



**Planning Commission
Agenda
May 16, 2017**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lots 1 & 2 Opal Subdivision** **Lot Split**
SW Opal Rd., SW Barron Rd. & SW Regional Airport Blvd.
 - 2. Lot 10, Block 4, Deming's Addition** **Lot Split**
405 NW 'A' Street
 - 3. Lots 34, 35 & 36 Dickson's Addition** **Property Line Adjustment**
West Central Ave., SW 'F' Street & SW 2nd Street
- IV. New Business**
 - 1. Ehret (R-1 to DN-2)** **Rezoning***
North Main Street & NE Monroe Street
 - 2. Bear State Bank** **General Plan Amendment***
(Low Density Res. to Medium Density Res.)
Southwest 2nd Street & Northwest Elm Tree Road
 - 3. 8th Street Treasures (King James Wine School, Inc.)** **Conditional Use***
801 Southeast 8th Street, Suite 47
 - 4. Lots 25, 26, 27, 28 & 29, Block 6, W.A. Burk's Addition** **Lot Split**
North Main Street & NE Monroe Street
 - 5. Lot 16 Crystal Bridges Addition & Lots 3 & 4 Martz Addition** **Property Line Adjustment**
1107 NE J Street
 - 6. The District** **Large Scale Development**
Southwest 4th Street & Southwest 'C' Street
- V. Other Business**
 - a. Benton Development Tour – Route, Date & Time Discussion**
- VI. Planner's Report**
- VII. Adjournment**

LOT SPLIT STAFF REPORT



Lots 1 & 2 Opal Subdivision

SW Opal Rd./SW Barron Rd. &
SW Regional Airport Blvd.

PC Date: 5/16/2017

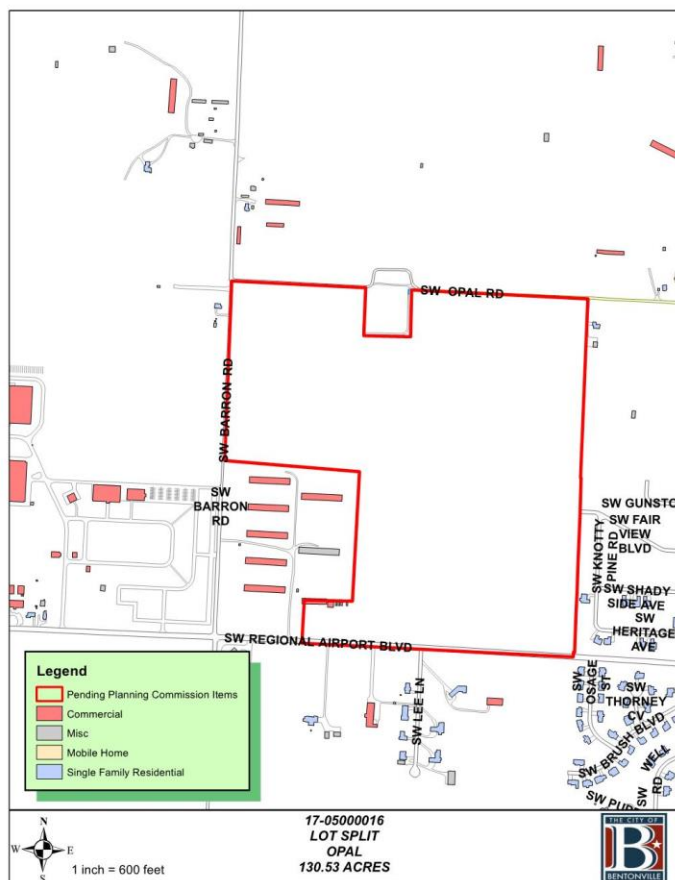
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000016
Applicant / Current Owner	Highland, LLC PO Box 129 Centerton, AR 72719
Site Area	125 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)

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

Location Map



Property Description

This property is the location of vacant agricultural land east of the Benton County Fair Grounds.

Project Details

The applicant has submitted a proposal for a lot split that will create two new lots from one existing parcel. The new lots will be known as Lot 1 (30 acres) and Lot 2 (95 acres) of Opal Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along SW Opal Road and SW Barron Road. A 20' wide utility easement is also being dedicated with the plat along SW Opal Road. Lot 2 will have access to public utilities however Lot 1 does not have direct access to public utilities at this time. Both new lots will have access to a public street.

Projected Traffic Impact

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

Utility Infrastructure

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

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

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

Standard Conditions of Approval

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

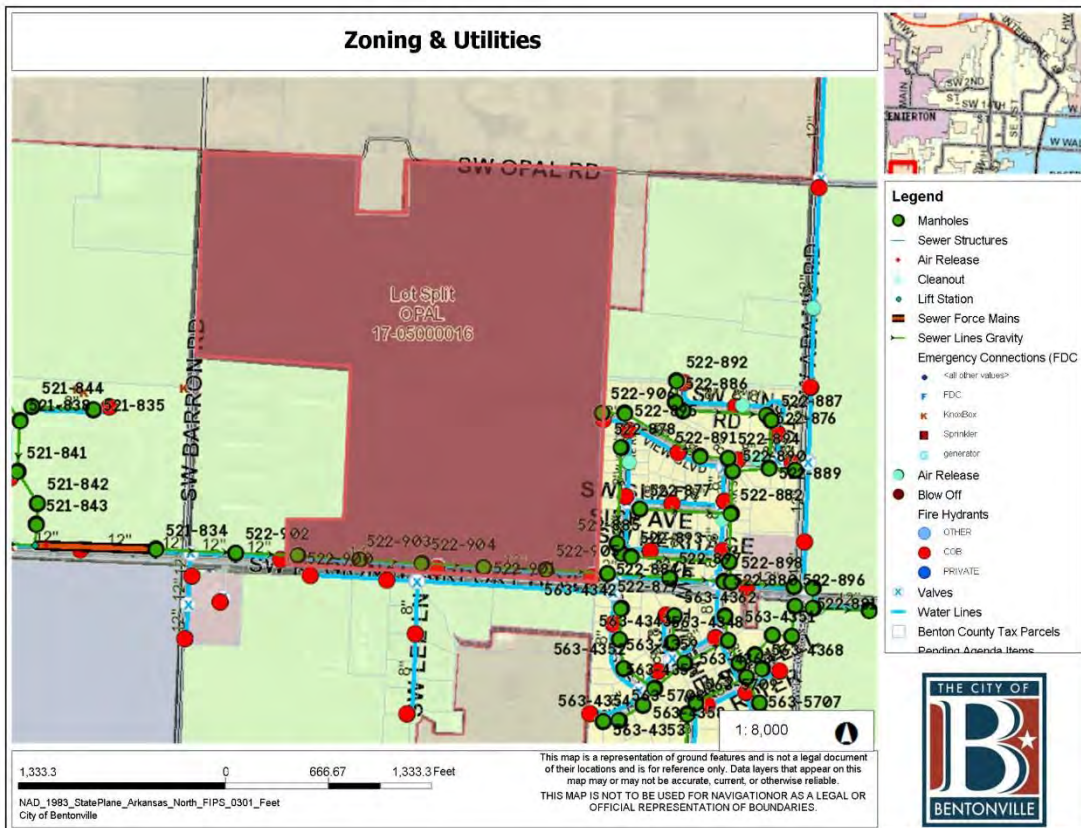
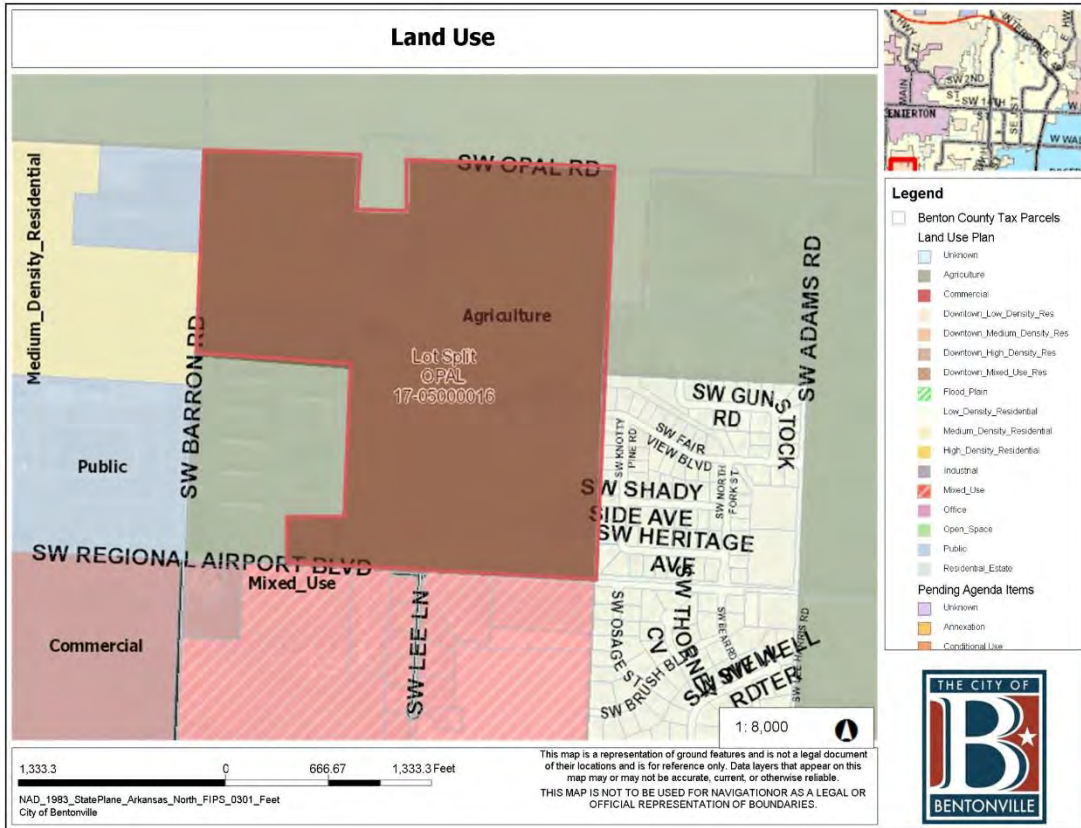
Recommendation

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

NOTES

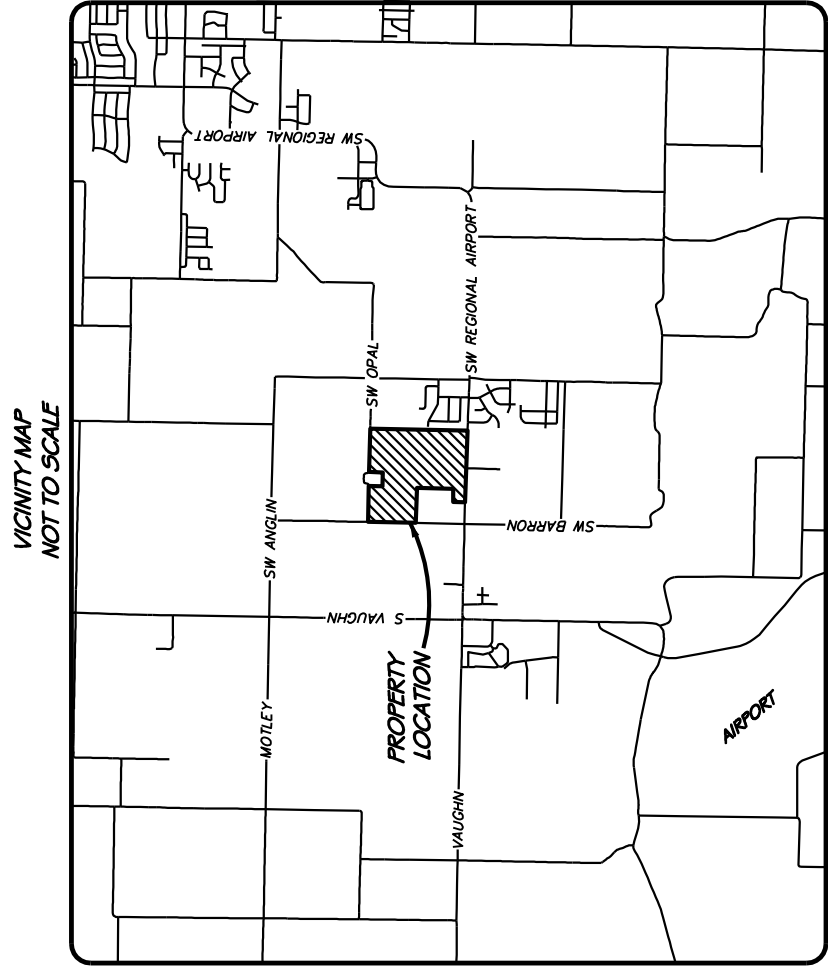
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

LOT SPLIT STAFF REPORT



LOT SPLIT CREATING LOTS 1 & 2
OF OPAL SUBDIVISION

BEING A LOT SPLIT OF LEE HARRIS FARMS -
TRACT 14A, BEING A PART OF THE SOUTHWEST
QUARTER AND PART OF THE SOUTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 19 NORTH, RANGE 31
WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS



SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Benton County, Arkansas Community Panel No. 050070235K Dated: June 5, 2012.

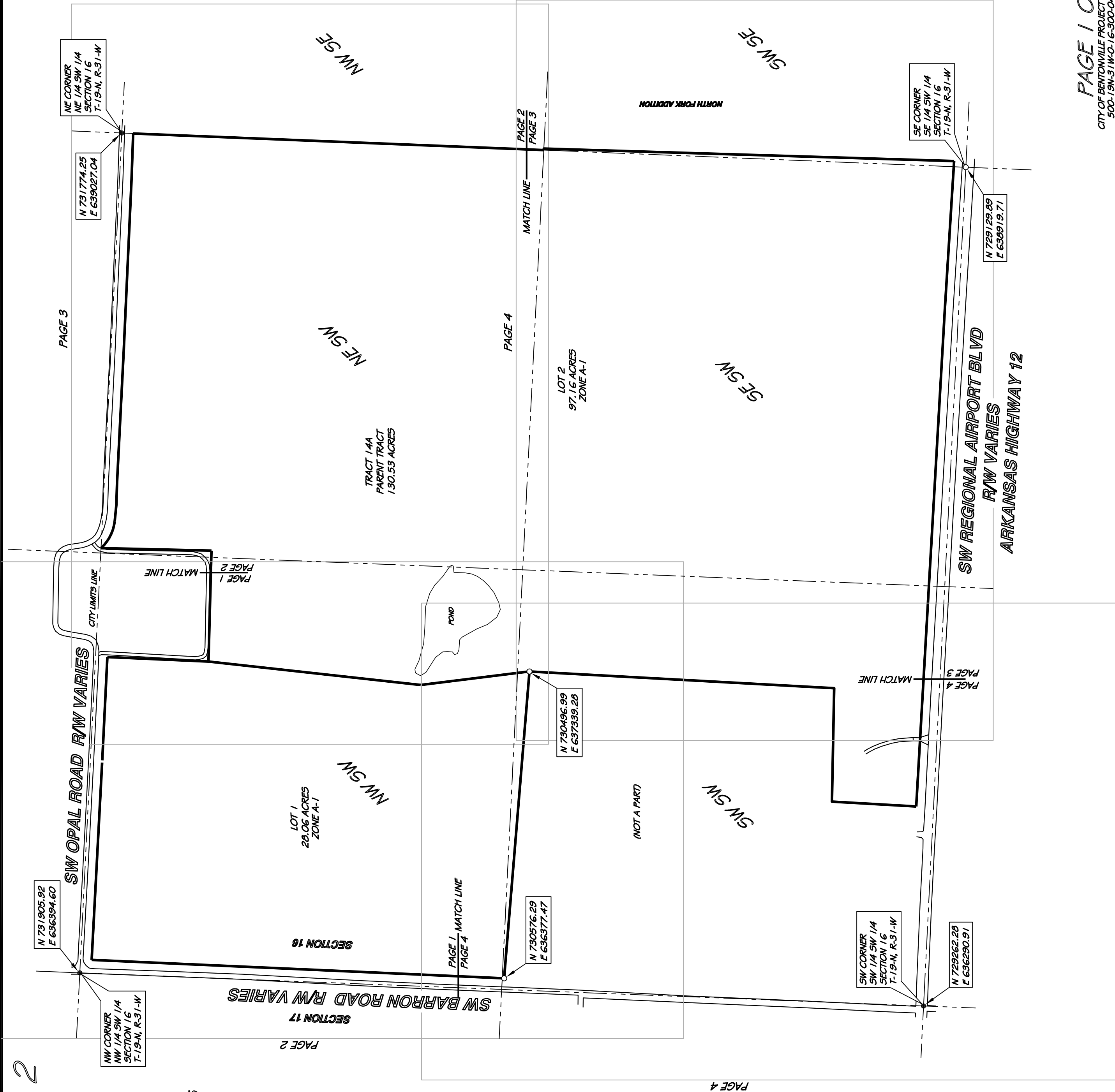
SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718, Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: All building, surface and subsurface, improvements on and adjacent to the site are not necessarily shown. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which on accurate and current title search may disclose.

Satterfield Land Surveyors P.A., Copyright 2017

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REVISIONS	
100'	0"
50'	0"
0"	GRAPHIC SCALE 100'
200'	
REFERENCE DEED	
SURVEY REFERENCES	
1 - ALAN REID & ASSOCIATES - #02435 - 12/15/2002	
2 - ARKANSAS CONSULTANTS, INC. - #72-050 - 3/16/1972	
BASIS OF BEARING	
ARKANSAS STATE PLANE COORDINATES GRID NORTH	



PAGE 1 OF 6

CITY OF BENTONVILLE PROJECT #17-05000016
500-19N-31W-0-16-300-04-0147-1443

CONTACT: HIGHLAND LLC
P.O. BOX 129
CENTERTON, AR 72719
PHONE: (479) 640-7059

DRAWN BY: M.D.L.

SCALE: 1"=100'

DATE: 2-9-17

JOB NO. 42,169

Satterfield Land Surveyors P.A.

REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: <http://www.slsurveying.com>

LOT SPLIT STAFF REPORT



Lot 10, Block 4 Deming's Addition

405 NW 'A' Street

PC Date: 5/16/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000018
Applicant / Current Owner	Polly E. Harris 405 NW 'A' Street Bentonville, AR 72712
Site Area	0.24 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)

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

Location Map



Property Description

This property is the location of an existing single-family home in an established but redeveloping downtown neighborhood.

Project Details

The applicant has submitted a proposal for a lot split that will create one new lot from the northern portion of one existing lot. The new lot will be known as Lot 10 (0.24 acres) Block 4 of Deming's Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along North Main Street. The new lot will have access to public utilities and a public street.

