



**Planning Commission
Agenda
November 7, 2017**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**

- 1. Lots 1 & 2 Featherston Valley Subdivision** **Lot Split**
Featherston Rd. & Glen Rd. & Been Rd. *(LS17-0108)*
- 2. Lots 13, Block 26 Deming's 2nd Addition** **Property Line Adjustment**
204 NW 7th Street *(PLA17-0004)*
- 3. McClain Place Addition** **Final Plat**
McClain Road *(FP17-0100)*
- 4. All Pets Animal Hospital Parking Lot Exp.** **Large Scale Development Ext.**
209 North Walton Blvd.

IV. New Business

- 1. Word of Life Fellowship** **Rezoning ***
(R-1, Single Family Residential to C-2, General Commercial)
404 SW Regional Airport Blvd. *(RZ17-0104)*
- 2. Hall** **Rezoning ***
(R-1, Single Family Residential to DN-1, Downtown Low Density Residential)
701 East Central Ave. *(RZ17-0105)*
- 3. Fellowship Bible Church** **Conditional Use***
Tiger Blvd. & McCollum Road *(CU17-0100)*
- 4. The Neighborhood Church** **Large Scale Development**
2702 SW 'I' Street *(LSD17-0103)*
- 5. The Momentary** **Large Scale Development**
507 SE 'E' Street *(LSD17-0104)*
- 6. Lambert** **Driveway Waiver**
400 SW 'E' Street

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

Planning Commission
Minutes
October 17, 2017

Meeting called to order at 5:00 p.m. by Rod Sanders, Chairman

Present: Joe Haynie, Jim Grider, Elaine Kerr, Scott Eccleston, Rod Sanders, and Tregg Brown
Absent: Richard Binns
Staff: Shelli Kerr and Jon Stanley

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of October 3, 2017 as written
Approved 6-0

Consent Agenda

- | | |
|--|--------------------------|
| 1. Lots 16 & 17 Southside Subdivision | Lot Split |
| 228 Southeast 7 th Street | |
| 2. Lots 1 & 2 Bailey Subdivision | Lot Split |
| 801 & 803 North Walton Boulevard | |
| 3. Lots 1, 2, & 3 Forrest Oaks Subdivision | Lot Split |
| 1600 & 1602 Northwest 3 rd Street | |
| 4. Lots 42 & 43 Oakwood Heights Addition | Property Line Adjustment |
| 1906 Almand Drive | |

Approved 6-0

New Business

Item #1

Kuhlman Properties, LLC: General Plan Amendment, Southwest Regional Airport Boulevard & Southwest Blue Jay Lane, Commercial to High Density Residential

Jon Stanley reads the staff report.

Opened Public Hearing

No comments

Closed Public Hearing

Approved 6-0

Item #2

Elzey: General Plan Amendment, Southwest Featherston Road, Glenn Road, & Been Road, Low Density Residential to Medium Density Residential

Jon Stanley reads the staff report.

Opened Public Hearing

Ted Viala, 209 Devon Green, represents the adjacent property owner. He states that he met with Troy at some point who said it would be only single-family. He wants to know what will happen in the future out there.

Shelli Kerr addresses Mr. Viala's concerns.

Sam Featherston speaks next and asks what the applicant is doing. Shelli answers and explains that this is a General Plan Amendment, so there is no zoning district at this time. Mr. Stanley shows Mr.

Featherston what the recommended districts could be.

Closed Public Hearing

Reopened Public Hearing

Cynthia Coughlin, 11713 Hwy 279, speaks. She is concerned that the City is adopting something in that there is no plan for. Shelli addresses her concerns. Mr. Stanley states that this is a voluntary action by the applicant.

Closed Public Hearing

There is discussion amongst the Commissioners and Staff.

Approved 6-0

Item #3

Lots 1 & 2 Fellowship-McMillon Subdivision: Lot Split, 1701 Northeast Tiger Boulevard

Jon Stanley reads the staff report.

Mr. Stanley explains the waiver request.

Motion by Mr. Eccleston, seconded by Mr. Grider to approve the Waiver Request: Right-of-Way Dedication

Approved 6-0

Lot Split

Approved 6-0

Item #4

Harbin Pointe Townhomes: Large Scale Development, Southwest Juniper Avenue & Southwest Buckeye Street

Jon Stanley reads the staff report.

Motion by Mr. Grider, seconded by Mr. Haynie to approve the Waiver Request: Street Frontage Buffer

Approved 6-0

Large Scale Development

Approved 6-0

Item #5

Pharm II Townhomes: Large Scale Development, Southwest 'B' Street

Jon Stanley reads the staff report.

Approved 6-0

Item #6

Haxton District East: Large Scale Development Extension, 224 Southeast 2nd Street

Jon Stanley reads the staff report.

Approved 6-0

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

Meeting adjourned

Ali Worley

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

LOT SPLIT STAFF REPORT



Lots 1 & 2 Featherston Valley Subdivision

PC Date: 11/7/2016

Reviewer: Tyler Overstreet, Planner

Project Number	LS17-0108
Applicant / Current Owner	Martin Elzey 9601 Glen Road Bentonville, Arkansas 72701
Site Area	+/- 50.20 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

This property is located in the county off of Featherston Road. The site currently contains a house with a private access drive and a barn. The total area of the parent tract is approximately 50.20 acres.

Project Details

The applicant has submitted a proposal for a lot split of two un-platted parcels, creating two new lots that will be known as Lots 1 (20.06+/- acres) & Lot 2 (28.73+/- acres) of Featherston Valley Subdivision. Lot 2 is currently undergoing annexation. Per the Master Street Plan requirements, right-of-way will be dedicated along the portions of Lot 2 that are adjacent to Been and Featherston Roads. A 20' wide utility easement will also be dedicated with the plat to serve both of the new lots. Each new lot will have access to public water and a public street. Lot 1 will have access to public sewer service however Lot 2 will not and will come with the development of the property.

Projected Traffic Impact

The proposed lot split should not adversely impact traffic patterns in the area.

Utility Infrastructure

Per the GIS website, water and sewer are not currently available to this site, but will be after annexation.

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

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

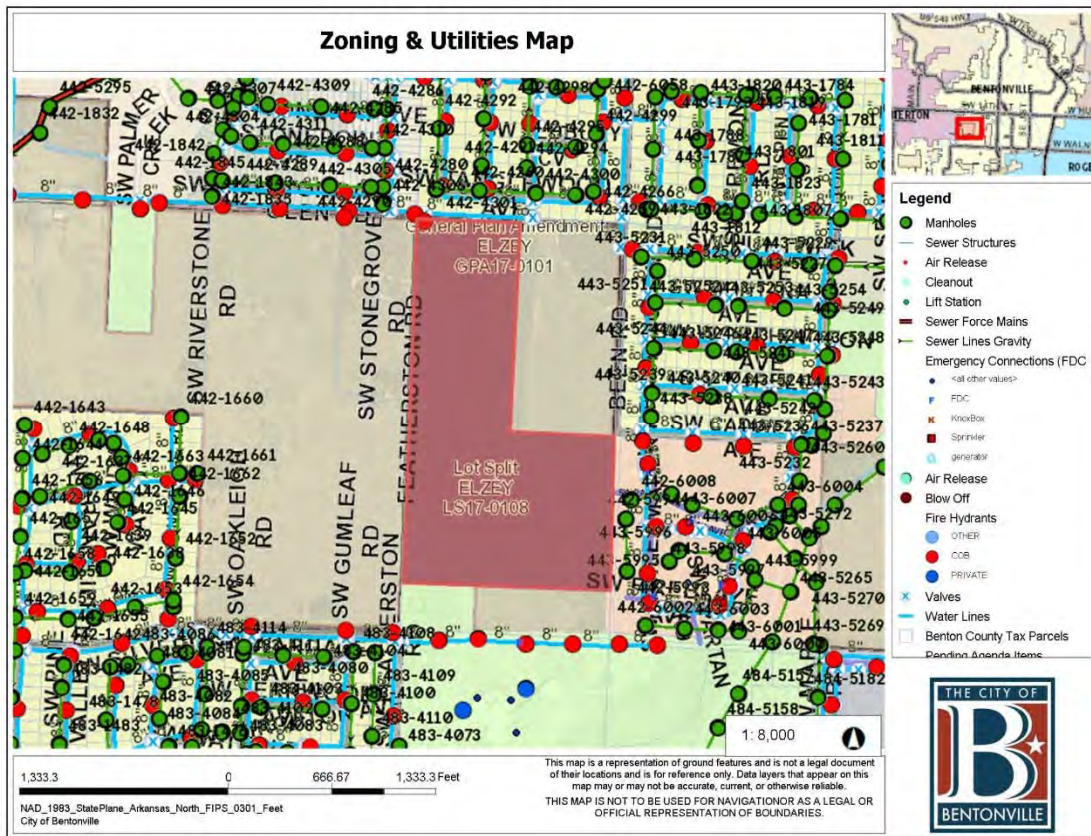
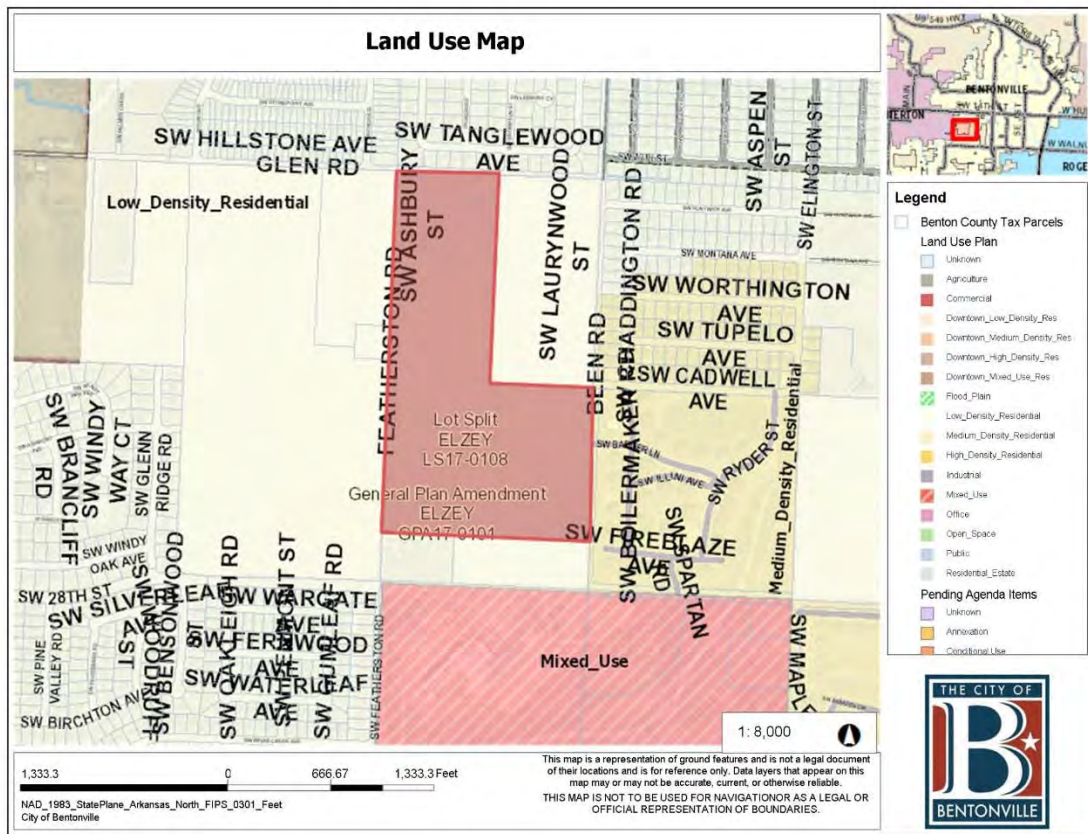
Standard Conditions of Approval

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

NOTES

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

LOT SPLIT STAFF REPORT



PARENT TRACT SURVEYED DESCRIPTION:

Part of the East Half (E ½) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Nineteen (19) North, Range Thirty-One (31) West, Benton County, Arkansas being more particularly described as beginning at a found iron pin for the Northwest Corner of the East Half (E ½) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Nineteen (19) North, Range Thirty-One (31) West; thence along the North Line of said eighty acre tract running South 87°44'22" East a distance of 661.81 feet to a set 5/8" diameter pin; thence leaving the North Line of said eighty acre tract and running South 02°13'25" West a distance of 1,320.57 feet to a set 5/8" diameter pin; thence South 87°40'44" East a distance of 662.65 feet to a set 5/8" diameter pin on the East Line of Section Two (2); thence along the East Line of Section Two (2) running South 02°11'12" West a distance of 990.80 feet to a set 5/8" diameter pin; thence leaving the East Line of Section (2) and running North 87°37'05" West a distance of 1,326.59 feet to a set 5/8" diameter pin on the West Line of the East Half (E ½) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Nineteen (19) North, Range Thirty-One (31) West; thence along the West Line of the East Half (E ½) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Nineteen (19) North, Range Thirty-One (31) West running North 02°15'37" East a distance of 2,309.27 feet to the POINT OF BEGINNING containing in all 2,186,712 square feet or 50.20 acres, more or less and being further subject to all rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

NOTES:

1. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
2. Flood Information: Based upon review of FEMA Firm: Benton County, Arkansas and Incorporated Areas Map Number 05007C0255K Revised June 5, 2012, the subject property is not located within a FEMA established flood zone.
3. Owner/developer shall notify the City of Bentonville Engineering Department and Street Department in writing prior to any work being done in the public right-of-way.
4. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
5. 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 with-in the Right-of-Way.
6. There may not be fences or any other structures built in any drainage easements.

AREA RESERVED FOR
BENTON COUNTY CIRCUIT
CLERK FILE MARK

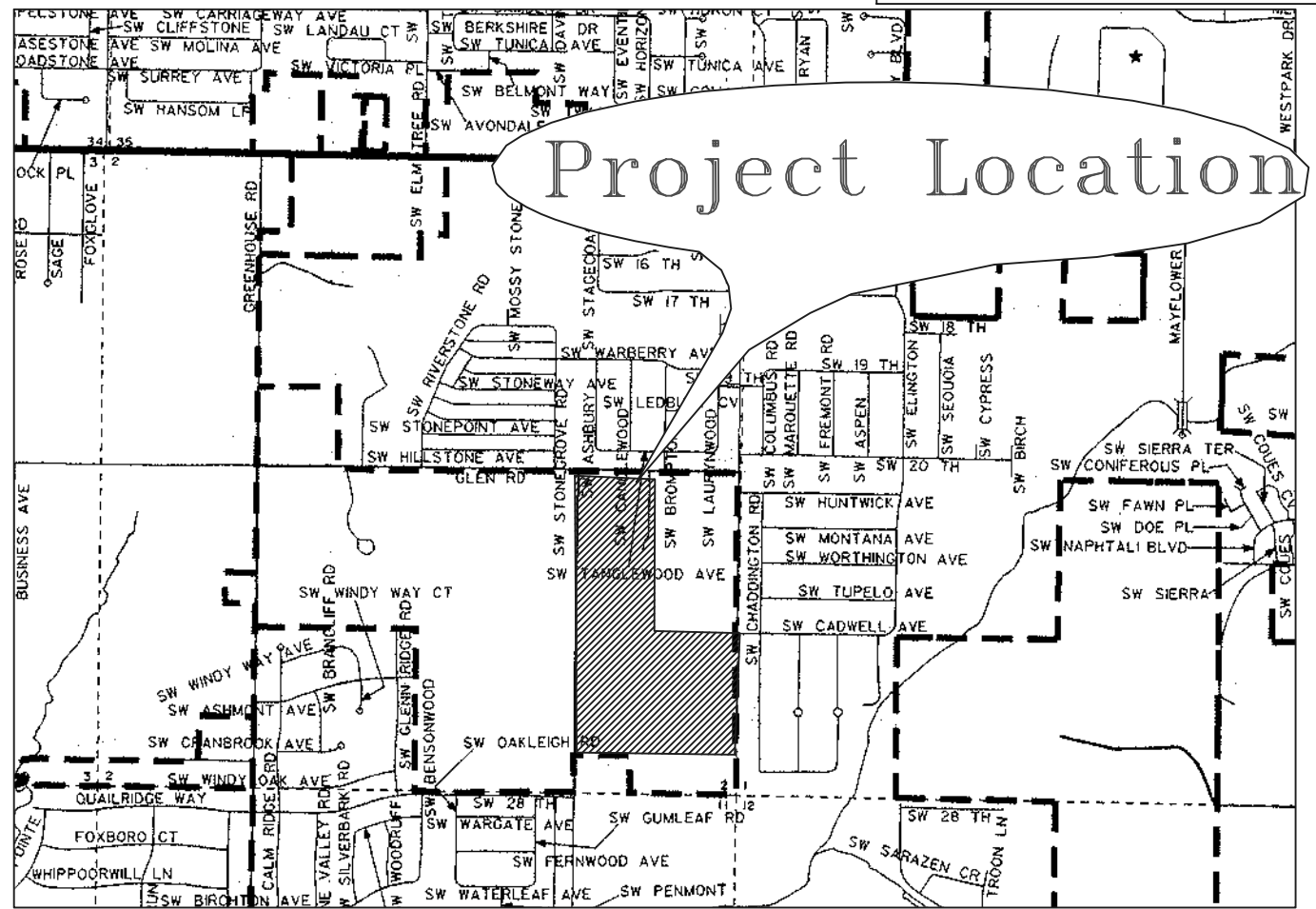
Legend:

- Found Monument as Noted
- Set Monument as Noted

- GAS METER
- TELEPHONE RISER
- ELECTRICAL RISER
- DRAINAGE MANHOLE
- WATER METER

Electric Notes:

1. Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
2. ADD UTILITY EASEMENT NOTES AS REQUIRED
 - a. Add 20' UE on exterior lot lines and 15' UE centered on interior lot lines
3. Notes about clearances of primary and secondary from buildings, etc
 - a. All structures must maintain minimum of 20' clearances from all electric lines.
4. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line will require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
5. It is the responsibility of the developer to coordinate with the New Service Coordinator @ 479 271-3139 to determine if equipment is in conflict.
6. It is the responsibility of the developer to pay for any costs associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line



VICINITY MAP (N.T.S.)

