Planning Commission
Agenda
September 5, 2017

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

1. **Lots 1-5 Norman Park Subdivision** — **Lot Split**
   NW 'A' Street

2. **Lots 10, 11 & 12 Dogwood Acres Subdivision** — **Lot Split**
   NW 'A' Street

3. **Lots 20 & 21 Medlin Meadows Subdivision** — **Property Line Adjustment**
   2300 SE 28th Street

4. **Lots 9 & 10, Block 3, McClain Ridge @ Woods Creek Phase I Subdivision** — **Property Line Adjustment**
   7 Churchwell Drive

5. **5th Street Redevelopment** — **Large Scale Development**
   700 & 702 SE 5th Street

6. **Red Barn** — **Large Scale Development**
   NW 'A' Street

7. **Lot 7 Prime Parc Subdivision** — **Final Plat**
   5806 SW Crozier Circle

IV. New Business

1. **Chambers Bank** — **General Plan Amendment***
   Agriculture (A) to Medium Density Residential (MDR)
   Ginn Road & Brookside Road

2. **Chambers Bank & Faith, Hope & Grace Properties, LLC** — **General Plan Amendment***
   Agriculture (A) to Low Density Residential (LDR)
   Ginn Rd & N. Rainbow Farm Road

3. **King** — **Rezoning***
   (R-1, to DE)
   SE 7th Street

4. **First Baptist Church of Bentonville** — **Rezoning***
   (DN-2 & DE to DC)
   200 SW 'A' Street

*Denotes Public Hearing

5. **Lots 23, 24 & 25 Huffman Addition** — **Lot Split**
   211 NW 'D' Street

6. **Stracener** — **Sidewalk Waiver**
   9084 Lee Harris Road

7. **O'Brate** — **Sidewalk Waiver**
   805 Kings Drive

8. **Adair** — **Sidewalk Waiver**
   NW Park Drive

9. **I Street Luxury Apartments** — **Large Scale Development Ext.**
   4000 SW 'I' Street

10. **Adoption of the Medical Marijuana** — **Ordinance***

V. Other Business

a. **Planning Commission Training, September 27th from 8:30am to 4:30pm @ the Arvest Conference Center.**

VI. Planner's Report

VII. Adjournment

*Denotes Public Hearing

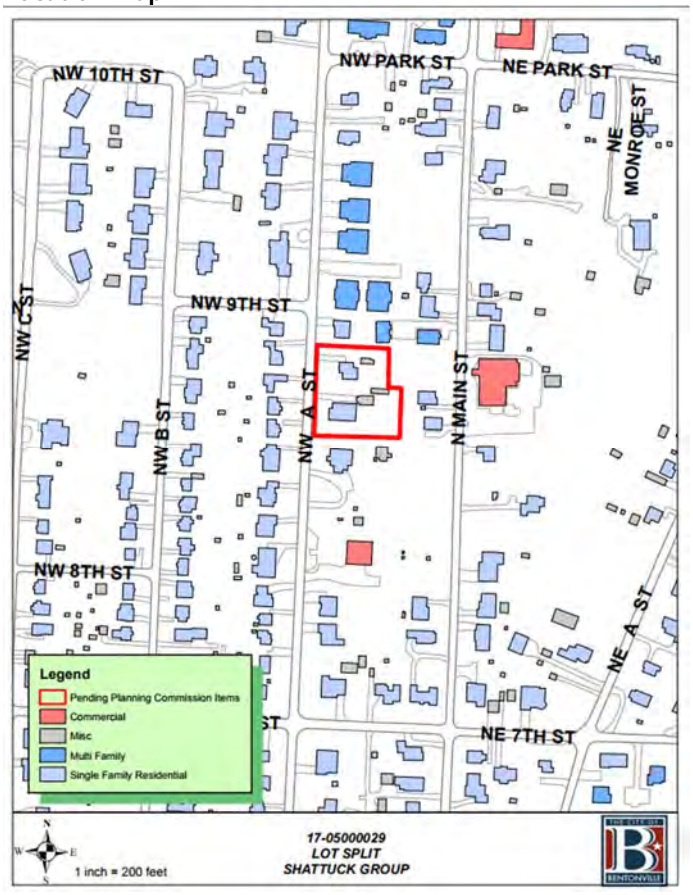
Lots 1-5, Norman Park Subdivision

NW A Street
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	17-05000029
Applicant / Current Owner	Bowser Shattuck Group, LLC 1402 SW Susanna Street Bentonville, AR 72712
Site Area	0.94+/- acres
Current 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 DN-2, Downtown Medium Density Residential, zoned lots that face onto NW A Street. Adjacent zonings include R-1, Single Family Residential on all adjacent sides and R-3, Medium Family Residential to the northeast and east.

Project Details

The applicant has submitted a proposal for a lot split that will create five new lots from two un-platted parcels. The new lots will be known as Lot 1 (0.18 acres), Lot 2 (0.16 acres), Lot 3 (0.19 acres), Lot 4 (0.23 acres) and Lot 5 (0.18 acres) of Norman Park Subdivision. Per the requirements of the Master Street Plan, right-of-way will be dedicated along NW A Street. A private cross access easement will be provided for each lot to access NW A Street at a single location. None of the new lots will have direct access to NW A Street. All lots have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The property 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

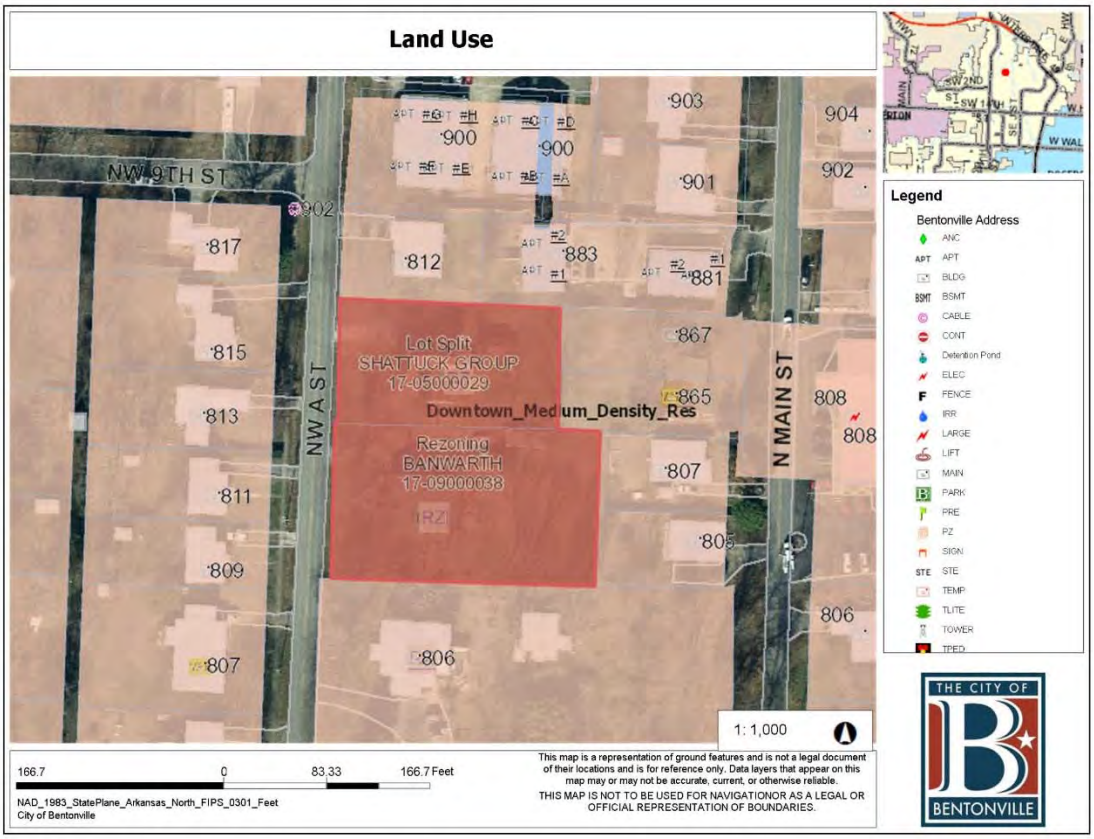
In conclusion, this lot split does meet the minimum requirements of the subdivision regulations.

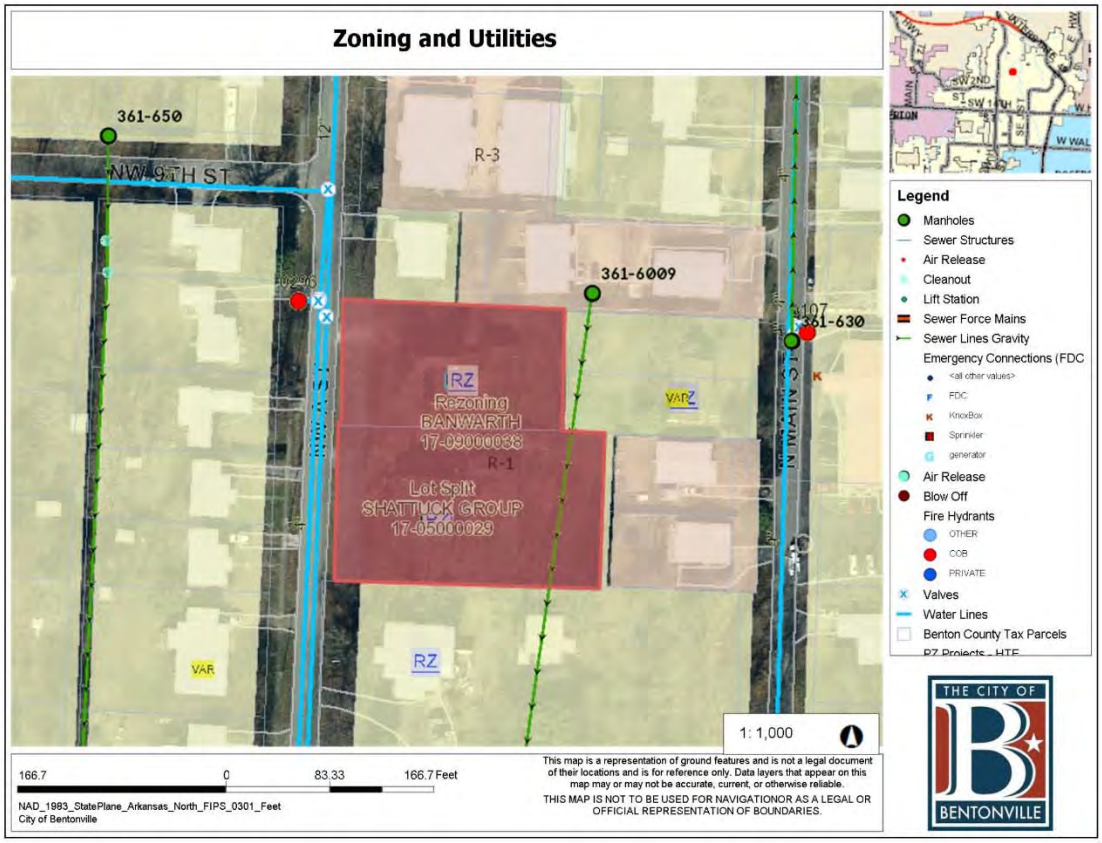
Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. 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.


Land Use
NW 9TH ST
NW A ST
N MAIN ST
Lot Split
SHATTUCK GROUP
17-05000029
Downtown_Medium_Density_Res
Rezoning
BANWARTH
17-09000038
IRZ
Legend
Bentonville Address
1: 1,000
166.7
0
83.33
166.7 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville
This map is a representation of ground features and is not a legal document of their locations and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATIONOR AS A LEGAL OR OFFICIAL REPRESENTATION OF BOUNDARIES.
THE CITY OF
BENTONVILLE


Zoning and Utilities
361-650
NW 9TH ST
R-3
361-6009
361-630
IRZ
Rezoning
BANWARTH
17-09000038
R-1
Lot Split
SHATTUCK GROUP
17-05000029
VAR
RZ
Legend
Manholes
Sewer Structures
Air Release
Cleanout
Lift Station
Sewer Force Mains
Sewer Lines Gravity
Emergency Connections (FDC
Air Release
Blow Off
Fire Hydrants
Valves
Water Lines
Benton County Tax Parcels
1: 1,000
166.7
0
83.33
166.7 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
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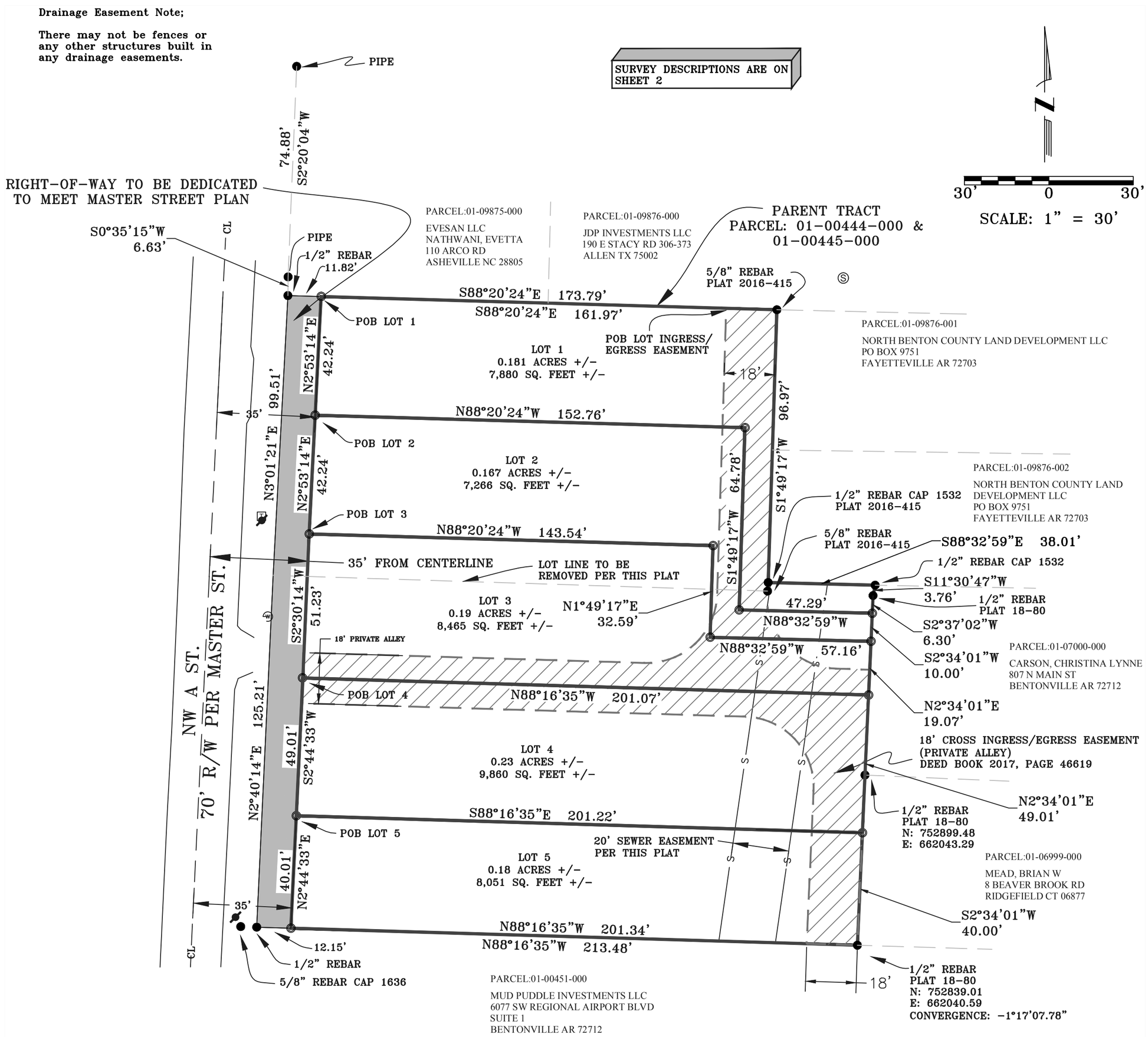
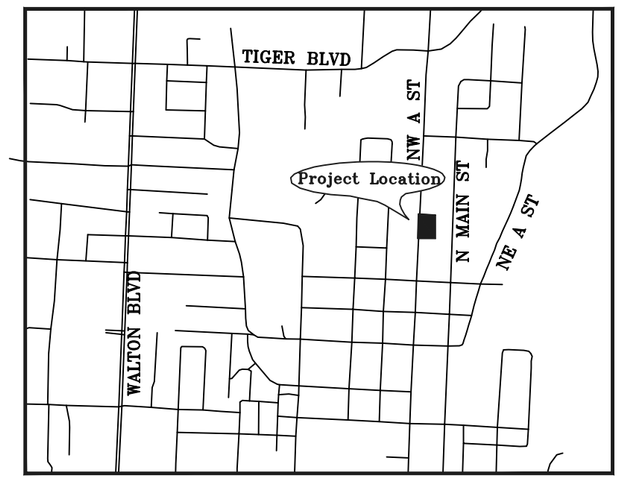
Drainage Easement Note;

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





VICINITY MAP
NOT TO SCALE

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: _____
BOWSER SHATTUCK GROUP LLC.