Projected Traffic Impact

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

Utility Infrastructure

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

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

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

Standard Conditions of Approval

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

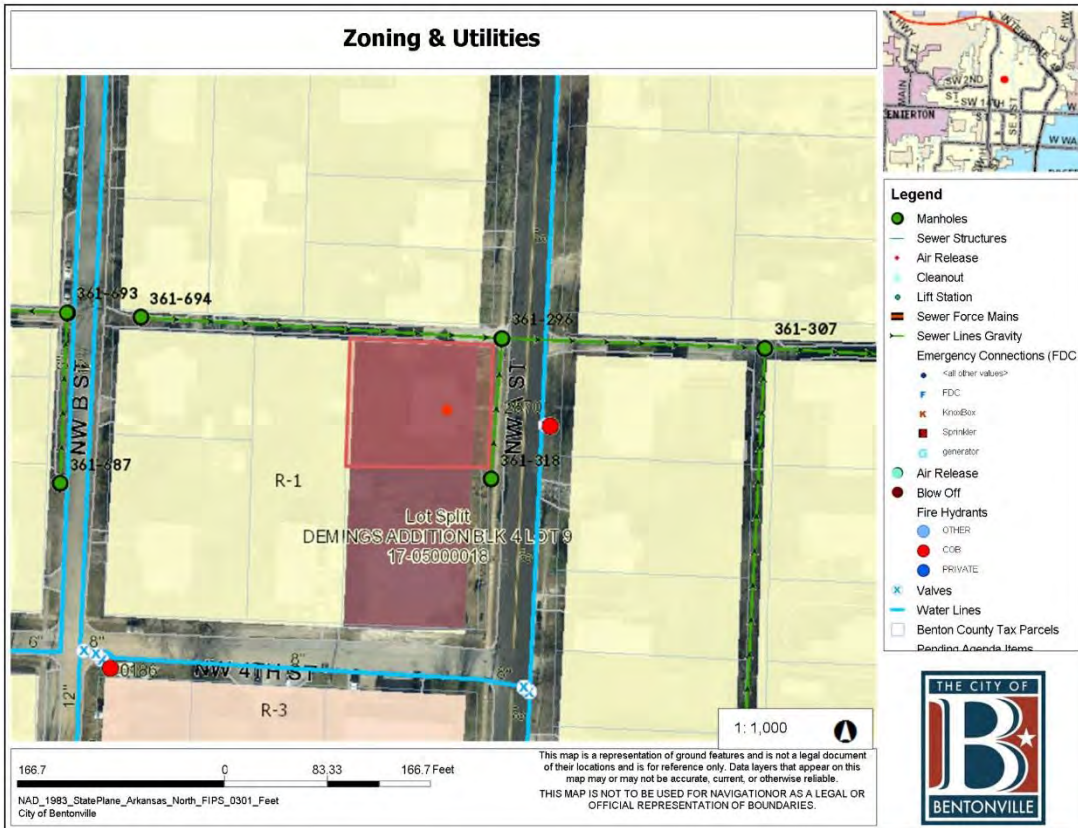
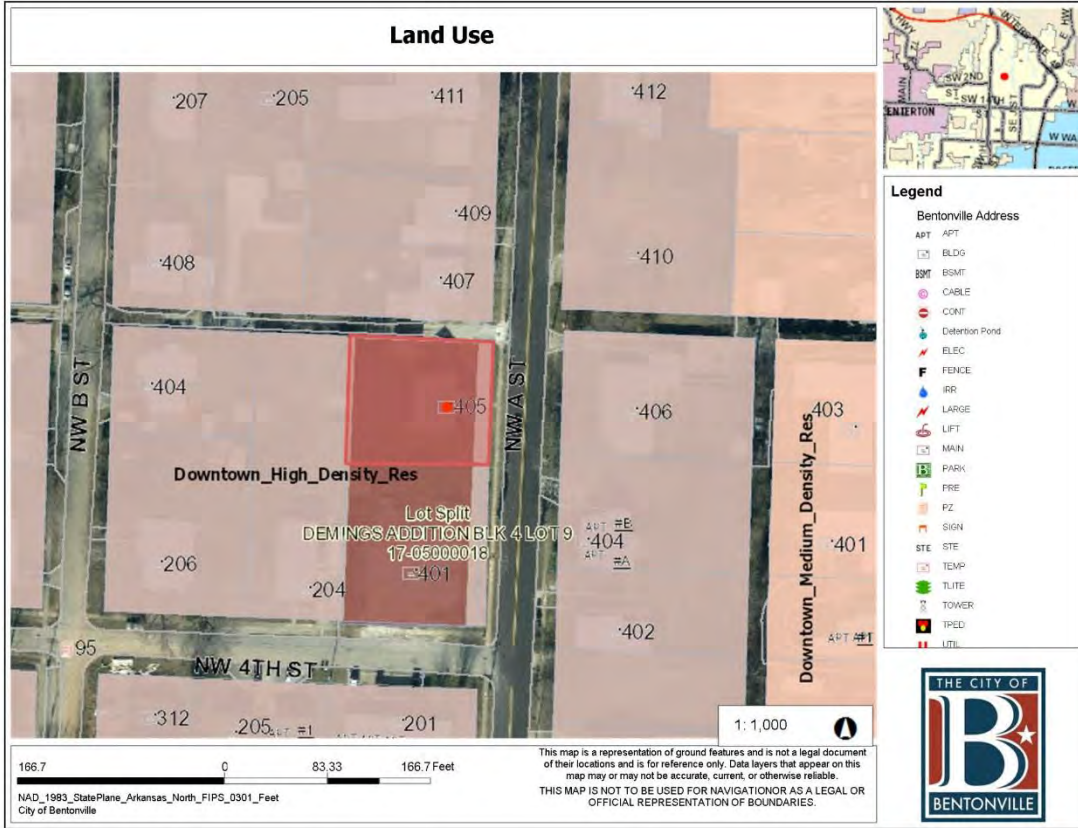
Recommendation

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

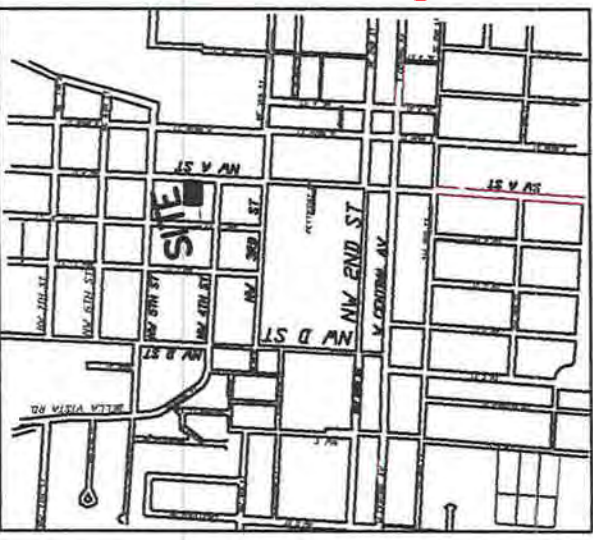
NOTES

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

LOT SPLIT STAFF REPORT



2nd SUBMITTAL
P.C. DATE
MAY 16 2017
COMMENTS DUE



PROPERTY DESCRIPTION (PARENT)

A STRIP OF LAND 100 FEET WIDE SQUARELY OFF OF THE NORTH END OF LOT 9, BLOCK 4, DEMANDS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NINE, THENCE NORTH 34°46' WEST 99.95 FEET TO A POINT; THENCE NORTH 87°34'48" WEST 115.63 FEET TO A FOUND IRON PIN; THENCE NORTH 02°30'28" EAST 100.57 FEET TO A POINT; THENCE SOUTH 17°16'18" EAST 115.11 FEET TO THE POINT OF BEGINNING.

MASS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (1 & 56):

PROPERTY DESCRIPTION (LOT 10)

A STRIP OF LAND 100 FEET WIDE SQUARELY OFF OF THE NORTH ENDS OF LOT 8 AND THE EAST 1/2 OF LOT 7, BLOCK 4, DEMINGS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING FOUND IRON PIN ON THE WEST RIGHT OF WAY OF NORTHWEST A STREET WHICH IS S 87°16'19" E 5.89 FEET FROM THE NE CORNER OF SAD LOT EIGHT, THENCE SOUTH 02°32'41" WEST 100.03 FEET TO A FOUND IRON PIN; THENCE NORTH 87°34'46" WEST 108.55 FEET TO A FOUND IRON PIN; THENCE NORTH 02°50'28" EAST 100.57 FEET TO A POINT; THENCE SOUTH 77°16'19" EAST 109.22 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF ACCURACY

DAVID B. PLATZ 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: David B. P.
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

LOT SPLIT OF LOT 9, BLOCK 4 DEMINGS ADDITION, CREATING LOT 10, BLOCK 4	OWNER CONTACT INFO:		POLLY E. HARRIS 405 NW 'A' STREET BENTONVILLE, AR 72712		275-7069 OR 306-7069	
	CONSULTING INC.				P.O. BOX 233 BENTONVILLE, AR 72712	
	REVISIONS		DRAWN BY:		DATE:	
	No.: BY: DATE:		DP/ZS		04/10/17	
				CHECKED BY:		JCB No.: 2017081
				SCALE:		SHEET: 1
				1"=30'		

ATLAS PAGE 361

LEGEND

- BUILDING SETBACK (R-1 ZONING)**
30' STREET FACING GARAGE SETBACK
20' FRONT SETBACK
20' SIDE EXTERIOR SETBACK
7' SIDE INTERIOR SETBACK
25' REAR SETBACK
- CITY REQUIRED NOTES:**
1. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
- OSLP, SET IRON PIN
● F.I.P. FOUND IRON PIN
— PROPERTY LINE
..... OLD PROP. LINE
— CENTERLINE
— FENCE
— ADJ. PROPERTY LINE
— EXISTING ALLEY
— EXISTING WATER METER
— EXISTING GAS METER
— DEDICATION AREA
- SCALE: 1"=30'
- 30 15 0 30

SCALE: 1"=30'



CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS 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:

MAYOR

CITY CLERK

PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED, OWNER 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:

DATE OF EXECUTION:

SIGNED:

POLLY E. HARRIS

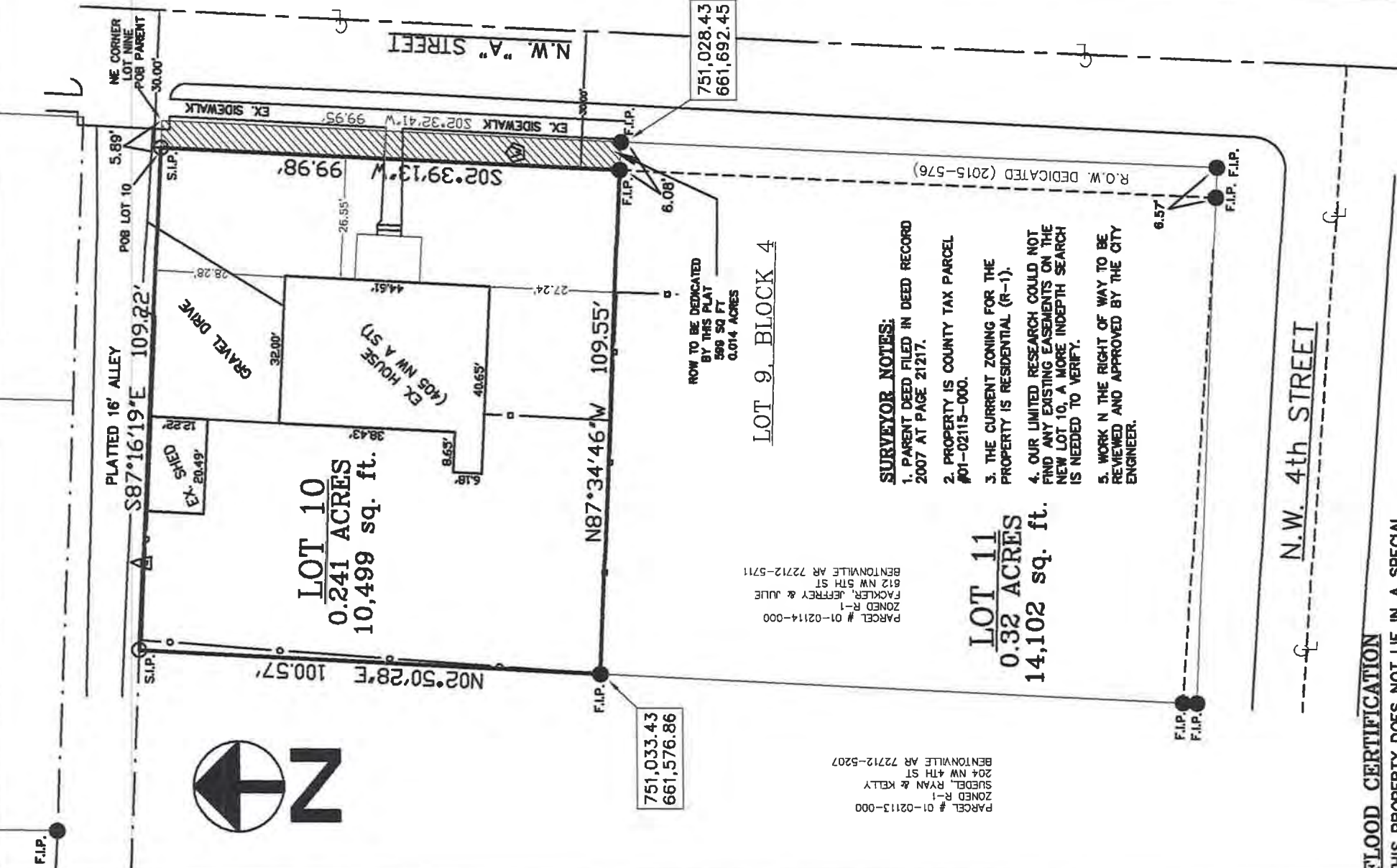
PRINT:

STATE OF ARKANSAS)

COUNTY OF BENTON

SWORN TO AND SUBSCRIBED BEFORE ME THIS
DAY OF _____ 2017.

NOTARY PUBLIC SIGNATURE



SURVEYOR NOTES:

1. PARENT DEED FILED IN DEED RECORD 2007 AT PAGE 21217.
2. PROPERTY IS COUNTY TAX PARCEL 001-02115-000.
3. THE CURRENT ZONING FOR THE PROPERTY IS RESIDENTIAL (R-1).
4. OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE NEW LOT 10, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.
5. WORK N THE RIGHT OF WAY TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

GOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL
LOOD HAZARD AREA AS SHOWN ON FEMA
FANAL #05007C0255 K, DATED JUNE 5, 2012.

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot s 34, 35 & 36 Dickson's Addition

W. Central Ave./SW F St./ SW 2nd St.

PC Date: 5/16/2017

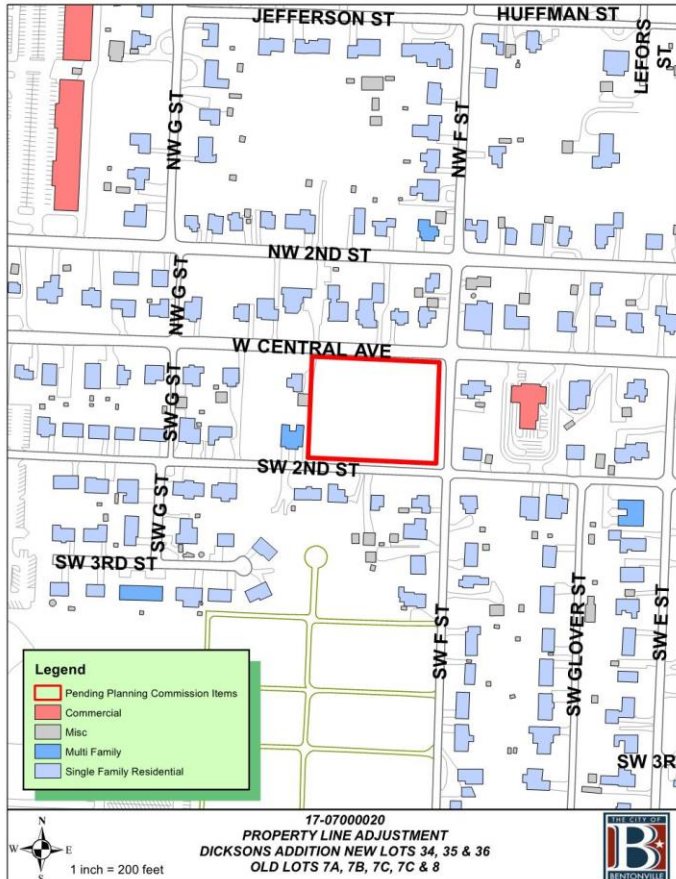
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000020
Applicant / Current Owner	Cottage Home XNA, LLC 236 SW 'D' Street Bentonville, AR 72712
Site Area	1.62 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Downtown Low-Density Residential (D-LDR)

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

Location Map



Property Description

This property is the location of five vacant single-family lots along West Central Avenue in a redeveloping single-family residential area.

Project Details

The applicant has submitted a property line adjustment that will adjust the common lot line between five existing lots and will create three new single-family residential lots that will be known as Lot 34, Lot 35 and Lot 36 of Dickson's Addition. Each new lot is approximately 0.54 acres. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along W. Central Avenue, SW F Street, and SW 2nd Street. Each 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.

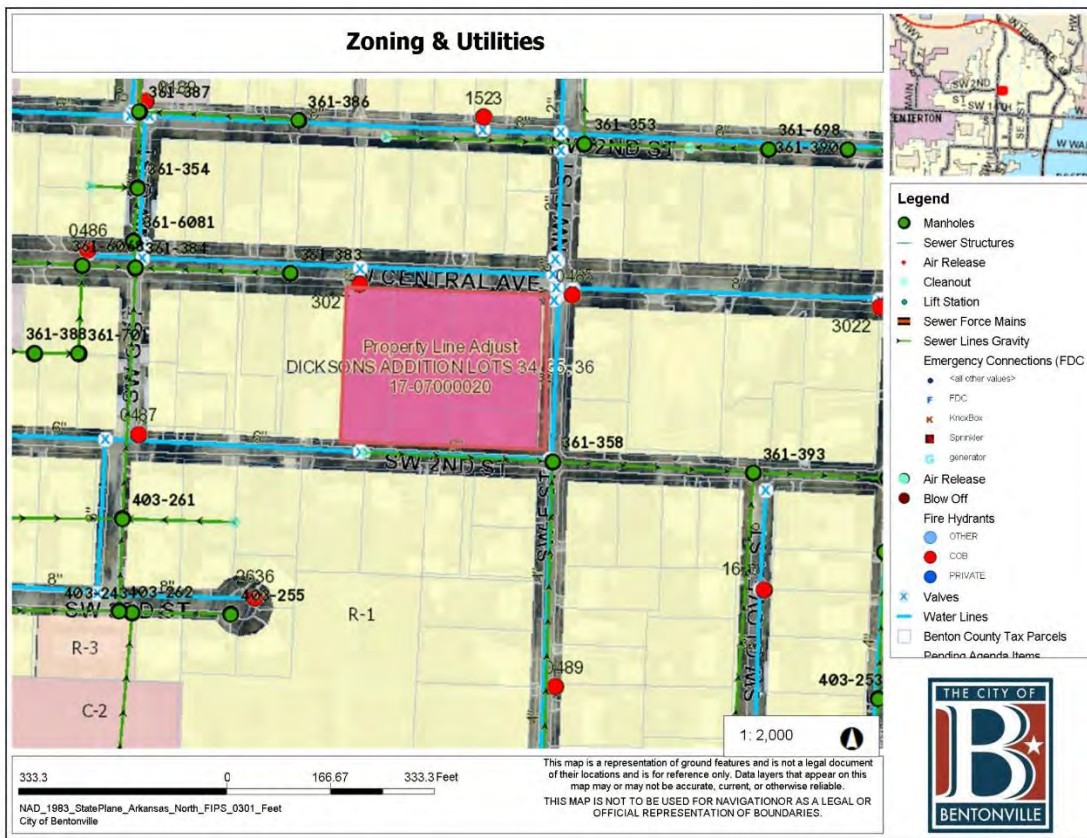
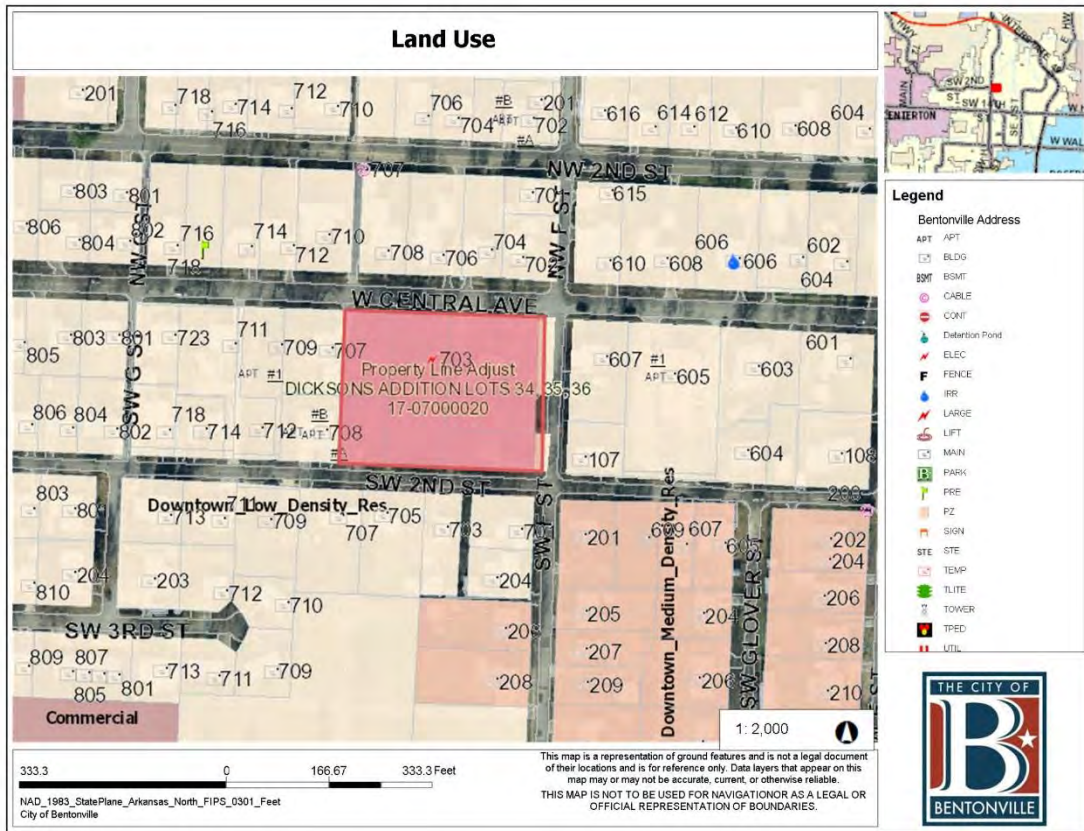
Recommendation