BASIS OF SURVEY:

Warranty Deed recorded in Deed Book 92 at Page 14339 in the records of the Circuit Clerk and Ex-Officio Recorder of Benton, County, Arkansas.

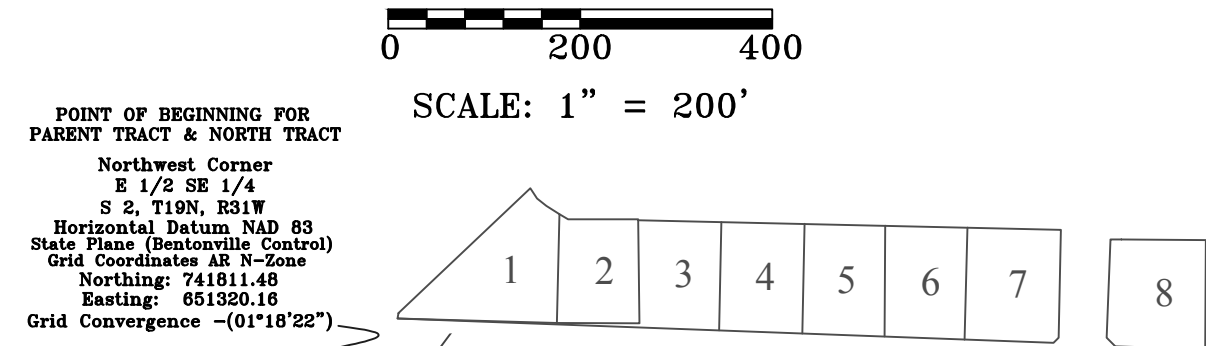
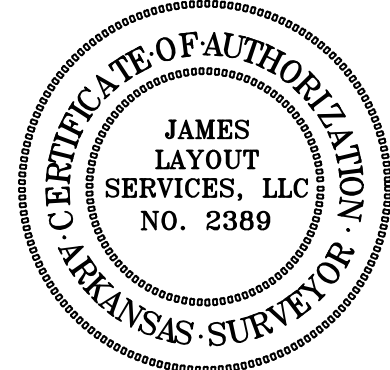
BENTON COUNTY, ARKANSAS SETBACK REQUIREMENTS

FRONT YARD -25 FEET
REAR YARD-10 FEET
EXTERIOR SIDE YARD -10 FEET.

ALL BUILDING SETBACKS ARE ALSO UTILITY AND DRAINAGE EASEMENTS.

Approval of this plat does not carry any assurances that the tract or tracts will qualify for a septic system permit from the Arkansas Health Department.

"Approval of this plan does not in any way indicate that any of the lots on this plan are buildable according to the Planning Regulations of Benton County, Arkansas, nor an endorsement by the Planning Board of said buildability of said lots"



LOT 1
873,814 Square Feet
20.06 Acres+/-
This Tract will remain in the County

PARENT TRACT
18-08661-003
ELZEY, MARTIN
9601 GLEN RD
BENTONVILLE AR 72712-9148
Zoning: (Currently in the County)

Parent Tract
Parcel 18-08661-003
2,186,712 Square Feet, 50.20 Acres

LOT 2
1,251,548 Square Feet+/-, 28.73+/- Acres

RIGHT-OF-WAY DEDICATED BY THIS PLAT

DRAINAGE EASEMENT NOTE:

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

POINT OF BEGINNING FOR SOUTH TRACT
Northwest Corner
SE 1/4 SE 1/4
S 2, T19N, R31W
Horizontal Datum NAD 83
State Plane (Bentonville Control)
Grid Coordinates AR N-Zone
Northing: 741811.48
Easting: 651320.16
Grid Convergence -01°18'22"

FEATHERSTON FARMS LIMITED PARTNERSHIP
9163 FEATHERSTON RD
BENTONVILLE AR 72712-9151
Zoning: (In the County)

01-00828-046
ELZEY, SHELBY A
2801 FEATHERSTON RD
BENTONVILLE AR 72712-8426
Zoned A-1

18-08661-001
ELZEY, SHELBY A
2801 FEATHERSTON RD
BENTONVILLE AR 72712-8426
Zoned (In the County)

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

State Filing Code:

500-19N-31W-0-02-200-04-1204

Certificate of Ownership:

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

Date of Execution: _____

Signed: _____

Printed: Martin Elzey

I, Leonard F. Gabbard, 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.

Signed: _____

Date of Execution: _____
Registered Land Surveyor No. 1204
State of Arkansas

City of Bentonville:
Assigned Project Number
LS17-0108

INDEX TO SURVEY PLAN SHEETS:

SHEET 1:
TITLE SHEET- OVERALL
SURVEY/ADJOINERS/SIGN OFF
BLOCKS/VICINITY MAP/NOTES

SHEET 2:
NORTH PORTION OF LOT SPLIT
AT 1"=100' SCALE

SHEET 3:
SOUTH PORTION OF LOT SPLIT
AT 1"=100' SCALE

SHEET NO.

1 OF 3

Title
Sheet

JLS

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

LOT SPLIT CREATING
LOTS 1 & 2 OF FEATHERSTON VALLEY

DATE: 9/07/17 SCALE: AS NOTED CHECKED BY: LFG NR MJ DRAWN BY: LFG OWNER/DEVELOPER: Owner/Martin Elzey, 9601 Glen Road, Bentonville, AR 72712-9148 Developer/NWA Multiplex Investors, LLC 4144 Caerleon Circle, Bentonville, AR 72712 JOB NO.: 17-207 Drawing: 17-207mod1stsubmittal.dwg

REVISIONS

DATE:	BY:	REASON:

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 13, Block 26, of Deming's 2nd Addition

204 NW 7th Street

PC Date: 11/7/2017

Reviewer: Tyler Overstreet, Planner

Project Number	PLA17-0004
Applicant / Current Owner	Berry Jones 204 NW 7 th Street Bentonville, AR 72712
Site Area	+/- .25 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

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

Location Map



Property Description

The property is an occupied single-family residence located at 204 NW 7th Street in an established single-family residential neighborhood.

Project Details

The applicant has submitted a property line adjustment that will consolidate existing Lots 8 and 9, Block 26, of Deming's 2nd Addition into a new, Lot 13, Block 26. Lot 13 will be approximately .25 acres. No additional right-of-way is required by the Master Street Plan. A 5-foot public utility easement will also be dedicated with the plat to serve the new lot. The new lot will have access to a public street and utilities.

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.

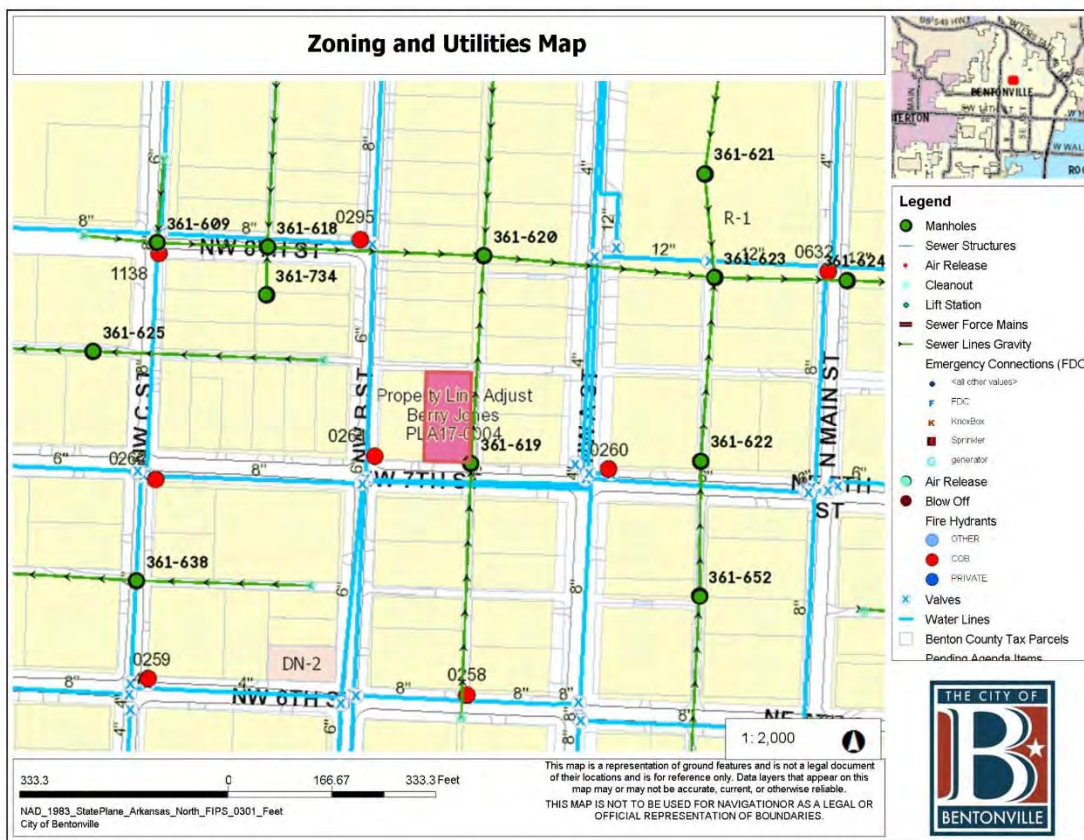
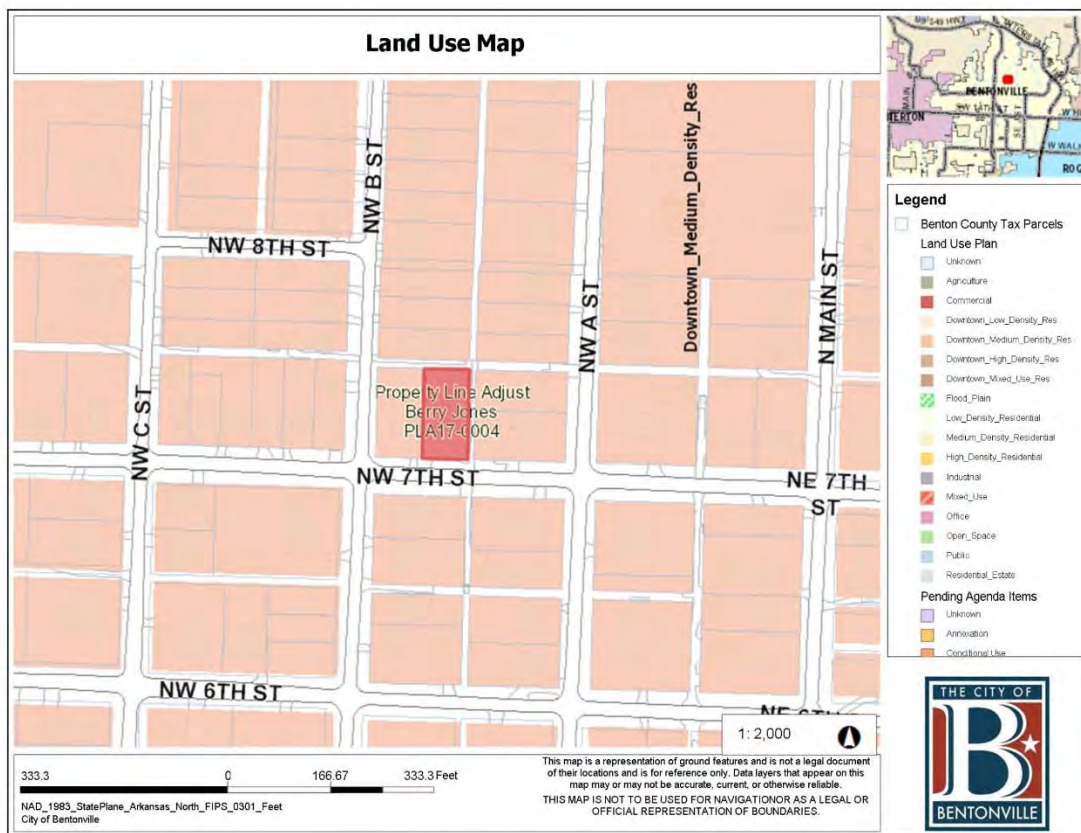
Conclusion

In conclusion, this property line adjustment does meet the minimum requirements of the subdivision regulations.

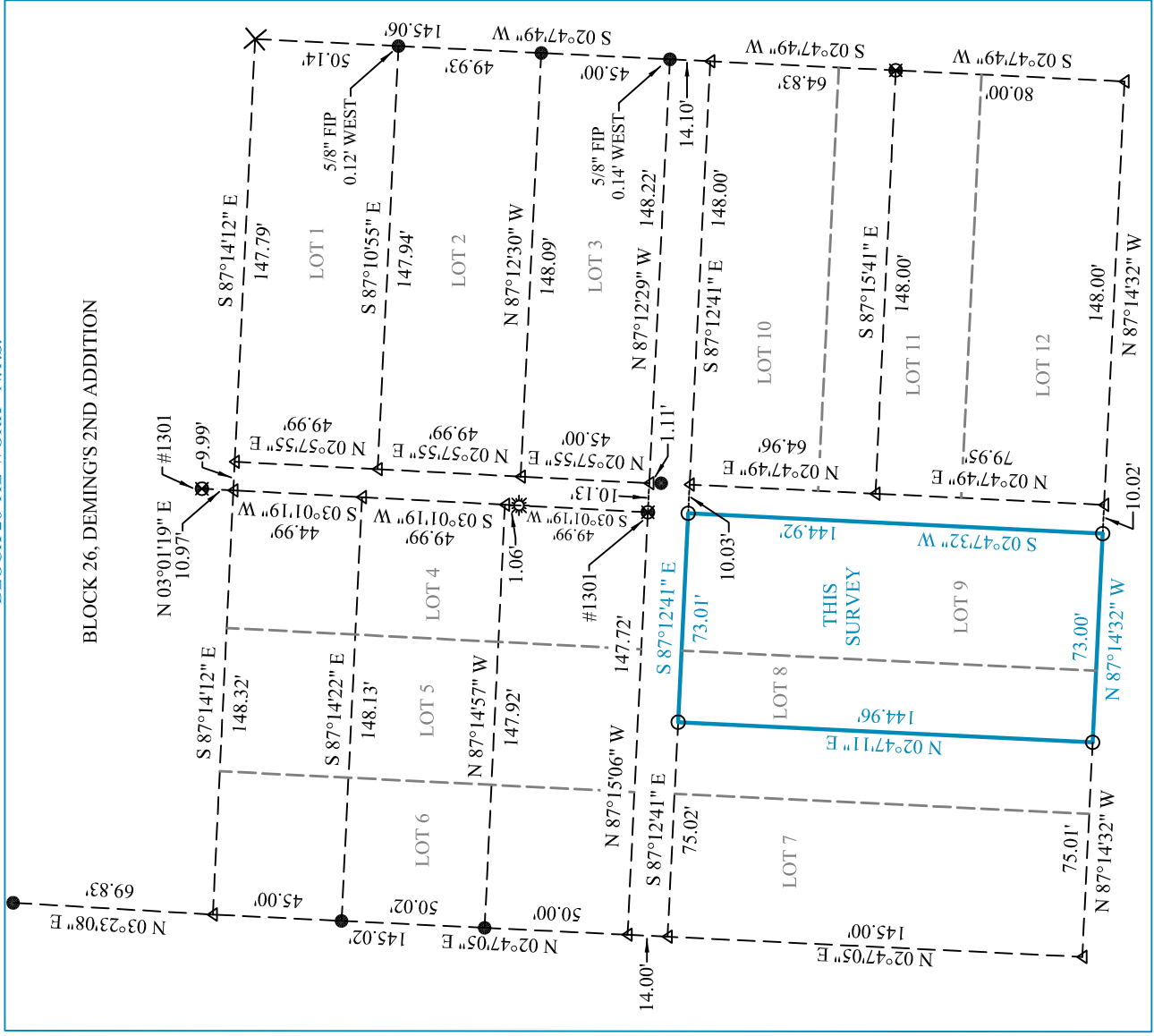
NOTES

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

PROPERTY LINE ADJUSTMENT STAFF REPORT



BLOCK 26 TIE WORK - N.T.S.