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ---

DAY OF _____

MY COMMISSION EXPIRES:
_____

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATION 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 CERTIFICATION

I LEONARD GABBARD, HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY BE 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.

_____ _____
LEONARD F. GABBARD DATE

LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- UTILITY POLE
- TELEPHONE RISER
- WATER METER
- SANITARY SEWER MANHOLE
- PROPERTY LINES
- SEWER EASEMENT
- EXISTING CROSS INGRESS/EGRESS EASEMENT
- RIGHT-OF-WAY DEDICATED

Surveyor's Certification to Accuracy:

By affixing my seal and signature to this survey plat I do hereby certify that the legal description shown hereon is true and accurate and furthermore that this plat and survey depicted herein meets the minimum requirements for Land Surveys As put forth in the Arkansas Standards of Practice For Property Boundary Surveys and Plats dated August 8, 1982 Rev. May 8, 1992 Rev. March 14, 1996 Rev (May 21, 2009) Updated 1-24-08 Updated 8-25-08 by Everett Rowland 'State Surveyor, Land Surveys Division'

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 facts which an accurate and current title search may disclose.

2. This plat represents a Lot Split survey of the parcel recorded in Deed Records, Book 2017, Page 37522 & Book 2017, Page 37375 at the courthouse in Benton County, Arkansas.

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

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

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

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

7. This property is zoned DN-2.

8. (BY GRAPHICAL PLOTTING ONLY)
   This property shown hereon lies within FLOOD ZONE "X" as shown on FEMA Flood Insurance Rate Map number 05007C0090J with an effective date of September 28, 2007 areas determined to be outside the 500 year Flood Plain.

DN-2									
BUILDING TYPE		FRONT YARD SETBACK		CS CORNER SIDE YARD SETBACK		S INFERIOR SIDE YARD SETBACK			R REAR YARD SETBACK
		F1 MIN.	F2 MIN.	MIN.	MAX.	TOTAL MIN.	YARD 1	YARD 2	
SINGLE-FAMILY-LOT > 50' & TWO-FAMILY	WITH ALLEY ACCESS	15'	25'	12'	N/A	30% OF LOT WIDTH	5'	REMAINDER OF TOTAL, BUT NO LESS THAN 5'	25'
	WITHOUT ALLEY ACCESS	15'	25'	12'	N/A	25% OF LOT WIDTH	10'	REMAINDER OF TOTAL, BUT NO LESS THAN 5'	25'
SINGLE-FAMILY-LOT WIDTH < 50' & TWO-FAMILY		15'	25'	12'	N/A	25% OF LOT WIDTH	5'	REMAINDER OF TOTAL, BUT NO LESS THAN 5'	25'
TOWNHOUSE CLUSTER: BLOCK-END		15'	25'	12'	N/A	N/A	10'	10'	25'

NOTES:

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

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

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

All Lots shall not have direct access to NW A Street.

20' Utility Easement on exterior lot lines and 15' Utility Easement centered on interior lot lines.

All structures must maintain minimum of 20' clearance from all electric lines.

CERTIFICATE OF AUTHORIZATION · ARKANSAS SURVEYOR · JAMES LAYOUT SERVICES, LLC NO. 2389

REGISTERED STATE OF ARKANSAS NO. 1204 DATE _____ SIGNATURE LEONARD F. GABBARD PROFESSIONAL LAND SURVEYOR

Owner/Developer
BOWSER SHATTUCK GROUP LLC
1402 SE SUSANA ST.
SUITE 06
BENTONVILLE, AR 72712

Engineer/Surveyor
JAMES LAYOUT SERVICES, LLC
7601 W. WEDINGTON DRIVE
FAYETTEVILLE, AR 72704

CITY OF BENTONVILLE PROJECT NUMBER: 17-05000029

RECORDING INFO

LOT SPLIT
CREATING LOTS
1-5 OF NORMAN PARK SUBDIVISION

OWNER/DEVELOPER: BOWSER SHATTUCK GROUP LLC
LOCATION: 808 & 810 NW A STREET BENTONVILLE, AR 72712
JOB NO.: 17-121
FILENAME: 17-121 SPLIT
DRAWN BY: NSR
CHECKED BY: LFG
SCALE: AS SHOWN
DATE: 07/06 2017

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

JLS

SHEET NO.

1 OF 2

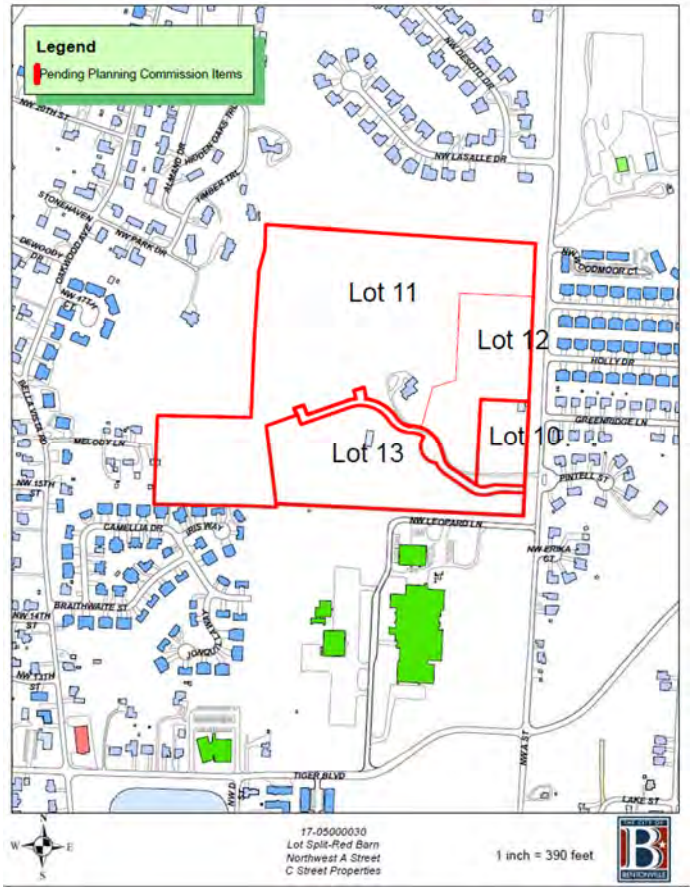
Lots 10-13, Dogwood Acres Subdivision

NW A Street
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	17-05000030
Applicant / Current Owner	C Street properties PO Box 1860 Bentonville, AR 72712
Site Area	44.9+/- acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description
This property is the location of three vacant parcels in a low density residential area. The property fronts NW A Street and lies directly north of Lincoln Junior High School. The southwest corner of the property contains a tributary to Hidden Springs Creek.

Project Details
The applicant has submitted a proposal for a lot split that will create 4 new lots from one existing lot and three un-platted parcels. The new lots will be known as Lot 10 (2.21 acres), Lot 11 (26 acres), Lot 12 (6 acres) and Lot 13 (8.76 acres) of Dogwood Acres Subdivision. Per the requirements of the Master Street Plan, right-of-way will be dedicated along NW A Street. Right-of-way will also be dedicated for the construction of a new public street that will provide access to the interior of the property. There are various utility easements being dedicated with the plat to serve each of the new lots. All lots have access to public utilities and a public street.

Projected Traffic Impact
Please reference the traffic analysis for the proposed development as submitted by Peters & Associates Engineers, Inc.

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

Drainage Report
A drainage report is not required.

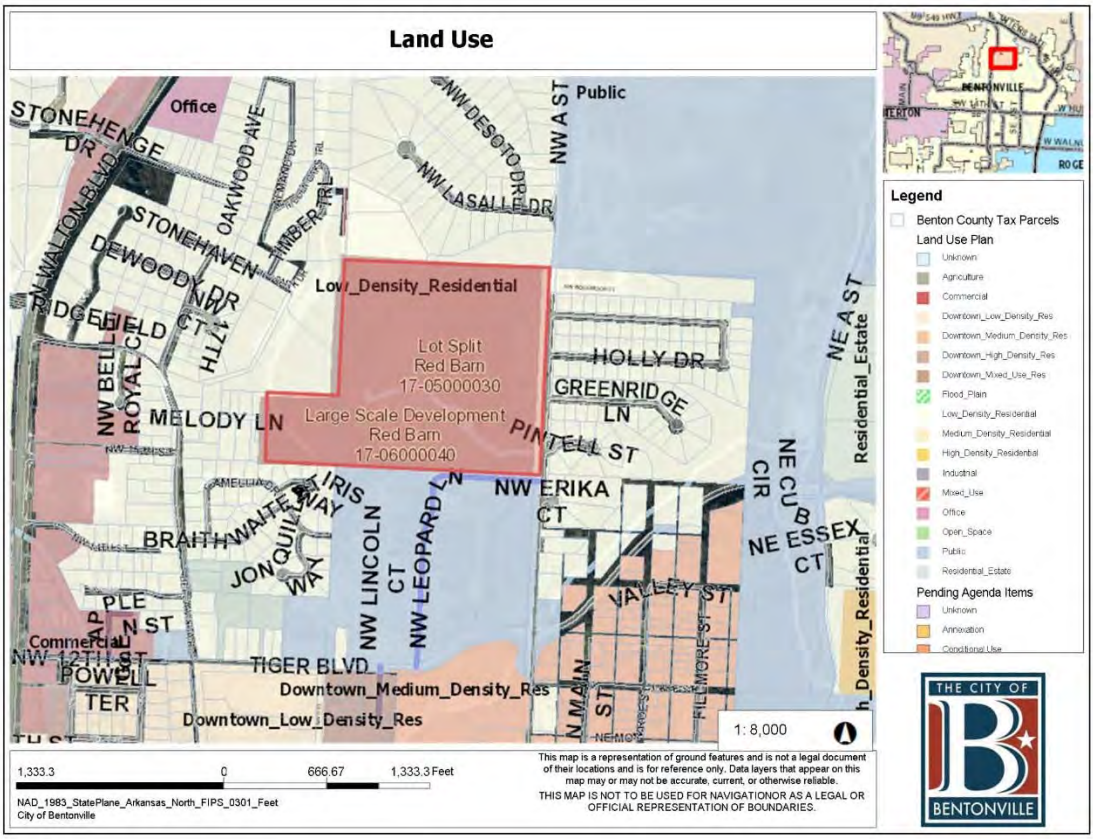
Waivers
No waivers requested.

Conclusion
In 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. 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.


