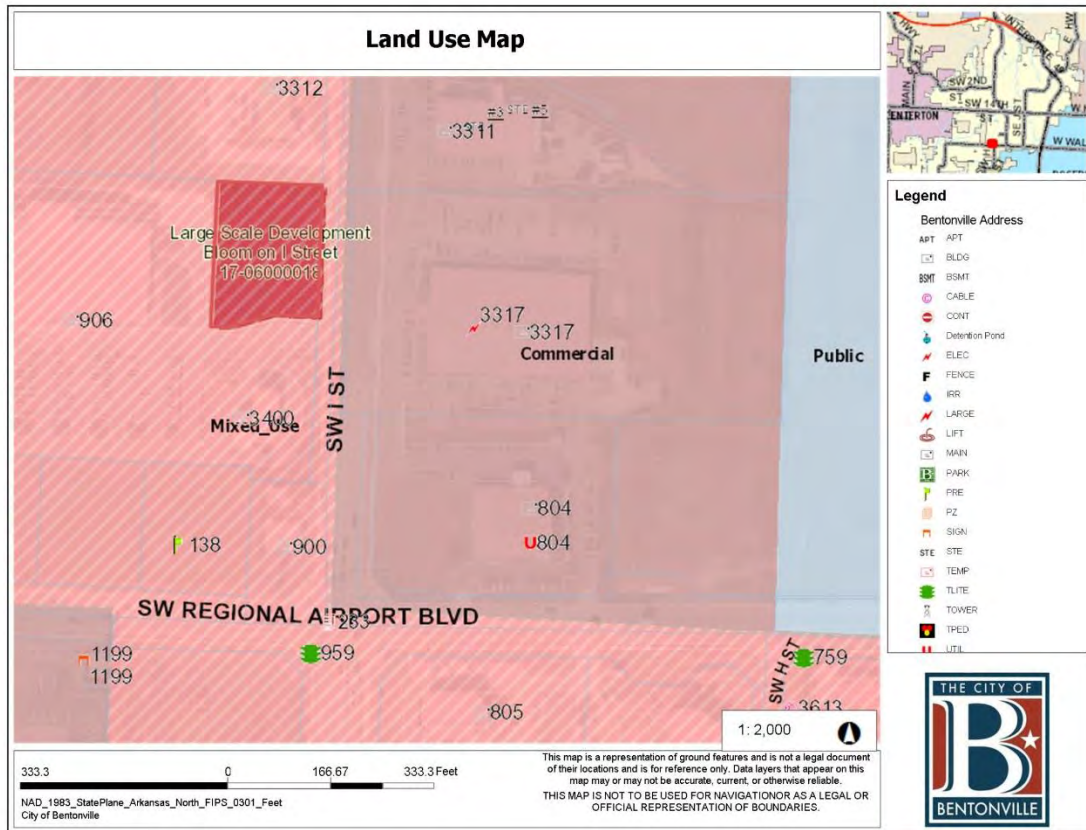
Conclusion

This large scale development does not meet the minimum requirements of the subdivision regulations due 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





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844
www.ceieng.com

April 25, 2017

Mr. Beau Thompson
City of Bentonville
Planning Department
Community Development Building
305 SW A Street
Bentonville, AR 72712

Dear Mr. Thompson,

**RE: Waiver Request
Bloom on I Street, Shoppes at Uptown Village
Article 1100 Waiver Request**

This is a formal request for a waiver of the City of Bentonville Subdivision Code Articles 1100.13.E.1. Said code articles state, "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."

In lieu of providing one of the three exterior materials allowed by the code, we propose using an architectural metal panel for 28% of the storefront and endcap spaces facing SW I Street. The remaining percentage of the storefront will remain brick and Hardie Panel as required by code. This metal panel is noted to be MBCI Metal Panel – Designer Series – Flat. The Designer™ Series 12.0 Flat Panel offers a 1 3/4-inch deep leg providing the perfect cavity for rigid board insulation. The panel features concealed fastened systems enhancing the appearance. One leg of the panel is attached to the structural using a concealed clip and the other leg snaps securely into the adjoining panel to lock them into position. The Designer™ Series panel provides the toughness of metal while creating an attractive, flexible and functional wall or fascia panel. While not specifically allowed by the article 1100.13.E.1, similar panels have been used on projects within the City of Bentonville.

Note, panel is not being used on a façade to reduce cost. The panel is being used as an articulated architectural accent on the prominent façade.

Your consideration of this request will be greatly appreciated. If you have any questions, please contact me.