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

SIGNED: NOTARY PUBLIC

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PROPERTY LINE ADJUSTMENT OF LOTS 8 & 9, BLOCK 26, DEMING'S 2ND ADDITION, CREATING NEW LOT 13

ADJACENT LAND OWNERS

1) CHURCHILL, REBECCA A
206 NW 7TH ST
BENTONVILLE, AR 72712-4718
PARCEL #01-02306-000
ZONED: R-1

2) SCHILLER, DOROTHY & SCHILLER, VIRGINIA J
705 NW A ST
BENTONVILLE, AR 72712-4740
PARCEL #01-02304-000
ZONED: R-1

3) BROWN, MINNIE
705 NW A ST
BENTONVILLE, AR 72712-4730
PARCEL #01-02302-000
ZONED: R-1

4) MESSERSMITH, DONALD E JR & DEBRA L
610 ROYAL LN
BENTONVILLE, AR 72712-6454
PARCEL #01-02308-000
ZONED: R-1

5) REYNOLDS, WILLIAM C & BARBARA J
SUN CITY CENTER, FL 33573-5343
PARCEL #01-02309-000
ZONED: R-1

6) DAVENPORT, HELEN L TRUSTEE
608 NW B ST
BENTONVILLE, AR 72712-4738
PARCEL #01-02257-000
ZONED: R-1

PROPOSED USE
RESIDENTIAL

ATLAS PAGE
361

PROPERTY OWNER
JONES, BERRY P
204 NW 7TH ST
BENTONVILLE, AR 72712-4718
PARCEL #01-02307-000

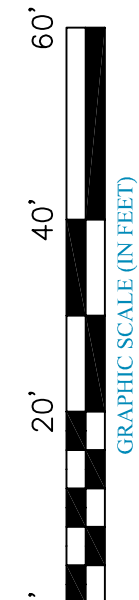
REFERENCE DOCUMENTS:
1) TO BENTONVILLE FILED IN BOOK 18 AT PAGE 24
2) GRABTREE ADDITION TO BENTONVILLE FILED IN BOOK 1 AT PAGE 109
3) PLAT OF SURVEY FILED IN BOOK 3 AT PAGE 298
4) WARRANTY DEED FILED IN BOOK 2007 AT PAGE 20177

PROPERTY ZONED:
R-1

BUILDING SETBACKS:
FRONT 20ft
SIDE 30ft (GARAGE FACING)
SIDE 07ft (INTERIOR)
SIDE 20ft (EXTERIOR)
REAR 25ft

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

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



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 14TH DAY OF SEPTEMBER, 2017.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY BE A COPY AND NOT THE ORIGINAL. ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



FINAL PLAT STAFF REPORT



McClain Place Addition

700 McClain Road

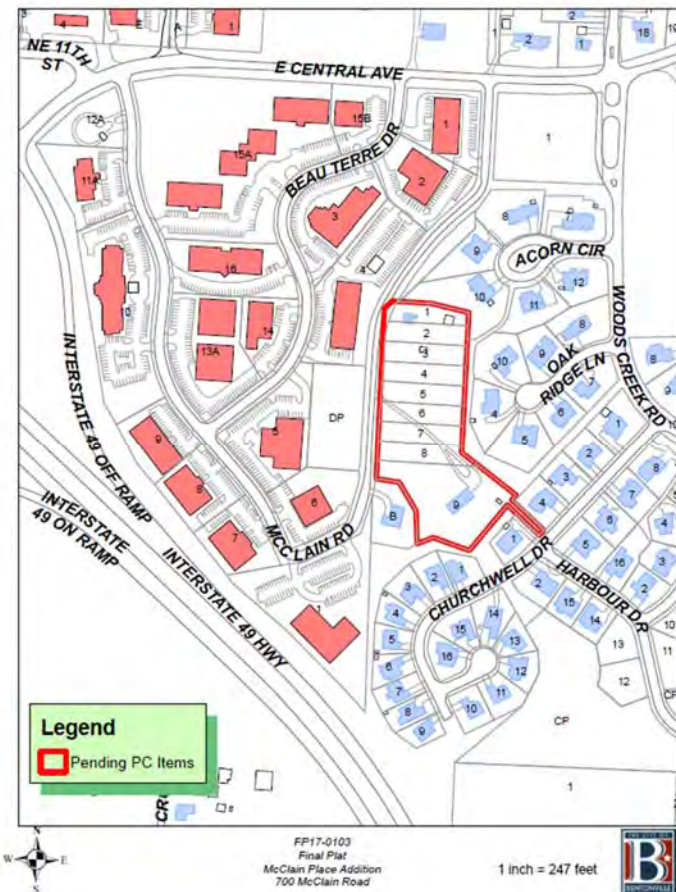
PC Date: 11/7/2017

Reviewer: Tyler Overstreet, Planner

Project Number	FP17-0100
Applicant / Current Owner	LRRB Land Development, Inc. 1200 E. Joyce Blvd, Suite 102 Fayetteville, Arkansas 72703
Site Area	±4.31 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	9 buildable
Subdivision Name	McClain Place Addition

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

Location Map



Property Description

The property is approximately 4.31 acres and contains one existing home. It fronts onto McClain Road. All adjacent zoning designations are R-1, Single-Family Residential. On the other side of McClain Road, however, it is zoned C-2, General Commercial.

Project Details

The applicant has submitted a final plat of 4.31 acres consisting of nine new buildable lots and will be known as McClain Place Addition. Average lot size is approximately 0.34 acres. This final plat dedicates right-of-way and utility and drainage easements that will serve the subdivision. A note has been added to the plat that sidewalks are the owner/developer's responsibility at time of building permit issuance. All public infrastructure has been inspected and accepted by the appropriate departments and all non-bondable items have been completed.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

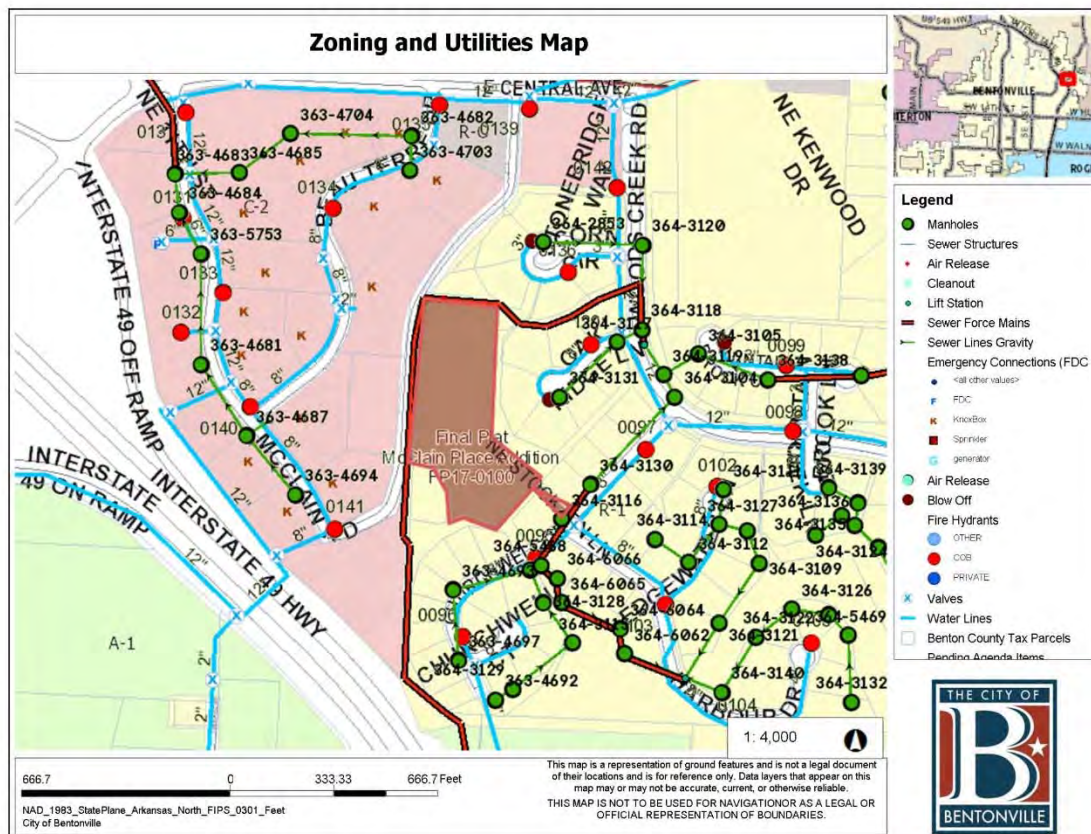
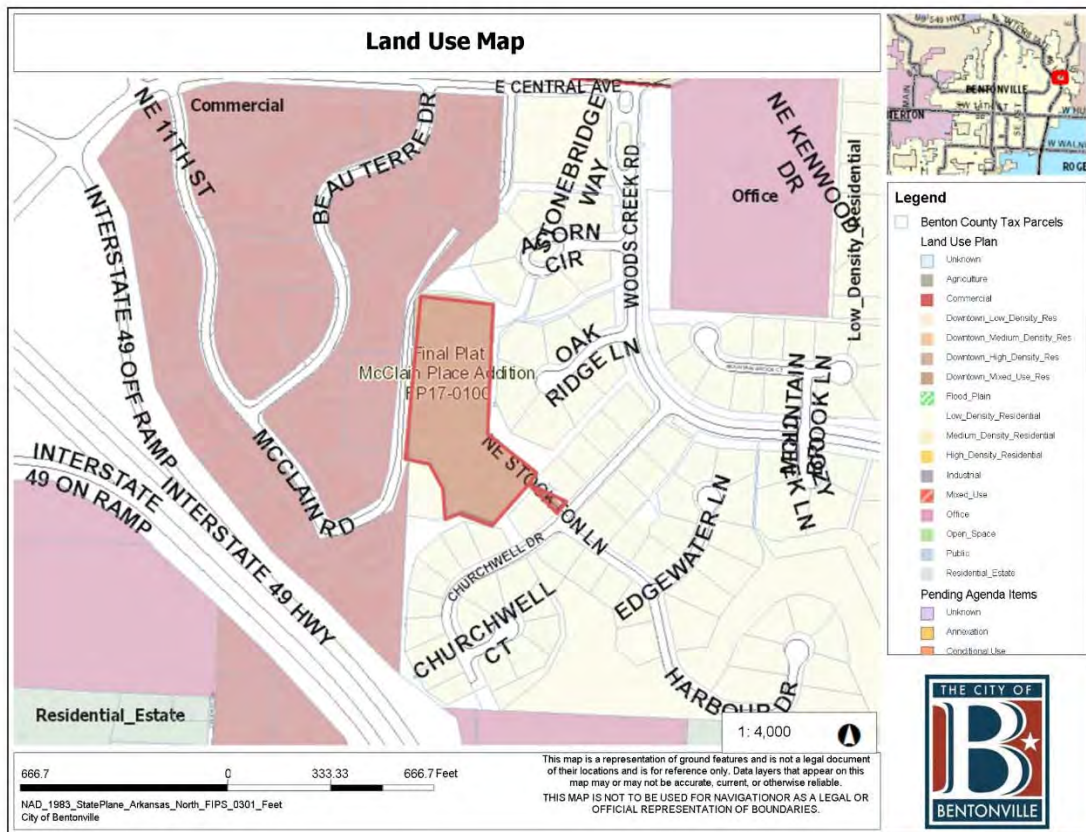
Conclusion

In conclusion, this final plat does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

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

FINAL PLAT STAFF REPORT



part of Lot 10, Blk 2
Parcel #: 01-06058-000
Owner: R. & Mary N. Neal
Zoning: R-1

Lot 4, Blk 2
Parcel #: 01-06059-000
Kurt Russell Reither & Tracy Eugenia Smith
Zoning: R-1

Lot 5, Blk 2
Parcel #: 01-06060-000
Arnold J. III & Barbara J
Fox Family Trust
Zoning: R-1

THE WOODS AT MCCLAIN PLACE
PHASE 1 PB 18-97 & 18-241

THE WOODS AT McCLAIN PLACE
PHASE 1 PB 18-97 & 18-241
BLOCK 3

Lot 3, Blk 3
Parcel #: 01-06065-000
Pamela C.
Condevoir Revocable Trust
Zoning: R-1

N43°29'52"E

Parcel #: 01-07250-000
Woods Creek Property
Owners Association
Zoning: R-1

Lot 9
67561 sq. ft.
1.55 acres

TRACT A
MCCLEIN PLACE ADDITION
PB 29-216

THE WOODS AT McCLAIN PLACE
PHASE 2 PB 20-167
COMMONS

REVIEW

FINAL PLAT

TRACT "A" creating LOTS 1-9

McClain Place Addition

Bentonville, Benton County, Arkansas

Project No. RIG-07

Drawn By JDS
Checked By JLP

Date: 10.02.17

Sheet 2 of 2

NE1/4 NE1/4
28-20-30SE1/4 NE1/4
28-20-30

01-07021-000
BEHRINGER HARVARD BEAU TERRE H LLC
BETTIS, LYNN DALLAS TX 75067
Zoning: C-2

Date: 10.02.17 Sheet 2 of 2

MORRISON  **SHIPLEY**
 ENGINEERS ■ SURVEYORS
 2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com

MORRISON-SHIPLEY
ENGINEERS, INC.
No. 281
ARKANSAS
CERTIFICATE OF AUTHORIZATION

Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	11.35'	294.00'	5.67'	N 04° 29' 52" E	11.35'
C2	60.69'	294.00'	30.46'	N 11° 31' 03" E	60.59'
C3	63.97'	294.00'	32.11'	N 23° 39' 53" E	63.84'
C4	136.01'	294.00'	69.24'	N 16° 38' 42" E	134.80'

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

Reviewer: Jon Stanley, Planner

Project Number	17-06000023
Applicant / Current Owner	Wolfcamp LLC 209 N Walton Blvd. Bentonville, AR 72712
Site Area	1.28 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Parking Lot Expansion

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

Location Map



Property Description

This property is the location of a vacant parcel situated immediately west of the All Pets Animal Hospital and accessed from NW 2nd Street.

Project Details

The applicant is requesting the extension of a large scale development approval from June 6, 2017. The large scale development consists of a 13,000 sq. ft. / 26 space parking lot expansion. It includes a new dumpster enclosure and resurfacing of the existing parking lot. The existing curb cuts onto NW 2nd Street and North Walton Boulevard will be utilized and no new points of ingress/egress are proposed. A utility easement is being dedicated by a separate document for the existing water and sewer mains that traverse the site. Right-of-way along NW 2nd Street is also being dedicated by a separate document to conform the to the current Master Street Plan requirements.

Projected Traffic Impact

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

Utility Infrastructure

Per the GIS website, water and sewer are available.

Drainage Report

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

Waivers

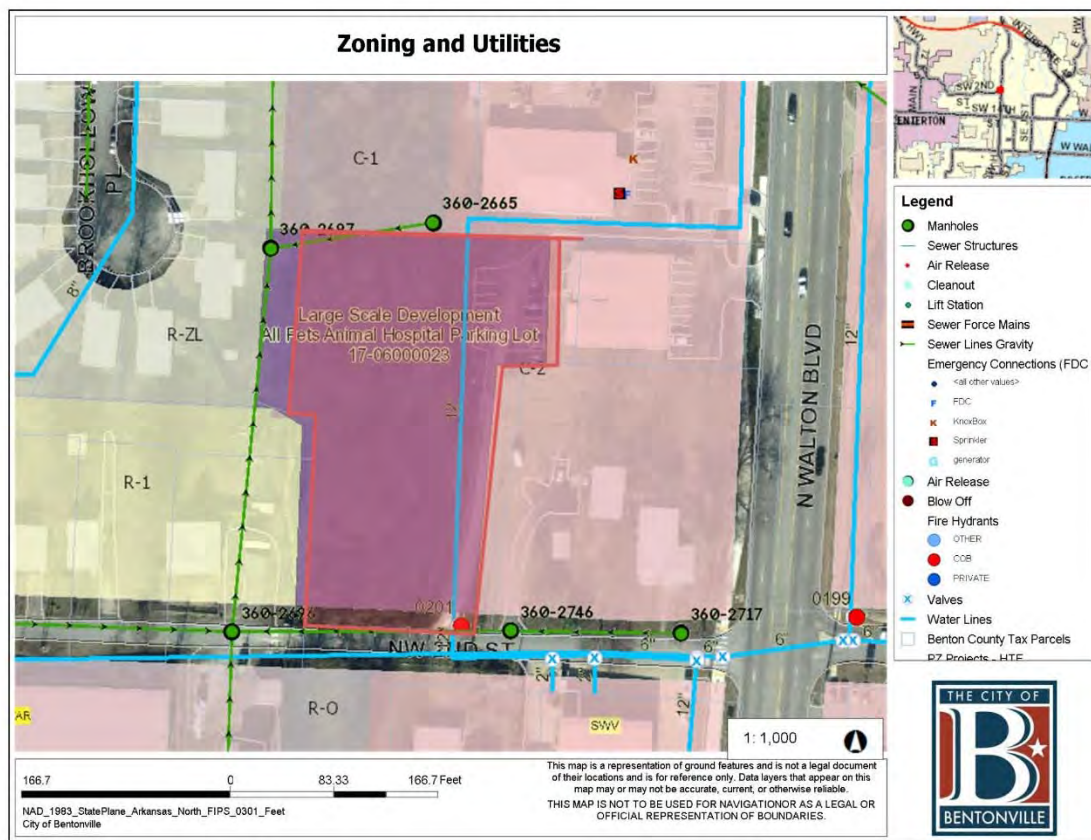
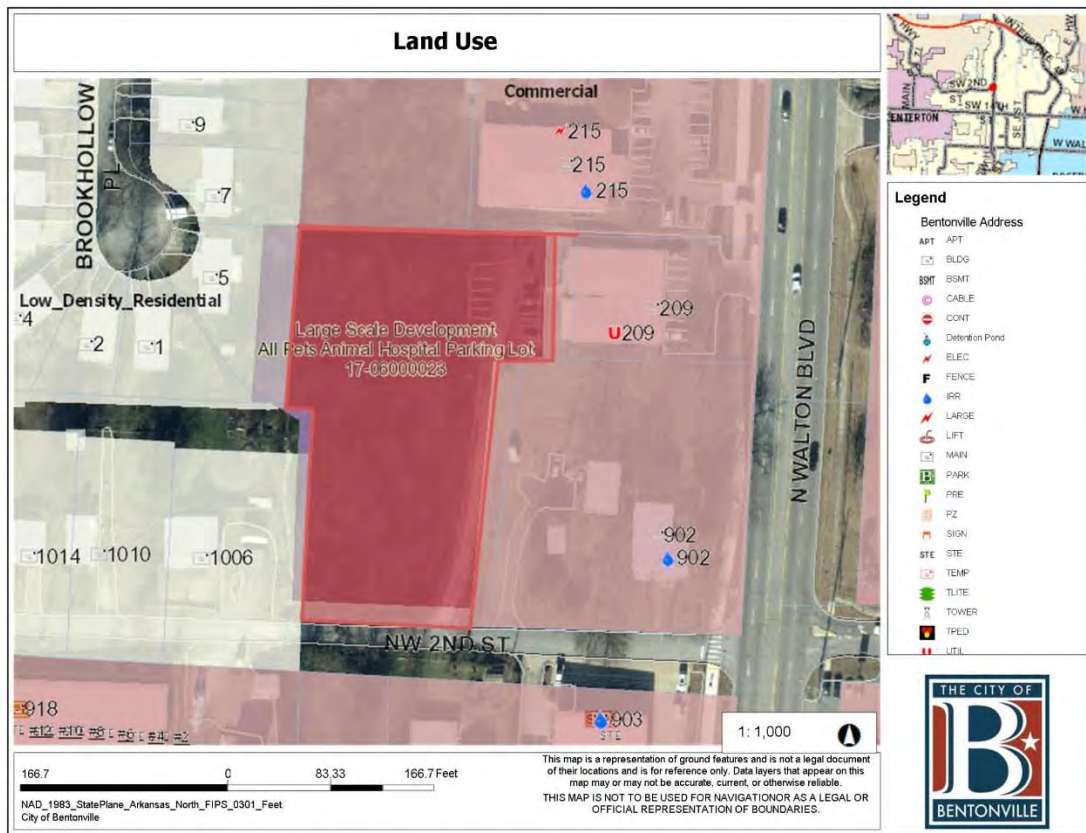
The applicant has submitted three waiver request:

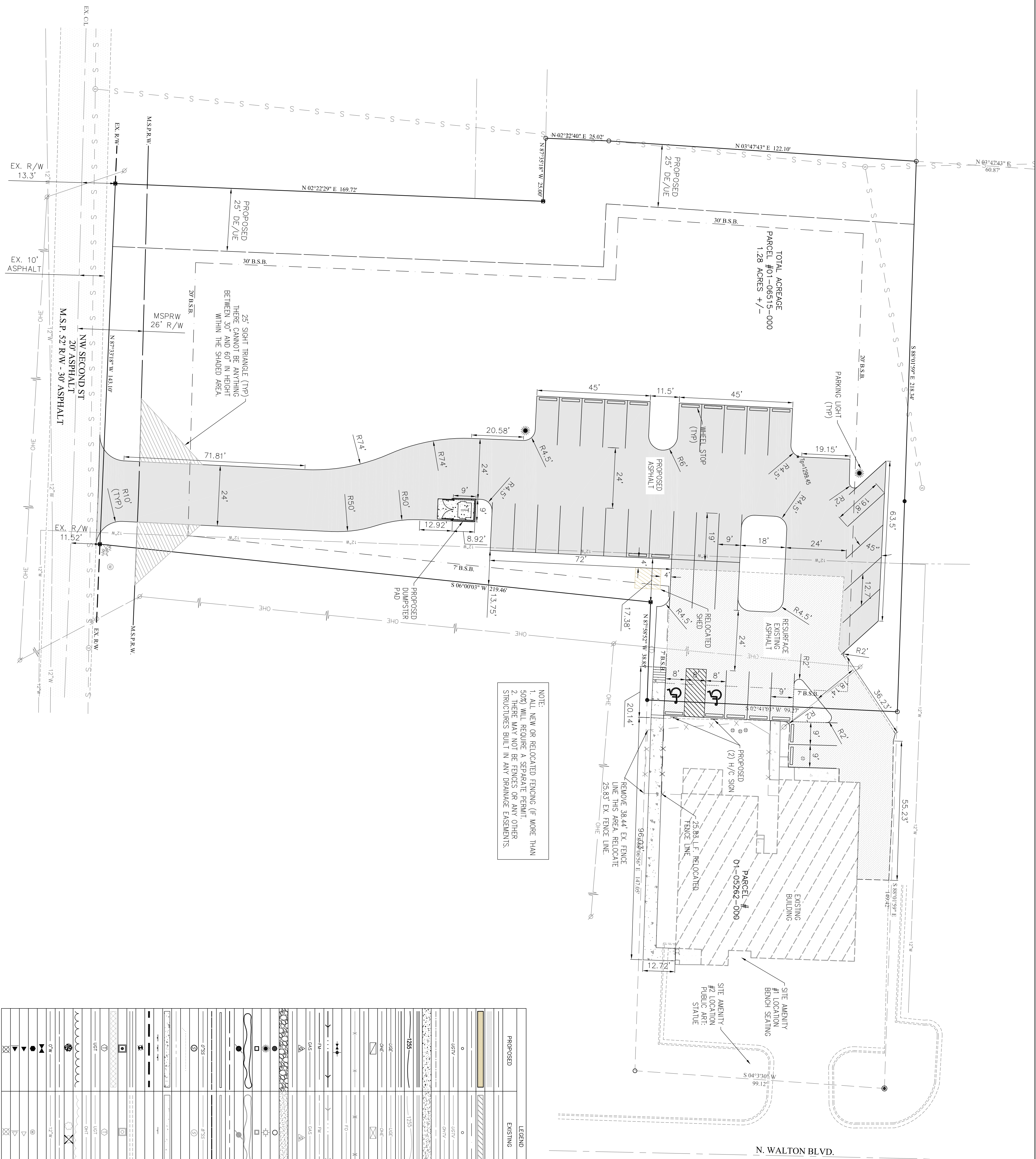
- Article 100, Design Standards, Section 1100.7.A, Stormwater Drainage Control Standards.
- Article 1200, Off-site Improvements, Section 1200.2.B, Direct Access to Substandard Streets - waiving improvements to NW 2nd Street since right-of-way is being dedicated by a separate document.
- Article 1100, Design Standards, Section 1100.6, Sidewalks – waiving installation of sidewalk along NW 2nd Street.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the subdivision regulations due the waiver requests.

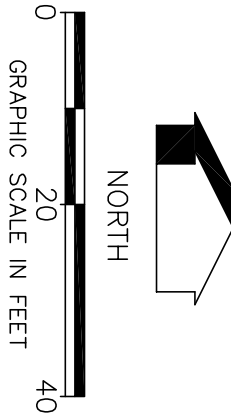
LARGE SCALE DEVELOPMENT EXTENSION STAFF REPORT





NOTE:
1. ALL NEW OR RELOCATED FENCING (IF MORE THAN 500') WILL REQUIRE A SEPARATE PERMIT.
2. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

PROPOSED	EXISTING	DESCRIPTION
[Symbol]	[Symbol]	ASPHALT (EDGE)
[Symbol]	[Symbol]	ASPHALT (SURFACE)
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	BUILDING SETBACK LINE
[Symbol]	[Symbol]	CABLE TV (UNDERGROUND)
[Symbol]	[Symbol]	CABLE TV (OVERHEAD)
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	CONCRETE SURFACE
[Symbol]	[Symbol]	CONTOURS
[Symbol]	[Symbol]	CURB & GUTTER
[Symbol]	[Symbol]	ELECTRICAL (UNDERGROUND)
[Symbol]	[Symbol]	ELECTRICAL (OVERHEAD)
[Symbol]	[Symbol]	ELECT. TRANSFORMER
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	FENCE (WIRE/WOOD/CHAIN)
[Symbol]	[Symbol]	FIBER OPTIC CABLE
[Symbol]	[Symbol]	FIRE HYDRANT ASSEMBLY
[Symbol]	[Symbol]	FLOWLINE
[Symbol]	[Symbol]	FORCE MAIN
[Symbol]	[Symbol]	GAS MAIN
[Symbol]	[Symbol]	GAS METER
[Symbol]	[Symbol]	GRAVEL SURFACE (EDGE)
[Symbol]	[Symbol]	GRAVEL SURFACE
[Symbol]	[Symbol]	IRON PIN (3/8\"/>
[Symbol]	[Symbol]	MONUMENT (CONCRETE)
[Symbol]	[Symbol]	POND
[Symbol]	[Symbol]	POWER POLE
[Symbol]	[Symbol]	PROPERTY LINE (EXTERNAL)
[Symbol]	[Symbol]	RETAINING WALL
[Symbol]	[Symbol]	RIGHT-OF-WAY
[Symbol]	[Symbol]	SANITARY SEWER PIPE
[Symbol]	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	[Symbol]	SANITARY SEWER SERVICE
[Symbol]	[Symbol]	SECTION LINE
[Symbol]	[Symbol]	SIDEWALK
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	SILT FENCE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	STORM SEWER PIPE
[Symbol]	[Symbol]	STORM SEWER INLET
[Symbol]	[Symbol]	STORM SEWER MANHOLE
[Symbol]	[Symbol]	TELEPHONE (UNDERGROUND)
[Symbol]	[Symbol]	TELEPHONE (OVERHEAD)
[Symbol]	[Symbol]	TREE LINE (CANOPY)
[Symbol]	[Symbol]	TREE/TREE TO BE REMOVED
[Symbol]	[Symbol]	UTILITY EASEMENT
[Symbol]	[Symbol]	WATER MAIN PIPE
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	WATER THRUST BLOCK
[Symbol]	[Symbol]	WATER MAIN REDUCER
[Symbol]	[Symbol]	WATER MAIN BLOWOFF VALVE



CITY OF BENTONVILLE
PROJECT #17-06000023

PROJECT NO
16-163

03

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

ALL PETS PARKING LOT EXPANSION
17-06000023

SITE PLAN

BENTONVILLE, ARKANSAS

REVISIONS	DATE
1ST SUBMITTAL	05/01/17
2ND SUBMITAL - REVISIONS PER 5/10/17 TECHNICAL REVIEW	05/22/17

DRAWN BY: T. Ford
ENGINEER: G. Bates

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REZONING STAFF REPORT



Word of Life Fellowship

404 Southwest Regional Airport Blvd.

PC Date: 11/7/2017

Reviewer: Tyler Overstreet, Planner

Project Number	RZ17-0104
Applicant / Current Owner	Word of Life Fellowship 808 SW 14 th Street Bentonville, AR 72712
Site Area	±5.82 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

Property Description

The property is located at 404 SW Regional Airport Blvd. in a growing commercial area.

Projected Traffic Impact

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

Utility Infrastructure

Per the GIS website, water and sewer are available.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Commercial (C). The C-2, General Commercial zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

Conclusion

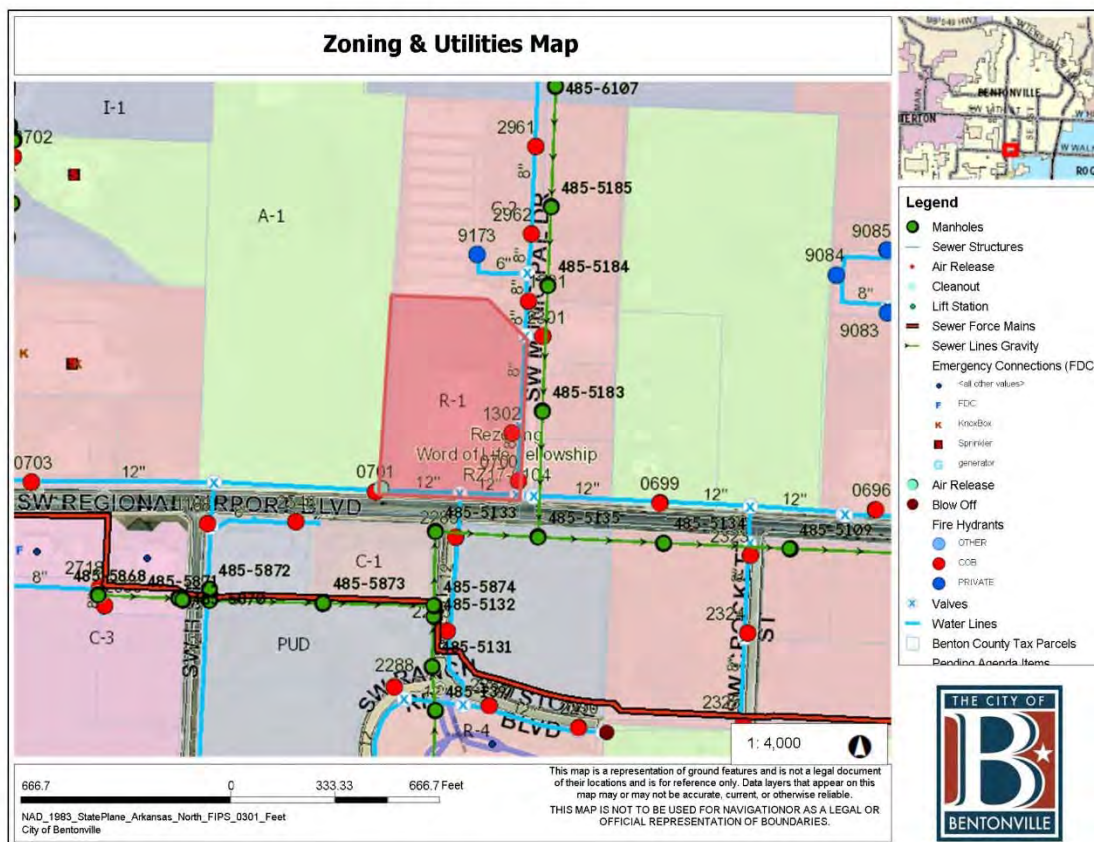
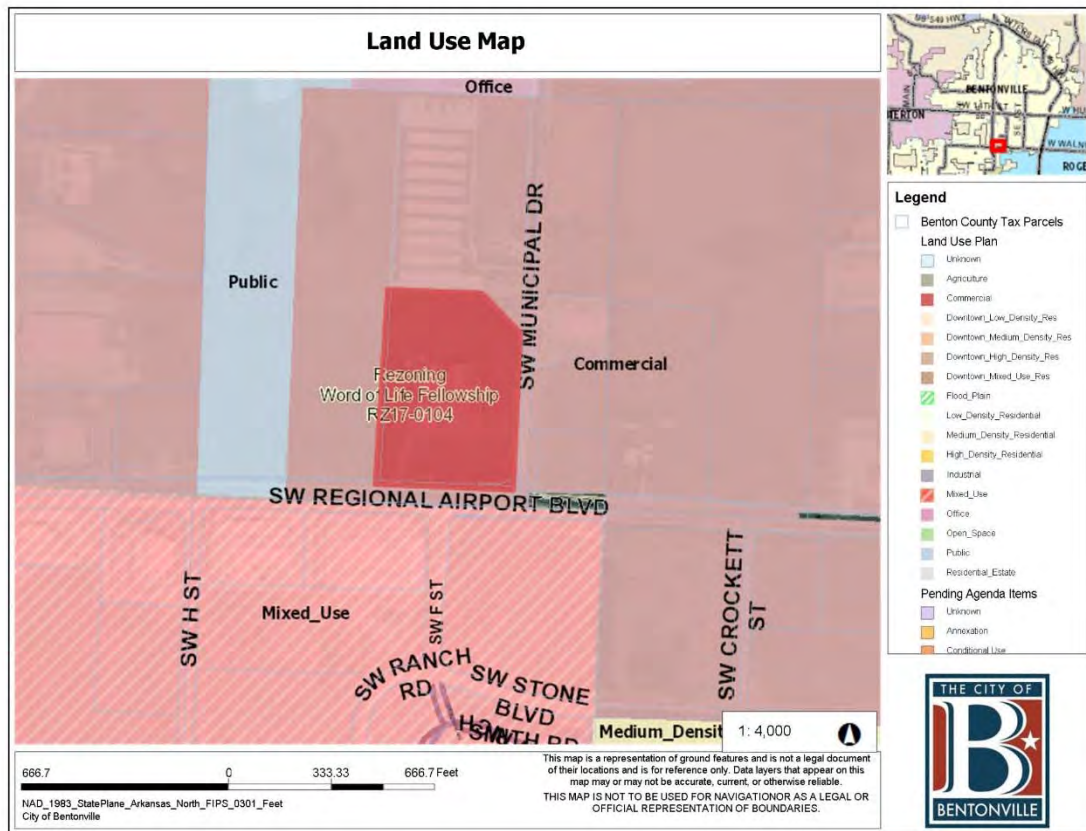
In Conclusion, the C-2, General Commercial zoning designation is consistent with the Future Land Use Plan that depicts this property as Commercial and is compatible with the existing and adjacent uses.

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

Location Map



REZONING STAFF REPORT



To: The City of Bentonville

**305 SW A Street
Bentonville, AR 72712**

Rezoning- 404 SW Regional Airport Boulevard, Bentonville, AR 72712

The current zoning for this address is R-1 and owned by Word Of Life Fellowship Incorporated. Due to the sale of the property we would like to rezone this property to C-2.

This area is becoming a busy commercial area and the proposed rezoning of this property fits in with that plan.

The future use of this facility will be large scale office.

The current use of this building is a church so most of the traffic is on Sunday at this location. Traffic will now be Monday-Thursday 9a-9p, Friday & Saturday 9a-11:30p, Sunday's 9a-5:30p. With anywhere from 8-30 cars per day.

The signage will comply with all city codes if needed.