Land Use
Office
Public
Low_Density_Residential
Lot Split
Red Barn
17-05000030
Large Scale Development
Red Barn
17-06000040
Commercial
Downtown_Medium_Density_Res
Downtown_Low_Density_Res
Residential_Estate
Legend
Benton County Tax Parcels
Land Use Plan
Pending Agenda Items
1: 8,000
1,333.3
0
666.67
1,333.3 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
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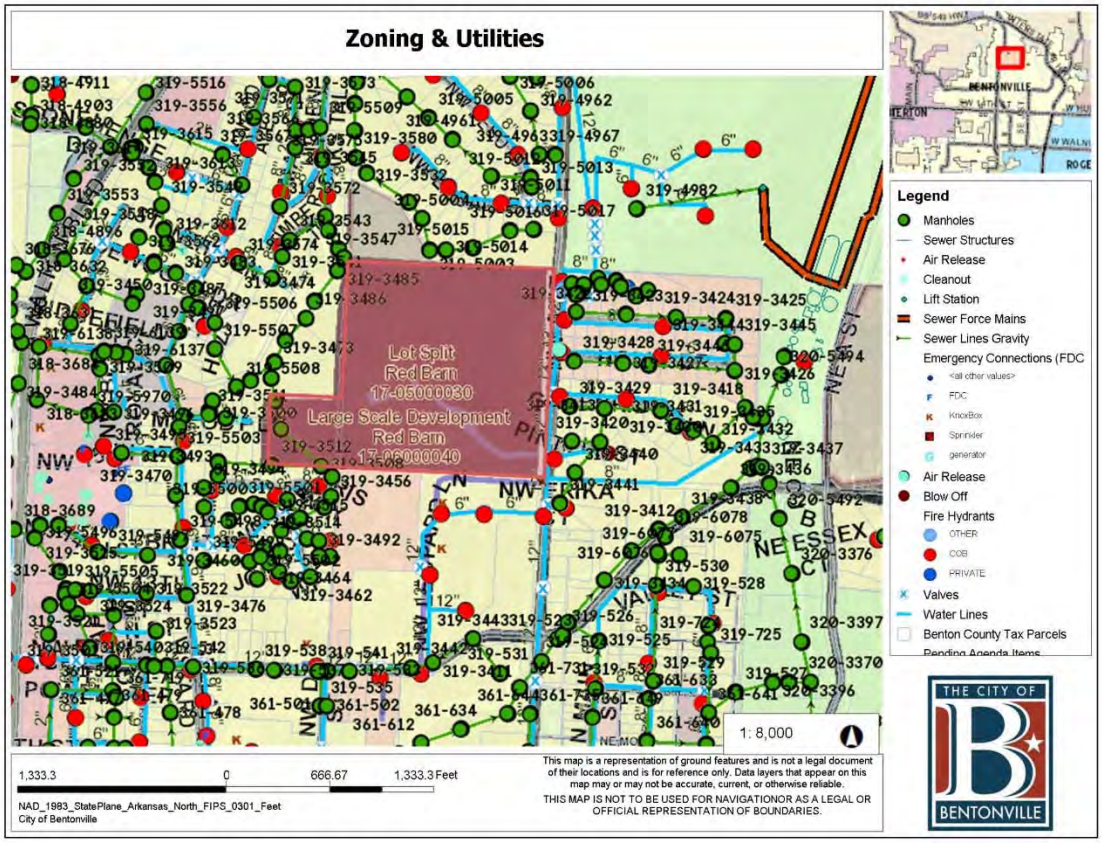
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Lot Split
Red Barn
17-05000030
Large Scale Development
Red Barn
17-06000040
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Manholes
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Cleanout
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Sewer Force Mains
Sewer Lines Gravity
Emergency Connections (FDC
Air Release
Blow Off
Fire Hydrants
Valves
Water Lines
Benton County Tax Parcels
1: 8,000
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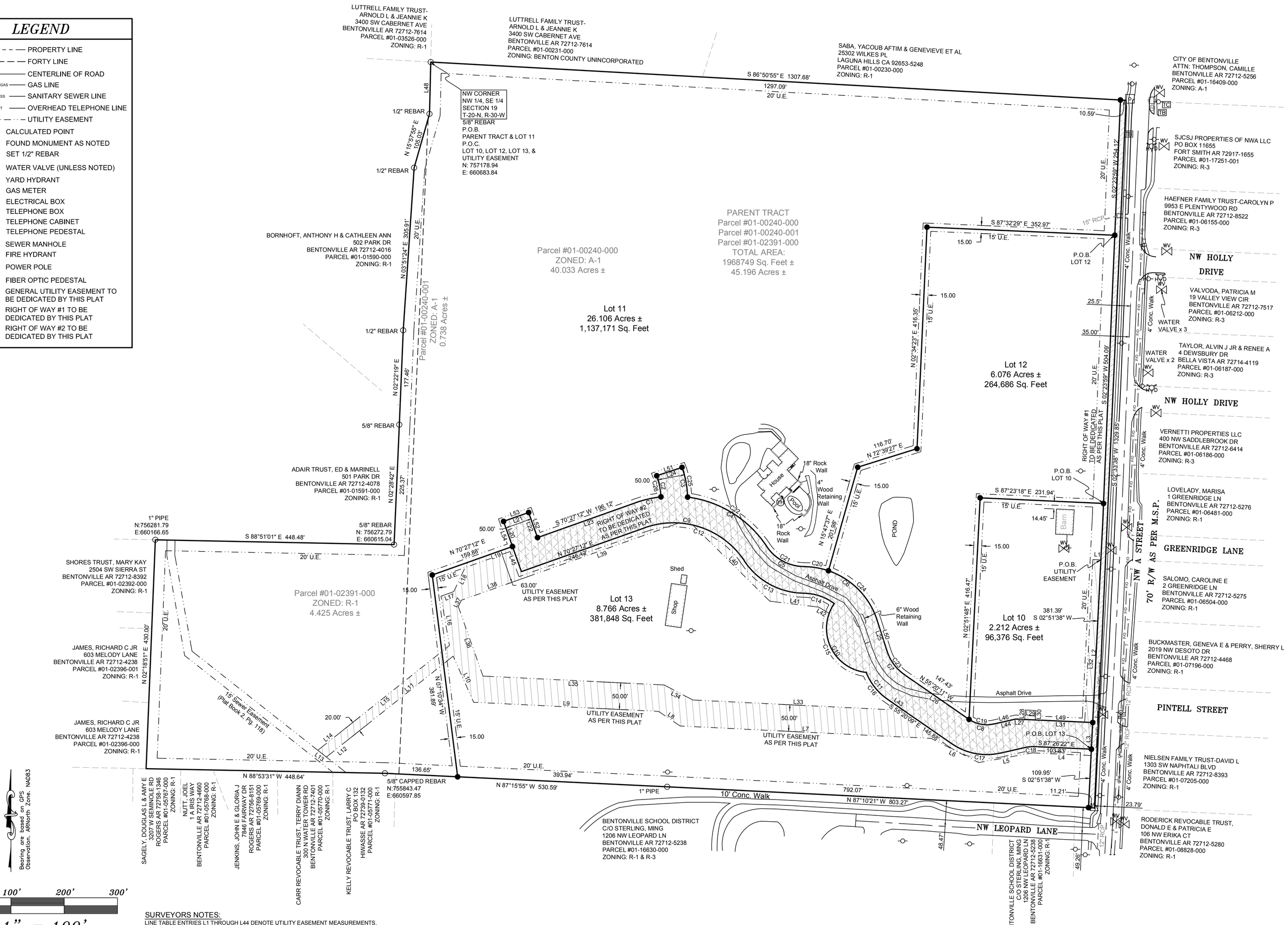
THE CITY OF BENTONVILLE

LEGEND

- PROPERTY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- GAS LINE
- SANITARY SEWER LINE
- OVERHEAD TELEPHONE LINE
- UTILITY EASEMENT
- CALCULATED POINT
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR
- WATER VALVE (UNLESS NOTED)
- YARD HYDRANT
- GAS METER
- ELECTRICAL BOX
- TELEPHONE BOX
- TELEPHONE CABINET
- TELEPHONE PEDESTAL
- SEWER MANHOLE
- FIRE HYDRANT
- POWER POLE
- FIBER OPTIC PEDESTAL
- GENERAL UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT
- RIGHT OF WAY #1 TO BE DEDICATED BY THIS PLAT
- RIGHT OF WAY #2 TO BE DEDICATED BY THIS PLAT



100' 0 100' 200' 300'

Scale 1" = 100'

SURVEYORS NOTES:
LINE TABLE ENTRIES L1 THROUGH L44 DENOTE UTILITY EASEMENT MEASUREMENTS.
ENTRIES L45 THROUGH L54 DENOTE PROPERTY LINE MEASUREMENTS.

CURVE TABLE ENTRIES C1 THROUGH C11 DENOTE UTILITY EASEMENT MEASUREMENTS.
ENTRIES C12 THOUGH C26 DENOTE PROPERTY LINE MEASUREMENTS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	210.00'	48.27'	48.17'	S 77°02'19" W
C2	127.05'	40.62'	40.45'	N 11°24'47" W
C3	177.05'	57.01'	56.77'	S 10°42'36" E
C4	210.00'	180.37'	174.88'	S 58°05'05" E
C5	85.00'	83.26'	79.97'	N 61°32'25" W
C6	145.00'	181.27'	169.69'	N 53°47'20" W
C7	84.50'	55.10'	54.13'	N 36°42'05" W
C8	59.00'	48.50'	47.14'	S 79°17'18" E
C9	160.00'	26.57'	26.54'	N 81°32'00" W
C10	83.00'	150.50'	130.71'	N 32°03'39" W
C11	109.95'	66.30'	65.30'	N 38°50'31" W
C12	160.00'	212.42'	197.16'	N 71°30'45" W
C13	135.00'	132.24'	127.01'	N 61°32'25" W
C14	95.00'	61.34'	60.28'	S 71°06'16" E
C15	83.00'	171.33'	142.49'	S 24°52'13" E
C16	109.95'	66.30'	65.30'	N 38°50'31" W
C17	115.00'	95.34'	92.63'	N 79°05'11" W
C18	85.00'	22.84'	22.77'	N 84°51'42" E
C19	59.00'	48.50'	47.14'	S 79°17'18" E
C20	145.00'	46.50'	46.30'	S 80°24'53" E
C21	85.00'	83.26'	79.97'	S 61°32'25" E
C22	210.00'	180.37'	174.88'	S 58°05'05" E
C23	84.50'	55.10'	54.13'	N 36°42'05" W
C24	145.00'	134.77'	129.97'	N 44°36'06" W
C25	177.05'	57.01'	56.77'	N 10°42'36" W
C26	127.05'	40.62'	40.45'	S 11°24'47" E

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 87°26'22" E	15.00'	L28	N 02°51'38" E	17.86'
L2	S 02°51'38" W	305.66'	L29	S 87°08'22" E	20.00'
L3	S 02°51'38" W	62.00'	L30	S 02°51'38" W	17.75'
L4	N 87°26'22" W	110.10'	L31	S 87°26'22" E	92.79'
L5	S 79°45'19" W	102.53'	L32	N 02°51'38" E	305.66'
L6	N 63°01'46" W	100.10'	L33	N 87°10'21" W	396.24'
L7	N 87°10'21" W	472.12'	L34	N 62°27'43" W	60.79'
L8	N 55°50'34" W	48.87'	L35	N 87°10'21" W	340.63'
L9	N 87°10'21" W	347.79'	L36	N 19°33'56" W	138.21'
L10	N 23°54'50" W	94.74'	L37	N 25°26'04" E	13.45'
L11	S 51°29'06" W	247.57'	L38	N 70°27'12" E	126.21'
L12	S 51°28'20" W	56.71'	L39	N 70°27'12" E	307.20'
L13	N 51°46'22" W	20.55'	L40	S 45°16'56" E	203.13'
L14	N 51°28'20" E	61.42'	L41	S 83°06'09" E	92.69'
L15	N 51°29'06" E	254.58'	L42	S 58°42'48" E	23.09'
L16	N 09°49'30" W	93.89'	L43	S 55°20'09" E	35.59'
L17	N 70°27'12" E	25.40'	L44	N 77°09'46" E	42.13'
L18	N 25°26'04" E	60.79'	L45	S 19°32'48" E	50.00'
L19	N 70°27'12" E	89.43'	L46	S 77°09'46" W	42.13'
L20	N 19°32'48" W	50.00'	L47	S 02°23'39" W	30.36'
L21	N 70°27'12" E	50.00'	L48	N 01°19'10" E	97.51'
L22	S 19°32'48" E	50.00'	L49	N 87°26'22" W	144.94'
L23	N 70°27'12" E	196.12'	L50	N 17°57'13" W	62.34'
L24	N 71°40'58" E	50.03'	L51	S 71°40'58" W	50.03'
L25	S 17°57'13" E	62.34'	L52	N 19°32'48" W	50.00'
L26	S 55°20'11" E	147.43'	L53	S 70°27'12" W	50.00'
L27	S 87°26'22" E	17.15'	L54	S 19°32'48" E	50.00'

GENERAL NOTES:
1. THE ABOVE AND UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS LOCATED VISIBLE UTILITIES AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AND A THOROUGH SEARCH OF THE PREMISES. DEPTH AND HEIGHT OF UTILITY LINES ARE UNKNOWN UNLESS OTHERWISE STATED.

2. ANY SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON.

3. THIS PROPERTY IS WITHIN CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

4. THE NEAREST FIRE HYDRANT IS AS SHOWN ON SURVEY.

5. WATER LINE INFORMATION SHOWN ON SURVEY IS PER UTILITY MAPS OBTAINED FROM THE CITY OF BENTONVILLE GIS MAP. THE LOCATION OF WATER LINE IS APPROXIMATE.

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIPS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

7. THERE ARE NO KNOWN EROSION PROBLEMS ON THE SUBJECT PROPERTY OR WITHIN 100' DOWNSTREAM.

8. DURING THE COURSE OF THIS SURVEY NO EVIDENCE OF ANY ABANDONED WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES WERE FOUND ON THE SUBJECT PROPERTY.

9. CITY ATLAS PAGE 319

FLOOD STATEMENT:
BY GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05007C0009DJ, DATED SEPTEMBER 28, 2007, INDICATES THAT THE PROPERTY SHOWN ON SURVEY LIES WITHIN:

ZONE X (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THERE IS NO EVIDENCE OF ANY DELINEATED WETLANDS AREAS ON THE SUBJECT PROPERTY.

FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING.

REFERENCE MATERIAL:
1. BOUNDARY SURVEY BY CASTER & ASSOCIATES LAND SURVEYING, INC. PLAT BOOK 2016, PAGE 530.
2. GENERAL WARRANTY DEED BOOK 2016, PAGE 42075.

State Surveyors Code:
500-20N-30W-0-19-203-04-1532

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 27TH DAY OF JULY, 2017.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 1532
SIGNATURE
BRADLEY G. BLISS

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

DATE:	REVISIONS:	NAME:
8-28-2017	AS PER CITY COMMENTS	JH

LOT SPLIT LOTS 10, 11, 12, & 13
DOGWOOD ACRES SUBDIVISION
Ecological Design Group, Inc.
1605 NW "A" St. – Bentonville
Benton County, Arkansas

Global Surveying Consultants, Inc.
Land Surveying • Planning • GPS • Subdivision • Design
6511 Heilman Court
North Little Rock, Arkansas 72118
TELE: (501) 455-4984 FAX (501) 455-8158
www.global-surveying.com

PRELIMINARY

DRAWN BY:	SCALE:
JH #17-3075	1" = 100'
SURVEYED BY:	DATE ISSUED:
SURVEYED BY:	7-28-2017
CHECKED BY:	PROJECT NO:
P.S.	LS-RED BARN 9-5-17 CP #17-05000030

SHEET NO.
2 OF 2

ALL PLANS, DESIGNS, AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF GLOBAL SURVEYING CONSULTANTS, INC., AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN PERMISSION OF GSC, INC.

PROPERTY LINE ADJUSTMENT STAFF REPORT

Lots 20 & 21 Medlin Meadows Subdivision

2300 SE 28th Street

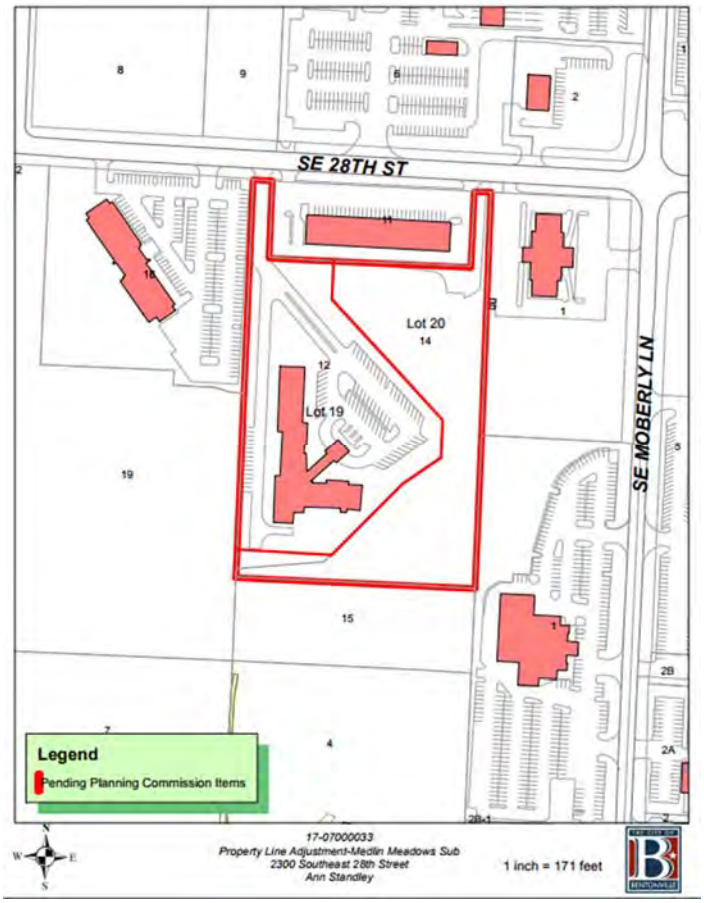
PC Date: 9/5/2017

Reviewer: Jon Stanley, Planner

Project Number	17-07000033
Applicant / Current Owner	Bathke Investments, LLLP (Ann Standley) 2300 SE 28th Street Bentonville, AR 72712
Site Area	4.41 & 3.45 acres
Current Zoning	C-1, Neighborhood Commercial and R-3, Medium Density Residential
Future Land Use Map Designation	Commercial (C)

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

Location Map



Property Description

The property is the location of The Meadows Assisted Living Facility at 2300 SE 28th Street.