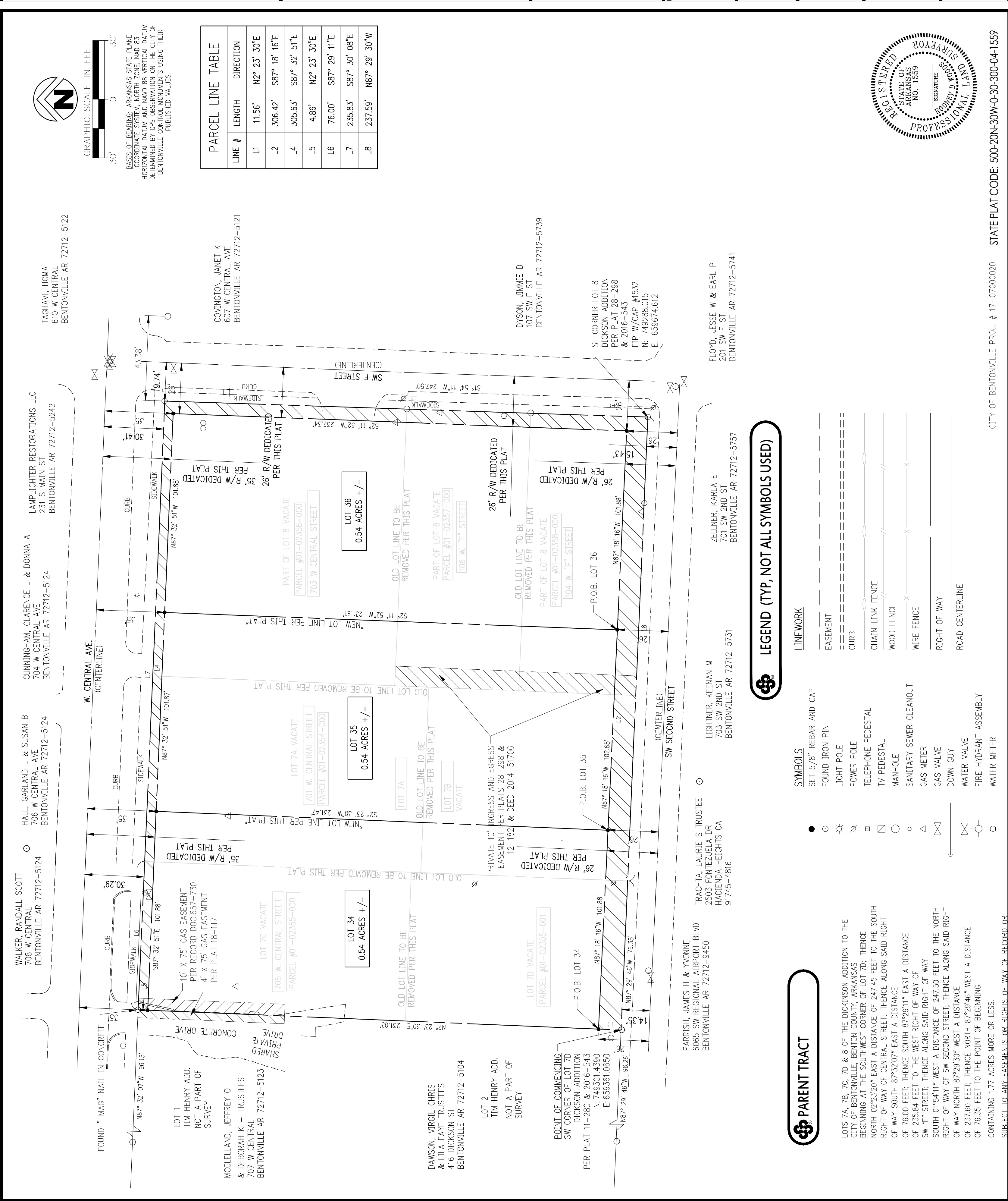
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

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

PROPERTY LINE ADJUSTMENT STAFF REPORT





RECORD INFORMATION

PROPERTY LINE ADJUSTMENT OF LOTS 7A, 7B, 7C, 7D & 8, CREATING LOTS 34, 35 & 36 OF DICKSON'S ADDITION TO THE CITY OF BENTONVILLE, AR

PREPARED FOR: COTTAGE HOMES XNA, LLC

BENTONVILLE ARKANSAS

VICINITY MAP

DELTA	DESCRIPTION	DATE

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.

901 N. 47th St., Suite 200
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.656.4838 | 479.631.6224 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CRAFTON TULL & ASSOCIATES, INC.
NO. 1559
EXPIRATION DATE: 12/31/2017

© 2015 Crafton, Tull & Associates, Inc.
PROJECT NO: 15108603
ISSUE DATE: 03/17/2017
CONTACT: R. WOODS
CHECKED BY:
SHEET NO:

1 OF 2

REZONING STAFF REPORT



Ehret

N. Main Street & NE Monroe Street

PC Date: 5/16/2017

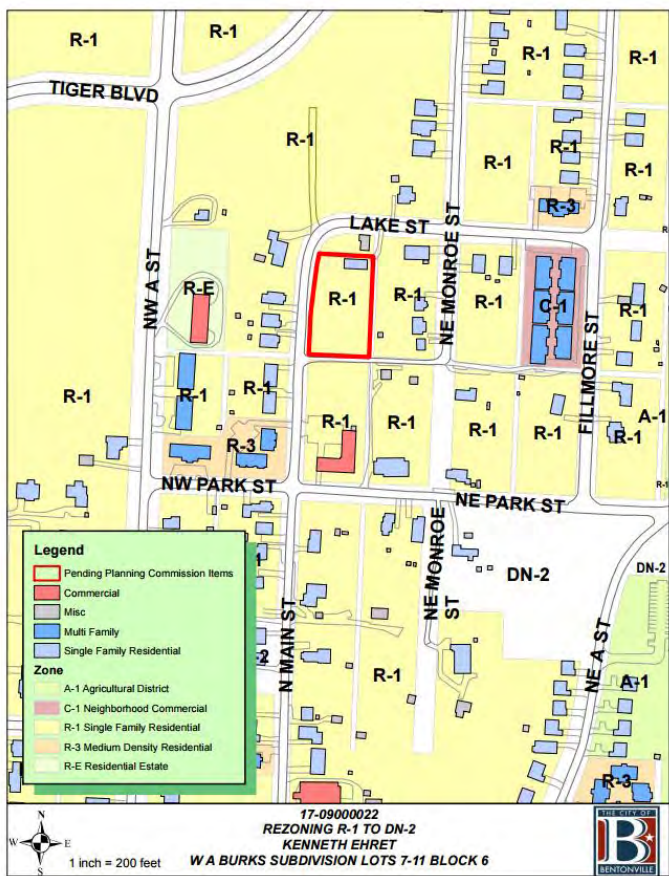
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000022
Applicant / Current Owner	Kenneth Ehret 1203 NE Monroe Street Bentonville, AR 72712
Site Area	0.86 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 two low-density residential parcels within a redeveloping single-family residential neighborhood.

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 Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation.

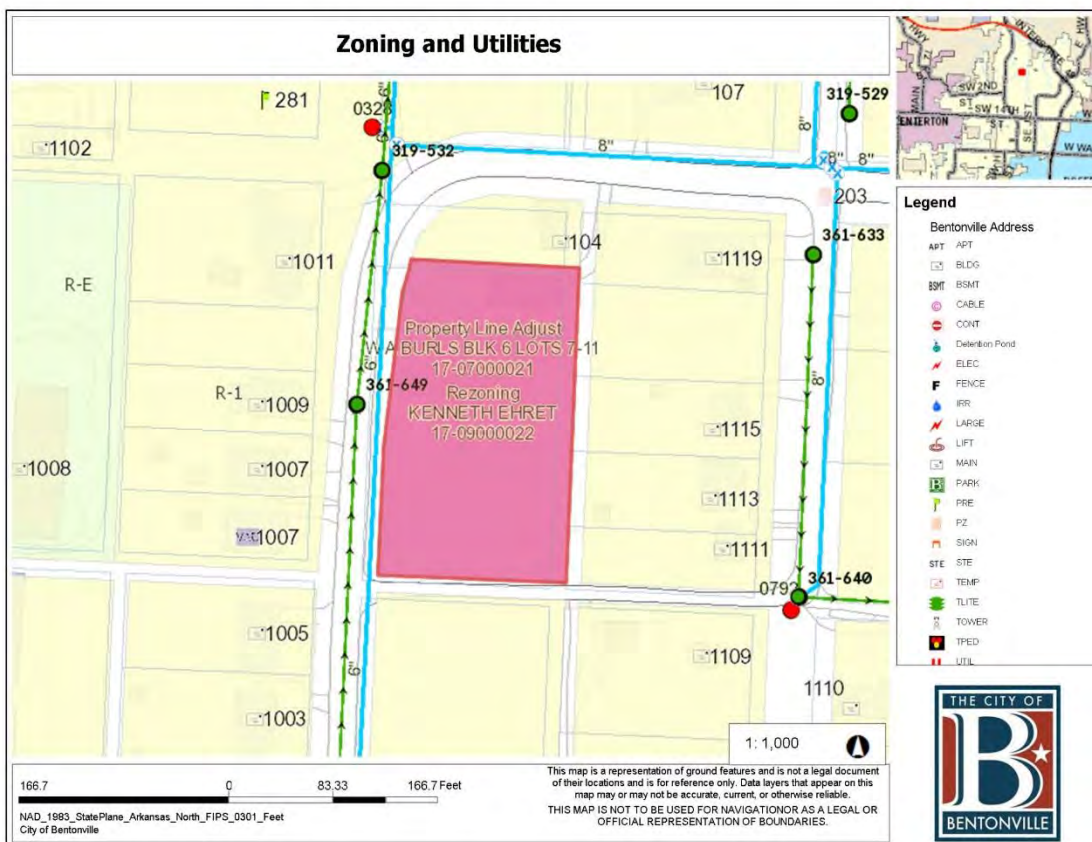
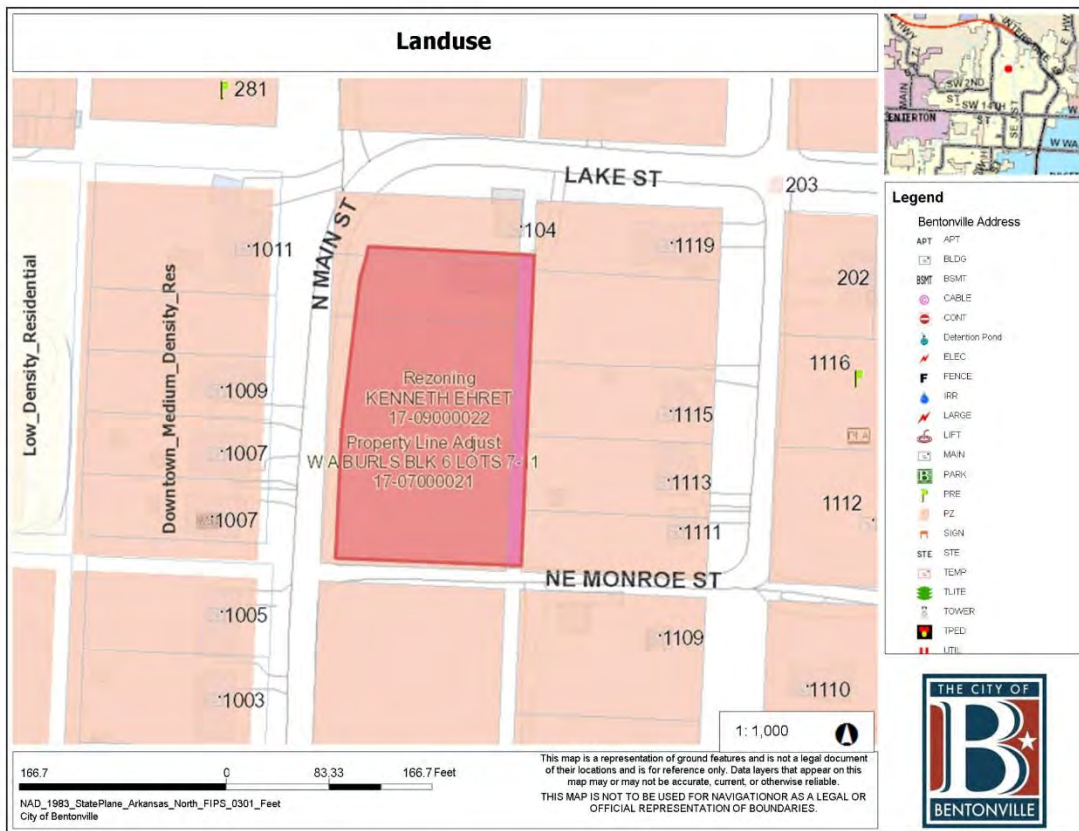
Conclusion

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 Residential to DN-2, Downtown Medium-Density Residential.

REZONING STAFF REPORT



April 2, 2017

City of Bentonville, AR
Planning Department
305 SW A St.
Bentonville, AR

RE: Proposed Rezoning of WA Burks Addition, Block 6, Lots 7-11; also known 1010 N. Main Street
Bentonville

Dear City of Bentonville Planning Department,

Kenneth Ehret, would like to request approval of rezoning of WA Burks Addition, Block 6, Lots 7-11; also known 1010 N. Main Street Bentonville from R-1 to DN-2. I would like to build single family homes that bring up the beauty and value of the neighborhood. The request to rezone would allow for the configuration of houses to follow the new master plan specifications set forth by the city of Bentonville. The plan is to build 2 story craftsman/ modern farmhouse style homes that will bring a cohesiveness to the street and blend well with the surrounding homes. The alley behind the property will be developed for rear entry garages that can be accessed from the alley off Monroe St or Lake St in accordance with the city specifications. The property has accessibility from Main St, Monroe St, and Lake St which will have a minimal impact on traffic. Street signage currently exists on Main and Lake St. and no additional signage will be needed. Existing 6" water lines are accessible from the west side of the property. Sewer is also available for extension to the property off Main St. according to the city's GIS website.

Thank you for your consideration,

Kenneth Ehret
1203 NE Monroe St. Bentonville
9414162332
Lauren.jill83@yahoo.com

GENERAL PLAN AMENDMENT STAFF REPORT



Bear State Bank

PC Date: 5/16/2017

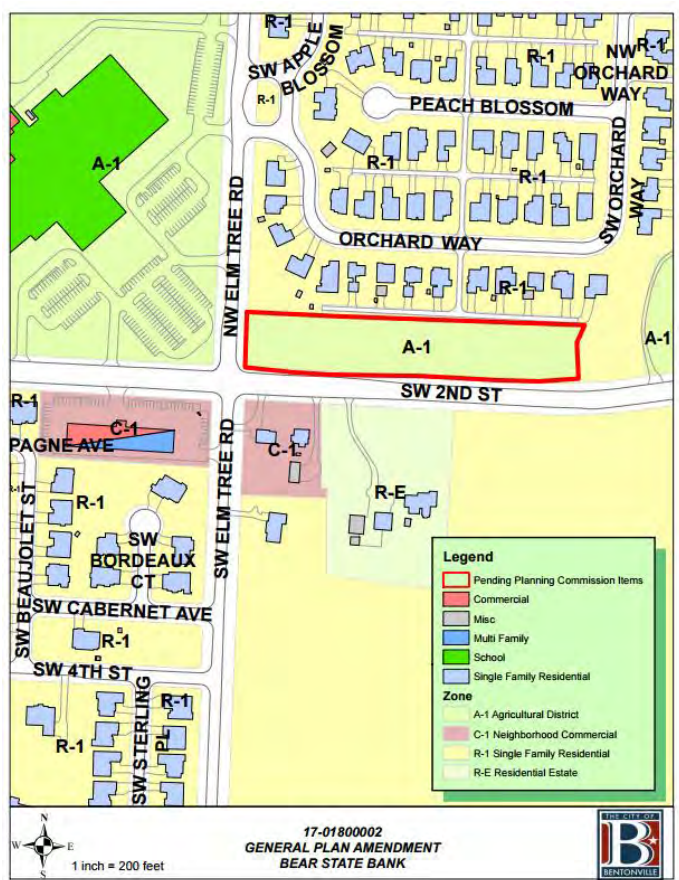
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-01800002
Applicant/ Current Owner	Charles "Cody" Burnett 1011 N. Walton Blvd. Bentonville, AR 72727 Bear State Bank (First Federal Bank) P.O. Box 827 Rogers, AR 72757
Site Area	2.76 acres
Current Zoning	A-1, Agricultural
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)

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

Location Map



Property Description

This property is the location of a vacant parcel along SW 2nd Street (State Hwy 72) south of the Orchards Subdivision and east of Elm Tree Elementary School and Ardis Ann Middle School.

Projected Traffic Impact

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

Utility Infrastructure

Water and sewer are available.

Relationship to the General Plan

Policy LU-23, Housing Types, within the General Plan suggest that the city should encourage the development of a mix of housing types to meet the needs of its residents throughout their lives. The proposed medium density residential development will help to create additional density and reduce the impact on the city's infrastructure by utilizing existing public utilities and traffic networks.

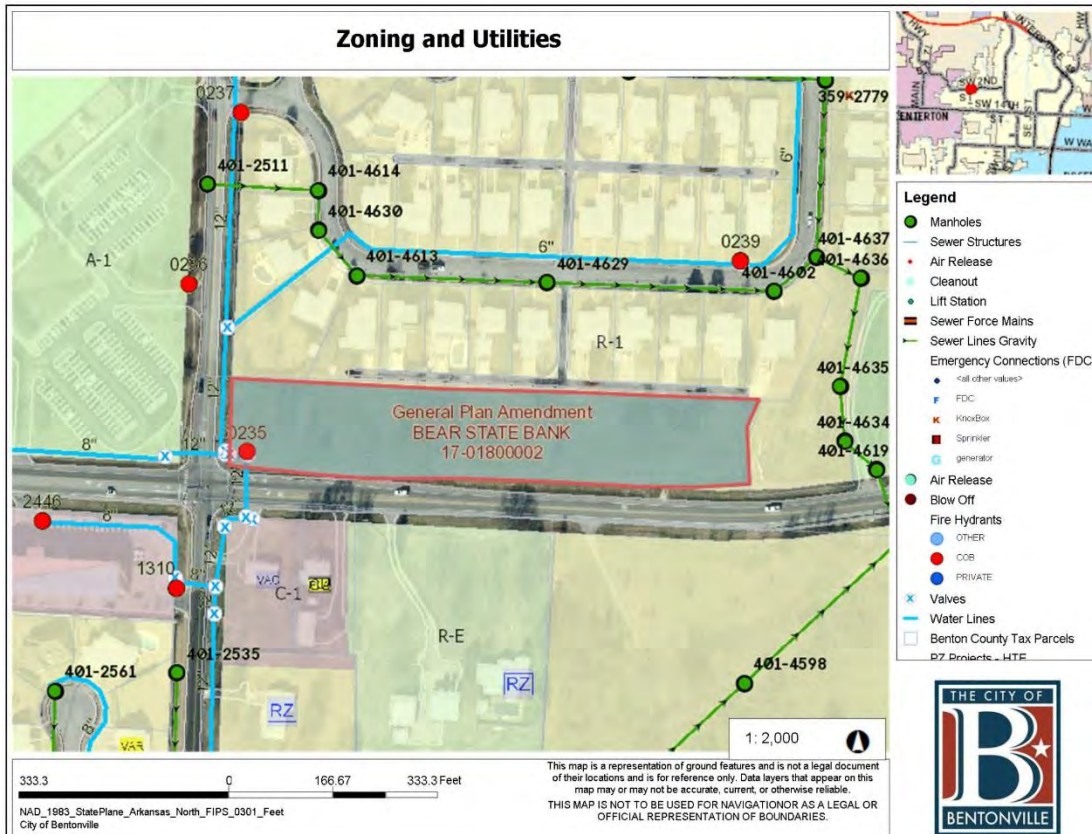
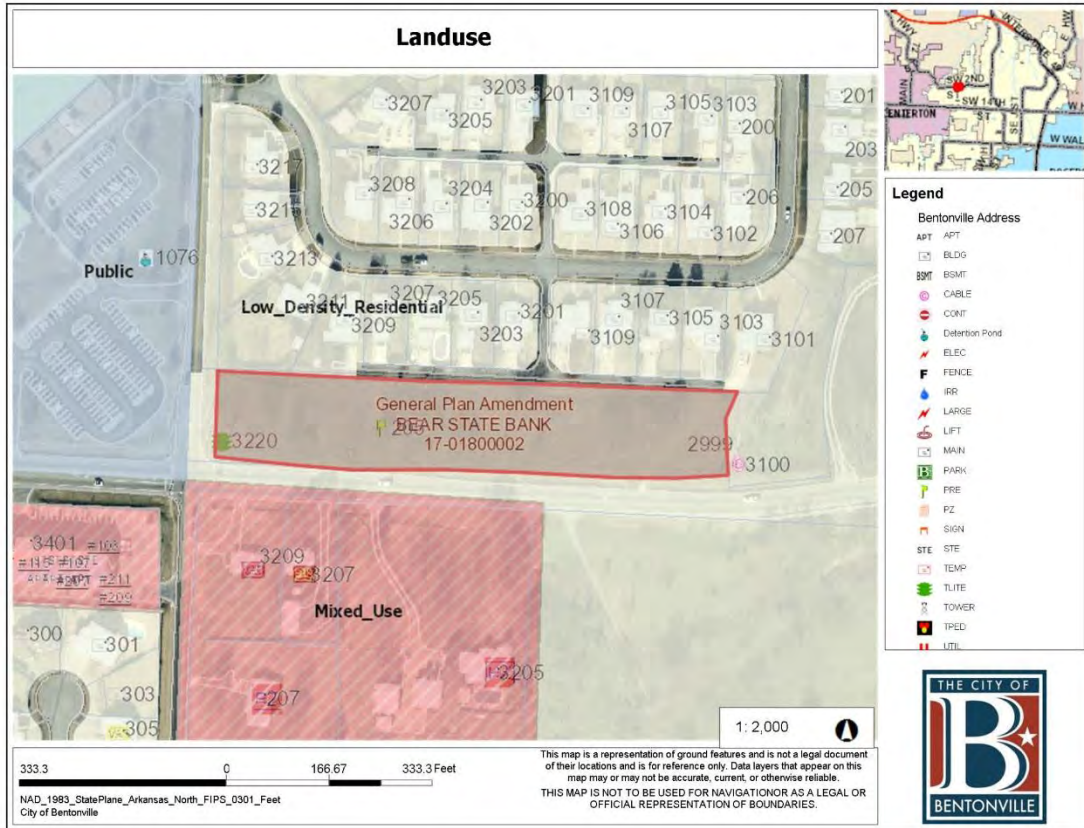
Analysis

The requested Future Land Use Map designation of Medium Density Residential (MDR) is located where two arterial streets intersect. Additional residential units in the area will provide an opportunity for residents to live and work within the same area of the city. Furthermore, the requested land use of Medium Density Residential will serve as a transition from these two heavily traveled arterial roads and the single family residential neighborhoods located directly north. An Agricultural use at this location has the high likelihood to be non-compatible with the existing single-family subdivision. There are several ingress/egress opportunities that can be utilized in the development of the property that will help to facilitate traffic flow and reduce traffic congestion. Public utilities are readily available to the property.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this General Plan Amendment from Low Density Residential to Medium Density Residential.