The appearance may get a facelift on the exterior of the building. All permits needed will be applied for.

There will be no need for a change in the water and sewer line.

Word of Life Fellowship

404 SW Regional Airport Blvd

Bentonville, AR 72712

REZONING STAFF REPORT



Hall

701 E. Central Avenue

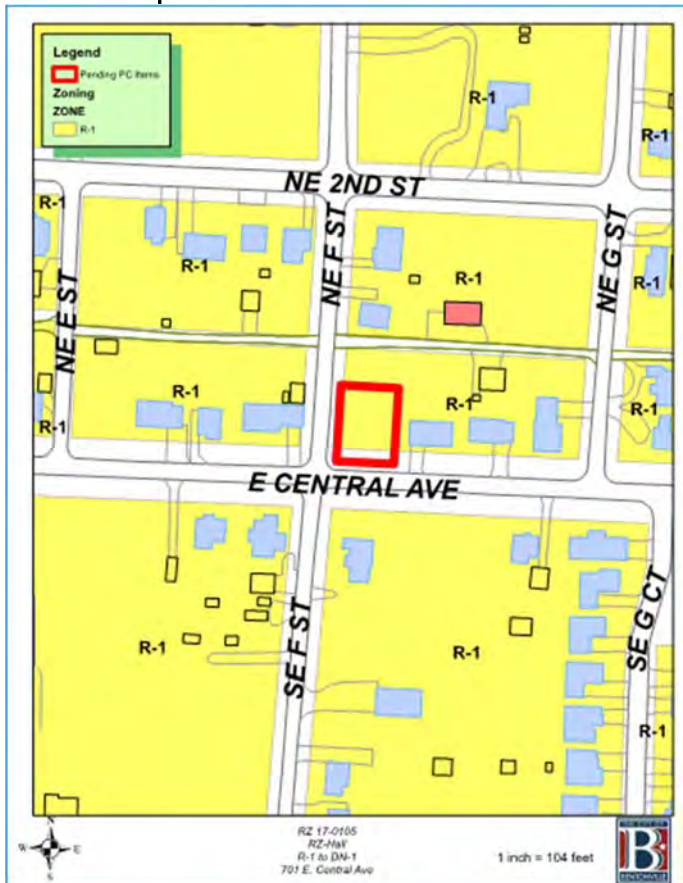
PC Date: 11/7/2017

Reviewer: Tyler Overstreet, Planner

Project Number	RZ17-0105
Applicant / Current Owner	James & Mary Hall 1707 South 42nd Street Rogers, AR 72712
Site Area	±.17 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Downtown Low-Density Residential (D-LDR)

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

Location Map



Property Description

The property is located at 701 E. Central Avenue in a low-density, residential area of downtown. All adjacent zonings are R-1, Single Family Residential.

Projected Traffic Impact

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

Utility Infrastructure

Per the GIS website, water and sewer are available.

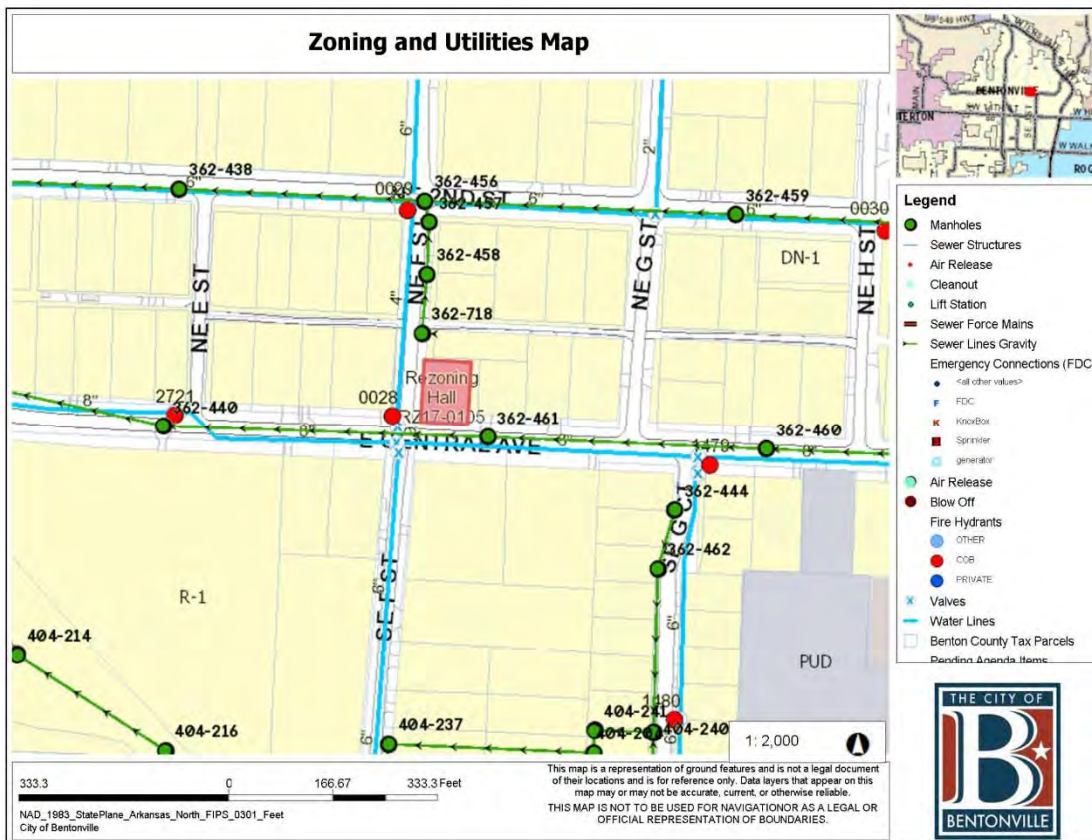
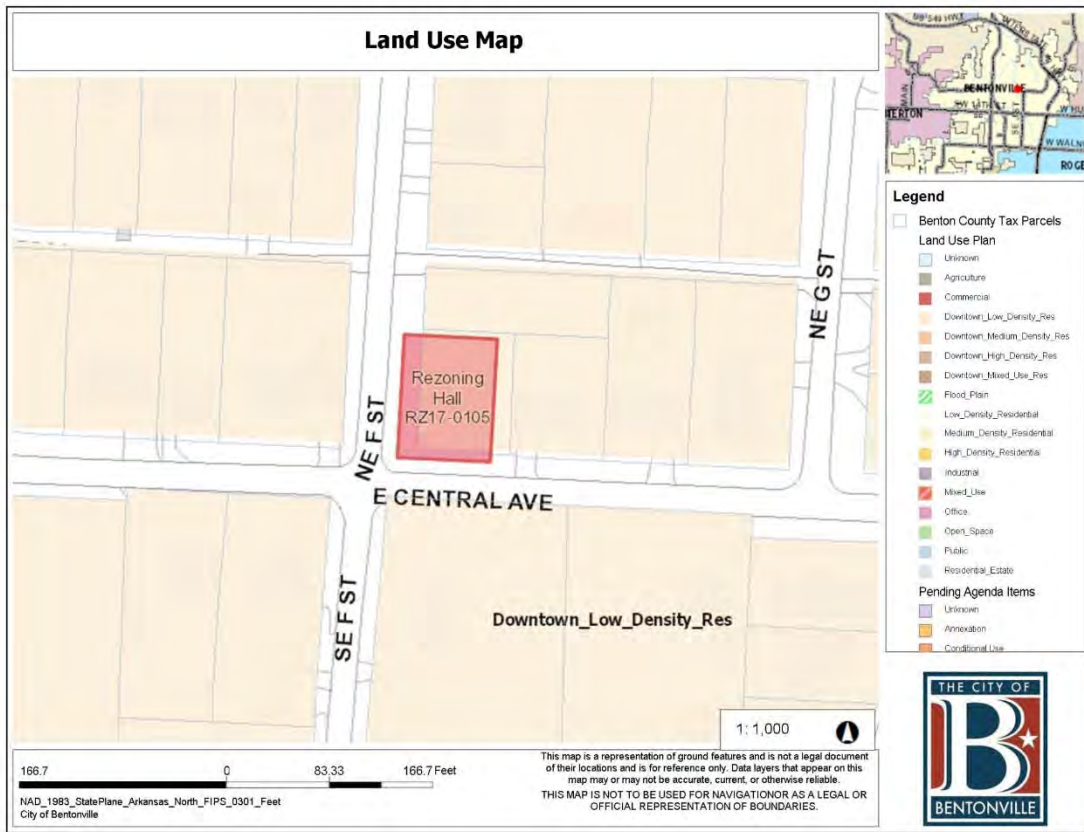
Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Low-Density Residential (D-LDR). The DN-1, Downtown Low-Density Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

Conclusion

In Conclusion, the DN-1, Downtown Low-Density Residential zoning designation is consistent with the Future Land Use Plan that depicts this property as Downtown Low-Density Residential and is compatible with the existing and adjacent uses.

REZONING STAFF REPORT





**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S Pleasant Ridge Dr. / Fayetteville, AR 72704

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

www.batesnwa.com

SEPTEMBER 27, 2017

PLANNING COMMISSION
CITY OF BENTONVILLE

Dear Commissioners,

Our client, Burris Architecture, is requesting a rezoning on a property located at 701 East Central Avenue owned by Jim and Mary Hall in Bentonville. The current zoning is R-1. He would like to rezone the property to DN-1 for the purpose of adding an addition to the existing house located on this property to meet the City of Bentonville's building setback requirements.

If rezoned, this property would continue to be similar to the surrounding properties, which are a mix of single family and multifamily homes. There would not be a significant increase in traffic, as we are not proposing creating any new lots, and the property would continue to be a single-family residence, as it is currently. No signage is proposed on this property.

Water and sewer is available to this property along East Central Avenue. There is an existing sewer main, and an 8" water main that would service any new developments.

Please see the attached Rezoning Exhibit for further information regarding this request, and contact Bates & Associates with any questions or concerns.

Sincerely,

Andy Hooper
Bates & Associates, Inc.

CONDITIONAL USE STAFF REPORT



Fellowship Bible Church

Tiger Boulevard. & McCollum Road

PC Date: 11/7/2017

Reviewer: Tyler Overstreet, Planner

Project Number	CU17-0100
Applicant / Current Owner	Fellowship Bible Church 1051 W Pleasant Grove Road Rogers, AR 72758
Site Area	+/- 24.65 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Commercial (C)
Requested Use	Religious Facility
Protective Covenants	N/A

Property Description

This property is located at the intersection of Tiger Boulevard and McCollum Road and is currently vacant, agriculturally zoned land.

Proposed Use Description

The applicant is requesting a conditional use to allow for a religious facility to be located on 24.65 acres, situated on the northwest corner at the intersection of Tiger Blvd. & McCollum Road.

The anticipated development of the property would include a church sanctuary, outdoor play & recreation areas and a parking area for up to 800 vehicles. Services will be held on Sundays and Wednesdays and normal office hours would be 8:00 a.m. to 5:00 p.m., Monday through Friday. The church will have between 2,500 - 3,000 members and 15-20 full time employees. At this time a large scale development has not been submitted but will be required for any future development of the property.

Projected Traffic Impact

The proposed use may adversely impact traffic in the area however, peak operating hours will be before and after Sunday service, with significantly less traffic during the week.

Public Notice

On 9/1/2017, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on 9/14/2017. This meets legal noticing requirements and is adequate for the scope of this project.

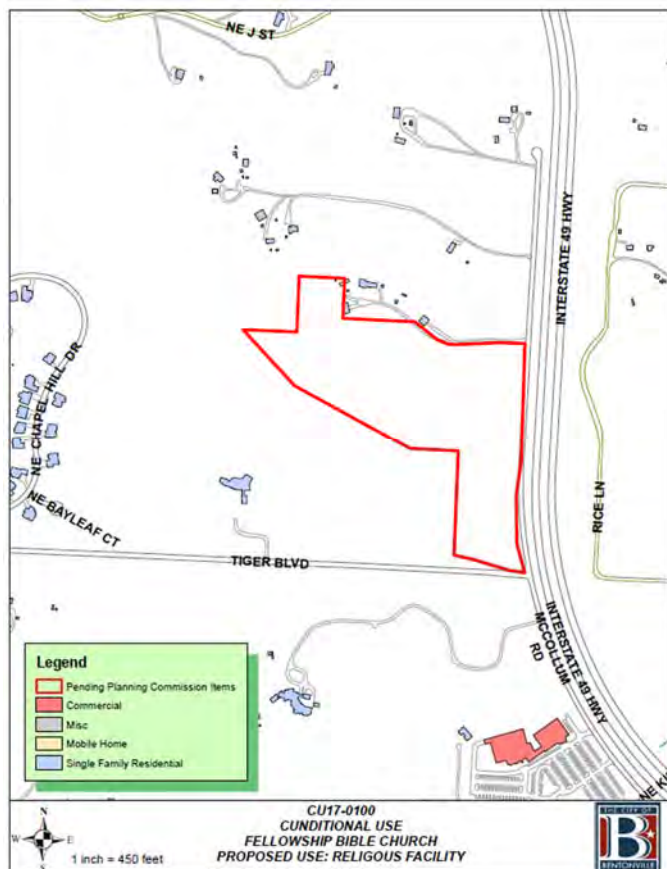
Staff has not been contacted regarding this request.

Conditions of Approval

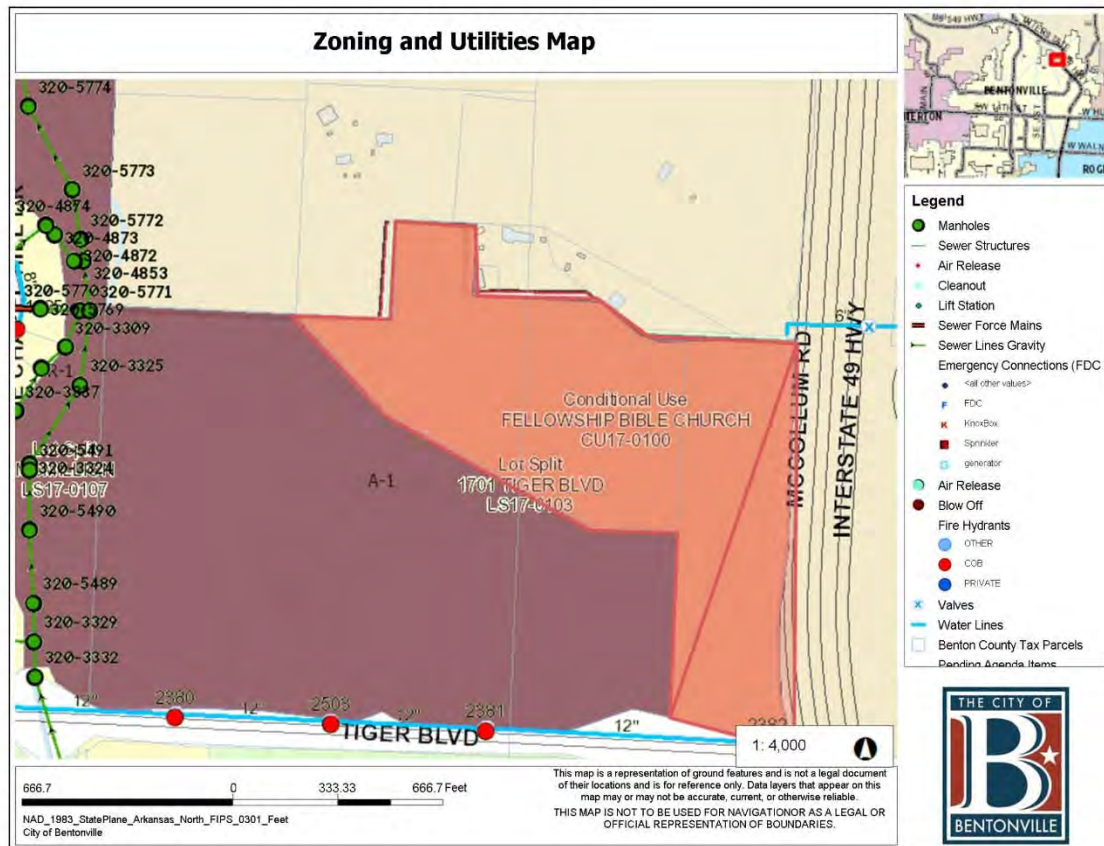
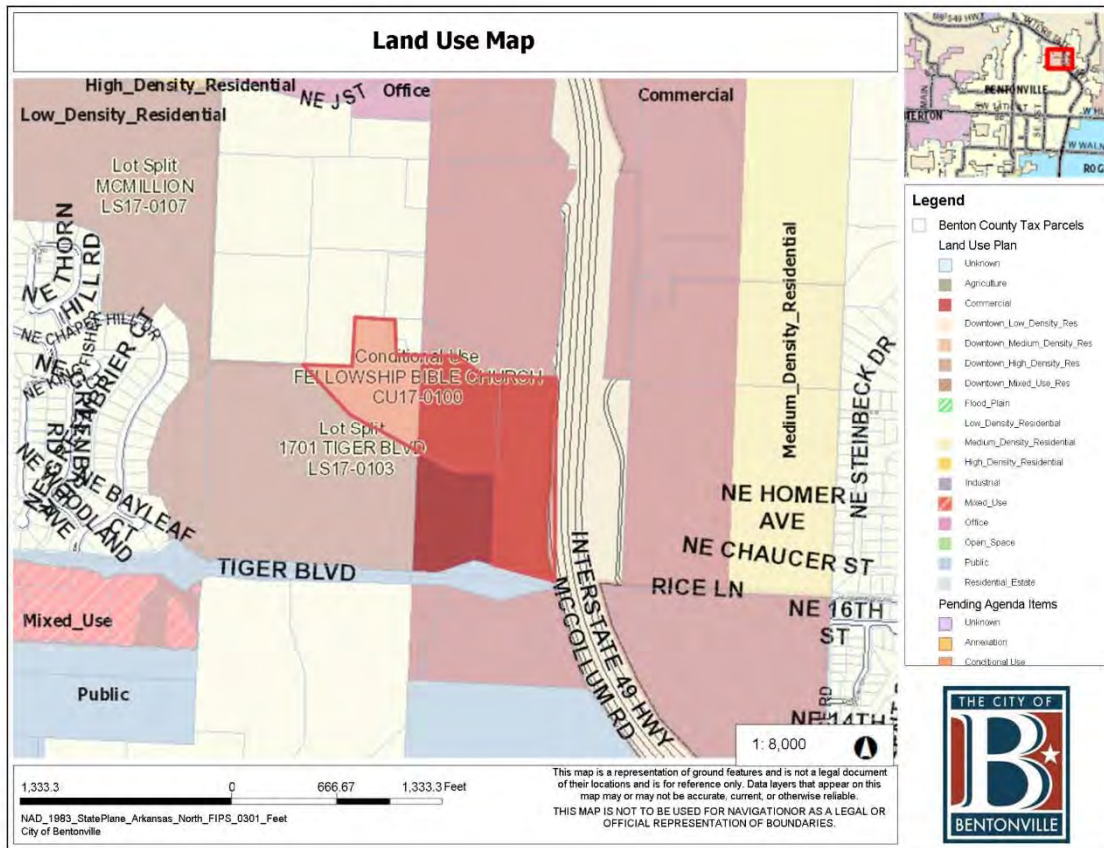
1. All technical review comments must be addressed before a building permit will be issued.