Project Details

The applicant has submitted a property line adjustment that will adjust the common lot of existing lots 12 & 14 to remove the floodway from the existing lot 12. The new lots will be known as Lot 20 (4.29 acres) and Lot 21 (3.55 acres) of Medlin Meadows Subdivision. Per the Master Street Plan requirements, additional right-of-way will be dedicated along SE 28th Street. Both of the new 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

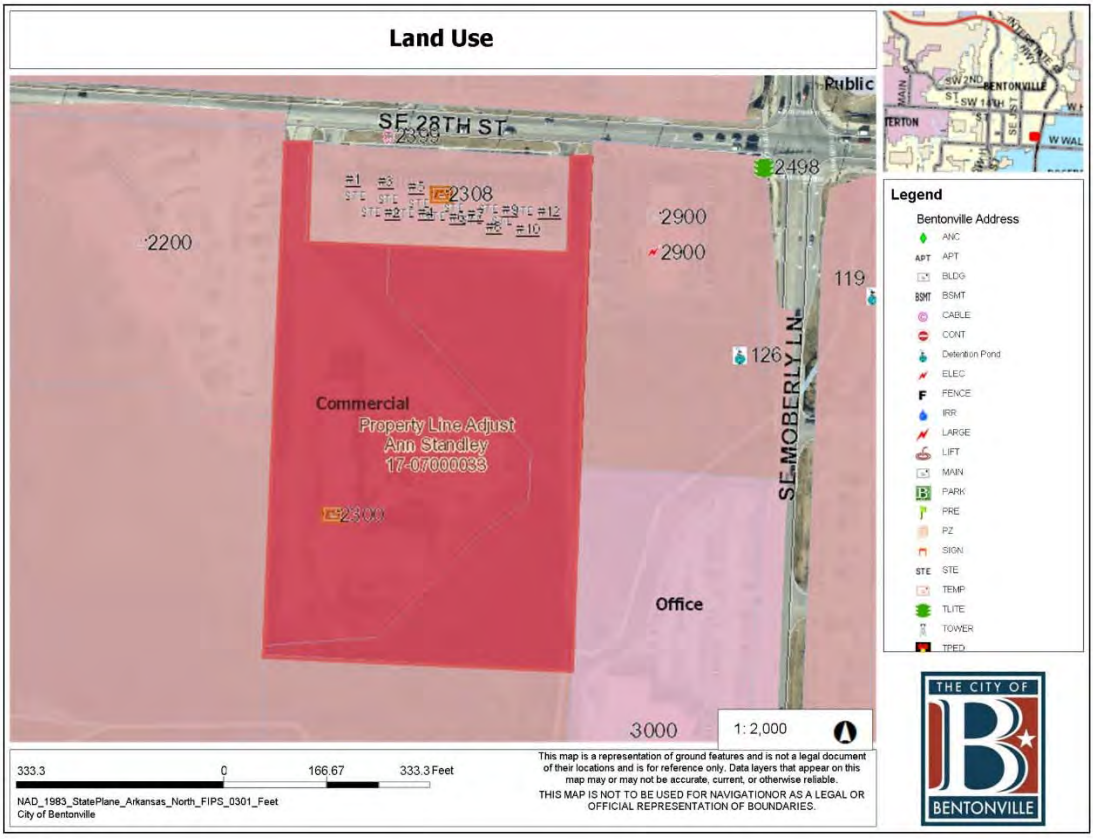
1. Provide digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

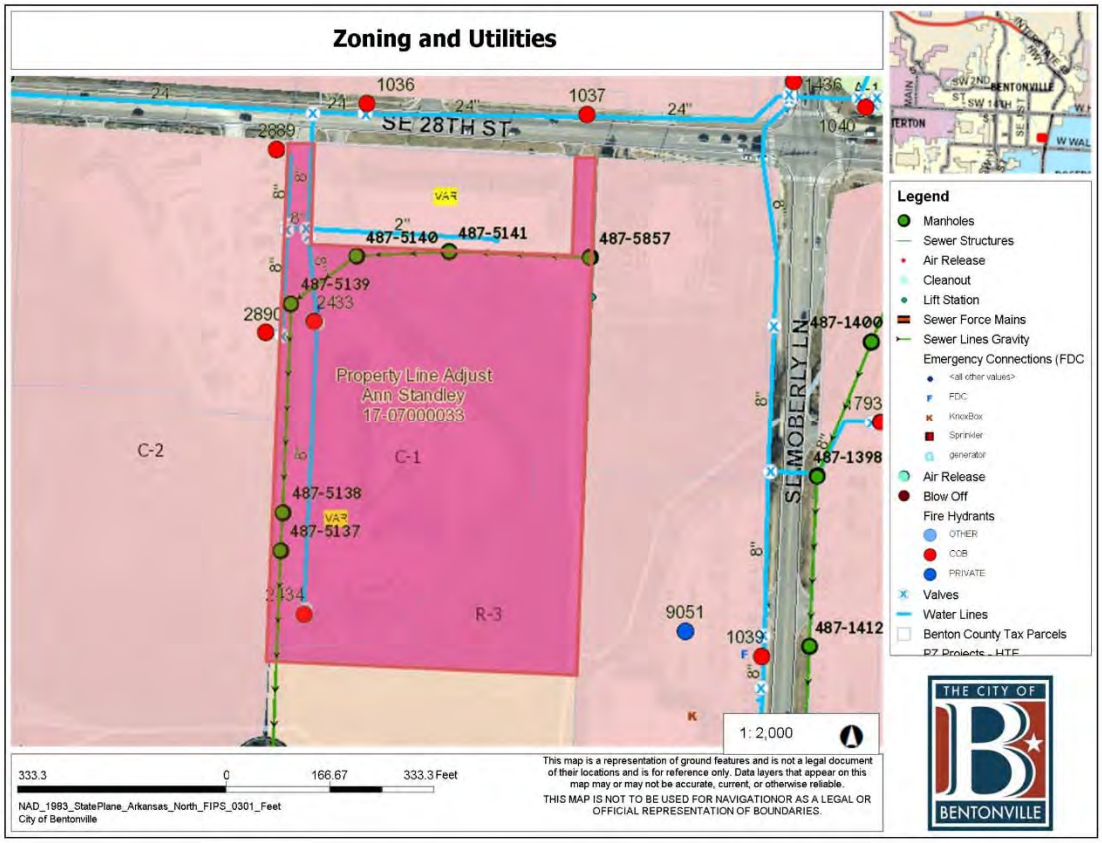
Conclusion

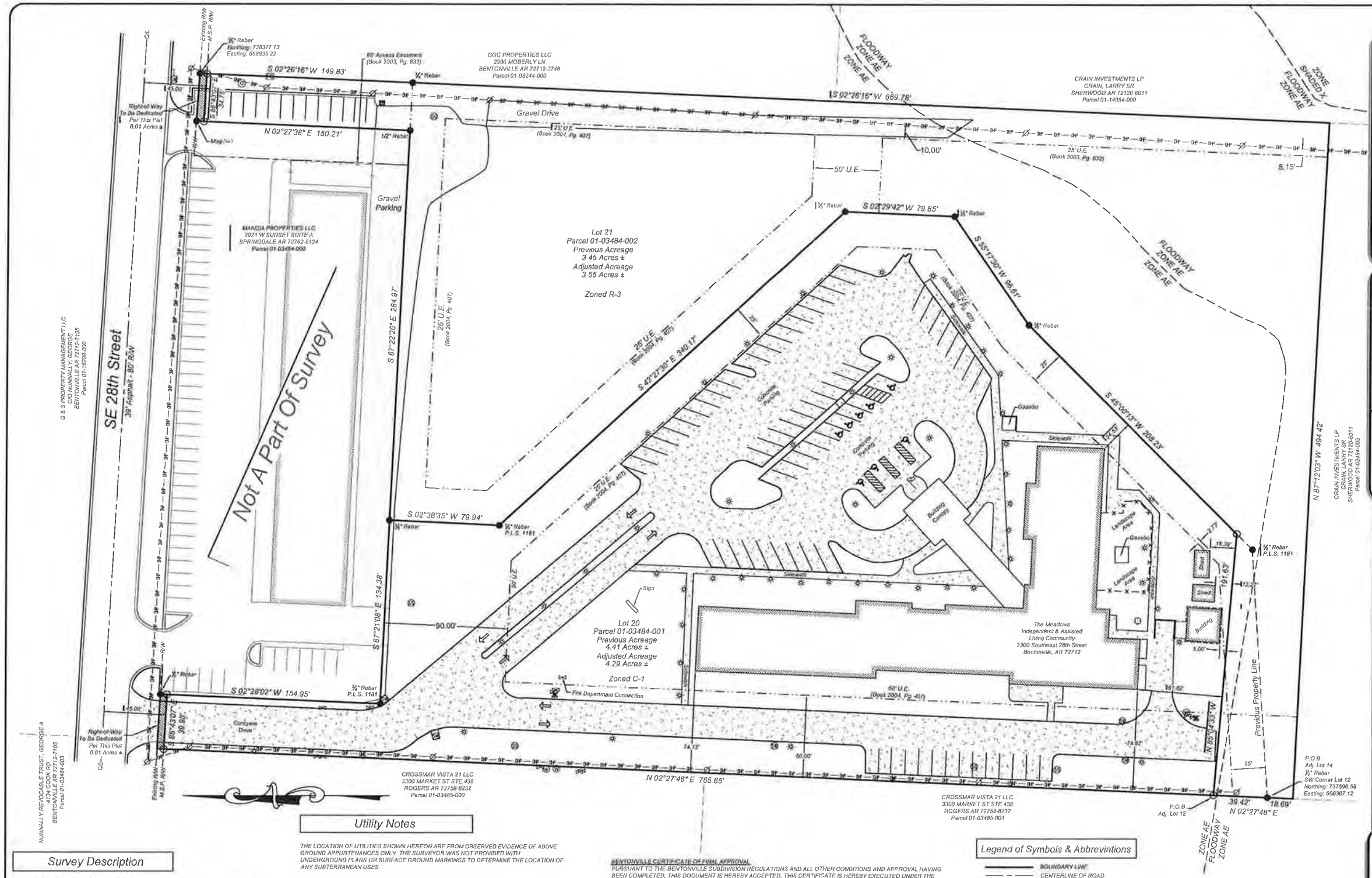
In conclusion, this property line adjustment does meet the minimum requirements of the subdivision regulations.

NOTES

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

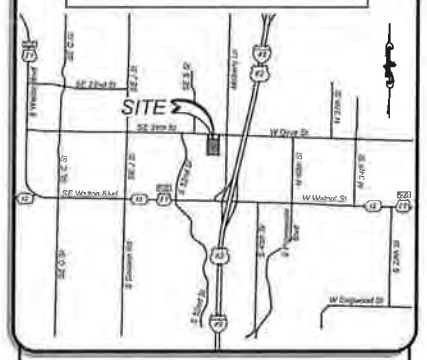

Land Use
SE 28TH ST
2308
2200
2900
2498
119
126
SE MOBERLY LN
Commercial
Property Line Adjust
Ann Standley
17-07000033
2300
Office
3000
Public
1:2,000
333.3 0 166.67 333.3 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville
This map is a representation of ground features and is not a legal document of their locations and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATIONOR AS A LEGAL OR OFFICIAL REPRESENTATION OF BOUNDARIES.
Legend
Bentonville Address
ANC
APT
BLDG
BSMT
CABLE
CONT
Detention Pond
ELEC
FENCE
IRR
LARGE
LIFT
MAIN
PARK
PRE
PZ
SIGN
STE
TEMP
TLITE
TOWER
THE CITY OF
BENTONVILLE


Zoning and Utilities
SE 28TH ST
1036
1037
1040
2889
487-5140
487-5141
487-5857
487-5139
2433
2890
Property Line Adjust
Ann Standley
17-07000033
C-2
C-1
R-3
487-5138
487-5137
2434
9051
1039
487-1400
487-1398
487-1412
SE MOBERLY LN
1:2,000
333.3 0 166.67 333.3 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville
This map is a representation of ground features and is not a legal document of their locations and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATIONOR AS A LEGAL OR OFFICIAL REPRESENTATION OF BOUNDARIES.
Legend
Manholes
Sewer Structures
Air Release
Cleanout
Lift Station
Sewer Force Mains
Sewer Lines Gravity
Emergency Connections (FDC
FDC
KnoxBox
Sprinkler
generator
Air Release
Blow Off
Fire Hydrants
OTHER
COB
PRIVATE
Valves
Water Lines
Benton County Tax Parcels
THE CITY OF
BENTONVILLE



Recording Block

Vicinity Map



0 50 100 150

1 INCH = 50 FEET

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 28TH DAY OF JULY, 2017.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1532
BUCKLEY D. BLEW

PRELIMINARY

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

Survey Description

PREVIOUS LOT 13 (PARCEL 01-03484-001)
LOT 13 OF MEDLIN MEADOWS SUBDIVISION AS SHOWN ON PLAT RECORD 2004-407 ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS

LOT 20 (PARCEL 01-03484-001)
A PART OF LOT 12 OF MEDLIN MEADOWS SUBDIVISION AS SHOWN ON PLAT RECORD 2004-407 ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIN WHICH IS N02°27'48"E 39.42' FROM THE SOUTHWEST CORNER OF SAID LOT 12 AND RUNNING THENCE N02°27'48"E 765.65' TO A SET IRON PIN, THENCE S86°43'07"E 39.98' TO A FOUND IRON PIN, THENCE S02°28'02"W 154.95' TO A FOUND IRON PIN, THENCE S87°21'08"E 134.38' TO A FOUND IRON PIN, THENCE S02°26'35"W 79.94' TO A FOUND IRON PIN, THENCE S42°27'30"E 340.17' TO A FOUND IRON PIN, THENCE S02°29'42"W 79.85' TO A FOUND IRON PIN, THENCE S53°17'30"W 96.61' TO A FOUND IRON PIN, THENCE S45°00'12"W 215.67' TO A SET IRON PIN, THENCE N87°04'53"W 191.63' TO THE POINT OF BEGINNING, CONTAINING 4.29 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD

PREVIOUS LOT 14 (PARCEL 01-03484-002)
LOT 14 OF A REPLAT OF LOTS 13 OF MEDLIN MEADOWS SUBDIVISION TO LOTS 14 AND 15 OF MEDLIN MEADOWS SUBDIVISION, BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD 2005-1535 ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS

LOT 21 (PARCEL 01-03484-002)
LOT 14 OF A REPLAT OF LOTS 13 OF MEDLIN MEADOWS SUBDIVISION TO LOTS 14 AND 15 OF MEDLIN MEADOWS SUBDIVISION, BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD 2005-1535 AND A PART OF LOT 12 OF MEDLIN MEADOWS SUBDIVISION AS SHOWN ON PLAT RECORD 2004-407 ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN FOR THE SOUTHWEST CORNER OF SAID LOT 12 AND RUNNING THENCE N02°27'48"E 39.42' TO A SET IRON PIN, THENCE S86°04'53"E 191.63' TO A SET IRON PIN, THENCE N45°00'12"E 215.67' TO A FOUND IRON PIN, THENCE N53°17'30"E 96.61' TO A FOUND IRON PIN, THENCE N02°29'42"E 79.85' TO A FOUND IRON PIN, THENCE N42°27'30"W 340.17' TO A FOUND IRON PIN, THENCE N02°26'35"W 79.94' TO A FOUND IRON PIN, THENCE N87°21'08"W 134.38' TO A FOUND IRON PIN, THENCE S86°43'07"E 34.75' TO A FOUND IRON PIN, THENCE S02°26'16"W 149.83' TO A FOUND IRON PIN, THENCE S02°26'16"W 669.78', THENCE N87°12'03"W 494.42', THENCE N02°27'48"E 18.69' TO THE POINT OF BEGINNING. CONTAINING 3.58 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

Miscellaneous Notes

ATLAS PAGE 487

STATE RECORDING NUMBER: 500-19N-30W-0-9-440-72-1532
COMPLETED FIELD WORK: JULY 28, 2017

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:
1. CORRECTED WARRANTY DEED FILED IN DEED BOOK 2005 AT PAGE 56552.
2. SURVEY PLAT FILED IN PLAT BOOK 2003 AT PAGE 1536.
3. SURVEY PLAT FILED IN PLAT BOOK 2004 AT PAGE 407

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS IN ZONE "AE" AND FLOODWAY ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0250K, WHICH BEARS AN EFFECTIVE DATE OF 6/5/2012 AND IS IN A SPECIAL FLOOD HAZARD AREA

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

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES

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

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

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 IN THE RIGHT-OF-WAY.