GENERAL PLAN AMENDMENT STAFF REPORT



Burnett Real Estate Team

1011 N. Walton Blvd., Bentonville, AR

479-640-8375

Cody@BurnettRealEstateTeam.com

- 1. Question: The reasons for initiation of this proposal. Has information become available that was not available at the time of adoption of the Future Land Use Maps? Or, since the adoption of the map has land use in the area changed?**

a. Answer: In 2007 when the Future Land Maps were made I don't think there was as much of a need for town homes or affordable home options as there is today. This is primarily due to the sharp increase in land cost, infrastructure and development costs, building costs, and ultimately the overall cost of dwellings for end users. I think more units to the acre at this location will yield a more affordable per dwelling price so that Bentonville residents can possibly have a new home under \$150,000. This simply is not an option in Bentonville anymore.

- 2. Question: How will this change impact the land use and character of the property in question and surrounding areas?**

a. Answer: I think changing the zoning to medium density multifamily the area will allow for new dwellings at an affordable price point. This is something that is really missing in Bentonville.

- 3. Question: How is the property more suitable for the proposed land use designation than for the current land use classification presented on the Future Land Use Map?**

a. Answer: the property is less suited for low density residential because of the heavy traffic flow along HWY 72. I think most single family buyers want to be in a place off the busy road so that their kids and pets are safe. This area is more suited to the young or elderly who do not have children and who may need a lower house payment or rental rate that can be obtained with more units per acre and smaller more dense development. I think in most PUD's (planned unit developments) parcels like this would act as a buffer between the low density single family, such as the Orchards, and the busy state highway (HWY 72). In a PUD this land would be either multifamily or commercial. It would not be low density residential which is basically single family residential.

- 4. Question: Would the uses by the proposed change be detrimental in any way to the surrounding property?**

a. Answer: I do not believe it would be detrimental in any way to

surrounding property. Quite the contrary, I think it will add value to surrounding properties. I think it would be nice to have new construction, with new landscaping, behind the existing single family homes. This would make for a much quieter backyard for existing residents. As of now, there is nothing to block the road noise.

5. Question: What are the alternative courses of action if the proposed land use change is not approved?

- a. *Answer: the only thing a person could do is build single family homes or use the land for some sort of agricultural application. This doesn't help with the lack of affordable housing options in Bentonville.*

6. Question: What are your plans for the property if the proposed land use change is approved?

- a. *Answer: I would want to use the property to build townhomes. I think anyone that owns this property, or that would look at buying, would have either multifamily or commercial in mind. Two gas station companies, Casey's and Kum and Go have both tried to rezone the property. I think with the type of money someone will spend buying and developing this property they would build something very nice to protect their investment. Two of the past three potential buyers had commercial buildings, gas stations, in mind. The other had multifamily in mind.*

7. Question: What alternatives other than changing the land use designation have been discussed?

- a. *Answer: at least two different companies have tried to change the zoning to allow a gas stations. One company tried to put in town homes. The land use plan and the neighbors have prevented this from getting approved. It seems changing the land use plan is the only way to achieve rezoning.*

8. Question: Additional information that is pertinent to support this request.

- a. *The City of Bentonville General Plan Book, page 11, policy LU.23 states:*

"The City should encourage the development of a mix of housing types to meet the needs of residents throughout their lives (e.g., starter homes through nursing facilities)."

This is strong support for rezoning to commercial or medium density residential from low density residential. I believe I can put town homes on the property and offer a unique and housing solution to the resident of Bentonville.

3203 NW Apple Harvest
Bentonville, AR 72712
3gr8kids@cox.net
479.903.0508

To the Members of the Bentonville Planning Commission:

May 12, 2017

I write today to voice my opposition to changing the future use of the property at Elm Tree and Hwy. 72. It is currently zoned A-1, I propose that it stay that way. Bentonville is home to some of the wealthiest in the state of Arkansas, sadly it's also home to some of the poorest. Another 24 townhomes will do nothing to help the hungry in our community.

As you well know there is a neighborhood currently under construction across the street from this property with 30 homes in the first phase of Coler Creek-more will follow. At the meeting in March, you approved 600 apartments near 28th & C. Currently being constructed are more than 500 apartments on "I" Street just south of Parnell. Denying this future use change (24 townhomes) will not be an impact to the housing market in Bentonville but leaving the current use in place-AGRICULTURE, the positive potential impact of a community garden is huge.

As I brought to your attention in March, the sad fact that 29% of the children attending Ardis Ann middle school across the street receive free or reduced lunches; for the end of school just 2 months later that number is up to **30% (207 students)**. A full 25% of the students enrolled in Bentonville Public Schools also receive free or reduced lunches. **Northwest Arkansas leads the state in food insecurity, and an estimated 20% of the Bentonville population don't know where their next meal is coming from.** The need for a community garden is undeniable. A community garden would serve to fill the gap of food deficiency many children and families face.

In the early 1900's Benton and Washington Counties combined had more than 2 million apple bearing trees, and those trees produced—for Benton County alone—over five million bushels of apples valued at almost \$5.5 million! The apple industry will never return to the prominence it had at the beginning of the twentieth century, however it is rich with history that must be preserved with honor and respect paid to it.

I challenge the city planners and you as the planning commission to go personally spend some time on that piece of land between 5:00 pm and 6:00 pm on any given weekday and watch the traffic. Just Monday when driving Highway 72 into Bentonville at that time, traffic was backed up from the Elm Tree stoplight all the way to El Contento.

This is the perfect location both historically and geographically for a viable community garden. I beg of you to reject the future use change request and give the community an opportunity to create an asset to our community that would be a tribute to our past while providing promise for our future.

Thank you for your time and consideration,
Dana Hope

Reviewer: Jon Stanley, Planner

Project Number	17-02000008
Applicant / Current Owner	Food HUB NWA, LLC P.O. box 1860 Bentonville, AR 73712
Site Area	8.49 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Mixed Use (MU)
Requested Use	Packaged liquor store within 500' of a city owned & maintained park or trail.
Protective Covenants	N/A

This property is the location of the newly renovated 8th Street Market.

The applicant is requesting a conditional use permit for a packaged liquor store located in Suite 47 of the 8th Street Market that lies within 500' of a city owned & maintained trail. The property is zoned C-2, General Commercial. Hours of operation are 10:00 a.m. to 10:00 p.m., Monday through Saturday and closed Sunday. No structural changes are proposed and no outdoor areas will be utilized. No outdoor lighting is being proposed. Existing on-site parking will be utilized. The applicant anticipates 60-70 patrons and two to four deliveries each day. The applicant has proposed to install signage along any future trail connection prohibiting alcohol use on the trail.

The proposed use will not adversely impact traffic in the area. The property has adequate ingress/egress options onto SE 8th Street, an arterial street that borders the property to the south.

On 4/17/2017, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on 5/8/2017. This meets legal noticing requirements and is adequate for the scope of this project.

Staff has not been contacted regarding this request.

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.

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

Legend

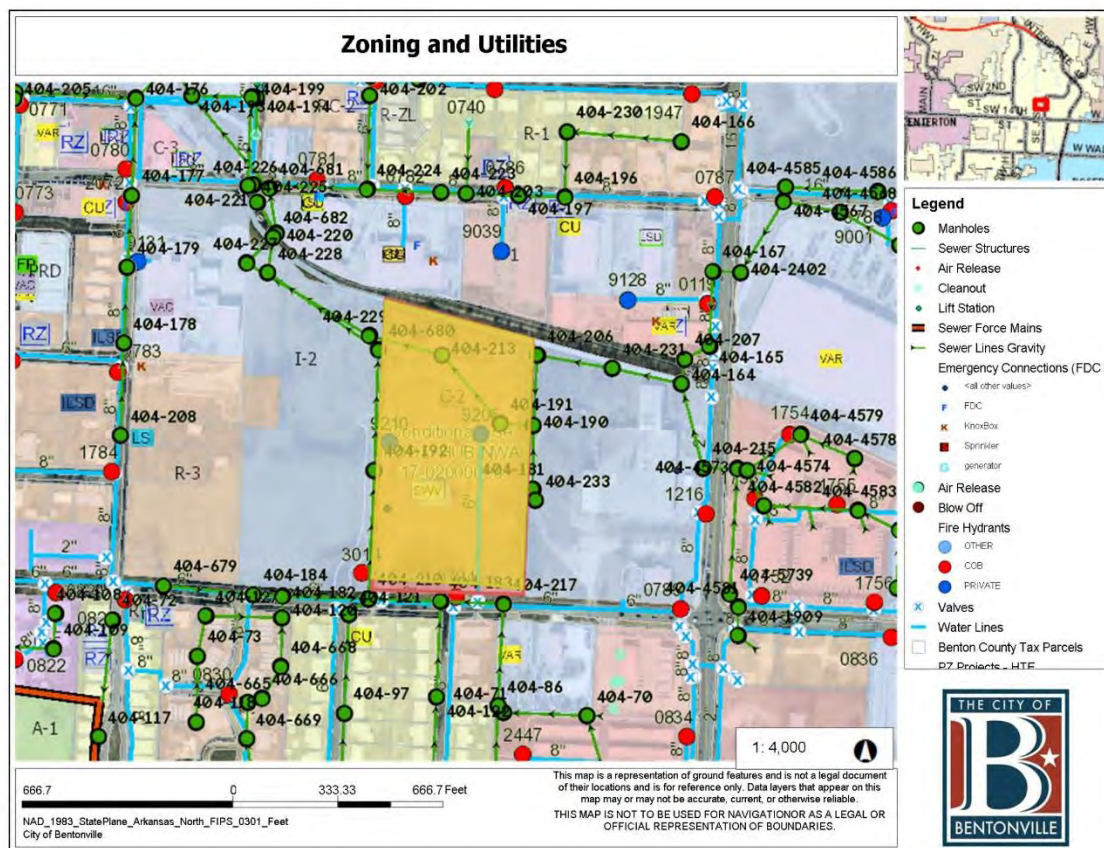
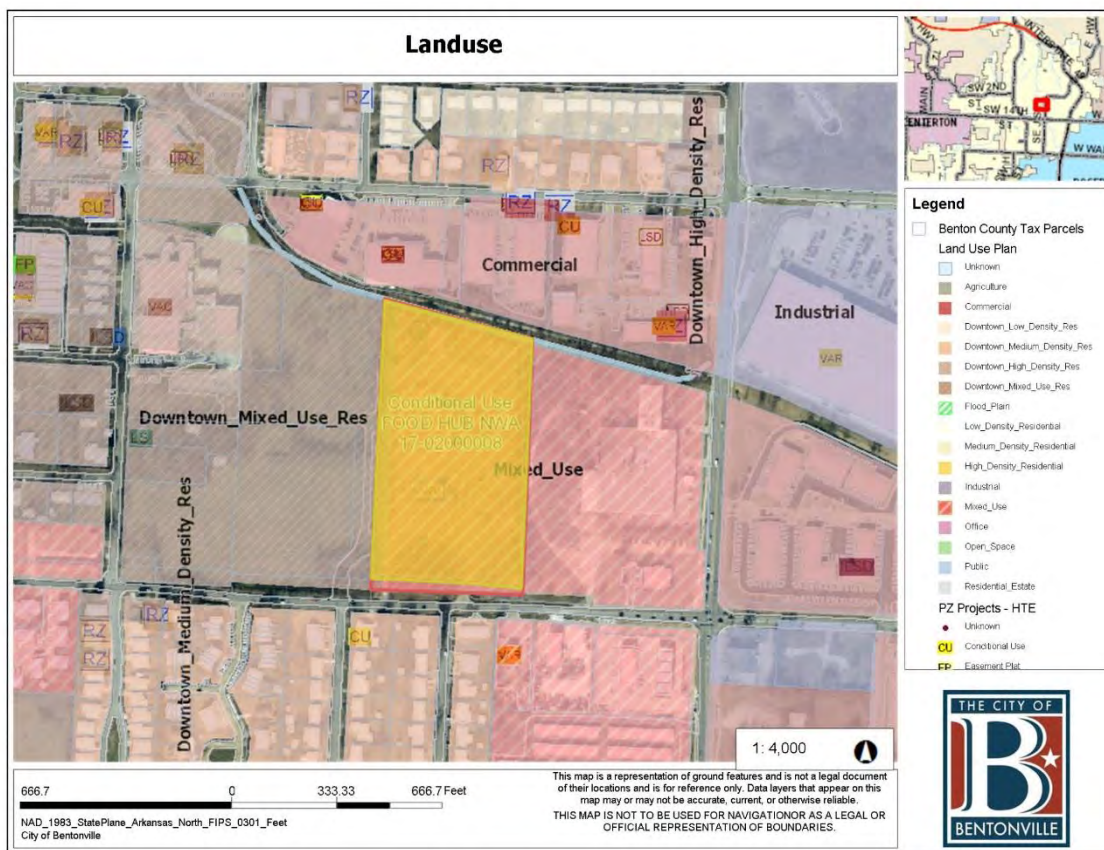
- Pending Planning Commission Items
- Commercial
- Misc
- Multi Family
- Public
- Single Family Residential

17-02000008
CONDITIONAL USE
FOOD HUB NWA
801 SE 8TH ST SITE # 47

1 inch = 300 feet

SEVIER COUNTY, TENNESSEE

CONDITIONAL USE STAFF REPORT



King James Wine School Inc DBA 8th St. Treasures Written narrative:

A. Proposed use and reason for the proposed use;

The proposed use and reason for Suite 47 is a retail liquor store. The dominant use of the 1400 sq feet suite are wines (offering over 50 different varieties and 40 different regions / countries) with a small curated selection of spirits and beer with the addition of dried meats (charcuterie) and cheeses. I think there is a space in the market for a service / customer orientated liquor store focusing on education, knowledge and adventure in wine, beer, spirits, cheese and charcuterie!

B. Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;

See attached

C. Hours of operation, including days of the week;

Monday to Saturday 10.00 am to 10.00pm

D. Indoor and outdoor areas to be utilized;

N/A Outdoor areas. See attached Diagrams "Area Plan" and "Production Retail". The store has an indoor corridor access that connects to bathrooms, other stores and ultimately to Brightwater.

E. Planned indoor and outdoor structural changes;

N/A Outdoor Areas. Indoor See attached Retail Floor Plan.

F. Parking needs required for the proposed use including existing and proposed - provide a sketch of the traffic flow pattern (if applicable);

See diagram Attached "Area Plan". The entire project is parked per city code.

G. Planned outdoor lighting changes;

N/A

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

Customers making a visit specifically for my store I would expect 20-30.

Customers visiting 8th Street Market and visiting my store I would expect another 30-40.

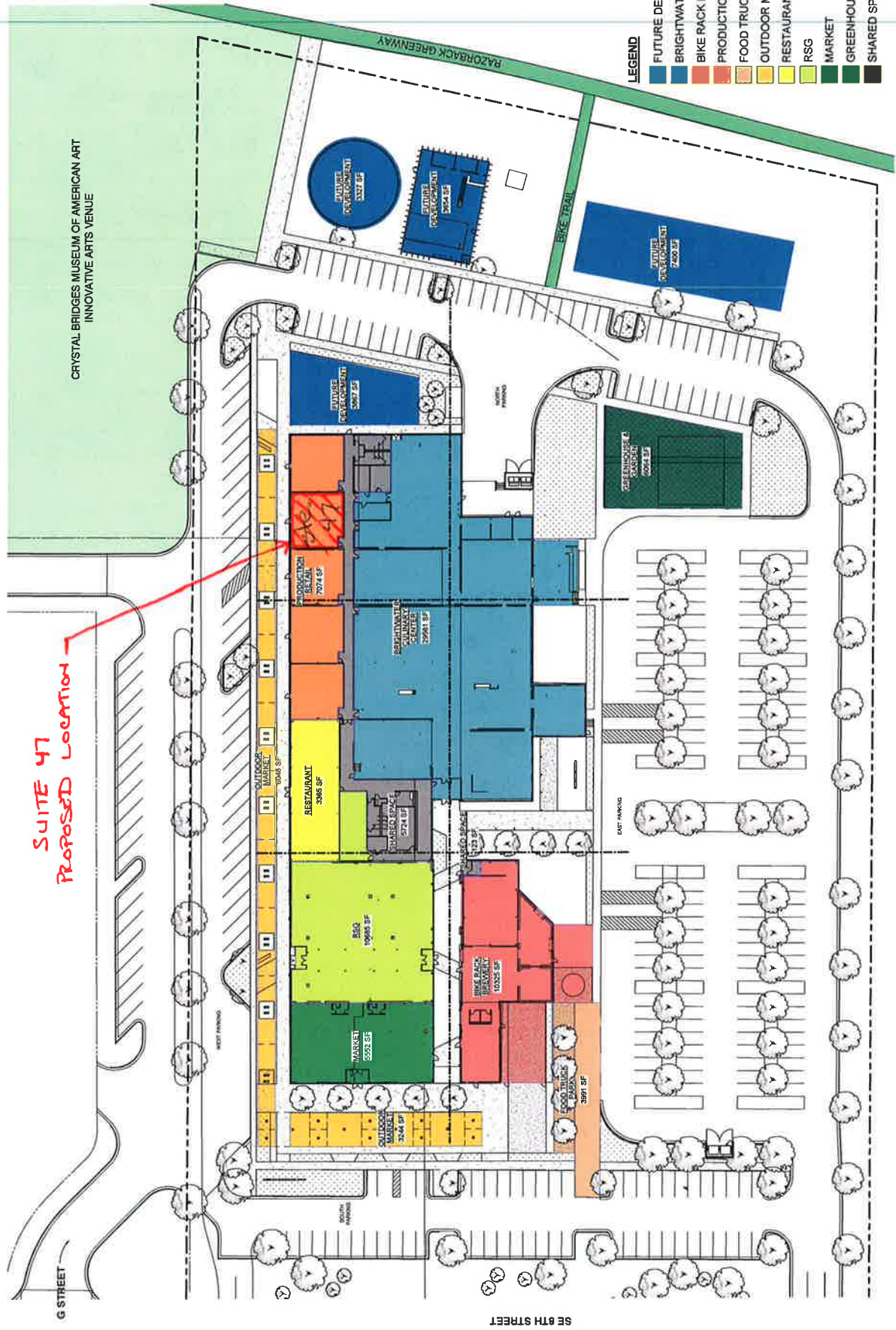
Deliveries I would expect 2-4 a day.