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

Location Map



CONDITIONAL USE STAFF REPORT



October 19, 2017

Mr. Brian Bahr
Interim Community & Economic Development Director
305 SW A Street
Bentonville, Arkansas 72712

RE: Fellowship Bible Church Conditional Use
Bentonville, AR

Dear Mr. Bahr:

This letter is intended to serve as a revised narrative accompanying the application for a conditional use in Bentonville, AR which was previously submitted on August 28, 2017. The subject property consists of Benton Co. parcel numbers 01-00248-016, 01-00248-147, and 01-00248-140 which is owned by Fellowship Bible Church of Northwest Arkansas, currently zoned A-1. Please see the Conditional Use Checklist items addressed below.

- A. The proposed use under the conditional use application is a new church facility for holding worship services and other associated ministry functions, activities and outreaches. This use has previously been approved under the A-1 zoning as there is no zoning code that specifically permits church/religious facility use.
- B. While the site design has not been finalized at this time, "Exhibit A" attached in this packet displays the preferred site layout and building footprint. The applicant wishes this layout and building footprint to be used as an 80% layout, with minor changes anticipated during the Large Scale Development design and review phases. There is also a plan to utilize the open area in the westernmost portion of the site as children's playground and grass playfield areas.
- C. Similar to other church/religious facilities in the area, the peak hours of operation for this facility are expected to be Sunday mornings between 8am-12pm with a much smaller usage during regular business hours.
- D. Please see Exhibit A for planned usage both indoor and outdoor.
- E. Please see Exhibit A for the preliminary layout of structural changes, both indoor and outdoor.
- F. As mentioned, the site design has not been finalized at this time. Parking requirements are expected to meet the City of Bentonville Code. Based on experience with other sites, the applicant expects the ideal number of parking spots to be around 800 total.
- G. Along with the large scale development plan, a lighting plan will be presented to planning in accordance with the City of Bentonville.
- H. The total number of patrons anticipated is in the 2,500-3,000-range (over two separate morning services) based on recent counts at existing Fellowship campuses.
- I. There be approximately 15-20 fulltime employees using the facility at normal business hours Monday through Friday.
- J. See Exhibit B

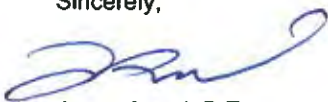
No utilities are shown on the site plan at this time, however detention, as well as water and sewer extensions have been planned for this project and will be proposed with the large scale development in accordance with the City of Bentonville.

Attached please find the following items regarding the Fellowship Bible Church Conditional Use Application:

- CD w/ pdf of the Revised Narrative Letter, Site Plan
- 1 hard copy Exhibit A: Preliminary Site Plan
- 1 hard copy Exhibit B: Photographs of the Property

Please contact me if you have any questions or need additional information regarding this project.

Sincerely,



Jason Appel, P.E.
Secretary/Treasurer



Brian J. Moore, P.E.
President

Tim J. Mays, P.E.
Vice President

Jason Appel, P.E.
Secretary / Treasurer

Jerry W. Martin
Chairman of the Board



OWNER/DEVELOPER:
FELLOWSHIP BIBLE CHURCH OF
NORTH MISSOURI
1051 W PLEASANT GROVE RD
ROGERS AR 72758
PHONE (479)659-8884

ENGINEER/SURVEYOR:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
SPRINGDALE, AR 72782
PHONE (479)751-8733

ZONING:
A-1

SITE AREA:
24.65 ACRES

PROPOSED USE:
NEW CHURCH FACILITY

GRID
N
S
GRAPHIC
REPRESENTATION
SCALE: 1" = 100'
0 50' 100' 200'



PRELIMINARY SITE PLAN			
FELLOWSHIP BIBLE CHURCH			
BENTONVILLE, AR			
SCALE: 1"=100'	DATE: October 19, 2017	DRAWN BY: TBM	
ENGINEERING SERVICES, INCORPORATED			
SPRINGDALE, ARKANSAS			
© 2017 ENGINEERING SERVICES, INCORPORATED, ALL RIGHTS RESERVED			
W.O.# 17936			SHEET 01

LARGE SCALE DEVELOPMENT STAFF REPORT



The Neighborhood Church

2702 SW I Street

PC Date: 11/7/2017

Reviewer: Tyler Overstreet, Planner

Project Number	LSD17-0103
Applicant / Current Owner	The Neighborhood Church 2003 SW Regional Airport Blvd Suite 9 Bentonville, AR 72712
Site Area	+/- 6.43 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Religious Facility

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

Location Map



Property Description

This property is located northeast of the Sullivan Square multifamily development on SW I Street. The site is currently zoned A-1 and contains a number of existing buildings, including a single-family home.

Project Details

The applicant is proposing a large scale development consisting of a 12,400 square foot, single-story 240 seat religious facility.

Adequate parking is being provided with a total of 60 parking spaces. The primary ingress/egress will be from SW I Street. All sections of required public sidewalk are existing. The primary materials depicted for the exterior the proposed building will be painted brick, weathered wood screen, and metal panels.

Projected Traffic Impact

The proposed development does have the potential to cause an adverse effect on current traffic patterns in the area. Increased traffic flow is expected during Wednesday night and Sunday morning services. However, with I Street's classification as an arterial street, increased traffic flow is compatible with its current and future use.

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

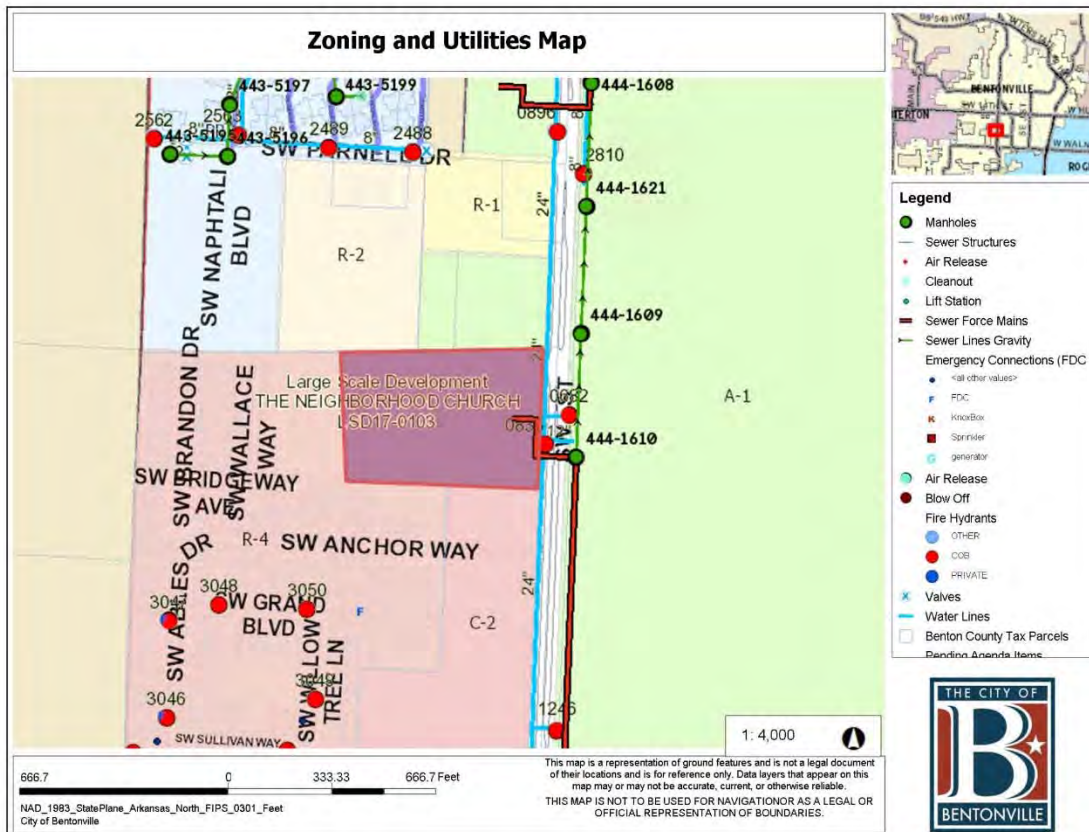
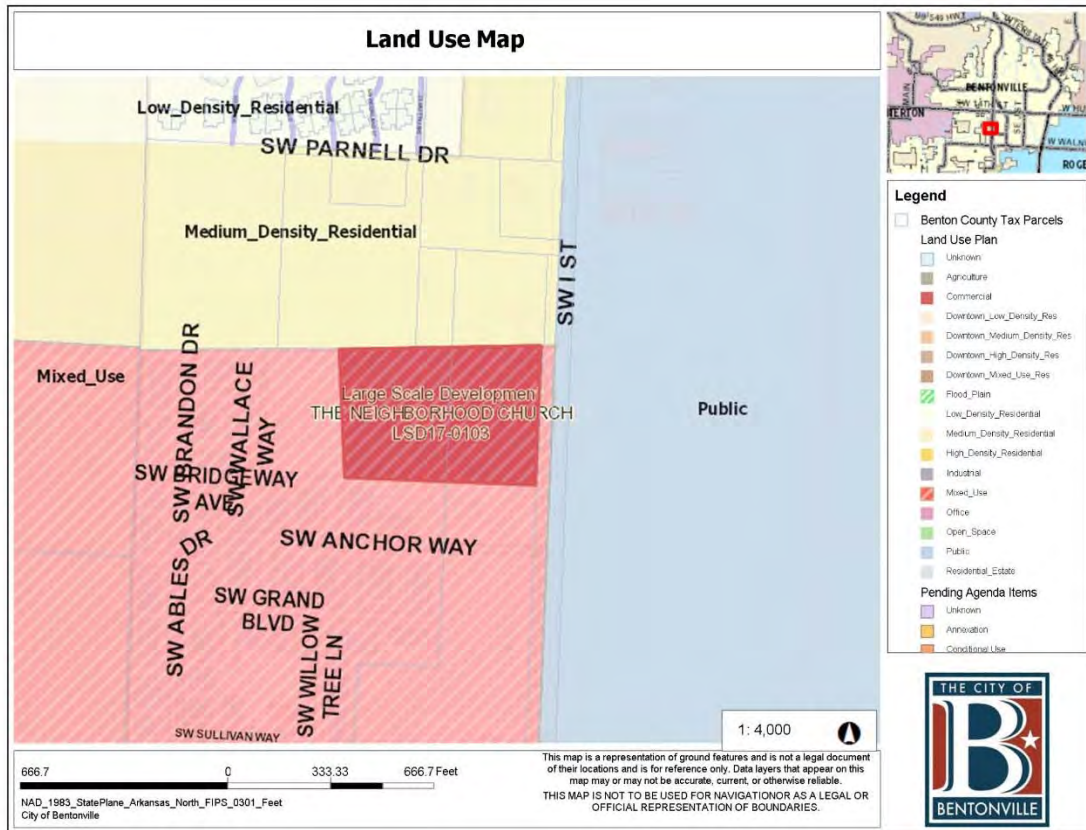
1 Waiver request:

- Waiver to Article 1100, Design Standards, Section 1100.13.G.2, Parking Placement. Ordinance requires that no more than 60% of off-street parking spaces be located between the front façade of the building and street. The applicant is requesting a waiver to allow 39 spaces (65%) to be located between the front façade of the building and the street with the understanding that any future expansion of the project would require that the parking placement requirements be met.

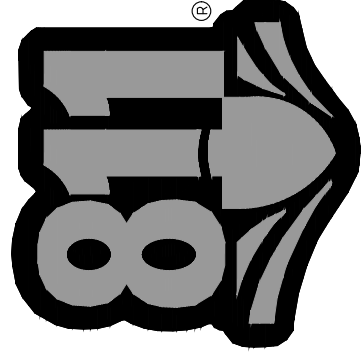
Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver request

LARGE SCALE DEVELOPMENT STAFF REPORT



SITE BENCHMARK
APPROX. 23' SOUTHWEST OF NORTHEAST
PROPERTY CORNER



Know what's below.
Call before you dig.

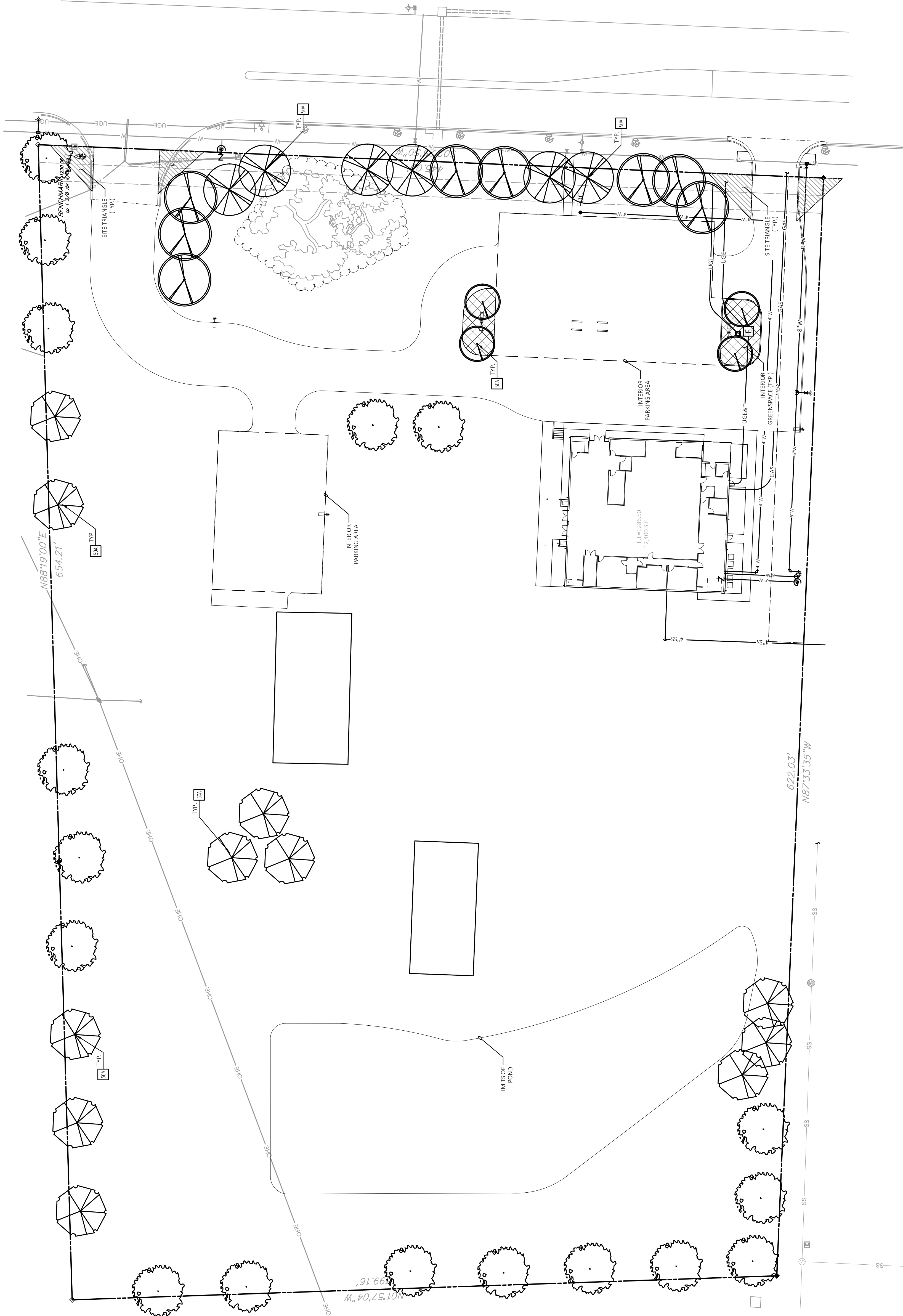


LANDSCAPE REQUIREMENTS

CITY REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES	1 TREE PER 20 L.F. 445 L.F. TOTAL STREET FRONTAGE 22 REQUIRED	7 EXISTING 15 PROPOSED 22 TOTAL
PERIMETER TREES	1 TREE PER 50 L.F. TOTAL SITE PERIMETER 33 REQUIRED	6 EXISTING (TREE CREDITS) 27 PROPOSED
INTERIOR GREENSPACE	TOTAL PARKING AREA = 17,135 S.F. 8% REQUIRED	1,377 S.F. (8.04 %)