BENTONVILLE CERTIFICATE OF FINAL 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 _____
MAYOR

SIGNED _____
CITY CLERK

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

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

DATE OF EXECUTION: _____

PRINT _____

SIGNED _____

CERTIFICATE OF SURVEY & ACCURACY
I, BUCKLEY D BLEW, 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. 1532
STATE OF ARKANSAS

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- INGRESS & EGRESS EASEMENT
- UTILITY EASEMENT
- OHP — OHP — OVERHEAD POWER LINE
- HANDICAP PARKING
- FOM FIBER OPTIC MARKER
- GRATED INLET
- TP TELEPHONE PEDESTAL
- WM WATER METER
- FIRE HYDRANT
- SW STORM WATER
- LIGHT
- SS SANITARY SEWER
- POWER POLE
- WV WATER VALVE
- GM GAS LINE MARKER
- ELECTRICAL BOX
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR & CAP

Zoning & Setback Information

PARCEL 01-03484-001: C-1: NEIGHBORHOOD COMMERCIAL

BUILDING SETBACKS
FRONT (WITH PARKING IN FRONT): 30'
FRONT (WITHOUT PARKING IN FRONT): 20'
SIDE (ADJACENT TO RESIDENTIAL): 15'
SIDE (ADJACENT TO NON-RESIDENTIAL): 7'
REAR (ADJACENT TO RESIDENTIAL): 25'
REAR (ADJACENT TO NON-RESIDENTIAL): 20'

(PARCEL 01-03484-002) R-3, MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACKS
FRONT: 20'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 20'
REAR: 25'

DATE	REVISION
8/21/2017	PER CITY COMMENTS

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	REVIEWED BY	SURVEYED BY
W.L. 07-28-17	W.L.	T.C.
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 17-1306	

LOCATION: LOT 12 AND 14 MEDLIN MEADOWS SUBDIVISION BENTONVILLE, ARKANSAS

FOR THE USE AND BENEFIT OF:
PROPERTY LINE ADJUSTMENT CREATING LOTS 20 & 21
for
ANN STANDLEY

PROPERTY LINE ADJUSTMENT STAFF REPORT

Lots 9 & 10, Blk 3, McClain Ridge @ Woods Creek Subdivision, Ph. I

7 Churchwell Drive
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	17-07000034
Applicant / Current Owner	Alfred Dall Sacco 7 Churchwell Drive Bentonville, AR 72712
Site Area	0.28 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map

Property Description
The property is the location of a single family residence at #7 Churchwell Drive and a portion of common property, both located in the McClain Ridge @ Woods Creek Subdivision, Phase 1.

Project Details
The applicant has submitted a property line adjustment that will adjust the lot lines between existing lot 4 and the adjacent common property lot. The new lots will be known as Lot 9 (0.33 acres) and Lot 10 (0.75 acres), Block 3 of McClain Ridge @ Woods Creek Subdivision, Phase 1. A 20' wide public utility easement is being dedicated along Churchwell Drive, existing right-of-way is adequate. Both of the new lots will have access to public utilities and a public street. The Woods Creek POA has approved this proposed property line adjustment.

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

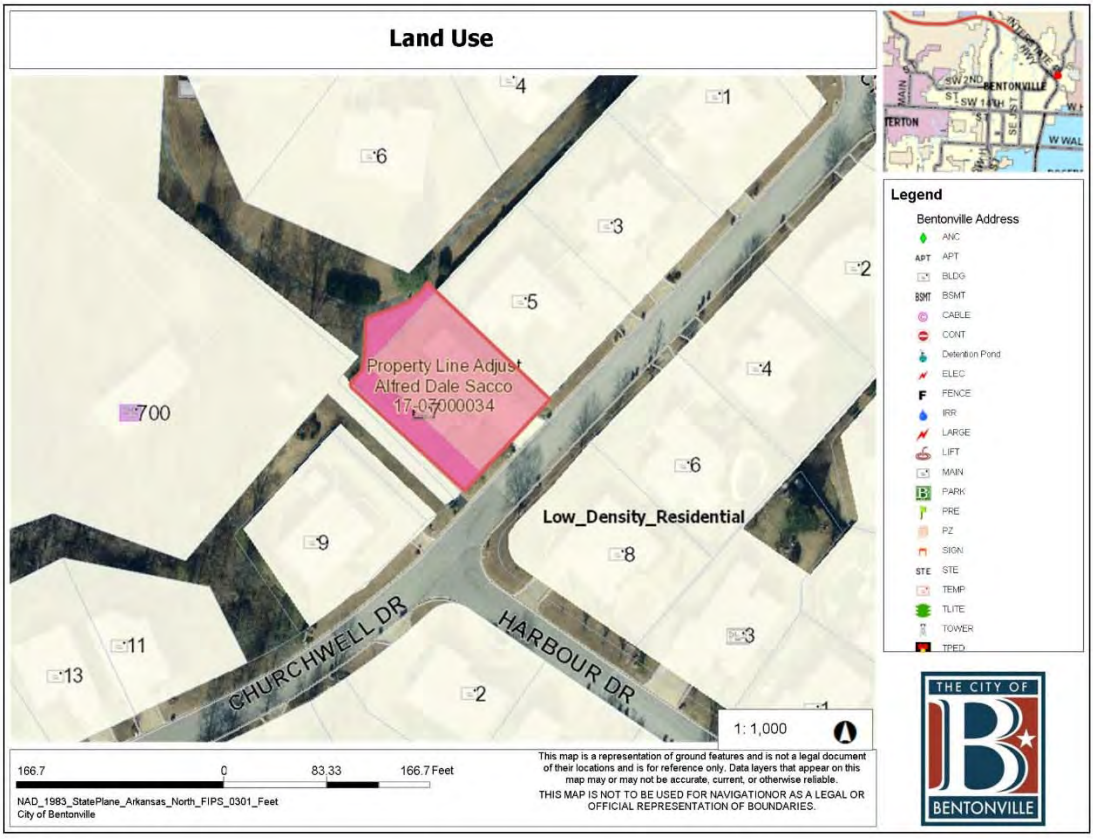
Drainage Report
A drainage report is not required for this property line adjustment.

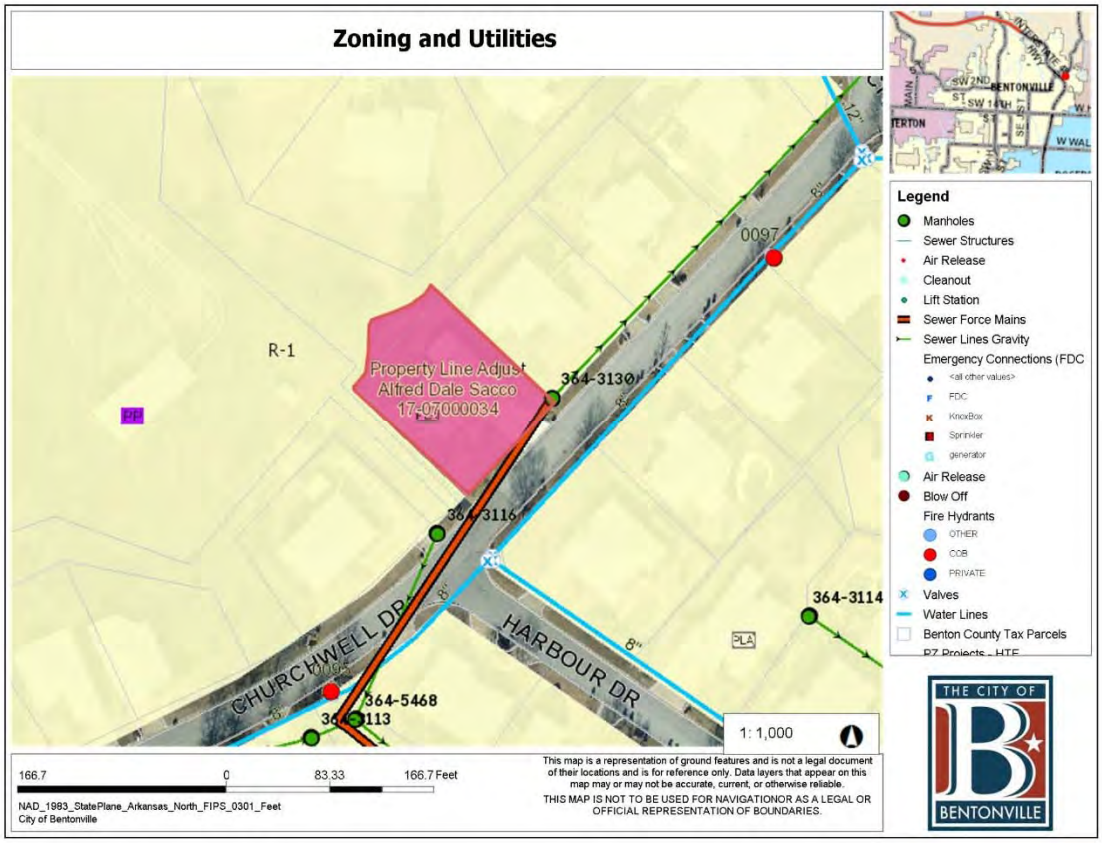
Waivers
No waivers requested.

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.


Land Use
Property Line Adjust
Alfred Dale Sacco
17-07000034
Low_Density_Residential
CHURCHWELL DR
HARBOUR DR
700
1: 1,000
166.7 0 83.33 166.7 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville
This map is a representation of ground features and is not a legal document of their locations and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATIONOR AS A LEGAL OR OFFICIAL REPRESENTATION OF BOUNDARIES.
Legend
Bentonville Address
THE CITY OF BENTONVILLE


Zoning and Utilities
Property Line Adjust
Alfred Dale Sacco
17-07000034
R-1
364-3130
364-3116
364-3114
364-5468
CHURCHWELL DR
HARBOUR DR
0097
1: 1,000
166.7 0 83.33 166.7 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville
This map is a representation of ground features and is not a legal document of their locations and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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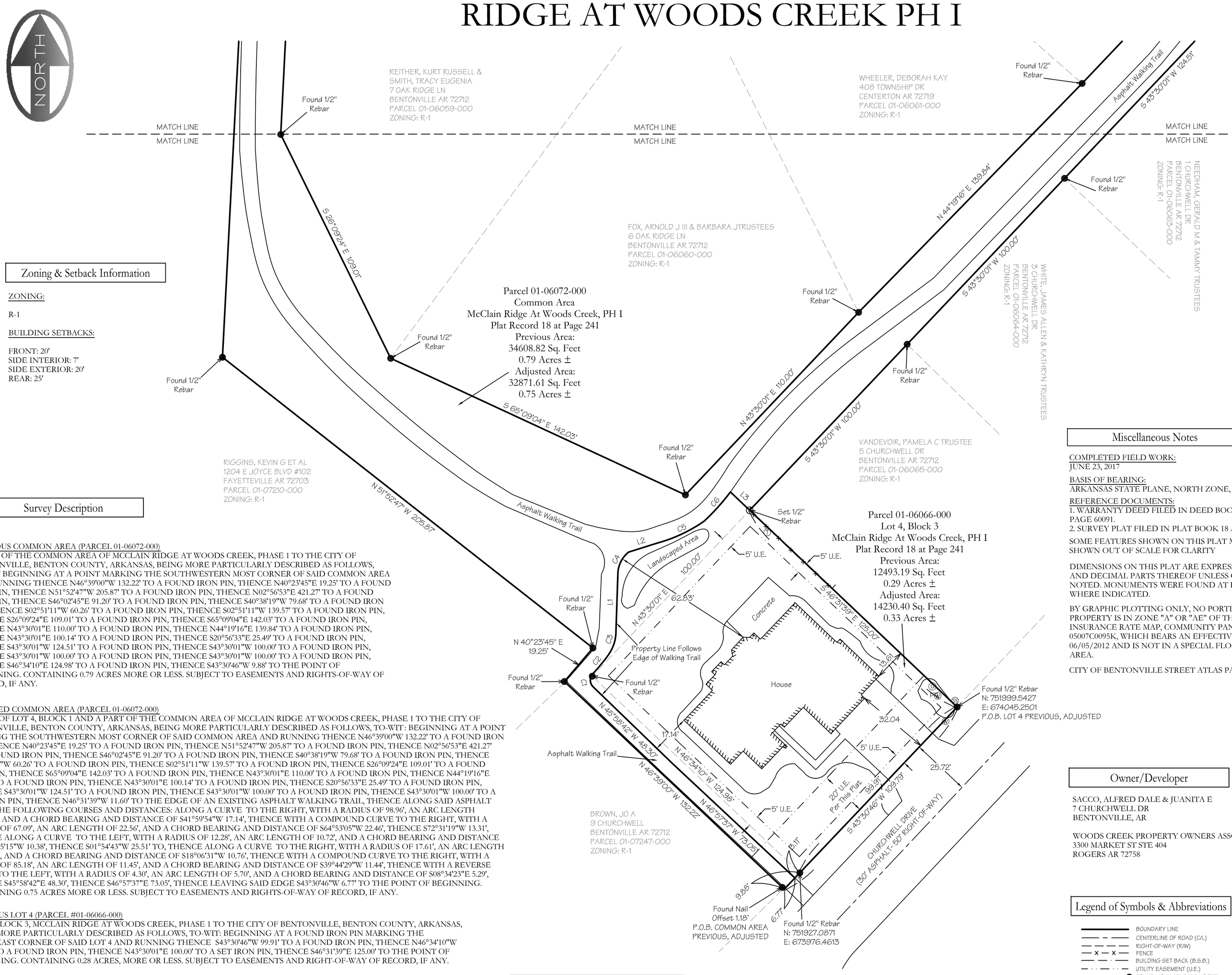
Legend
Manholes
Sewer Structures
Air Release
Cleanout
Lift Station
Sewer Force Mains
Sewer Lines Gravity
Emergency Connections (FDC
Air Release
Blow Off
Fire Hydrants
Valves
Water Lines
Benton County Tax Parcels
THE CITY OF BENTONVILLE