I. Proposed number of employees; and,

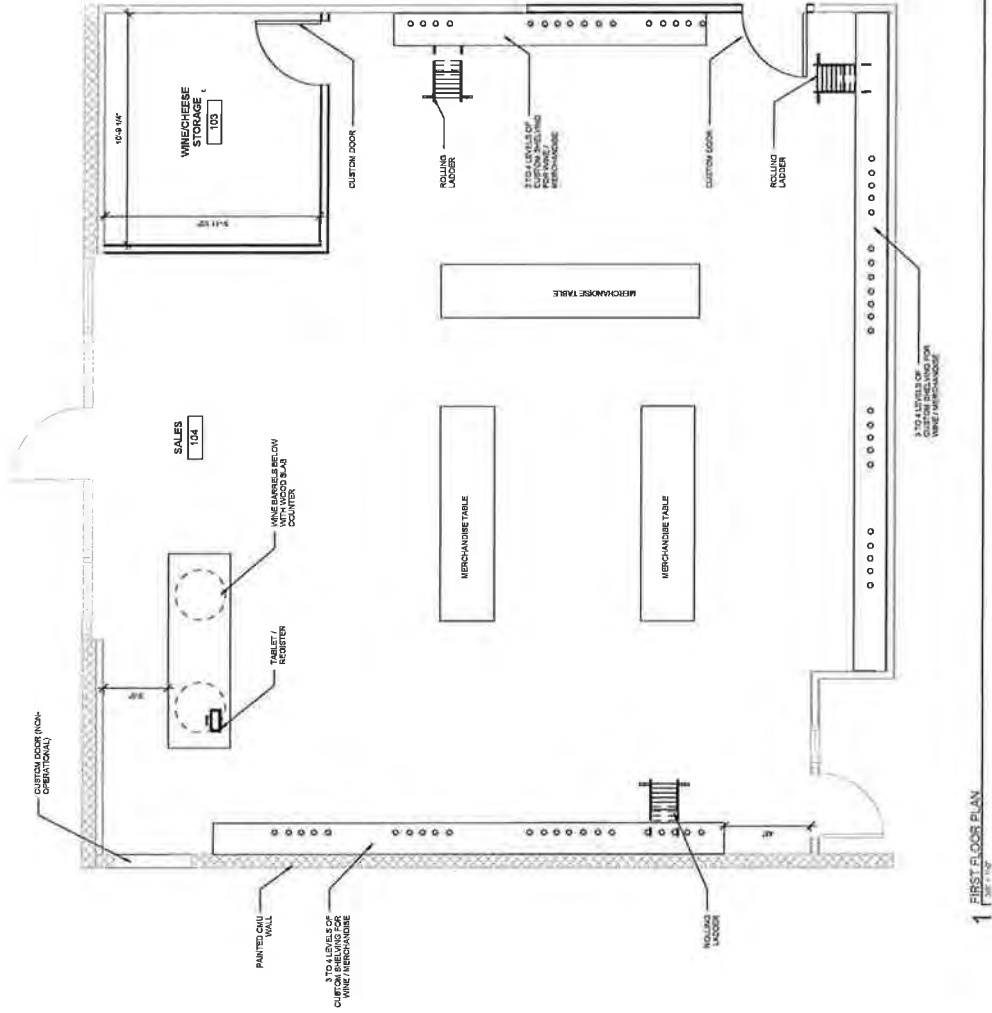
Including myself, 5.

J. Photographs of the property.

See attached: Front Entrance View; Rear Entrance View and Interior Corridor View.







1 FIRST FLOOR PLAN
03/11/20



LOT SPLIT STAFF REPORT



Lots 25,26,27,28 & 29, Block 6, W.A. Burks Addition

N. Main Street & NE Monroe Street

PC Date: 5/16/2017

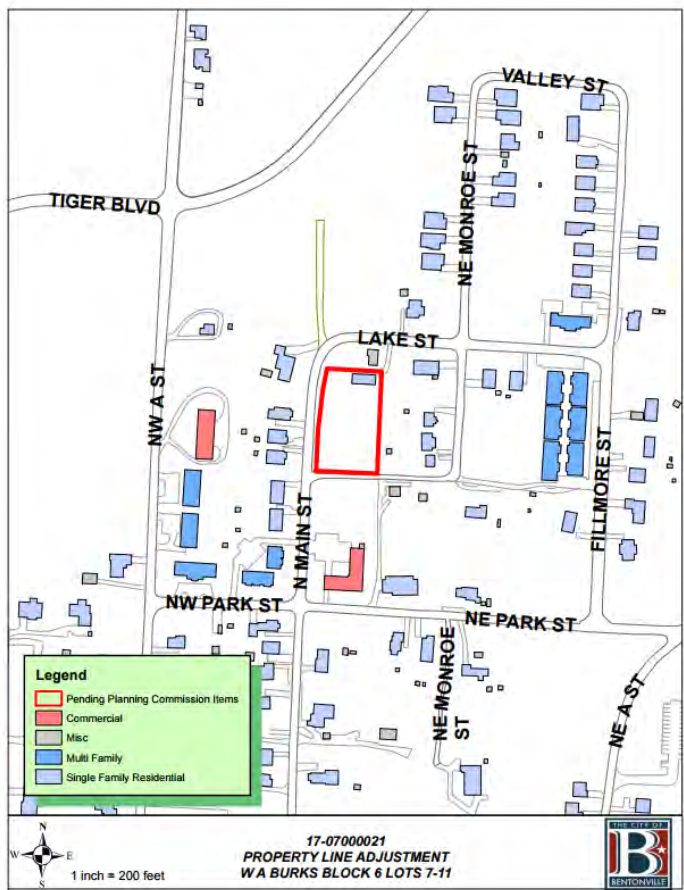
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000021
Applicant / Current Owner	Kenneth Ehret 1203 NE Monre Street Bentonville, AR 72712
Site Area	0.69 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 two low-density residential parcels within a redeveloping single-family residential neighborhood.

Project Details

The applicant has submitted a lot split request that will create five new lots from four existing lots. The new lots will be known as Lots 25, 26, 27, 28 & 29, Block 6 of W.A. Burk's Addition. Each new lot is approximately 0.14 acres. Per the requirements of the current Master Street Plan, the plat shows the dedication of right-of-way along North Main Street. Each lot will have access to a public alley along the side or rear lot lines. All lots 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 lot split.

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.

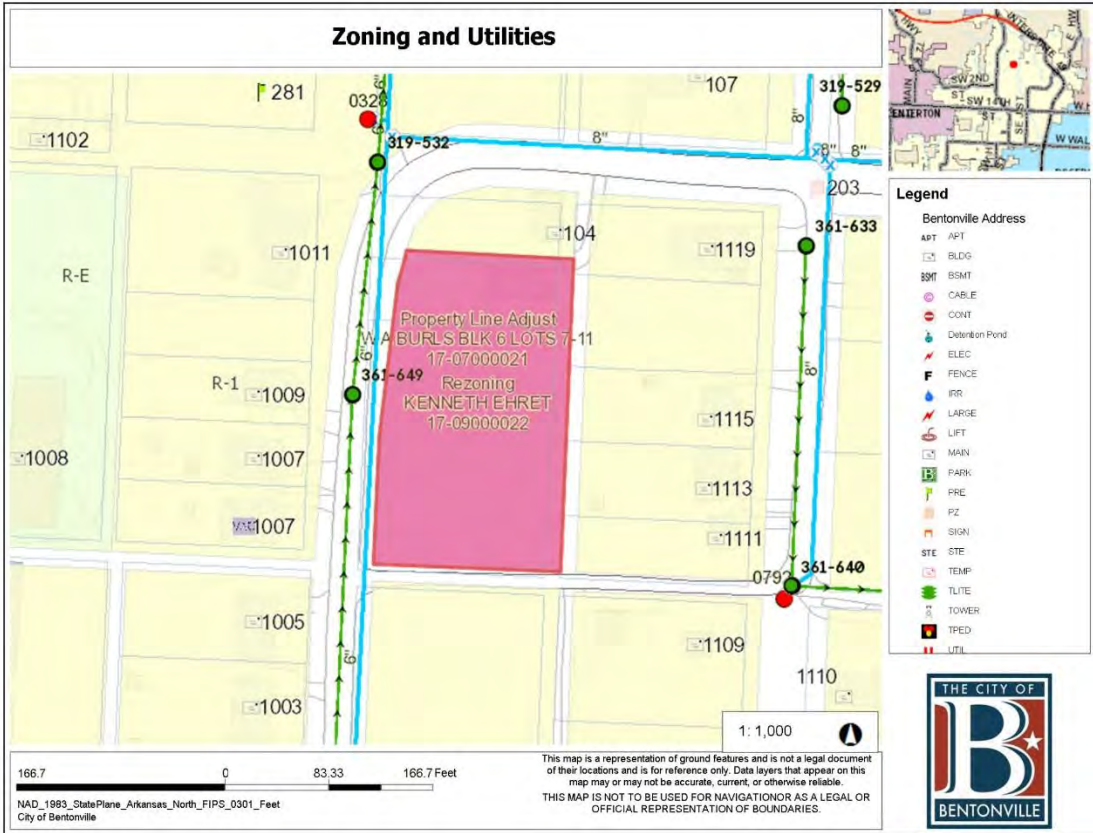
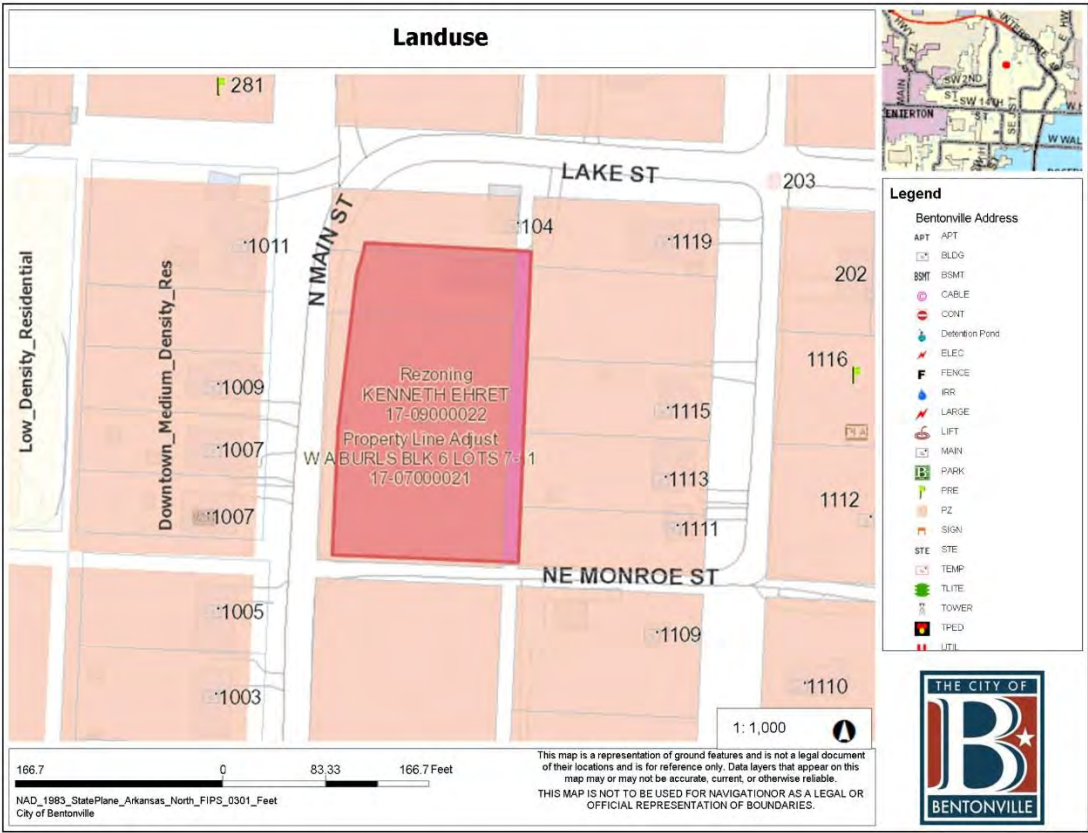
Recommendation

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.

LOT SPLIT STAFF REPORT



Legend Of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD (CL)
- RIGHT-OF-WAY (RW)
- FENCE
- SET/FOUND 1/2" REBAR
- SANITARY SEWER
- WATER METER
- M.S.P.
- MASTER STREET PLAN
- P.O.B.
- POINT OF BEGINNING



01-04524-000
Clark, Doretha M
1011 N Main
Bentonville AR 72712
R-1

01-04523-001
Hulme, Anne
18 Queensberry Cir
Bella Vista AR 72715
R-1

01-04523-000
Hulme, Anne
18 Queensberry Cir
Bella Vista AR 72715
R-1

01-04522-000
Foster, Patricia
Habitat For Humanity
P.O. Box 495
Bentonville AR 72712
R-1

01-04521-000
Clear LLC
Clear LLC
Fayetteville AR 72702
R-1

01-04520-000
Paris, Robert Wayne
1005 N Main St
Bentonville AR 72712
R-1



Owner/Developer

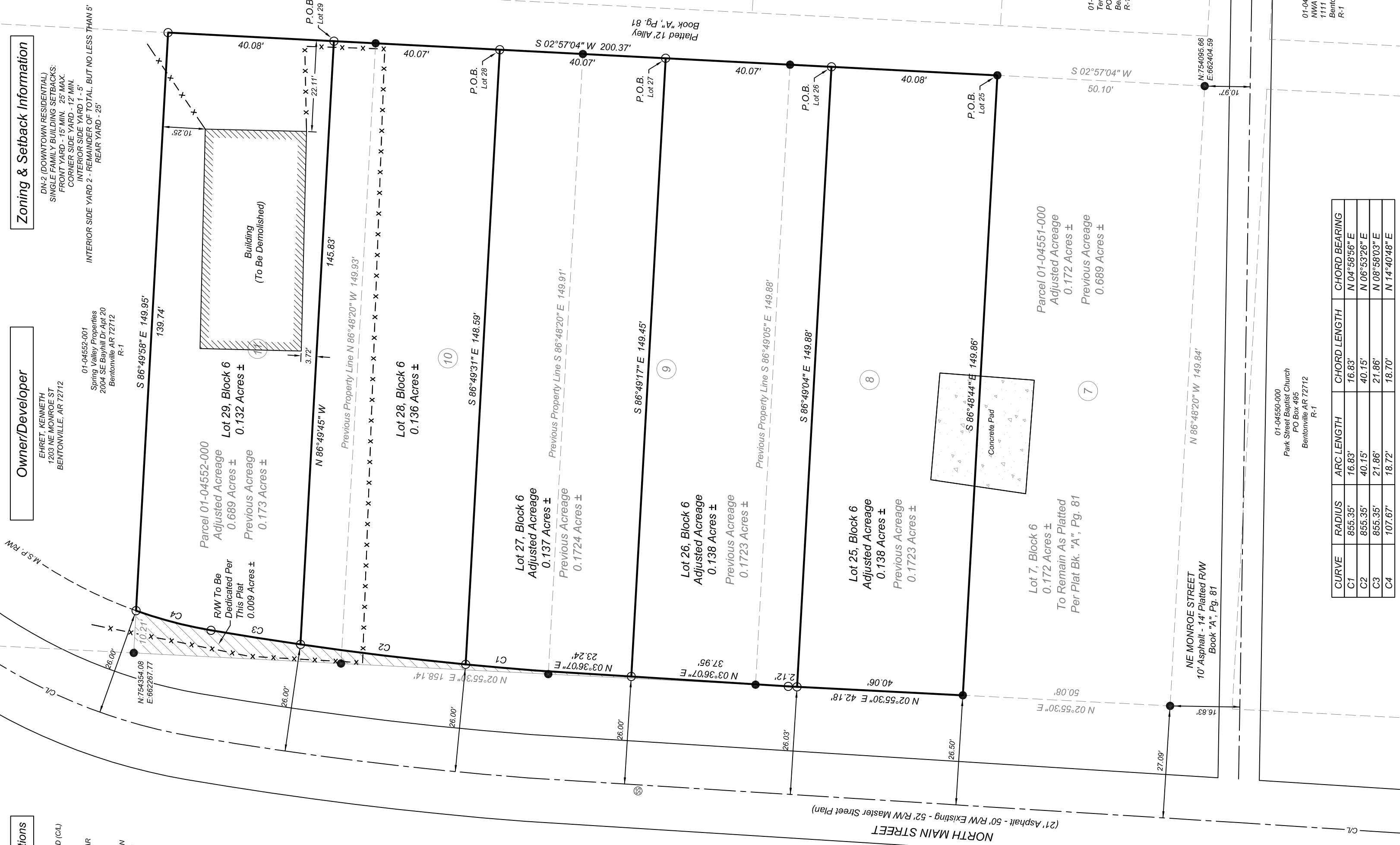
EHRET, KENNETH
1700 S. MAIN ST
BENTONVILLE, AR 72712

01-04552-001
Spring Valley Properties
2004 SE Bayhill Dr Apt 20
Bentonville AR 72712
R-1

Zoning & Setback Information

DN-2 DOWNTOWN RESIDENTIAL
SINGLE FAMILIAL BUILDING SETBACKS
FRONT YARD - 15' MIN
CORNER SIDE YARD - 12' MIN
INTERIOR SIDE YARD 1 - 5'
REAR YARD - 25'

INTERIOR SIDE YARD 2 - REMAINDER OF TOTAL, BUT NO LESS THAN 5'



Survey Description

PREVIOUS PARCEL 01-04551-000
RECORD "A" AT PAGE 19

ADJUSTED PARCEL 01-04551-000
BLOCK 6, W.A. BURK'S ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, AS SHOWN ON PLAT RECORD "A" AT PAGE 19

PREVIOUS PARCEL 01-04552-000
LOT 11, BLOCK 6, W.A. BURK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "A" AT PAGE 81 AND 119

ADJUSTED PARCEL 01-04552-000
LOTS 8, 9, 10 AND 11, BLOCK 6, W.A. BURK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "A" AT PAGE 81 AND 119

LOT 25
A PART OF LOT 8, BLOCK 6, W.A. BURK'S ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, AS SHOWN ON PLAT RECORD "A" AT PAGE 119, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN, THENCE N02°57'04"E 40.08' FROM THE NORTHEAST CORNER OF LOT 7, BLOCK 6, SAID W.A. BURK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, TO THE POINT OF BEGINNING, CONTAINING 0.138 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY

LOT 26
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Recording Block

Vicinity Map

0 20 40 60
1 INCH = 20 FEET

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 4TH DAY OF APRIL, 2017.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 01-04521-000
BLENW & ASSOCIATES, PA

THESE INSTRUMENTS ARE NOT AN ORIGINAL AND THIS PLAT MAY HAVE BEEN REPRODUCED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization № 1534

DRAWN BY & DATE: W.L. 4/6/17
REVIEWED BY: B.D.B.
T.C.
COUNTY & STATE: BENTON COUNTY, ARKANSAS
JOB NUMBER: 17-733
LOCATIONS: LOTS 7-11, BLOCK 6, W.A. BURK'S ADDITION
FOR THE USE AND BENEFIT OF: PROPERTY LINE ADJUSTMENT & LOT SPLIT, LOTS 8-11, BLOCK 6, W.A. BURK'S ADDITION CREATING NEW LOTS 25-29
FOR: KENNETH & JILL EHRET

City of Bentonville Project # 17-0700021

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 16, Crystal Bridges Addition & Lots 3 & 4, Martz Addition

600 Museum Way & 1107 NE 'J' Street

PC Date: 5/16/2017

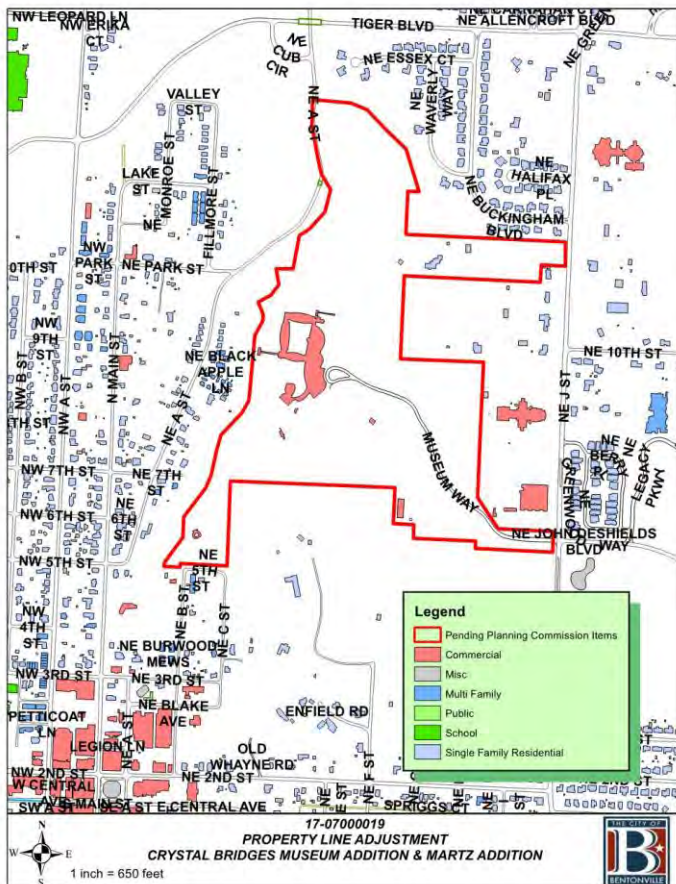
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000019
Applicant / Current Owner	Crystal Bridges Museum of American Art 600 Museum Way Bentonville, AR 72712
Site Area	106.43 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estates (RE)& Public/Semi Public

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

Location Map



Property Description

This property is the location of Crystal Bridges Museum of America Art located at 600 Museum Way & 1107 NE J Street.