Sincerely,
CEI Engineering

Jacob Shy
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ LOUISIANA ■ MINNESOTA ■ GEORGIA ■ PENNSYLVANIA

LANDSCAPE REQUIREMENTS		
CITY REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES	• 1 TREE PER 30 L.F. OF STREET FRONTAGE	• 2 EXISTING • 8 PROPOSED • 10 TOTAL
	• 1 TREE PER 50 L.F. OF STREET FRONTAGE	
PERMETER TREES	• 791 L.F. TOTAL SITE PERIMETER • 16 REQUIRED	• 16 TREES
INTERIOR GREENSPACE	• TOTAL PARKING AREA = 15,915 S.F. • 8% REQUIRED = 1,273 S.F.	• 1,720 S.F. (10.12 %)

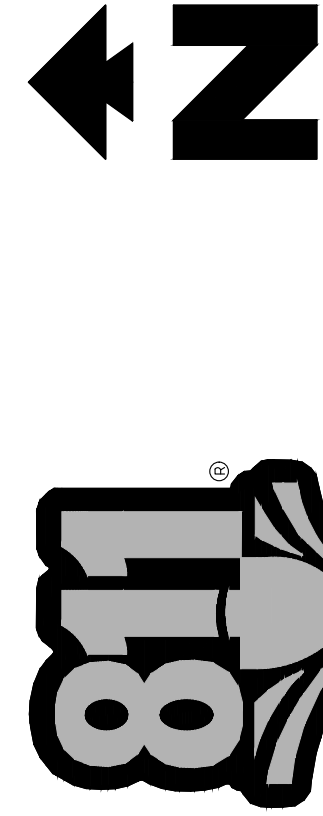
INTERIOR GREENSPACE REQUIREMENTS	
TOTAL PARKING AREA	=17,622 S.F.
8% GREENSPACE REQUIRED	=1,409.76 S.F.
PROVIDED	=1,765.33 S.F. (10.01%)

NOTE TO CONTRACTOR:
EXISTING TREES ALONG STREET SHALL BE PROTECTED DURING CONSTRUCTION

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXISTING AND PROPOSED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

TEMPORARY SITE BENCHMARK

EXISTING SANITARY SEWER MANHOLE (LO LOCATED 7' EAST OF THE BUILDING) IS TO BE USED AS A BENCHMARK.
ELEVATION = 1288.54



Know what's below.
Call before you dig.

LEGEND

EXISTING		PROPOSED	
6	EAST OR ELECTRIC	— OHT —	OVERHEAD TELEPHONE
6	NORTH	— OHTV —	OVERHEAD TV
6	SOUTH OR SEWER	— X"SS —	SANITARY SEWER
7	TELEPHONE	— UGE —	UNDERGROUND ELECTRIC
7	UNDERGROUND	— UGE&T —	UNDERGROUND ELECTRIC AND TELEPHONE
7	WEST OR WATER	— UGT —	UNDERGROUND TELEPHONE
7	PROPERTY LINE	— UGTV —	UNDERGROUND TV
7	RIGHT OF WAY LINE	— X"W —	WATER
7	STORM DRAIN	— GAS —	5'-10"-11' 50.5"
7	X"G	— OHE&T —	OVERHEAD ELECTRIC AND TELEPHONE
7	X"Y		

PROPOSED		PLANT SCHEDULE	
—	BOUNDARY LINE	●	TREES
—	RIGHT OF WAY LINE	○	PLANTING
—	STORM DRAIN	○	PLANTING
—	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)	○	PLANTING
—	INTERIOR GREENSPACE	○	PLANTING
—	PLANT SCHEDULE	○	PLANTING

BOTANICAL NAME / COMMON NAME	CONT.	QTY.
Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	8 & B.	2.5' Cal
Acer saccharum 'Legacy' / Legacy Sugar Maple	8 & B.	2.5' Cal
Cercis canadensis 'Imperial' / Imperial Redbud	8 & B.	2.5' Cal
Gleditsia triacanthos 'Inermis' / Shademaster™	8 & B.	2.5' Cal
Magnolia virginiana / Sweet Bay	8 & B.	2.5' Cal
Platanus x acerifolia / London Plane Tree	8 & B.	2.5' Cal

LANDSCAPE DETAILS	
—	SOA TREE PLANTING

- GENERAL NOTES
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH ALL CITY PLANS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
 - CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION. DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
 - QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
 - IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
 - ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
 - CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
 - ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
 - THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
 - COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
 - CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES. THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SHUT-OFF VALVE. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND MAINTAINED SUCH THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT FOOT AREA.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AND TOPSOIL AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY PLANTS ARE ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL CITY UTILITIES.
 - ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 140.8 G-10)
 - TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS SPECIFIED IN THE CITY OF BENTONVILLE SHALL BE USED FOR TREE CARE. SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 140.8 G-11)
 - HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS SPECIFIED IN THE CITY OF BENTONVILLE SHALL BE USED FOR TREE CARE. SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 140.8 G-12)
 - LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS, LINE JUNKER ISLANDS, ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 140.8 A-8 & 140.8 G-7)

PRELIMINARY –
NOT FOR
CONSTRUCTION

CEI PROJECT NO.	427172	INITIAL DATE	DPOB	DES	DRW
Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 BENTONVILLE, AR 72712					
(479) 271-8472 FAX (479) 271-0844					
THE SHOPS AT UPTOWN VILLAGE					
3316 SW 1 ST STREET BENTONVILLE, AR					
LANDSCAPE PLAN					
REV DATE 4/25/17 REV-2 C7					