LOT 4 CREATING LOT 9 IN BLOCK 3 MCCLAIN RIDGE AT WOODS CREEK PH I



Zoning & Setback Information

ZONING:

R-1

BUILDING SETBACKS:

FRONT: 20'
SIDE INTERIOR: 7'
SIDE EXTERIOR: 20'
REAR: 25'

Survey Description

PREVIOUS COMMON AREA (PARCEL 01-06072-000)
A PART OF THE COMMON AREA OF MCCLAIN RIDGE AT WOODS CREEK, PHASE 1 TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT BEGINNING AT A POINT MARKING THE SOUTHWESTERN MOST CORNER OF SAID COMMON AREA AND RUNNING THENCE N46°39'00"W 132.22' TO A FOUND IRON PIN, THENCE N40°23'45"E 19.25' TO A FOUND IRON PIN, THENCE N51°52'47"W 205.87' TO A FOUND IRON PIN, THENCE N02°56'53"E 421.27' TO A FOUND IRON PIN, THENCE S46°02'45"E 91.20' TO A FOUND IRON PIN, THENCE S40°38'19"W 79.68' TO A FOUND IRON PIN, THENCE S02°51'11"W 60.26' TO A FOUND IRON PIN, THENCE S02°51'11"W 139.57' TO A FOUND IRON PIN, THENCE S26°09'24"E 109.01' TO A FOUND IRON PIN, THENCE S65°09'04"E 142.03' TO A FOUND IRON PIN, THENCE N43°30'01"E 110.00' TO A FOUND IRON PIN, THENCE N44°19'16"E 139.84' TO A FOUND IRON PIN, THENCE N43°30'01"E 100.14' TO A FOUND IRON PIN, THENCE S20°56'33"E 25.49' TO A FOUND IRON PIN, THENCE S43°30'01"W 124.51' TO A FOUND IRON PIN, THENCE S43°30'01"W 100.00' TO A FOUND IRON PIN, THENCE S43°30'01"W 100.00' TO A FOUND IRON PIN, THENCE S46°34'10"E 124.98' TO A FOUND IRON PIN, THENCE S43°30'46"W 9.88' TO THE POINT OF BEGINNING. CONTAINING 0.79 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

ADJUSTED COMMON AREA (PARCEL 01-06072-000)
A PART OF LOT 4, BLOCK 1 AND A PART OF THE COMMON AREA OF MCCLAIN RIDGE AT WOODS CREEK, PHASE 1 TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT MARKING THE SOUTHWESTERN MOST CORNER OF SAID COMMON AREA AND RUNNING THENCE N46°39'00"W 132.22' TO A FOUND IRON PIN, THENCE N40°23'45"E 19.25' TO A FOUND IRON PIN, THENCE N51°52'47"W 205.87' TO A FOUND IRON PIN, THENCE N02°56'53"E 421.27' TO A FOUND IRON PIN, THENCE S46°02'45"E 91.20' TO A FOUND IRON PIN, THENCE S40°38'19"W 79.68' TO A FOUND IRON PIN, THENCE S02°51'11"W 60.26' TO A FOUND IRON PIN, THENCE S02°51'11"W 139.57' TO A FOUND IRON PIN, THENCE S26°09'24"E 109.01' TO A FOUND IRON PIN, THENCE S65°09'04"E 142.03' TO A FOUND IRON PIN, THENCE N43°30'01"E 110.00' TO A FOUND IRON PIN, THENCE N44°19'16"E 139.84' TO A FOUND IRON PIN, THENCE N43°30'01"E 100.14' TO A FOUND IRON PIN, THENCE S20°56'33"E 25.49' TO A FOUND IRON PIN, THENCE S43°30'01"W 124.51' TO A FOUND IRON PIN, THENCE S43°30'01"W 100.00' TO A FOUND IRON PIN, THENCE S43°30'01"W 100.00' TO A SET IRON PIN, THENCE N46°31'39"W 11.60' TO THE EDGE OF AN EXISTING ASPHALT WALKING TRAIL, THENCE ALONG SAID ASPHALT EDGE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 98.96', AN ARC LENGTH OF17.16', AND A CHORD BEARING AND DISTANCE OF S41°59'54"W 17.14', THENCE WITH A COMPOUND CURVE TO THE RIGHT, WITH A RADIUS OF 67.09', AN ARC LENGTH OF 22.56', AND A CHORD BEARING AND DISTANCE OF S64°53'05"W 22.46', THENCE S72°31'19"W 13.31', THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 12.28', AN ARC LENGTH OF 10.72', AND A CHORD BEARING AND DISTANCE OF S26°55'15"W 10.38', THENCE S01°54'43"W 25.51' TO, THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 17.61', AN ARC LENGTH OF 10.93', AND A CHORD BEARING AND DISTANCE OF S18°06'31"W 10.76', THENCE WITH A COMPOUND CURVE TO THE RIGHT, WITH A RADIUS OF 85.18', AN ARC LENGTH OF 11.45', AND A CHORD BEARING AND DISTANCE OF S39°44'29"W 11.44', THENCE WITH A REVERSE CURVE TO THE LEFT, WITH A RADIUS OF 4.30', AN ARC LENGTH OF 5.70', AND A CHORD BEARING AND DISTANCE OF S08°34'23"E 5.29', THENCE S45°58'42"E 48.30', THENCE S46°57'37"E 73.05', THENCE LEAVING SAID EDGE S43°30'46"W 6.77' TO THE POINT OF BEGINNING. CONTAINING 0.75 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PREVIOUS LOT 4 (PARCEL #01-06066-000)
LOT 4, BLOCK 3, MCCLAIN RIDGE AT WOODS CREEK, PHASE 1 TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SAID LOT 4 AND RUNNING THENCE S43°30'46"W 99.91' TO A FOUND IRON PIN, THENCE N46°34'10"W 124.98' TO A FOUND IRON PIN, THENCE N43°30'01"E 100.00' TO A SET IRON PIN, THENCE S46°31'39"E 125.00' TO THE POINT OF BEGINNING. CONTAINING 0.28 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAY OF RECORD, IF ANY.

ADJUSTED LOT 4 (PARCEL #01-06066-000)
LOT 4, BLOCK 3, AND A PART OF THE COMMON AREA OF MCCLAIN RIDGE AT WOODS CREEK, PHASE 1 TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF LOT 4 AND RUNNING THENCE S43°30'46"W 99.91' TO A FOUND IRON PIN,THENCE S43°30'46"W 3.11' TO A SET IRON PIN, THENCE N46°34'10"W 121.35', THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 5.61', WITH A RADIUS OF 4.77', WITH A CHORD BEARING OF N08°34'23"W, WITH A CHORD LENGTH OF 5.29', THENCE N41°37'23"E 5.85', THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.51', WITH A RADIUS OF 23.24', WITH A CHORD BEARING OF N25°57'56"E, WITH A CHORD LENGTH OF 15.23', THENCE N02°03'59"E A DISTANCE OF 26.47', THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.83', WITH A RADIUS OF 10.76', WITH A CHORD BEARING OF N26°55'15"E, WITH A CHORD LENGTH OF 10.38', THENCE N72°31'19"E 13.31', THENCE N68°58'22"E 10.54', THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 29.22', WITH A RADIUS OF 44.90', WITH A CHORD BEARING OF N49°51'17"E, WITH A CHORD LENGTH OF 28.71', THENCE S46°31'39"E 11.63', THENCE S46°31'39"E 125.00' TO THE POINT OF BEGINNING. CONTAINING 0.33 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAY OF RECORD, IF ANY.

LINE	BEARING	DISTANCE
L1	N 01°54'43" E	25.51'
L2	N 72°31'19" E	13.31'
L3	S 46°31'39" E	11.60'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	4.30'	5.70'	5.29'	N 08°34'23" W
C2	85.18'	11.45'	11.44'	N 39°44'29" E
C3	17.61'	10.93'	10.76'	N 18°06'31" E
C4	12.28'	10.72'	10.38'	N 26°55'15" E
C5	67.09'	22.56'	22.46'	N 64°53'05" E
C6	98.96'	17.16'	17.14'	N 41°59'54" E

Miscellaneous Notes

COMPLETED FIELD WORK:
JUNE 23, 2017

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2016 AT PAGE 60091.
2. SURVEY PLAT FILED IN PLAT BOOK 18 AT PAGE 241.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0095K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

CITY OF BENTONVILLE STREET ATLAS PAGE E9

Owner/Developer

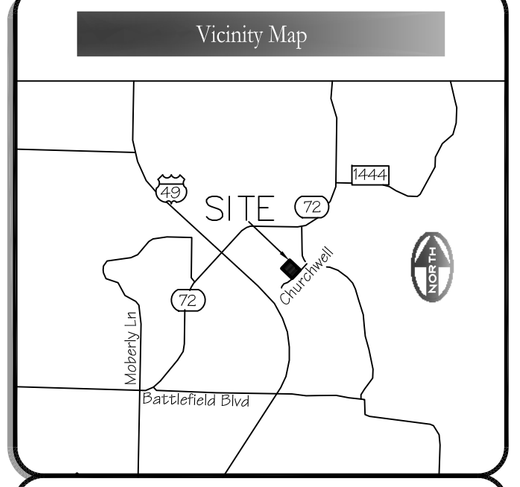
SACCO, ALFRED DALE & JUANITA E
7 CHURCHWELL DR
BENTONVILLE, AR

WOODS CREEK PROPERTY OWNERS ASSOCIATION
3300 MARKET ST STE 404
ROGERS AR 72758

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- BUILDING SET BACK (B.S.B.)
- UTILITY EASEMENT (U.E.)
- FOUND MONUMENT (AS NOTED)
- SET/FOUND 1/2" REBAR
- COMPUTED POINT
- SANITARY SEWER
- POWER POLE
- WATER VALVE
- TELEPHONE PEDESTAL
- WATER METER
- P.O.B. POINT OF BEGINNING

Vicinity Map



Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

0 30 60 90

1 INCH = 30 FEET

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE_____DAY OF _____, 20___.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1532
SIGNATURE
BUCKLEY D. BLEW

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

FIRM:
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:	REVIEWED BY:	SURVEYED BY:
G.A.C. 8/3/2017	B.D.B.	R.S.
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 17-1229 IS	

LOCATION:
7 CHURCHWELL DR. BENTONVILLE, AR

FOR THE USE AND BENEFIT OF:
ALFRED & JUANITA SACCO

LARGE SCALE DEVELOPMENT STAFF REPORT

5th Street Redevelopment

700 & 702 SE 5th Street
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	17-06000039
Applicant / Current Owner	Food Hub NWA LLC 702 SE 5th Street Bentonville, AR 72701
Site Area	3.71 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Office Space

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

Location Map

Property Description
These properties are the location of two existing office buildings located at 700 & 702 SE 5th Street in an established mixed use area of downtown.

Project Details
The applicant is proposing a large scale development for the renovation of two existing buildings and the associated parking lots.

The renovation will also consist of an 11,000+/- sq. ft. addition to the top of the existing building at 700 SE 5th Street. One-hundred sixty (160) parking spaces are being provided, 17 of the spaces will be shared between the two locations. There are no new points of site access being proposed with the renovations. Portions of new sidewalk will be constructed along SE 5th Street.

As part of the renovation, the parking lot of the two existing buildings will be brought into compliance with the subdivision code requirements.

The primary materials depicted for the exterior elevations include existing CMU, brick and metal panel and new meatal panel, plate steel, geo board, perforated architectural metal panel, cable trellis for the green screen and storefront glass.

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

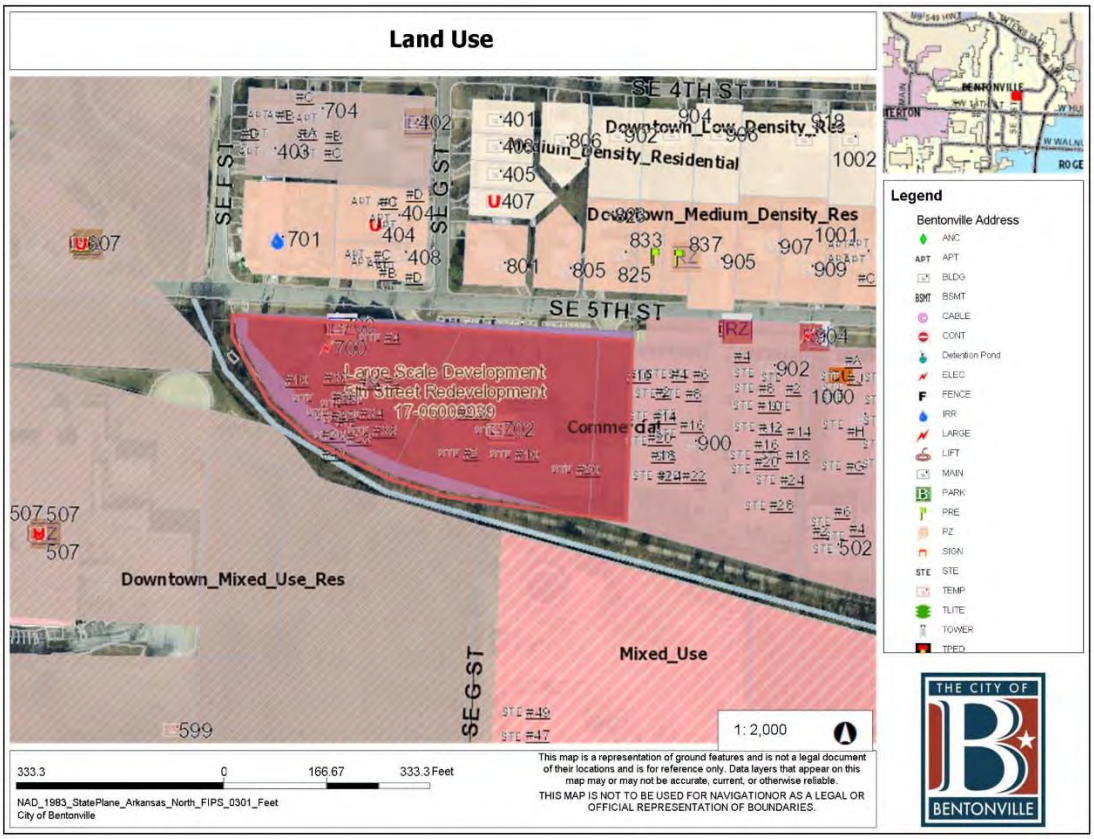
Utility Infrastructure
Water and sewer are available.