Project Details

The applicant has submitted a property line adjustment that will adjust the common lot line between existing Lot 9 of Crystal Bridges Addition and existing Lot 2 of Martz Addition and will create new Lot 16 of Crystal Bridges Addition and Lots 3 & 4 of Martz Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along NE J Street. The plat also shows the dedication of a 20' wide utility easement along NE J Street. All lots 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.

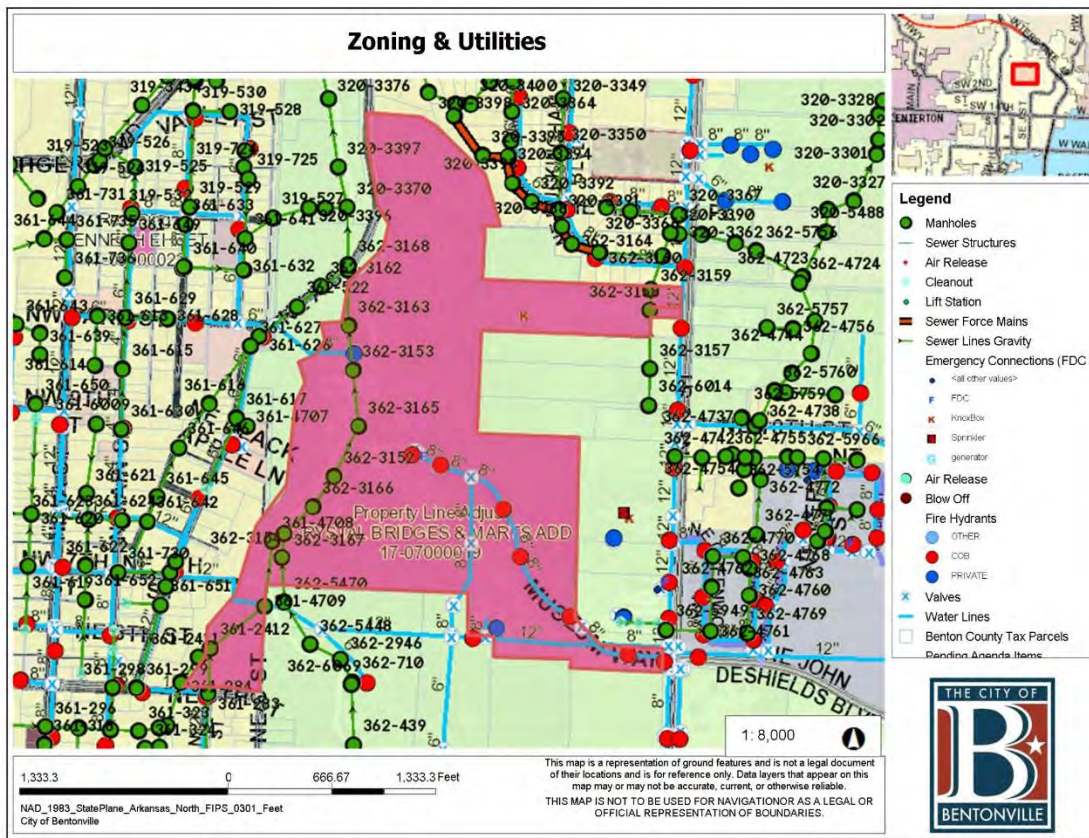
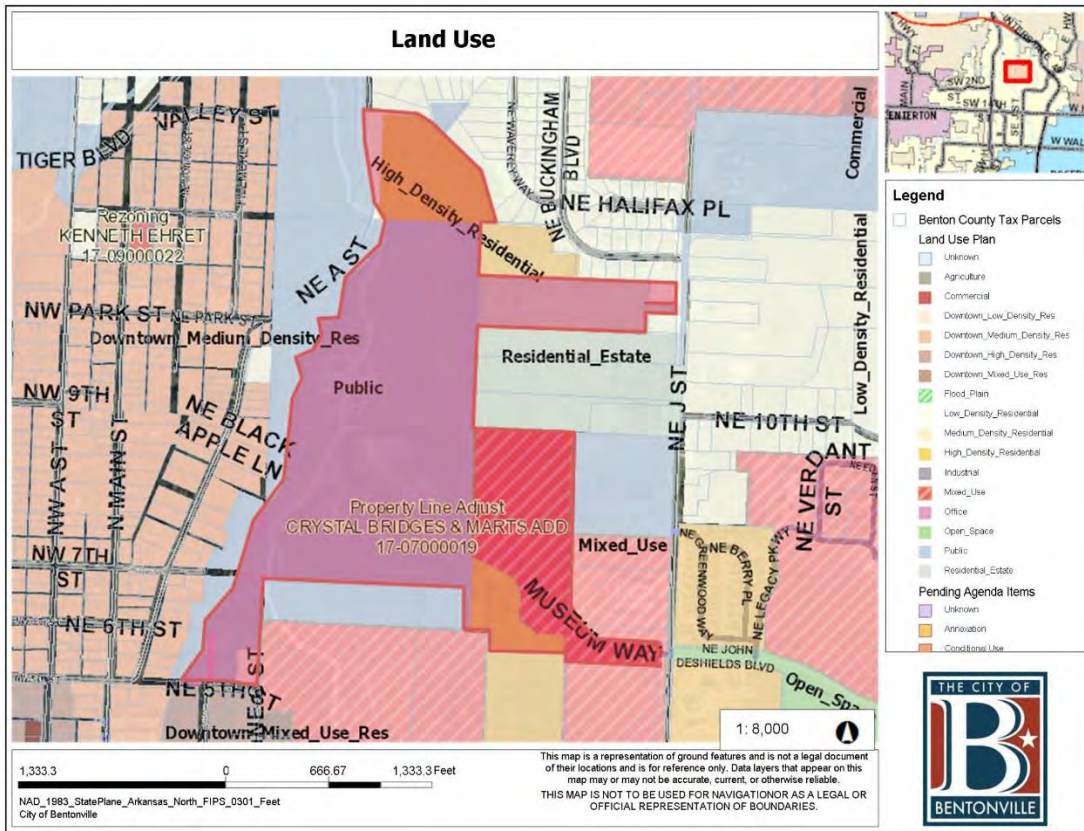
Recommendation

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 9, CRYSTAL BRIDGES ADDITION, CREATING LOT 16
AND TRACTS 1 & 2, MARTZ ADDITION, CREATING LOTS 3 & 4
BENTONVILLE, ARKANSAS

SURVEY DESCRIPTION
(Lot 16, Crystal Bridges Addition):

Being a part of the S 1/2, SW1/4, Section 20, T-20-N, R-30-W, a part of the NW 1/4, Section 29, T-20-N, R-30-W, a part of the NE 1/4, SW 1/4, Section 29, T-20-N, R-30-W, a part of the SE 1/4, NE 1/4, Section 30, T-20-N, R-30-W, and a part of the NE 1/4, SE 1/4, Section 30, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

BEGINNING at a Found 1/2" Rebar at the NE Corner of the NW 1/4, NW 1/4, Section 29

Thence along the East boundary of said NW 1/4, NW 1/4, Section 29, South 02 29'39" West, a distance of 330.22 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence departing said East boundary, South 87 27'11" East, a distance of 30.00 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence South 02 29'39" West, a distance of 329.93 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence North 87 34'42" West, a distance of 30.00 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337" in aforementioned East boundary of the NW 1/4, NW 1/4, Section 29

Thence along said East boundary, South 02 29'39" West, a distance of 661.87 feet to a Found 1/2" Rebar at the SE Corner of the NW 1/4, NW 1/4, Section 29

Thence departing said East boundary, South 87 43'58" East, a distance of 659.88 feet

Thence South 02 31'57" West, a distance of 659.13 feet

Thence South 02 32'13" West, a distance of 416.82 feet

Thence South 33 45'01" East, a distance of 298.87 feet

Thence South 87 10'03" East, a distance of 438.12 feet

Thence South 01 50'24" West, a distance of 164.00 feet

Thence North 87 10'03" West, a distance of 615.18 feet

Thence North 01 52'04" East, a distance of 58.40 feet

Thence North 87 37'48" West, a distance of 495.36 feet

Thence North 01 55'33" East, a distance of 109.60 feet

Thence North 87 09'59" West, a distance of 163.90 feet

Thence North 02 31'29" East, a distance of 285.34 feet

Thence North 87 42'06" West, a distance of 1308.29 feet

Thence South 02 19'29" West, a distance of 285.34 feet

Thence South 02 16'06" West, a distance of 389.18 feet

Thence North 87 00'20" West, a distance of 373.26 feet

Thence South 02 20'04" West, a distance of 30.00 feet

Thence North 87 00'21" West, a distance of 125.93 feet

Thence North 02 59'39" East, a distance of 30.00 feet

Thence North 35 49'43" East, a distance of 249.83 feet

Thence North 02 20'20" East, a distance of 162.88 feet

Thence North 37 38'18" East, a distance of 285.40 feet

Thence North 22 29'48" East, a distance of 116.20 feet

Thence North 12 45'11" East, a distance of 200.98 feet

Thence North 15 20'13" East, a distance of 121.91 feet

Thence North 43 07'43" East, a distance of 244.91 feet

Thence North 29 45'43" East, a distance of 110.34 feet

Thence North 05 22'00" East, a distance of 523.88 feet

Thence North 28 34'53" East, a distance of 128.85 feet

Thence North 02 36'16" East, a distance of 56.28 feet

Thence North 22 44'47" West, a distance of 100.32 feet

Thence North 60 54'51" East, a distance of 115.83 feet

Thence North 37 45'09" East, a distance of 103.77 feet

Thence North 09 35'44" West, a distance of 128.28 feet

Thence North 90 00'00" East, a distance of 134.17 feet

Thence North 10 32'59" East, a distance of 268.85 feet

Thence North 57 28'25" East, a distance of 94.76 feet

Thence North 41 57'36" East, a distance of 185.26 feet

Thence North 14 25'25" East, a distance of 182.17 feet

Thence North 30 39'20" West, a distance of 93.76 feet

Thence North 12 27'22" East, a distance of 46.89 feet

Thence North 06 56'19" West, a distance of 109.88 feet

Thence North 10 13'46" West, a distance of 270.12 feet

Thence North 01 37'00" East, a distance of 201.54 feet

Thence South 84 47'20" East, a distance of 306.97 feet

Thence South 67 18'13" East, a distance of 100.93 feet

Thence South 44 02'10" East, a distance of 228.35 feet

Thence South 46 07'26" East, a distance of 204.22 feet

Thence South 15 04'45" East, a distance of 357.18 feet

Thence North 87 06'19" West, a distance of 88.06 feet

Thence North 86 58'44" West, a distance of 2.00 feet

Thence South 02 12'00" West, a distance of 15.10 feet to the POINT OF BEGINNING, containing 4,274,029 Square Feet or 98.118 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any

SURVEY DESCRIPTION
(Lot 3, Martz Addition):

Being a part of the NE 1/4, NW 1/4, Section 29, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a Found 1/2" Rebar at the NE Corner of the NW 1/4, NW 1/4, Section 29

Thence along the East boundary of said Section 29, South 02 29'39" West, a distance of 330.22 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence departing said East boundary, South 87 27'11" East, a distance of 30.00 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence continuing South 87 27'11" East, a distance of 1058.40 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337" for the POINT OF BEGINNING:

Thence continuing South 87 27'11" East, a distance of 169.99 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence South 02 08'04" West, a distance of 132.76 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

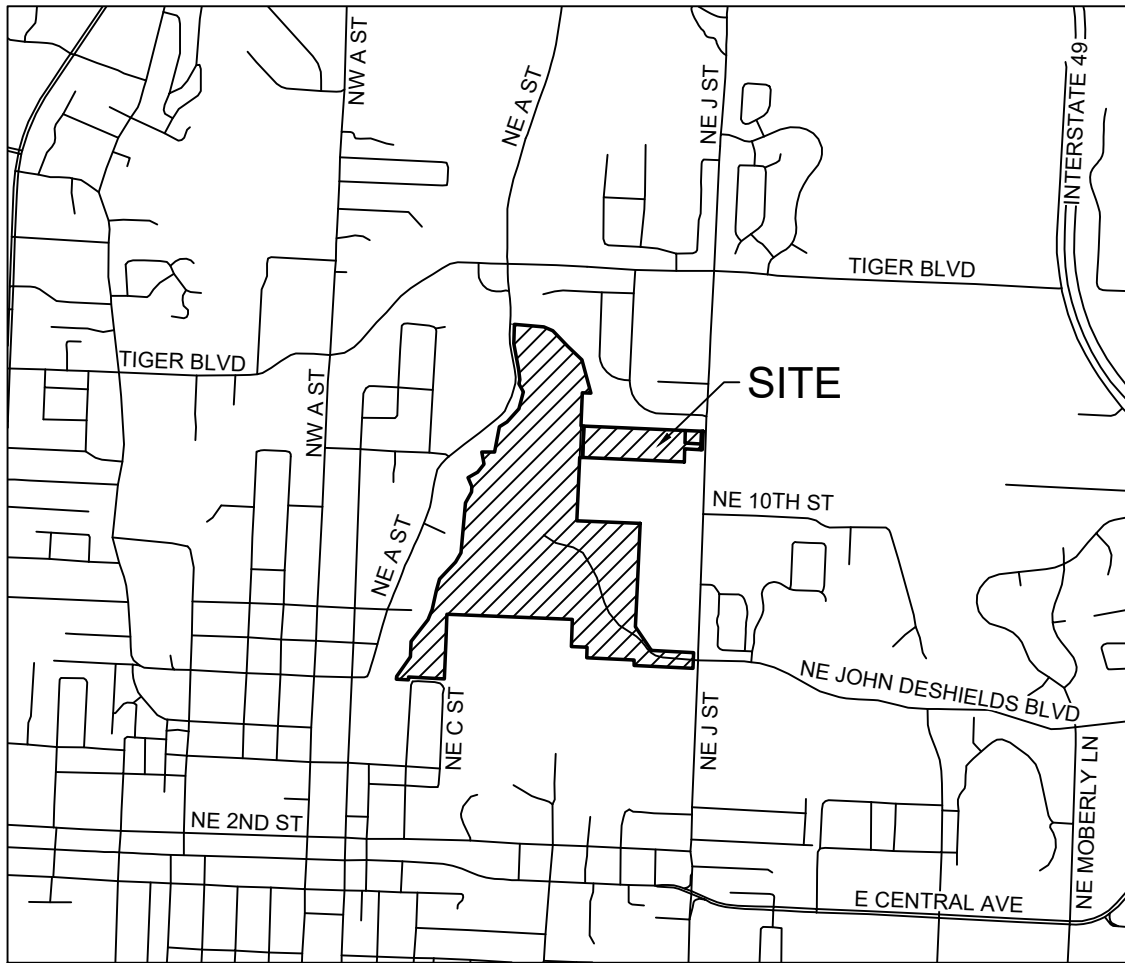
Thence North 87 24'53" West, a distance of 169.13 feet to a Found 1/2" Rebar

Thence North 01 45'41" East, a distance of 132.66 feet to the POINT OF BEGINNING, containing 22,501 Square Feet or 0.517 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any

PARENT TRACT LEGAL DESCRIPTION
(Lot 9, Crystal Bridges Addition):

Lot 9, Crystal Bridges Addition, as shown on Plat Book 2012, Page 342, Official Public Records of Benton County, Arkansas.



VICINITY MAP

Scale: 1" = 2,000'

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 use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Print: _____

Signed: _____

State of Arkansas

County of Benton

Shown to and subscribed before me this _____ day of _____, 2017.

Notary Public Signature

SURVEY DESCRIPTION
(Lot 4, Martz Addition):

Being a part of the NE 1/4, NW 1/4, Section 29, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a Found 1/2" Rebar at the NE Corner of the NW 1/4, NW 1/4, Section 29

Thence along the East boundary of said Section 29, South 02 29'39" West, a distance of 330.22 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence departing said East boundary, South 87 27'11" East, a distance of 30.00 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337" for the POINT OF BEGINNING:

Thence continuing South 87 27'11" East, a distance of 1058.40 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence South 01 45'41" East, a distance of 132.66 feet to a Found 1/2" Rebar

Thence South 87 24'53" East, a distance of 169.13 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence South 02 08'04" West, a distance of 60.03 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence North 87 24'53" West, a distance of 168.74 feet to a Found 1/2" Rebar

Thence South 01 45'41" West, a distance of 134.94 feet to a Found 1/2" Rebar

Thence North 87 34'42" West, a distance of 1062.59 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence North 02 29'39" West, a distance of 329.93 feet to the POINT OF BEGINNING, containing 358,804 Square Feet or 8.237 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any

SURVEY DESCRIPTION
(ROW Dedication):

Being a part of the NE 1/4, NW 1/4, Section 29, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a Found 1/2" Rebar at the NE Corner of the NW 1/4, NW 1/4, Section 29

Thence along the East boundary of said Section 29, South 02 29'39" West, a distance of 330.22 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence departing said West boundary, South 87 27'11" East, crossing a Set 25/8" Rebar / Cap "J. COLLINS PLS 1337" at a distance of 30.00 feet, and continuing for a total distance of 1258.39 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337" for the POINT OF BEGINNING:

Thence continuing South 87 27'11" East, a distance of 15.00 feet

Thence South 02 08'04" West, a distance of 192.81 feet

Thence North 87 24'53" West, a distance of 15.00 feet to a Set 5/8" Rebar / Cap "J. COLLINS PLS 1337"

Thence North 02 08'04" East, a distance of 192.80 feet to the POINT OF BEGINNING, containing 2,892 Square Feet or 0.066 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any

PARENT TRACT LEGAL DESCRIPTION
(Tracts 1 & 2, Martz Addition):

Tracts 1 & 2, Martz Addition, as shown on Plat Book 14, Page 53, Official Public Records of Benton County, Arkansas.

Certificate of Approval:

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____

Bentonville Planning
Commission Chairman

Signed _____

Mayor City of Bentonville

Signed _____

City Clerk, City of Bentonville

SURVEY NOTES:

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

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

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.

3. This plat represents a Property Line Adjustment of the parcels recorded as Lot 9, Crystal Bridges Addition, Plat Records, Book 2012, Page 342, and Tracts 1 and 2, Martz Addition, Plat Records, Book 14, Page 53 at the courthouse in Benton County, Arkansas.

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

5. Basis of Bearings: Arkansas State Plane System (North Zone, NAD 83).

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

7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".

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

9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

10. This property is zoned A-1 (Agricultural).

11. Building setbacks for Zone A-1 are as follows:

Front 30 Feet
Side 30 Feet Min.
Rear 30 Feet Min.

12. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.

13. Subsurface and environmental conditions were not examined nor considered a part of this survey.

14. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

15. Before any work in the Right-of-Way commences, Contractor and or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place within the Right-of-Way.

16. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.

17. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.

18. There may not be fences or any other structures built in any drainage easements.

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)

A portion of this property is located within Zone AE (base flood elevations determined), Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C009J. Revised date September 28, 2007.