EXISTING TREE CREDITS	TREE DIAMETER	# CREDITS	# PRESERVED
	4"-7"	1	0
	8"-24"	2	0
	25"-29"	3	0
	30"+	4	1
TOTAL TREE CREDITS:		6	

NOTE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR
LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION



EXISTING

e	EAST OF ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH OF ROAD	OHTV	OVERHEAD TV
s	SOUTH OF ROAD	X"SS	SANITARY SEWER
t	TELEPHONE	UGE	UNDERGROUND ELECTRIC
u	UNDERGROUND	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
w	WEST OF WATER	UGT	UNDERGROUND TELEPHONE
	PROPERTY LINE/ RIGHT OF WAY LINE	UGTV	UNDERGROUND TV
	STORM DRAIN	X"W	WATER
	X"G	-5-10-11 50.5	TREE INFO 10' = HEIGHT OF TRUNK IN FEET 10' = HEIGHT OF TREE IN FEET 11' = CANOPY DIAMETER IN FEET 50.5' = ELEVATION AT BASE OF TREE
	OHE	OVERHEAD ELECTRIC	
	OHE&T	OVERHEAD ELECTRIC AND TELEPHONE	

PROPOSED

=====	PROPERTY LINE/RIGHT OF WAY LINE
=====	STORM DRAIN
●	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

GENERAL LANDSCAPE NOTES

A. SEE LANDSCAPE DETAILS (SHEET C8) FOR LANDSCAPING NOTES AND DETAILS.

LANDSCAPE DETAILS

50A TREE PLANTING

PLANT LIST

QTY	COMMON NAME / BOTANICAL NAME	ROOT	SIZE	REMARKS
6	LONDON PLANE TREE Platanus x acerifolia	BB&B	7" CAL	PLANT IS SHOWN
8	JAPANESE ZELKOVA Zelkova serrata	BB&B	7" CAL	PLANT IS SHOWN
17	SHAWNEE OAK Quercus shumardii	BB&B	7" CAL	PLANT IS SHOWN
11	ALLEE ELM Ulmus parviflorus 'Allee'	BB&B	7" CAL	PLANT IS SHOWN
10	WINDY HILL MAPLE Acer dasycarpum	BB&B	2.75" CAL	PLANT IS SHOWN



CEI Engineering Associates, Inc.
ENGINEERS - ARCHITECTS - SURVEYORS
LANDSCAPE ARCHITECTS - ENVIRONMENTAL SCIENTISTS

3108 S.W. AGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 223-9472
FAX (479) 223-8844

THE NEIGHBORHOOD CHURCH

2702 SW 1 STREET
BENTONVILLE ARKANSAS

LANDSCAPE PLAN
REV DATE 9/28/17
REV-1 C7

PRJ#17-06000034



DRAWING
A3.2
AXONS

DATE:
2017.10.01

PROJECT #
17-019

DRAWN BY:
GON
CHECKED BY:
GON

NEIGHBORHOOD CHURCH
2702 SW I STREET
BENTONVILLE, AR 72712

CONSULTANT:

REVISION		
NO.	ISSUE	DATE

ARCHITECT OF RECORD:
**NOT FOR
CONSTRUCTION**

CORE
ARCHITECTS
1800 S. OSAGE SPRINGS DR. - SUITE 100 - ROGERS, AR 72758
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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

October 23, 2017

Planning Commission
City of Bentonville
305 SW "A" Street
Bentonville, AR 72712

RE: Waiver Request for The Neighborhood Church

Dear Members of the Planning Commission,

On behalf of The Neighborhood Church, CEI Engineering is hereby requesting a waiver of the City of Bentonville Subdivision Code, Article 1100 Section 1100.13.G.2 Design Standards for placement of parking lots. The project is being presented as a two-phase development with only the first phase shown to be constructed today. The parking requirement for no more than 60% of the spaces to be in front of the building façade in the front yard would mean a maximum of 36 parking spaces in the front of the first phase of development. The request is to allow 39 spaces in front of the building façade in the first phase with the understanding that future expansion of the project would be placed behind the structure and bring the site into compliance with the design standards.

Thank you for your consideration of this request.

Nate Bachelor, PE
Project Manager

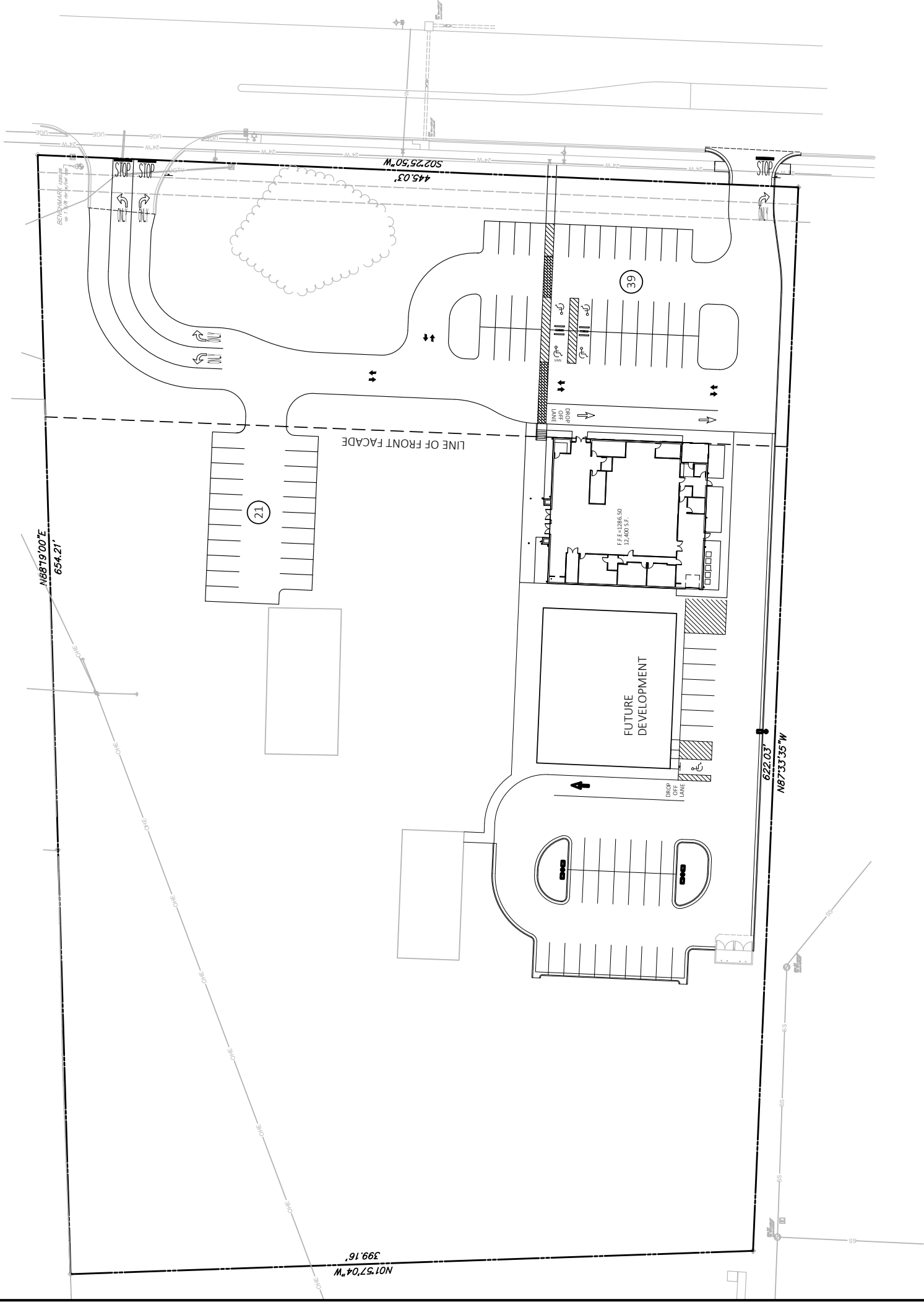
Providing Consolidated Land Development Services

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**Know what's below.
Call before you dig.**



SITE DATA	
SITE AREA	6.17 ACRES (268,975 ± Sf)
BUILDING AREA	13,400 Sf
ZONING	A-1
PARKING REQUIRED	1/4 SEATS = 60 SPACES
PARKING PROVIDED	60 SPACES



30236	9/28/17	JK	NP
CEI PROJECT NO.	INITIAL DATE	DPOR	DES
		PM	DRW



GEL Engineering Associates, Inc.

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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
(479)273-9472

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Bentonville, AR 72712
(479) 273-9472
FAX (479) 273-0844

THE NEIGHBORHOOD CHURCH

1 STREET
BENTONVILLE ARKANSAS

WAIVER EXHIBIT

REV DATE	10/23/17	SHEET NO.	C1
	REV-1		

LARGE SCALE DEVELOPMENT STAFF REPORT



The Momentary

507 SE E Street

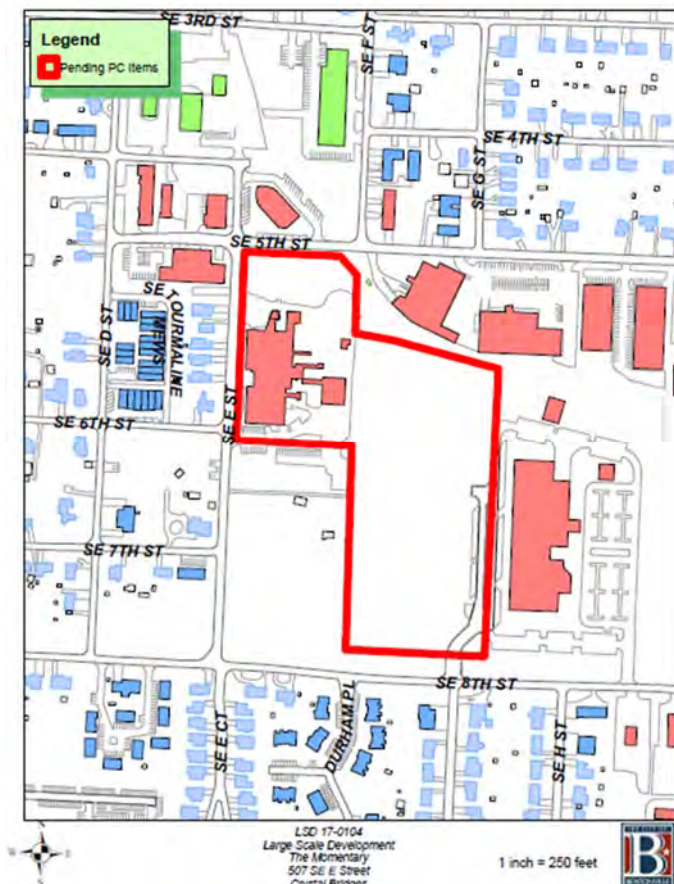
PC Date: 11/7/2017

Reviewer: Tyler Overstreet, Planner

Project Number	LSD17-0104
Applicant / Current Owner	Crystal Bridges Museum 600 Museum Way Bentonville, AR 72712
Site Area	10.29 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)
Development Type / Use	Museum

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

Location Map



Property Description

This property is the location of the vacant Kraft Plant located at 509 SE E Street and two adjacent parcels to the north and two to the east.

Project Details

The applicant is proposing a large scale development consisting of a large museum with surrounding open green space. The project involves the repurposing of the existing Kraft Plant, several small additions to the existing building, and extensive landscaping and site improvements.

Adequate parking is being provided with a total of 82, 9x19 stalls and four ADA accessible spaces. The primary ingress/egress will be from SE E Street. All sections of required public sidewalk will be constructed with the development. The primary materials depicted for the addition will be fritted glass, glass, concrete, and a fabric scrim.

Projected Traffic Impact

The proposed development does have the potential to cause an adverse effect on current traffic patterns in the area. The scheduled improvements to Southeast 8th Street will help to alleviate those concerns. In addition, the applicant is proposing to improve pedestrian accessibility on SE E Street.

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

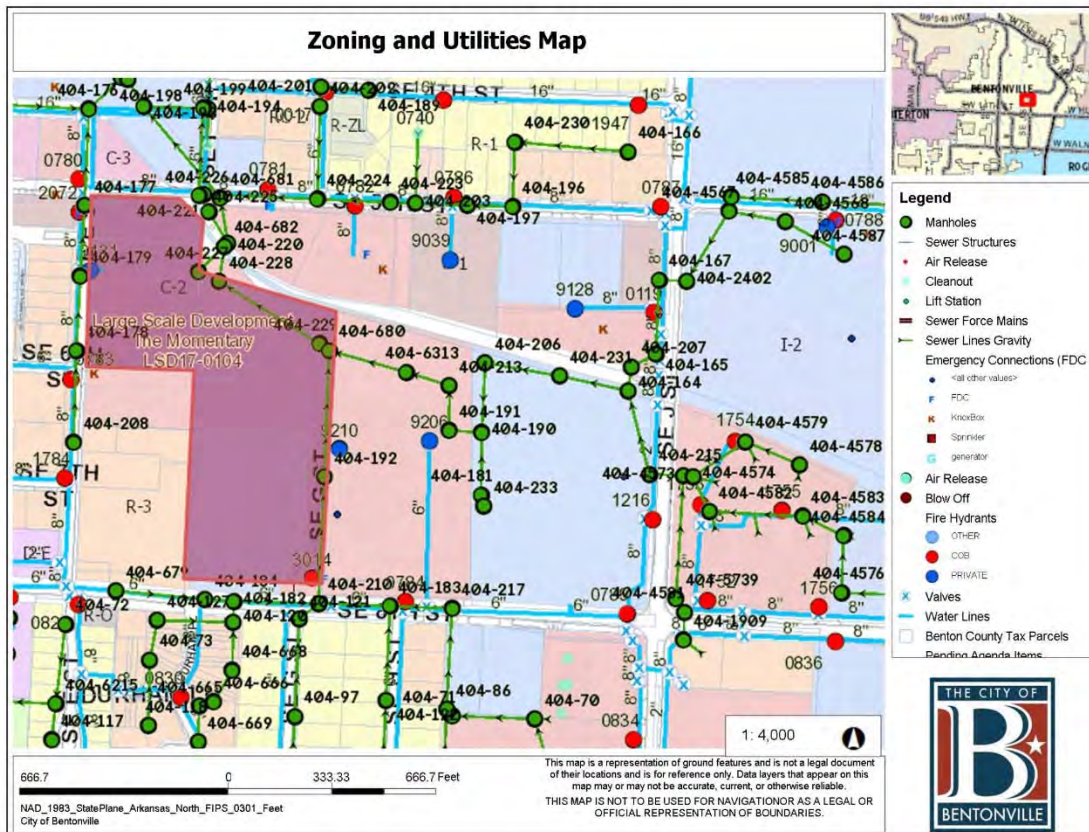
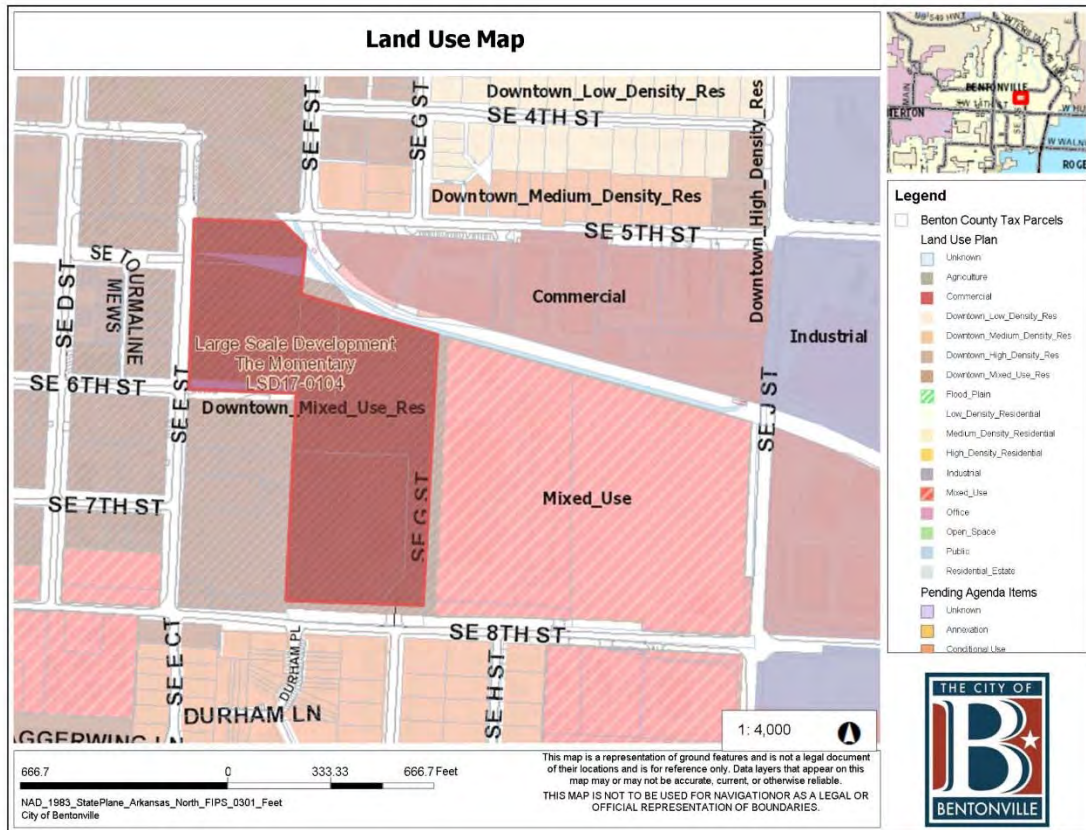
1 Waiver request:

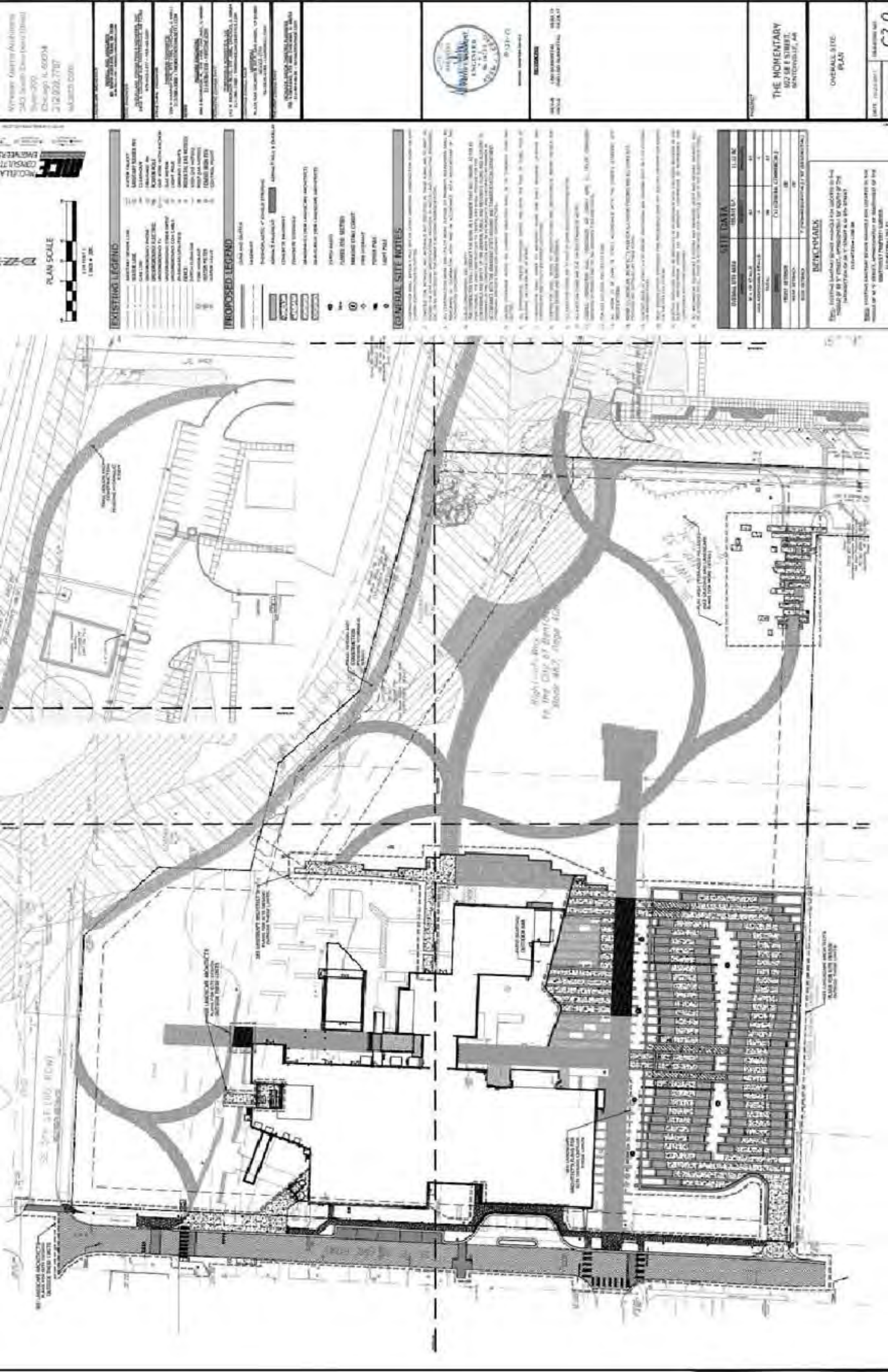
- Waiver to Article 1400, Landscaping, Screening & Buffering Requirements, Section 1400.7.A.1, Perimeter Landscape Strip. The applicant is requesting a waiver from the 7-foot perimeter landscape requirement along the southern property line. The applicant will be submitting a lot-split/property line adjustment application for the southern portion of the project, as the entire area is held in common ownership.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver request

LARGE SCALE DEVELOPMENT STAFF REPORT





Architect: [Faint text]
Project: [Faint text]
Date: [Faint text]

PLAN SCALE
1" = 20' - 0"

EXISTING LEGEND
[List of existing site features and their corresponding symbols]

PROPOSED LEGEND
[List of proposed site features and their corresponding symbols]

GENERAL SITE NOTES
[List of general site notes and specifications]

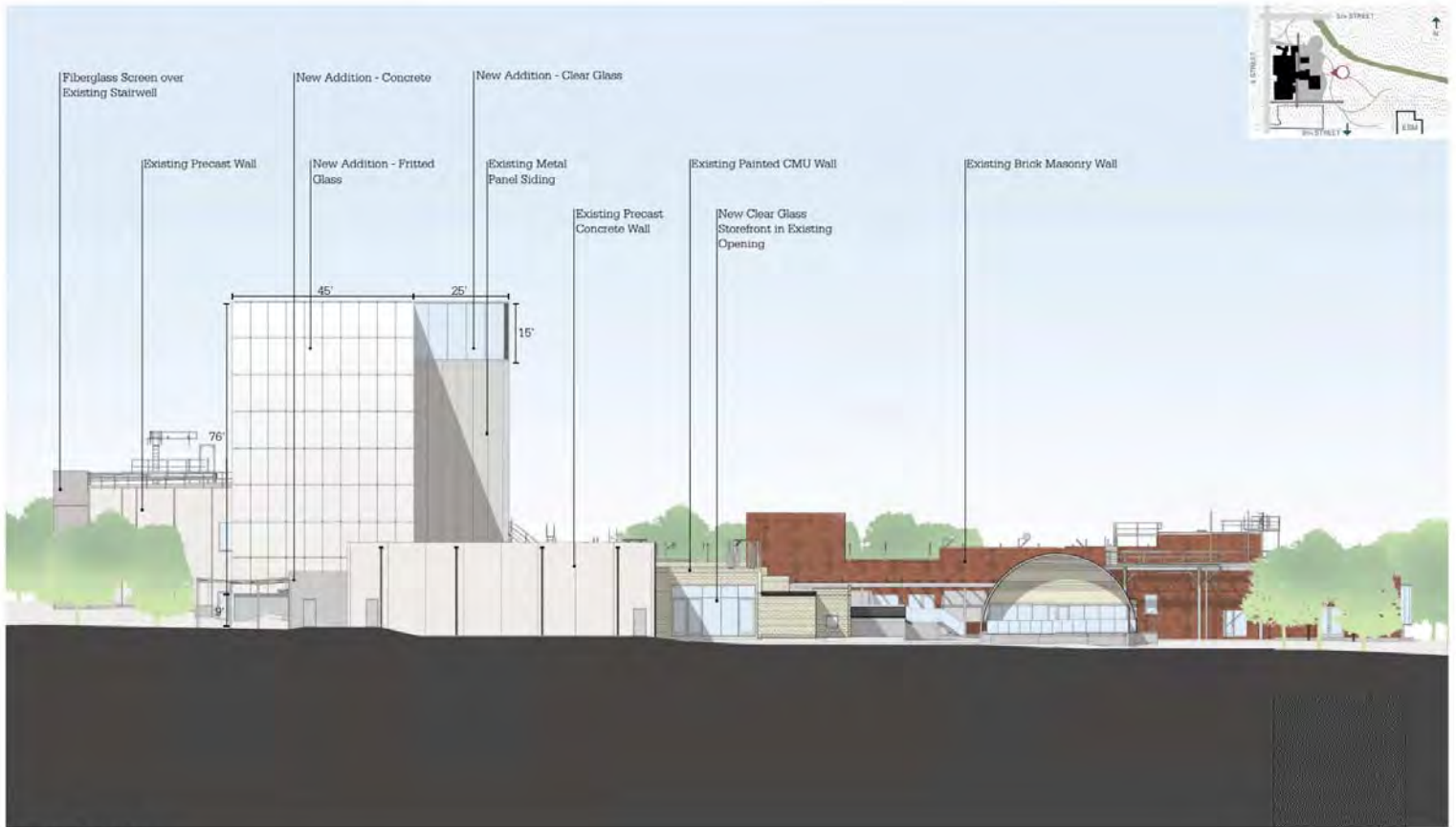
THE MOMENTARY
502 SE 8 STREET
MONTICELLO, AR

OVERALL SITE PLAN

DATE: [Faint text]
BY: [Faint text]

REVISIONS
[Table of revisions]

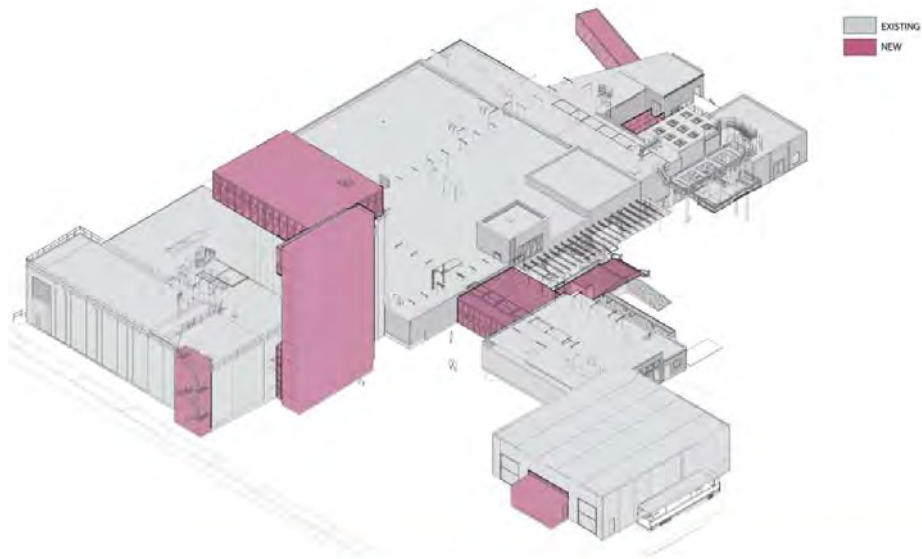
NOTES
[List of additional notes]



K. East Elevation

507 SE E Street, Bentonville, AR 72712
Large Scale Development (LSD) Application

wkarch Page 5
Wheeler Kearns Architects



West Elevation (E St.)

K. New Additions Diagram

507 SE E Street, Bentonville, AR 72712
Large Scale Development (LSD) Application



North Elevation (SE 5th St.)

wkarch Page 6
Wheeler Kearns Architects

October 31, 2017

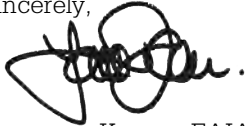
To: City of Bentonville, Planning Department
c/o Jon Stanley
305 SW "A" Street
Bentonville, AR 72712

RE: LSD17-0104 – the Momentary - Requested Waiver from Zoning Ordinance

This letter concerns the adaptive reuse of the former Kraft Plant building and site at 507 SE "E" Street in Bentonville, AR. The owner of the property, Crystal Bridges Museum of American Art, is requesting a waiver from Article 1400 Section 1400.7 – "Perimeter Landscaping and Screening Requirements" in the Bentonville Subdivision Code. The Code states that "the perimeter landscape strip shall be a minimum width of seven (7) feet." CBMAA is requesting a waiver of this section of the Ordinance to allow for the parking lot to be located within the 7-foot perimeter strip.

CBMAA is requesting this waiver on the basis that the property directly to the south is held under similar ownership as the property in question.

Sincerely,

A handwritten signature in black ink, appearing to read "Lawrence Kearns".

Lawrence Kearns, FAIA

Enclosure

WAIVER REQUEST STAFF REPORT



Lambert

400 SW 'E' Street
PC Date: 11/7/2017

Reviewer: Jon Stanley, Planner

Project Number	N/A
Applicant / Current Owner	Jake Lambert 400 SW E Street Bentonville, AR
Site Area	+/- .25acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)
Waiver Request	Drive material

Property Description

This property is the location of a newly constructed single-family residence located at 400 SW 'E' Street

Reason for Waiver Request

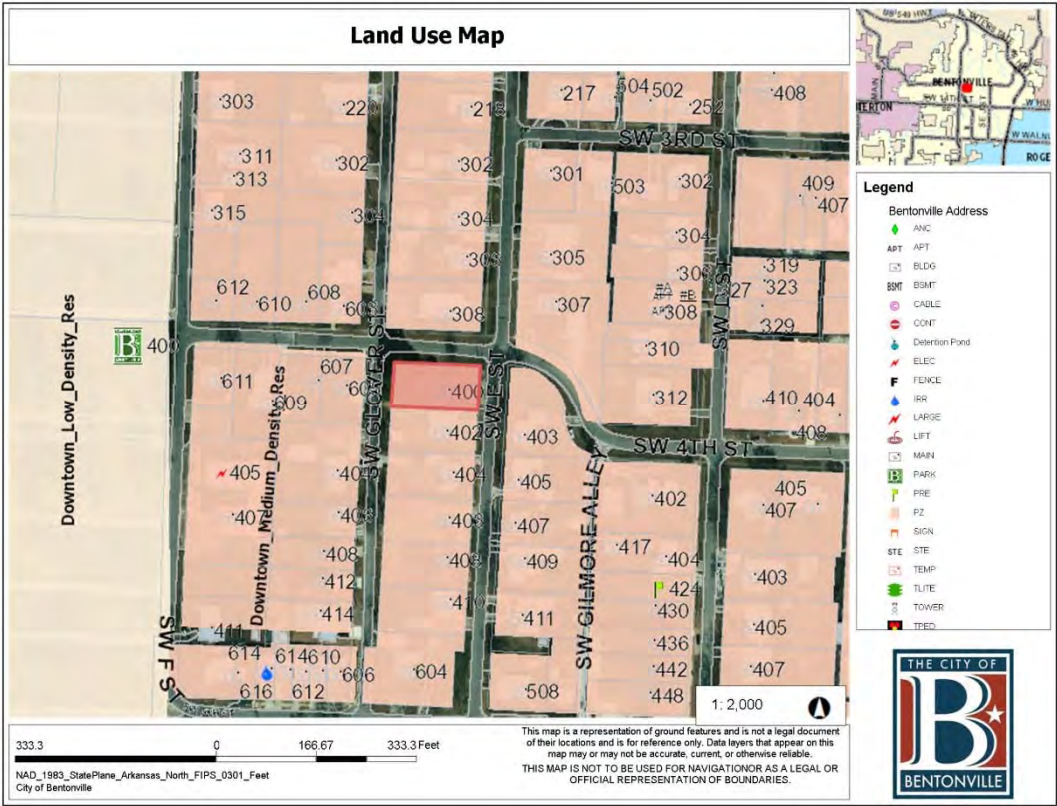
The applicant has submitted a waiver to the driveway design section of the Design Standards within the City of Bentonville subdivision regulations located at 400 SW E Street. Section 1100.10.E.1B states all driveways shall be paved from the property line and/or master street plan right-of-way with asphalt, concrete, brick or stone pavers or other solid surface and shall extend 20 feet into the property unless no parking is provided between the property line and the structure. The waiver request is to install a ¾" river rock over compacted base from the right-of-way on Glover Street to the proposed garage. The applicant's primary objective is to preserve the two tall pine trees in the front of the house.

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

Location Map



WAIVER REQUEST STAFF REPORT



MAIN STREET BUILDERS, LLC.

QUALITY HOME CONSTRUCTION

224 NORTH MAIN
BENTONVILLE, AR 72712
(479) 640-1194
(479) 531-6088

Jon Stanley, Planner
Community Development
305 SW A St.
Bentonville, AR 72712

SUBJECT: Lambert Residential Driveway Waiver

Mr. Stanley,

My wife and I are constructing a new residence at 400 SW E St. We are requesting a waiver to Article 1100 Design Standards, Section 1100.10.E.1.(b) Driveway design. We are building on an east facing corner lot with streets on three sides. We have a rear entry, three car garage off Glover St. It is our desire to put $\frac{3}{4}$ " river rock over compacted base from the sidewalk on Glover St. to the garage in order to form the driveway. The distance from the sidewalk to the garage is approximately 20 feet. Our basis for the request is the three large pine trees located between the garage and the Glover St. sidewalk. We designed the house with intention to preserve the tall pines and the shade they provide from the afternoon sun. Our concern is that pouring concrete so close to the base of the trees, which will be necessary to drive into the garage, will either create a problem for the health of the trees or further maintenance of the concrete. In terms of neighborhood cohesion, we currently have a river rock driveway across 4th St. at 606 SW 4th St. and my father has one at 306 SW E St. with a rear entry garage off Glover St.

To aid in explanation, I have attached a few pictures of the site and the trees. I can be reached at any time for further information or any questions you may have. Thank you for your consideration.

Jake Lambert
Main Street Builders, LLC.
(479) 640-1194
jlambert16@cox.net