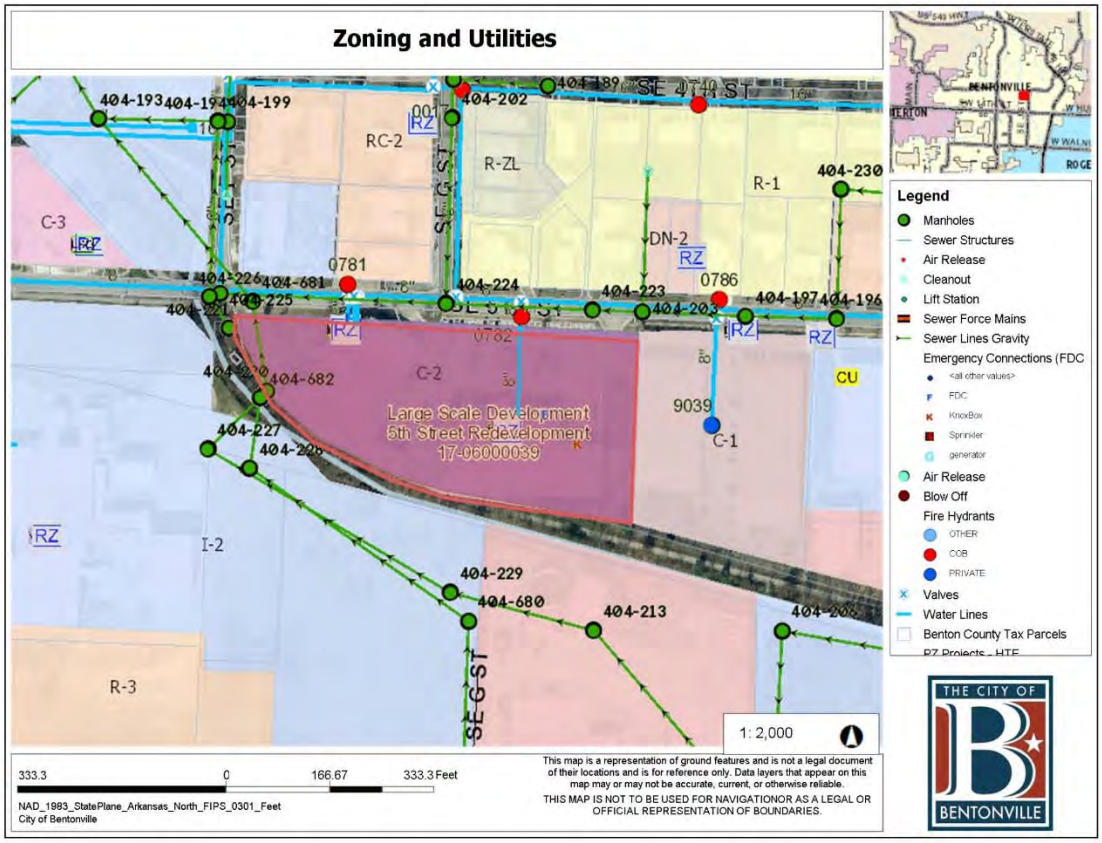
Drainage Report
A drainage report was submitted and tentatively approved by the city engineer.

Waivers
No waivers requested.

Conclusion
In conclusion, this large scale development does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval
1. All technical review comments shall be resolved prior to pre-con.

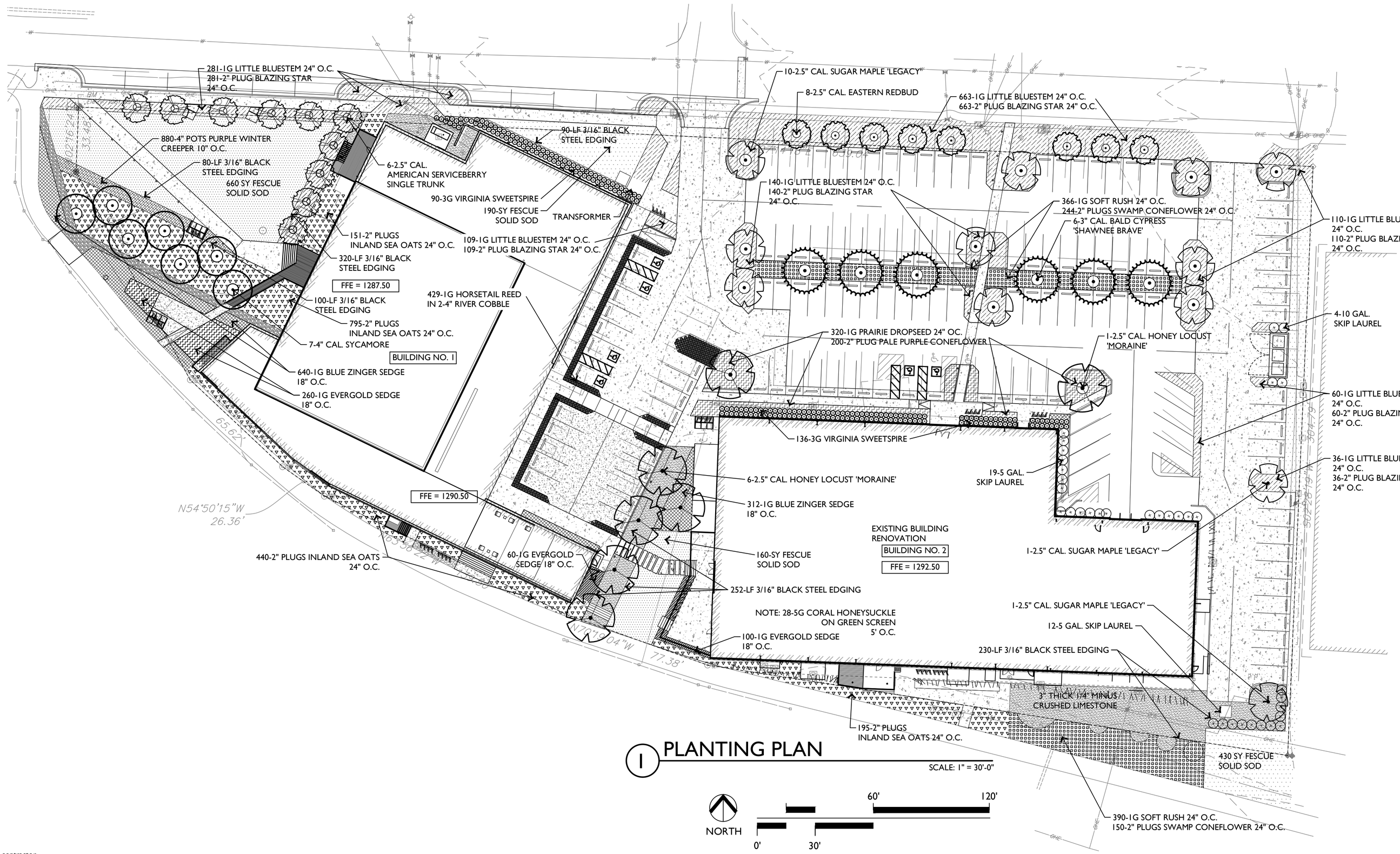

Land Use
SE 4TH ST
SE 5TH ST
SE F ST
SE G ST
Downtown_Low_Density_Res
Medium_Density_Residential
Downtown_Medium_Density_Res
Large Scale Development
5th Street Redevelopment
17-06000039
Commercial
Downtown_Mixed_Use_Res
Mixed_Use
1:2,000
333.3 0 166.67 333.3 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville
This map is a representation of ground features and is not a legal document of their locations and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATIONOR AS A LEGAL OR OFFICIAL REPRESENTATION OF BOUNDARIES.
Legend
Bentonville Address
THE CITY OF BENTONVILLE


Zoning and Utilities
SE 4TH ST
SE F ST
SE G ST
RC-2
R-ZL
R-1
C-3
DN-2
C-2
C-1
I-2
R-3
CU
RZ
Large Scale Development
5th Street Redevelopment
17-06000039
404-193
404-194
404-199
404-202
404-230
404-226
404-681
404-225
404-224
404-223
404-203
404-197
404-196
404-682
404-227
404-228
404-229
404-680
404-213
0781
0782
0786
9039
1:2,000
333.3 0 166.67 333.3 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville
This map is a representation of ground features and is not a legal document of their locations and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATIONOR AS A LEGAL OR OFFICIAL REPRESENTATION OF BOUNDARIES.
Legend
Manholes
Sewer Structures
Air Release
Cleanout
Lift Station
Sewer Force Mains
Sewer Lines Gravity
Emergency Connections (FDC
Air Release
Blow Off
Fire Hydrants
Valves
Water Lines
Benton County Tax Parcels
THE CITY OF BENTONVILLE

LANDSCAPE NOTES:

GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CASTER & ASSOCIATES LAND SURVEYING, INC. AND DATED JANUARY 4, 2017.
2. SURVEY DATA IS BASED UPON NAD 83, STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE..
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
15. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
16. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
17. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
18. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & SEC 1400.8.G-7)
19. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
20. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.



1 PLANTING PLAN

SCALE: 1" = 30'-0"

NORTH 0' 30' 60' 120'

PLANT LIST

All numbers to be verified by landscape contractor

Symbol	Trees	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	SPACING
	Ref. Plan	Honey Locust	Gleditsia tricanthos 'Moraine'	3" caliper 12' ht. 5' Sp.	As Shown
	Ref. Plan	Sugar Maple	Acer saccharum 'Legacy'	2.5" caliper 10' ht. 4' Sp.	As Shown
	Ref. Plan	Bald Cypress	Taxodium distichum	3" caliper 10' ht. 4' Sp.	As Shown
	Ref. Plan	Eastern Redbud	Cercis canadensis	2.5" caliper 10' ht. 4' Sp.	As Shown
	Ref. Plan	Serviceberry	Amalanchier arborea	2.5" caliper 10' ht. 4' Sp.	As Shown
	Shrubs - Grasses - Perennials - Groundcovers				
	Ref. Plan	Purple Winter Creeper	Euonymus fortunei 'Coloratus'	4" pots	10" O.C.
	Ref. Plan	Horestail Reed	Equisetum hyemale	1 gallon, 12" ht, 6" sp.	24" O.C.
	Ref. Plan	Little Bluestem	Schizachyrium scoparium	1 gallon, 12" ht, 6" sp.	24" O.C.
	Ref. Plan	Virginia Sweetspire	Itea virginica	5 gallon, 18" ht. 12" sp.	24" O.C.
	Ref. Plan	Swamp Coneflower	Rudbekia maxima	1 gallon, 18" ht, 24" sp.	24" O.C.
	Ref. Plan	Blue Love Grass	Eragrostis elliotti	1 gallon, 18" ht, 24" sp.	24" O.C.
	Ref. Plan	Inland Sea Oats	Chasmanthium latifolium	1 gallon, 18" ht, 24" sp.	24" O.C.
	Ref. Plan	Soft Rush	Juncus effusus	1 gallon, 12" ht, 18" sp.	24" O.C.
	Ref. Plan	Dense Blazing Star	Liatris spicata	2" plugs, 12" ht, 18" sp.	24" O.C.
	Ref. Plan	Skip Laurel	Prunus laurocerasus 'Schipkaensis'	10 gallon, 24" ht, 18" sp.	36" O.C.
	Ref. Plan	Blue Zinger Sedge	Carex flacca	1 gallon, 18" ht, 24" sp.	18" O.C.
	Ref. Plan	Butterfly Weed	Asclepias tuberosa	2" plugs, 12" ht, 18" sp.	24" O.C.
	Ref. Plan	Evergold Sedge	Carex oshimensis 'Evergold'	1 gallon, 18" ht, 24" sp.	18" O.C.
	Miscellaneous				
	QTY.	DESCRIPTION	REMARKS		
	Ref. Plan	Planting Mix	8" all beds, 40% Topsoil, 60% Organic Compost		
	Ref. Plan	Steel Edging	Commercial Grade 3/16" x 6" Black Steel		
	Ref. Plan	Hardwood Mulch	3"depth all planting beds and beneath tree dripline - keep 6" clear around trunks, typ. dyed black triple hammered		
	Ref. Plan	Fescue Solid Sod	Solid, weed free sod - 4" topsoil in all areas		

EDG
Ecological Design Group, Inc.
120 S. Izard Street, Little Rock, AR 72201 p 501.378.0200 f 501.378.0201
314 South 3rd Street, Rogers, AR 72756 p 479.935.4826
210 E. Merriman Ave. Wynne, AR 72396 p 870.588.6426 f 870.238.8310

5TH STREET REDEVELOPMENT
Bentonville, Arkansas

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER BRAHM M. DAVIS No. 14084

CERTIFICATE OF AUTHORIZATION Ecological Design Group, Inc. No. 2511 ARKANSAS

NOT FOR CONSTRUCTION

ILSD 2ND SUBMITTAL	
REVISIONS	

SHEET TITLE
PLANTING PLAN
ISSUE DATE
8-21-2017

SHEET NO.
L1.00

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

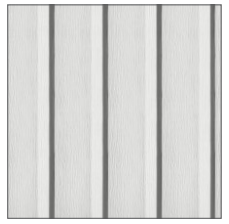
LARGE SCALE DEVELOPMENT
MATERIALS

5TH STREET : total proposed materials for project

EXISTING

cmu
(existing)

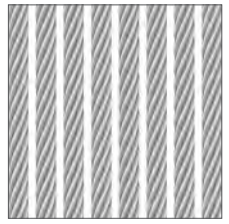
brick
(existing)



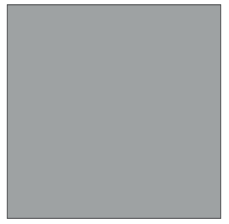
metal panel
(existing)

NEW

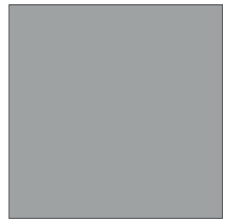
storefront



cable trellis
- green screen



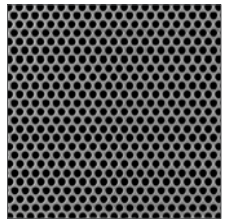
metal panel - new
(dove gray)



metal fin
(dove gray)

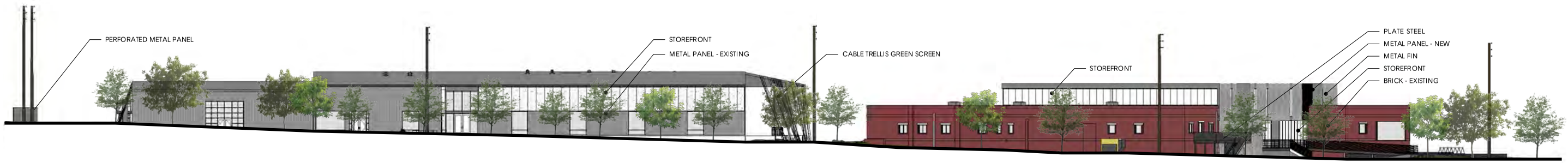
plate steel
(dark gray)

geo board



perforated metal panel
(paint - dark gray)

SITE ELEVATION - 5TH STREET



BUILDING 02 **BUILDING 01**

5TH STREET FACADE	**TOTAL SQFT**		**PERCENTAGES**
MASONRY	(EXISTING) BRICK:	3446 SQFT	52%
METAL	(EXISTING) METAL PANEL:	2546 SQFT	38%
	(NEW) METAL PANEL:	653 SQFT	10%

LARGE SCALE DEVELOPMENT STAFF REPORT

Red Barn

NW A Street
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	17-06000040
Applicant / Current Owner	C Street properties PO Box 1860 Bentonville, AR 72712
Site Area	44.9 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Low Density Residential (LDR)
Development Type / Use	Multi-Family Residential Units

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

Location Map

Property Description

This property is the location of 45+/- acres in a low density residential area. The property fronts NW A Street and lies directly north of Lincoln Junior High School. The southwest corner of the property contains a tributary to Hidden Springs Creek.