Surveyor's Certificate:

I, James E. Collins, 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: _____

James E. Collins
Registered Land Surveyor
State of Arkansas
Registration No. 1337

Atlas Pages:

Pages 320, 361, & 362

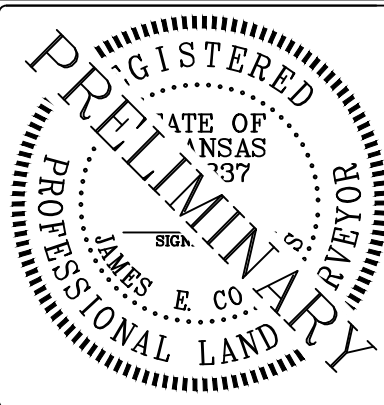
State Filing Code:

500-20N-30W-0-20-203-04-1337
500-20N-30W-0-29-400-04-1337
500-20N-30W-0-29-210-04-1337
500-20N-30W-0-30-120-04-1337
500-20N-30W-0-30-210-04-1337



Bentonville
Project No:
17-0700019

SHEET: 1 OF 3	CAD: JDW	FIELD: MHH	PLS: JEC	
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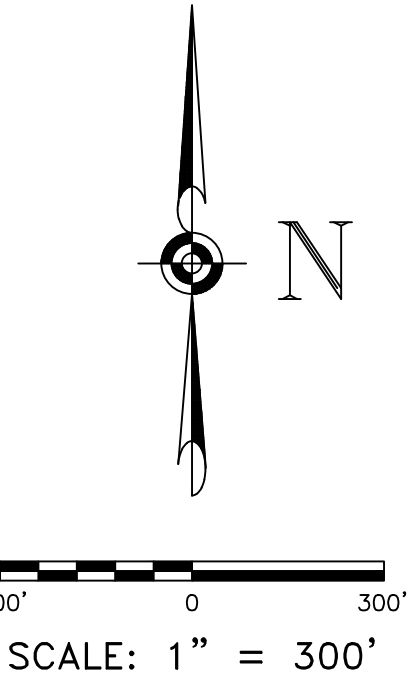


SHEET: PROPERTY LINE ADJUSTMENT	PROJECT: CRYSTAL BRIDGES MUSEUM OF AMERICAN ART BENTONVILLE, ARKANSAS
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CLIENT: Crystal Bridges Museum of American Art 600 Museum Plaza, Bentonville, AR 72712 Ph: 479-418-5731 Fax: 479-418-5701 Scott.E.colson@CrystalBridges.org
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RECORDING INFORMATION

Line Table		
Line #	Direction	Length
L1	S02 29°39'W	330.22'
L2	S87 27°11'E	30.00'
L3	S02 29°39'W	329.93'
L4	N87 34°42'W	30.00'
L5	S02 29°39'W	661.87'
L6	S87 43°58'E	659.88'
L7	S02 31°57'W	659.13'
L8	S02 32°13'W	416.82'
L9	S33 45°01'E	298.87'
L10	S87 10°03'E	438.12'
L11	S01 50°24'W	164.00'
L12	N87 10°03'W	615.18'
L13	N01 52°04'E	58.40'
L14	N87 37°48'W	495.36'
L15	N01 55°33'E	109.60'
L16	N87 09°59'W	163.90'
L17	N02 31°29'E	285.34'
L18	N87 42°06'W	1308.29'
L19	S02 19°29'W	285.34'
L20	S02 16°06'W	389.18'
L21	N87 00°20'W	373.26'
L22	S02 20°04'W	30.00'
L23	N87 00°21'W	125.93'
L24	N02 59°39'E	30.00'
L25	N35 49°43'E	249.83'
L26	N02 20°20'E	162.88'
L27	N37 38°18'E	285.40'
L28	N22 29°48'E	116.20'
L29	N12 45°11'E	200.98'
L30	N15 20°13'E	121.91'
L31	N43 07°43'E	244.91'
L32	N29 45°43'E	110.34'
L33	N05 22°00'E	523.88'
L34	N28 34°53'E	128.85'
L35	N02 36°16'E	56.28'
L36	N22 44°47'W	100.32'
L37	N60 54°51'E	115.83'
L38	N37 45°09'E	103.77'
L39	N09 35°44'W	128.28'
L40	N90 00°00'E	134.17'
L41	N10 32°59'E	268.85'
L42	N57 28°25'E	94.76'
L43	N41 57°36'E	185.26'
L44	N14 25°25'E	182.17'
L45	N30 39°20'W	93.76'
L46	N12 27°22'E	46.89'
L47	N06 56°19'W	109.88'
L48	N10 13°46'W	270.12'
L49	N01 37°00'E	201.54'
L50	S84 47°20'E	306.97'
L51	S67 18°13'E	100.93'
L52	S44 02°10'E	228.35'
L53	S46 07°26'E	204.22'
L54	S15 04°45'E	357.18'
L55	N87 06°19'W	88.06'
L56	N86 58°44'W	2.00'
L57	S02 12°00'W	15.10'
L58	N87 27°11'W	1058.40'
L59	N87 27°11'W	169.99'
L60	S02 08°04'W	132.76'
L61	S02 08°04'W	60.03'
L62	S87 24°53'E	169.13'
L63	N01 45°41'E	132.66'
L64	N87 24°53'W	168.74'
L65	S01 45°41'W	134.94'
L66	N87 34°42'W	1062.59'
L67	S87 27°11'E	15.00'
L68	S02 08°04'W	192.81'
L69	N87 24°53'W	15.00'



SITE LEGEND

- PROPERTY LINES
- ADJOINING PROPERTY LINE
- PROPERTY LINE TO BE REMOVED
- EASEMENT LINE
- CENTERLINE
- MONUMENT SET (J. COLLINS PLS 1337)
- MONUMENT FOUND (AS NOTED)

Lot 8, Crīstal Bridges Addition
Owner: Citī of Bentonville
Parcel #: 01-15202-001

Lot 16, Crīstal Bridges Addition
(Previouslī Lot 9)
4,274,029 S .Ft.
98.118 Ac.

P.O.C. (Lots 3 & 4,
ROW Dedication)
P.O.B. (Lot 16)
NE Cor., NW 1/4,
NW 1/4, Sec. 29,
T-20-N, R-30-W
N:754330.16'
E:664519.66'

LOT 39, KINGSBURY
SUBDIVISION,
PHASE 3

20' Utilitī Easement
Per Plat 2005-1413

20' Easement
Per Plat 2011-101

35' ROW Per
Plat 2011-101

20' Sewer Easement
Per Plat 2011-101

20' Gas Easement
Per Plat 2011-101

20' Sewer Easement
Per Plat 2011-101

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20' Sewer Easement
Per Plat 2011-101

20' Sewer Easement
Per Plat 2011-101

20' Sewer Easement
Per Plat 2011-101

20' Sewer Easement
Per Plat 2011-101

20' Sewer Easement
Per Plat 2011-101

20' Sewer Easement
Per Plat 2011-101

Lot 3, Martī Addition
(Previouslī Tract 1)
22,501 S .Ft.
0.517 Ac.

P.O.B. (ROW Dedication)

ROW Dedication Per This Plat
2,892 S .Ft. /0.066 Ac.

20' General Utilitī Easement
Per This Plat

Owner: Isom, Edward L & Sharon L
Parcel #: 01-00345-000

Owner: Griffith, Peggī A Trustee
Parcel #: 01-00348-000

Owner: Johnston, R. Scott & Susan
Parcel #: 01-00349-000

Owner: Barnes, James & Priscilla
Parcel #: 01-05321-000

Owner: First Presbīterian Church
of Bentonville
Parcel #: 01-00355-001

Owner: Walton Familī
Foundation Inc
Parcel #: 01-15205-000

Owner: Children's Museum of
Northwest Arkansas
Parcel #: 01-15205-002

Owner: Crīstal Bridges Museum
of American Art, Inc.
Parcel #: 01-15205-003

Owner: CR Investments LLC
Parcel #: 01-00357-000
(Remaining 14.80 Acres)

Owner: F Street
Investments LLC
Parcel #: 01-00360-000

Owner: CR Investments LLC
Parcel #: 01-00362-000

Owner: Crīstal Lands LLC
Parcel #: 01-00354-000

Owner: Crīstal Lands LLC
Parcel #: 01-00353-000

Owner: Crīstal Lands LLC
Parcel #: 01-00362-000

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Parcel #: 01-00362-000

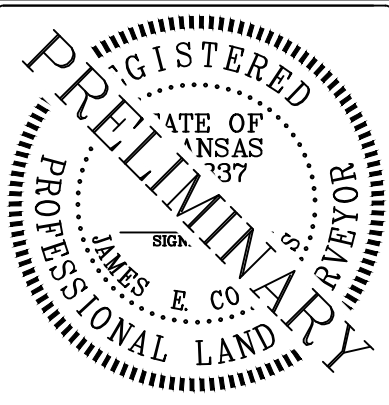
Owner: Crīstal Lands LLC
Parcel #: 01-00362-000

Owner: Crīstal Lands LLC
Parcel #: 01-00362-000

Bentonville
Project No:
17-07000019

PLS: JEC
CAD: JDW
FIELD: MJH
SCE PROJECT #: 17033
DATE: 04-10-2017
SHEET: 2 OF 3

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

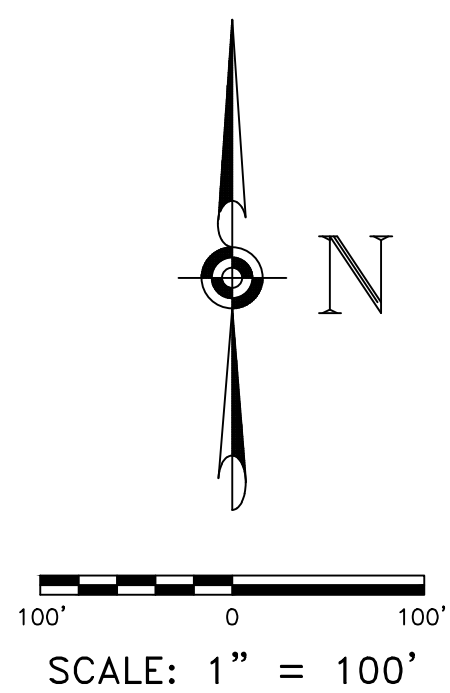
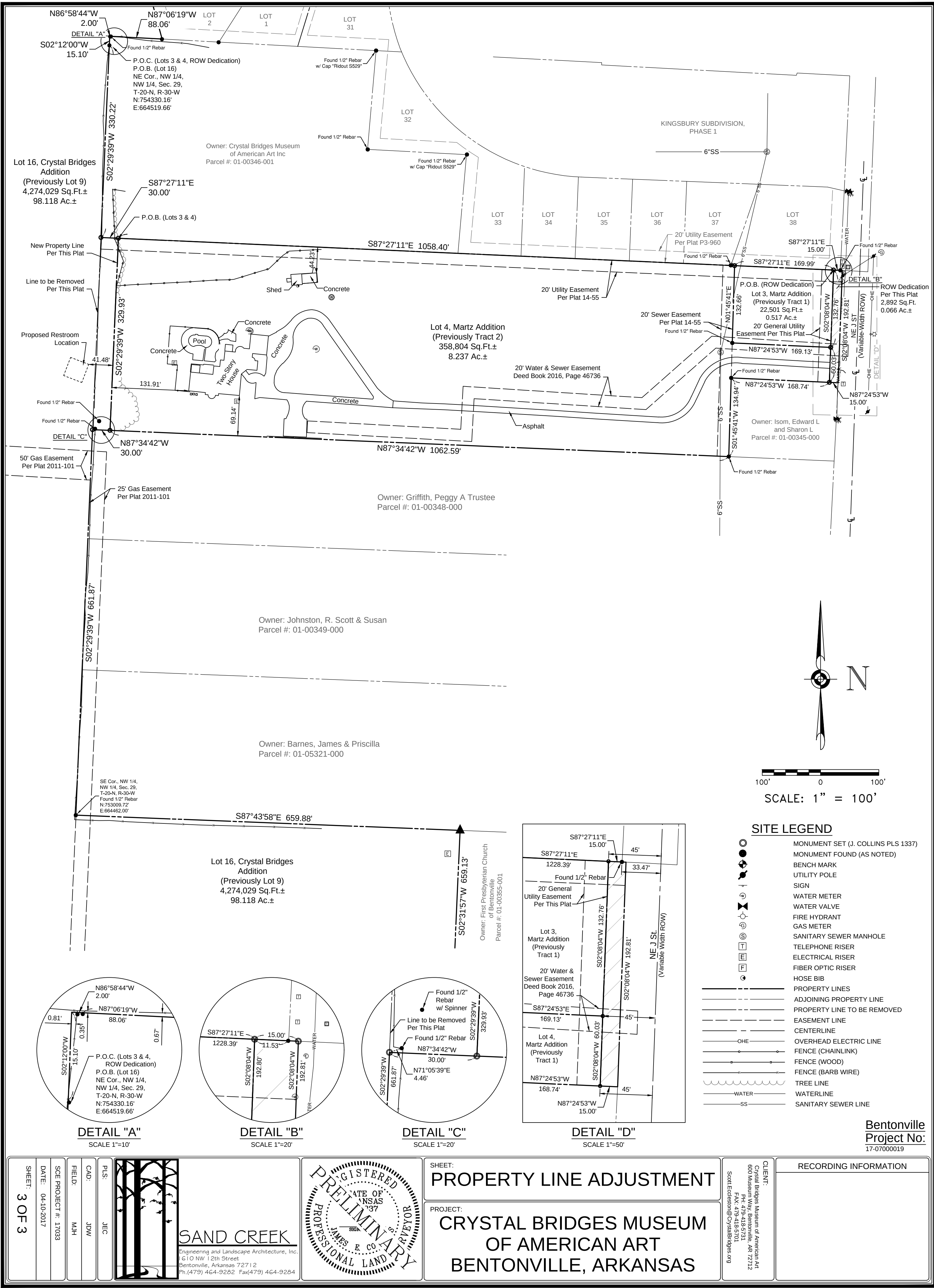


SHEET:
PROPERTY LINE ADJUSTMENT

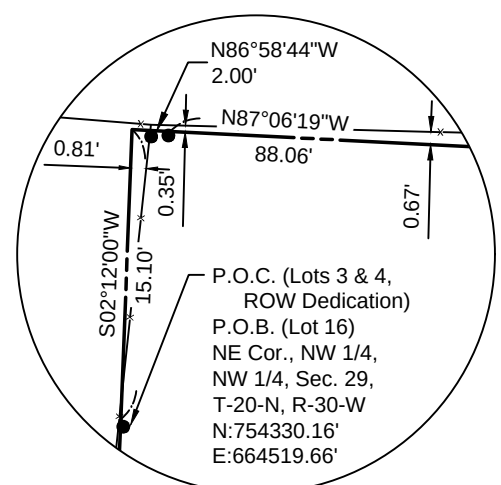
PROJECT:
CRYSTAL BRIDGES MUSEUM
OF AMERICAN ART
BENTONVILLE, ARKANSAS

CLIENT:
Crīstal Bridges Museum of American Art
800 Museum Way, Bentonville, AR 72712
PH: 479-418-5731
FAX: 479-418-5701
Scott.Ecdeson@CrīstalBridges.org

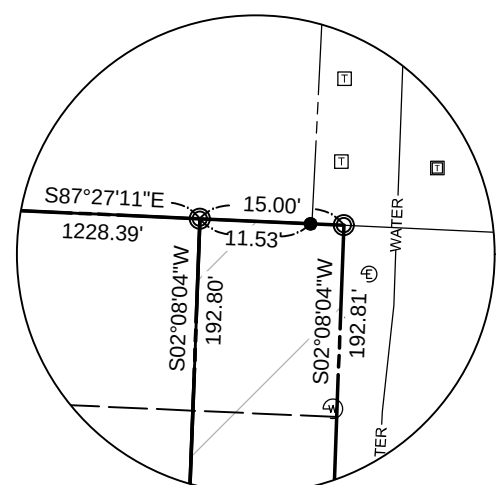
RECORDING INFORMATION



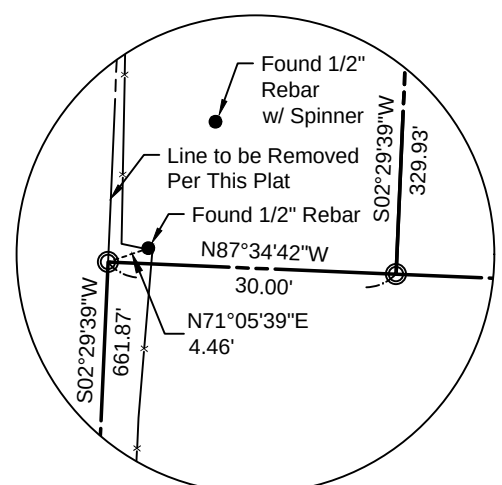
- SITE LEGEND**
- MONUMENT SET (J. COLLINS PLS 1337)
 - MONUMENT FOUND (AS NOTED)
 - BENCH MARK
 - UTILITY POLE
 - SIGN
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - GAS METER
 - SANITARY SEWER MANHOLE
 - TELEPHONE RISER
 - ELECTRICAL RISER
 - FIBER OPTIC RISER
 - HOSE BIB
 - PROPERTY LINES
 - ADJOINING PROPERTY LINE
 - PROPERTY LINE TO BE REMOVED
 - EASEMENT LINE
 - CENTERLINE
 - OHE OVERHEAD ELECTRIC LINE
 - FENCE (CHAINLINK)
 - FENCE (WOOD)
 - FENCE (BARB WIRE)
 - TREE LINE
 - WATERLINE
 - SANITARY SEWER LINE



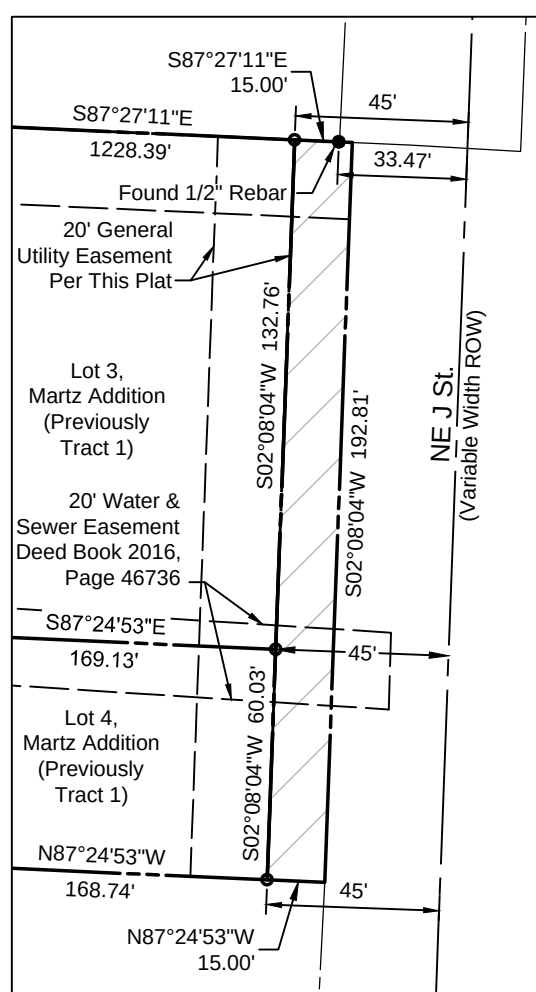
DETAIL "A"
SCALE 1"=10'



DETAIL "B"
SCALE 1"=20'



DETAIL "C"
SCALE 1"=20'



DETAIL "D"
SCALE 1"=50'

PLS: JEC

CAD: JDW

FIELD: MCH

SCE PROJECT #: 17033

DATE: 04-10-2017

SHEET: 3 OF 3

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

REGISTERED
STATE OF ARKANSAS
1937
PRELIMINARY
PROFESSIONAL LAND SURVEYOR
JAMES E. CO.

SHEET:
PROPERTY LINE ADJUSTMENT

PROJECT:
**CRYSTAL BRIDGES MUSEUM
OF AMERICAN ART
BENTONVILLE, ARKANSAS**

CLIENT:
Crystal Bridges Museum of American Art
600 Museum Way, Bentonville, AR 72712
PH: 479-418-5731
FAX: 479-418-5701
Scot.E.Coleston@CrystalBridges.org

RECORDING INFORMATION

LARGE SCALE DEVELOPMENT STAFF REPORT



The District

SW 4th Street & SW C Street

PC Date: 5/16/2017

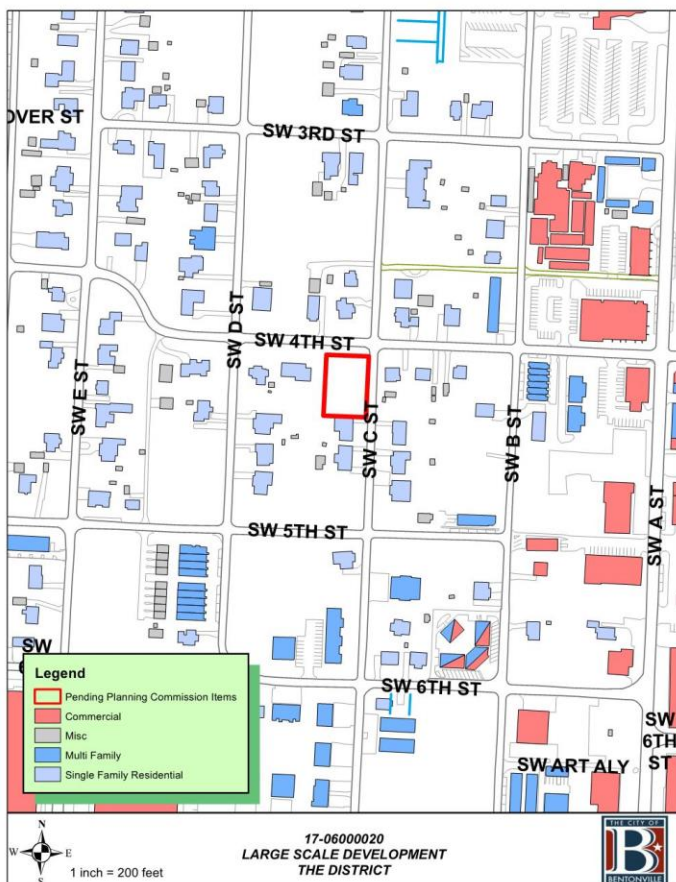
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-06000020
Applicant / Current Owner	DT Development, LLC 4600 Northgate Rogers, AR 72758
Site Area	0.36 acres
Current Zoning	R-C2, Central Residential - Moderate Density
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)
Development Type / Use	Single-family attached residential

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

Location Map



Property Description

The property is vacant and located in a rapidly redeveloping mixed-use area in southwest downtown.

Project Details

The applicant is proposing a large scale development that consists of one, two-story, six-unit, single family attached residential townhomes located at the intersection of SW 4th Street and SW C Street. The project will be constructed in a single phase. Nine parking spaces are required and 16 are being provided, this includes the two car garage for each unit. Ingress/egress will be from a proposed private drive onto SW 4th Street. Street improvements including a 6' wide sidewalk will be constructed along both street frontages. Storm water is being detained along the southern portion of the site. The exterior elevations depict Hardie Board lap siding and precast stone as the primary exterior materials of the building.

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.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

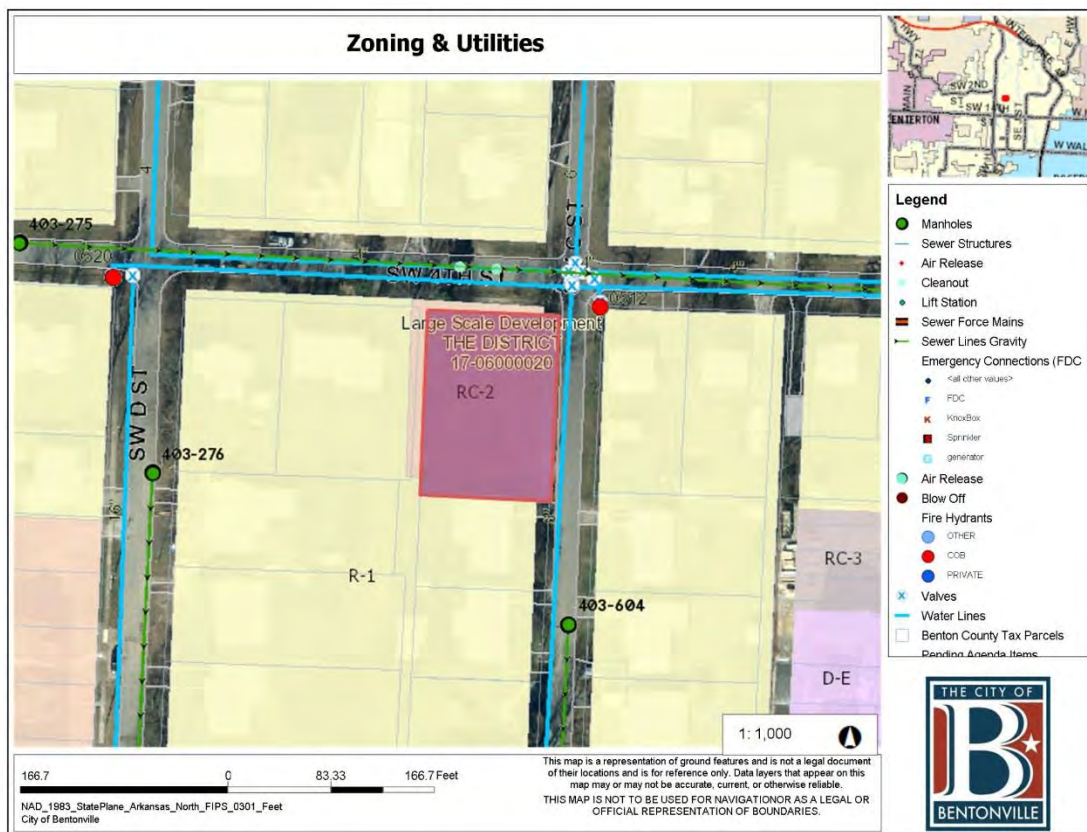
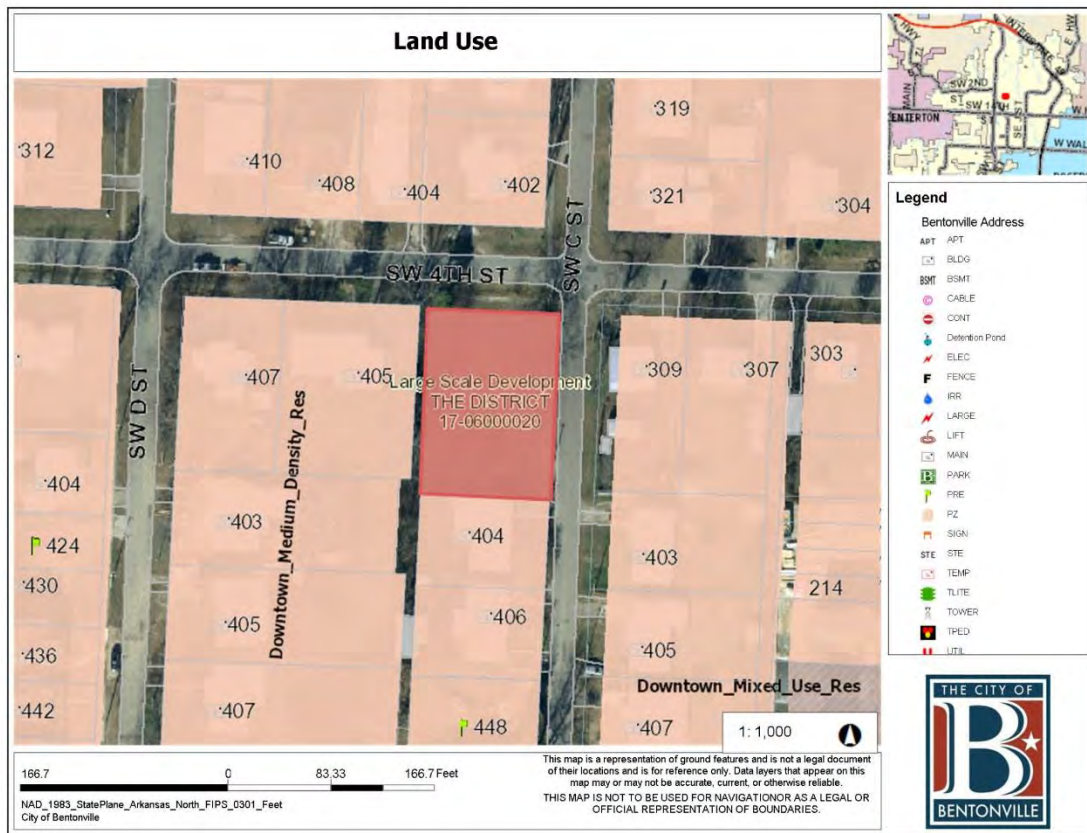
Conclusion

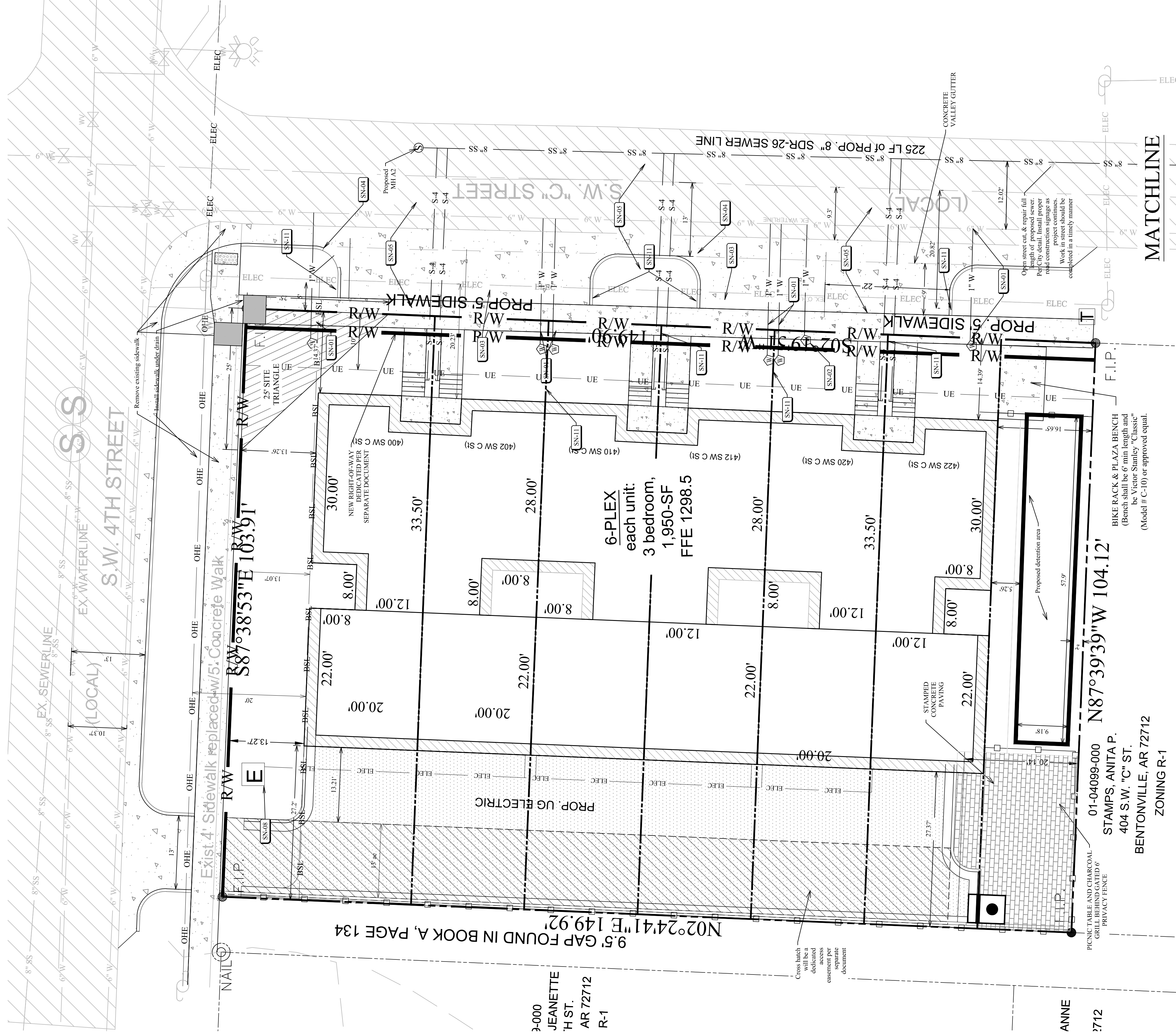
This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

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

LARGE SCALE DEVELOPMENT STAFF REPORT





SITE INFORMATION		SQ FT	AC.	% OF SITE TOTAL
SITE AREA LESS DEDICATED RIGHT-OF-WAY		15,592.36 S.F.	OR 0.36 ACRES	100%
SITE PAVED AREA:		3,302.1 S.F.	OR 0.08 ACRES	
SIDEWALK AREA		749.5 S.F.	OR 0.02 ACRES	
BUILDING AREA		8,448 S.F.	OR 0.19 ACRES	
TOTAL HARDSCAPE AREA		12,499.6 S.F.	OR 0.29 ACRES	80%
SOFTSCAPE AREA		3,092.76 S.F.	OR 0.07 ACRES	20%
PROPERTY INFORMATION				
GROSS SITE AREA:		15,592.36 S.F.	OR 0.36 ACRES	
PROPOSED DEDICATED R.O.W.		0.00 S.F.	OR 0.00 ACRES	
NET SITE AREA		115,592.36 S.F.	OR 0.36 ACRES	
ZONING:		R-C2		
PARKING INFORMATION:				
PARKING REQD:		9 SPACES (1.5 PER UNIT)		
PARKING PROVID:		16 SPACES		
ACCESSIBLE REQD:		1 VAN SPACE		
ACCESSIBLE PROVID:		1 VAN SPACE		
SETBACKS FOR R-C2:		10'		
SIDE:		5' (0' WHERE ATTACHED)		
REAR:		15'		

Water/Sewer Notes:

WATER

- All water lines shall have 2'-0" min. cover above top of pipe.
- All water lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
- All water lines shall be hydraulically tested and disinfectant in accordance with city standards and with a city inspector present.
- All fire hydrants shall have a city approved gate valve installed within 5'-0" max. of the hydrant.

SANITARY SEWER

- All sanitary sewer lines shall have 2'-0" min. cover above top of pipe.
- All sanitary sewer lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
- Sanitary sewer manholes located in grass area / non-paved area shall be constructed so that the rim is six (6) inches above the existing ground surface. In the event this can not be achieved then the manhole set will be flush with the water right.
- Contractor shall match top of proposed sanitary sewer manhole to proposed grade. If a discrepancy occurs between the existing ground and proposed grade, the contractor shall submit a grading plan to the City Engineer for approval. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.
- All sewer service lines shall connect to the sewer main at angle of 90 degrees or greater to downstream.

GRAPHIC SCALE

1 inch = 10 feet

0 10' 20'

Water/Sewer Notes:

- Water
- Sanitary Sewer
- Storm Sewer
- Electric
- Gas
- Water Meter
- Sanitary Sewer Manhole
- Pr 4" Sewer Service Line
- Pr 8" Sanitary Sewer Line
- Private Electric Service Line(s)

Site/Utility Plan Notes:	
SN-01	5" single water meter, paid for and owned by city.
SN-02	1.5" single irrigation meter, paid for and owned by city.
SN-03	1" single water meter, paid for and owned by city.
SN-04	1" single water meter, paid for and owned by city.
SN-05	1" single water meter, paid for and owned by city.
SN-06	1" single water meter, paid for and owned by city.
SN-07	1" single water meter, paid for and owned by city.
SN-08	1" single water meter, paid for and owned by city.
SN-09	1" single water meter, paid for and owned by city.
SN-10	1" single water meter, paid for and owned by city.
SN-11	1" single water meter, paid for and owned by city.
SN-12	1" single water meter, paid for and owned by city.

OWNER/DEVELOPER
01-04099-000 (Project ID)
401 SW 4TH STREET (address)
LOT 1 BLOCK 2
SCOGGAN'S SUBDIVISION
DT DEVELOPMENT
PO BOX 739
LOWELL, AR 72745

ADA Compliance

- All ADA parking spots shall meet sign requirements in compliance with accessible regulations, see detail C5.3

Note:

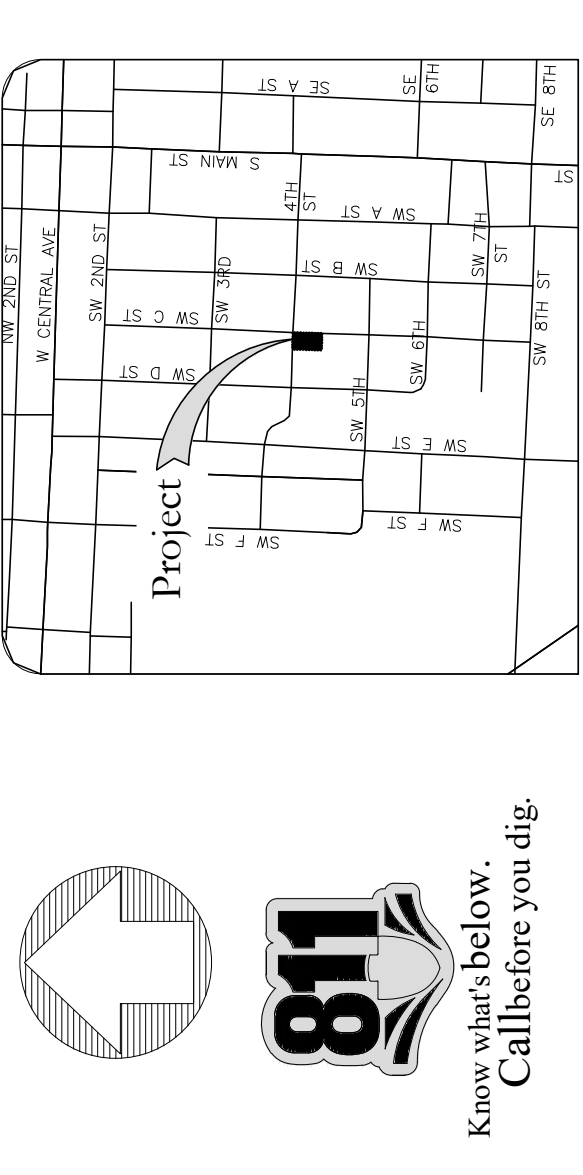
- See Cover Sheet For Abbreviation List.

Utility Note:

- One Call will be needed when installing the sewer main & water & sewer services, repair street surface per Bentonville T-Patch repair.

Paving Note:

Mill and overlay SW C Street 1.5" (encompassing all street cuts)



THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

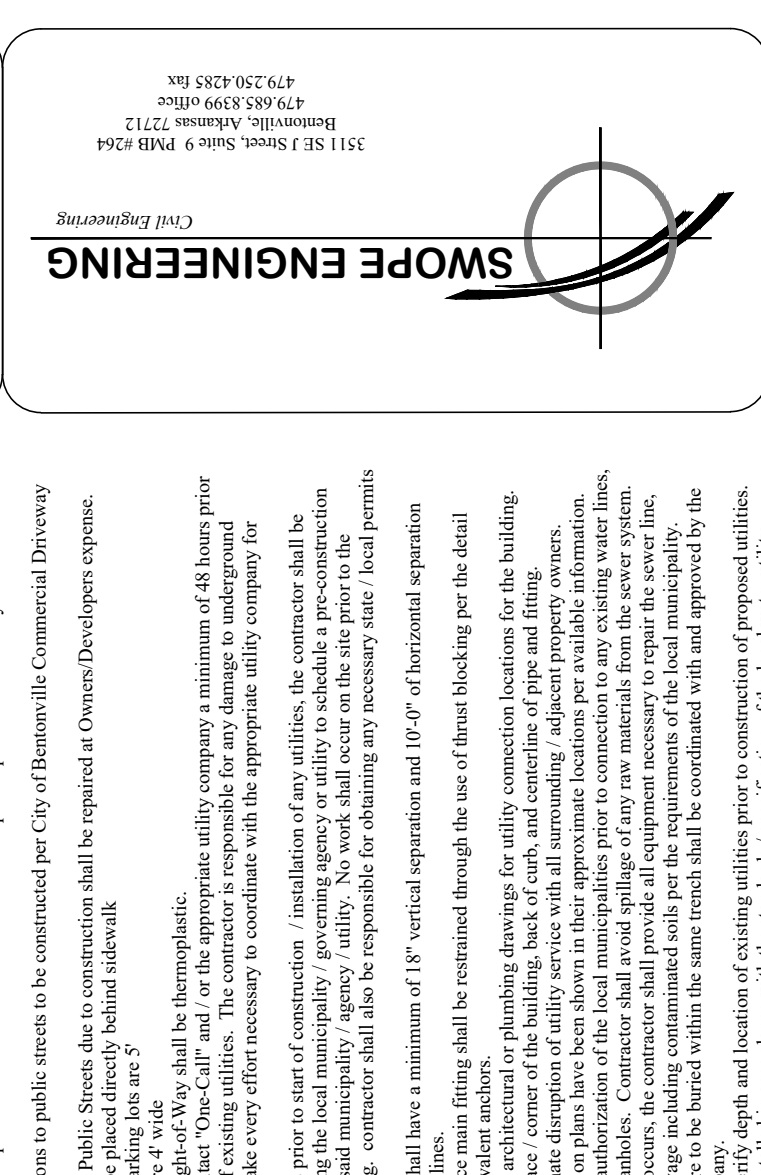
NO.	DATE	REVISION

DP DEVELOPMENT
PO BOX 739
LOWELL, AR 72745
PH: 479-409-6559

THE DISTRICT

Development for:

Large Scale Development of:



Project No. 17-204	Scale 1"=10'
Date: 5/15/2017	
Sheet Description SITE/UTILITY PLAN	
Sheet # C1.0	C.O.B. #17-0600020

9.5' GAP FOUND IN BOOK A, PAGE 134
N02°24'41"E 149.92'

3-000
JEANNETTE
H ST.
AR 72712
R-1

ANNE
1712
01-04099-000
STAMPS, ANITA P.
404 S.W. "C" ST.
BENTONVILLE, AR 72712
ZONING R-1

MATCHLINE

MATCHLINE



Top Notch - Residential Design for

DP Development

Consultant
Address
Address
Phone
Fax
e-mail

PROJECT DATA

STYLE(s):

PLAN TYPE:

FOUNDATION:

WALL CONSTRUCTION:

BEDROOMS:

FULL BATHS:

HALF BATHS:

LEVELS/STORIES:

GARAGE STALLS:

DEPTH:

HEIGHT:

CEILING HEIGHT MAIN:

CEILING HEIGHT UPPER:

PROJECT AREAS

TOTAL HEATED SQ FT:

1st FRAMED HEATED:

GARAGE FRAMED:

FRONT PORCH FRAMED:

FRONT PORCH FLATWORK:

BACK PORCH FRAMED:

BACK PORCH FLATWORK:

2nd FRAMED HEATED:

UNFINISHED:

Designs & Drawings by R. Colby Smith

It is the Contractor and/or Owners responsibility to verify that all local and national codes are met and construction is in compliance with those regulations. These plans are presented AS IS and R. Colby Smith makes no claims of guarantee or liability

Not for Resale or Transfer

DP - The District Perspectives

Project number	V.3
Date	03/15/2014
Drawn by	Author
Checked by	Checker

AD.102

Scale	12" = 1'-0"
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