Project Details

The applicant is proposing a large scale development that consist of 16 separate buildings (13 townhome buildings & 3, three story multifamily buildings) that total 163 residential units. Two-hundred and thirty three (233) parking spaces are being provided to serve the development.

Two points of access along NW A Street and an emergency fire access from NW Leopard Lane are being proposed. Street improvements and a 10' trail will be constructed along NW A Street. A new public street extension will also be constructed to allow access to the interior of the property.

The 15% open space requirement is being met. The primary material depicted for the exterior elevations of the building include fiber cement panels, architectural metal panels, brick, fiber cement lap siding and horizontal cedar or cypress wood plank siding.

Projected Traffic Impact

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

Utility Infrastructure

Water and sewer are available.

Drainage Report

A drainage report

Waivers

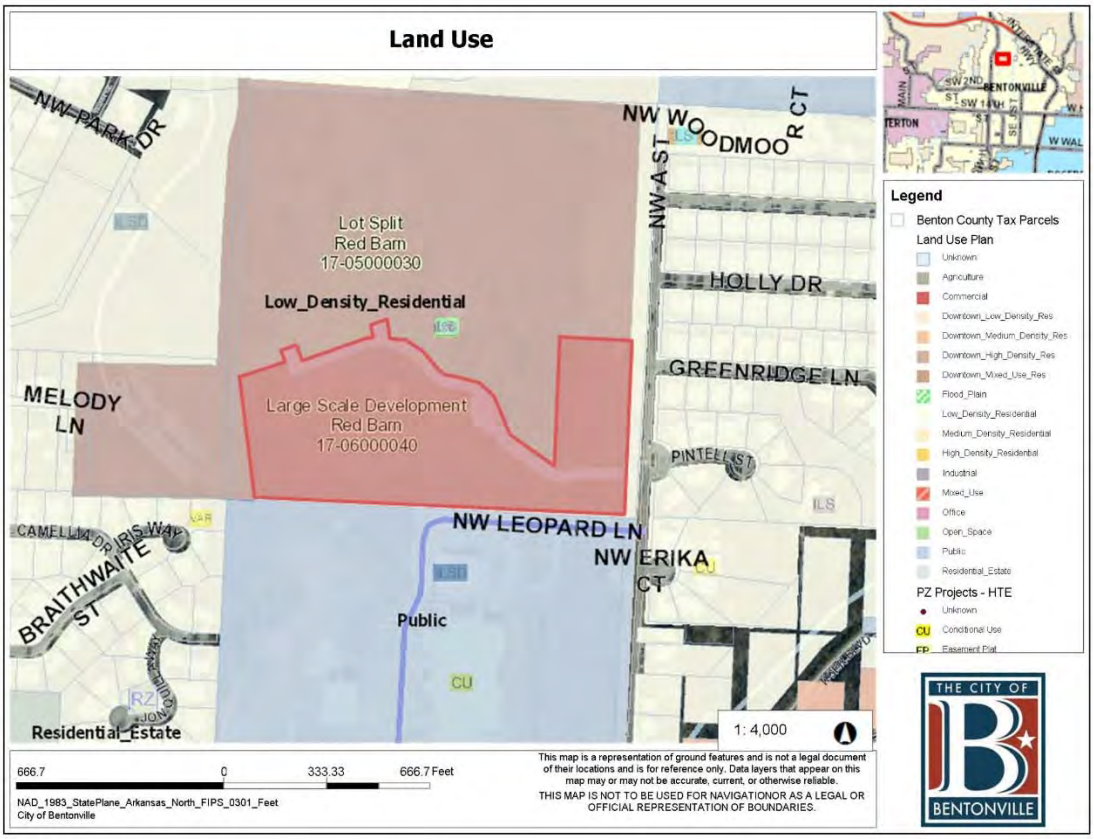
No waivers requested.

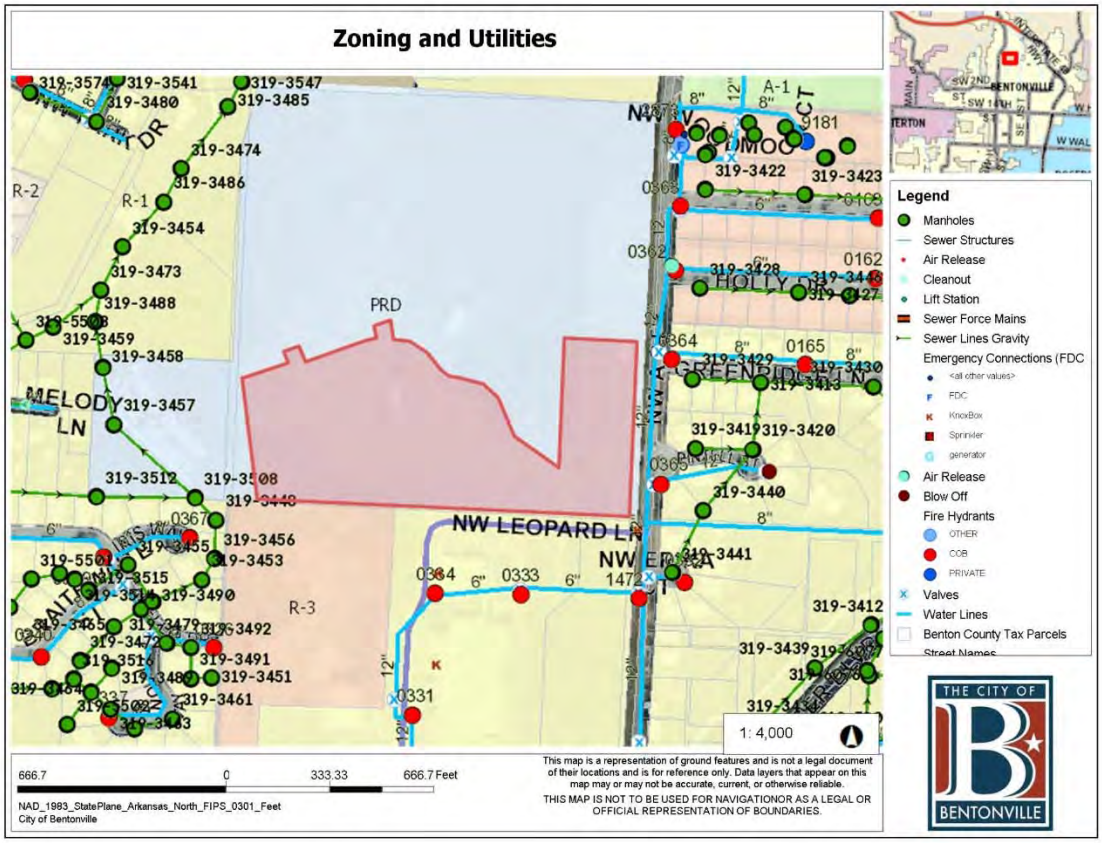
Conclusion

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

Standard Conditions of Approval

1. All technical review comments shall be resolved prior to pre-con.


Land Use
NW PARK DR
NW WOODMOOR CT
NW A ST
HOLLY DR
GREENRIDGE LN
MELODY LN
Lot Split
Red Barn
17-05000030
Low_Density_Residential
Large Scale Development
Red Barn
17-06000040
PINTELL ST
CAMELLIA DR
IRIS WAY
BRAITHWAITE ST
NW LEOPARD LN
NW ERIKA CT
Public
CU
Residential_Estate
1: 4,000
666.7 0 333.33 666.7 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville
This map is a representation of ground features and is not a legal document of their locations and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATIONOR AS A LEGAL OR OFFICIAL REPRESENTATION OF BOUNDARIES.
Legend
Benton County Tax Parcels
Land Use Plan
Unknown
Agriculture
Commercial
Downtown_Low_Density_Res
Downtown_Medium_Density_Res
Downtown_High_Density_Res
Downtown_Mixed_Use_Res
Flood_Plain
Low_Density_Residential
Medium_Density_Residential
High_Density_Residential
Industrial
Mixed_Use
Office
Open_Space
Public
Residential_Estate
PZ Projects - HTE
Unknown
CU Conditional Use
Easement Plat
THE CITY OF BENTONVILLE


Zoning and Utilities
R-2
R-1
R-3
PRD
A-1
MELODY LN
NW LEOPARD LN
NW ERIKA CT
HOLLY DR
GREENRIDGE LN
1: 4,000
666.7 0 333.33 666.7 Feet
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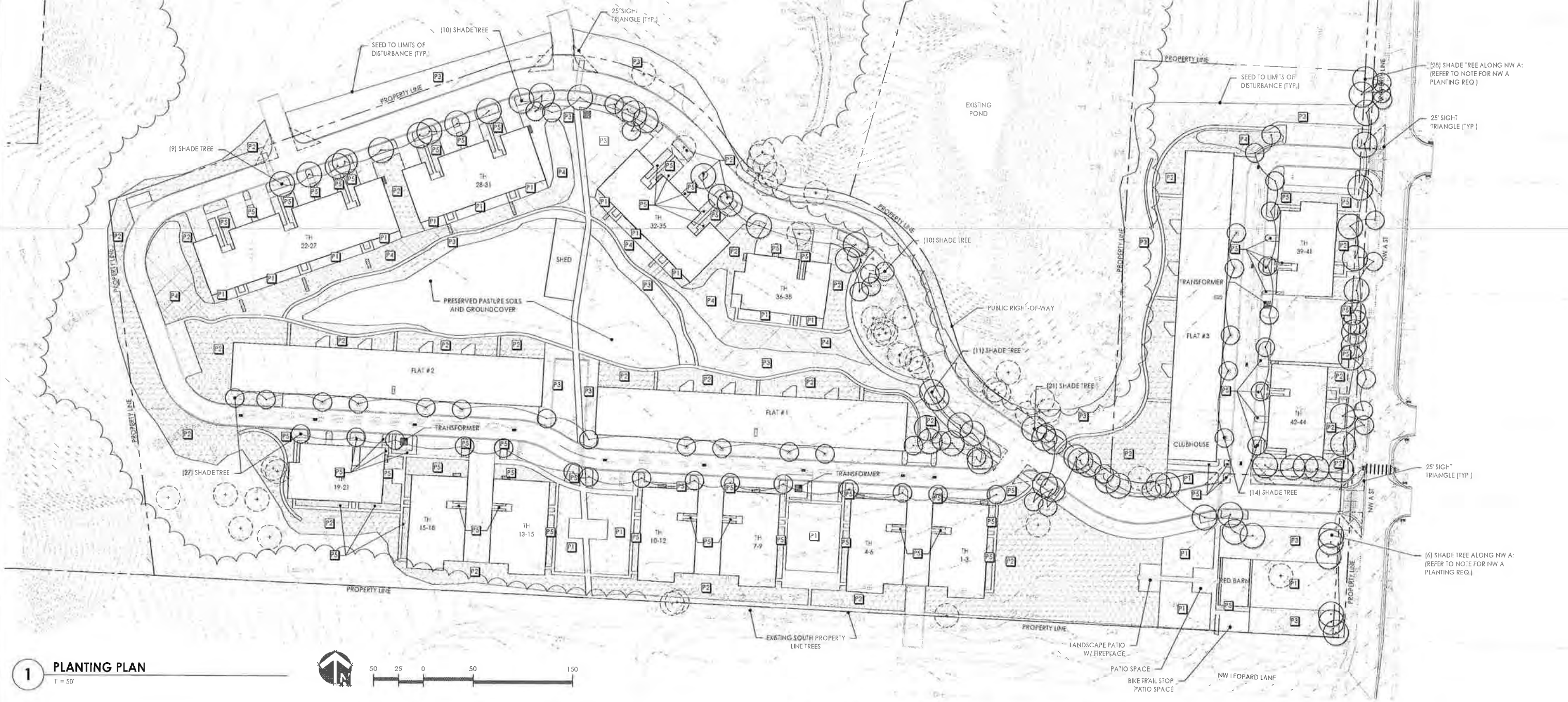
Legend
Manholes
Sewer Structures
Air Release
Cleanout
Lift Station
Sewer Force Mains
Sewer Lines Gravity
Emergency Connections (FDC
<all other values>
FDC
KnoxBox
Sprinkler
generator
Air Release
Blow Off
Fire Hydrants
OTHER
COB
PRIVATE
Valves
Water Lines
Benton County Tax Parcels
Street Names
THE CITY OF BENTONVILLE



1 PLANTING PLAN

1" = 50'

50 25 0 50 150

PLANTING CONCEPT

CONSERVATION PLANNING IS ONE OF THE PRIMARY GOALS FOR RED BARN. CONSERVATION THROUGH PRESERVATION OF EXISTING WOODLANDS, SPECIMEN TREES, AND STATE-SIGNIFICANT SOILS. THESE SOILS ARE PRESERVED BY MINIMIZING GRADING IMPACTS IN CRITICAL AREAS OF THE SITE THAT ALREADY HAVE PASTURE QUALITY VEGETATION FOR THE AGRICULTURAL PROGRAM. NEW LANDSCAPES AIM TO BUILD ON THIS THEME BY IMPLEMENTING NATURALIZED AND LOW WATER DEMAND TURF GROUND COVERS. THESE LANDSCAPES WILL PROVIDE AGRICULTURAL FORAGING OPPORTUNITIES AND CAN BE MANAGED THROUGH SEASONAL MOWING. IN HIGHLY PROGRAMMED SPACES SUCH AS THE BARN AREA, TOWNHOME LAWNS, AND ALLEYWAYS, CONTAINERIZED ORNAMENTAL GRASSES, PERENNIALS, AND SHRUBS WILL BE USED ON CONCERT WITH USABLE LAWN SPACES.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND SECTIONS OF THE SPECIFICATIONS
2. THE LANDSCAPE CONTRACTOR SHALL VERIFY CONTOURS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK
3. LOCATIONS OF ALL PLANT MATERIALS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING
4. ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM A SINGLE NURSERY SOURCE
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF PLANT MATERIALS AND IMPROVEMENTS SHOWN
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SEED AND RESTORE ALL DISTURBED AREAS BACK TO ORIGINAL OR FINISH GRADE ELEVATIONS, INCLUDING EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE
7. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES
8. PLANT TREES AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF ALL OTHER PLANTS
9. APPROXIMATE LOCATIONS. ADJUST NEW PLANTING BED AND TREE LOCATIONS TO AVOID CONFLICT WITH EXISTING PLANTINGS. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT ON ANY NECESSARY ADJUSTMENTS
10. ALL EXCESS MATERIALS RESULTING FROM LANDSCAPE WORK SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE LANDSCAPE CONTRACTOR
11. THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING AND MAINTENANCE OPERATIONS
12. THE LANDSCAPE CONTRACTOR SHALL SUBMIT DETAILED MAINTENANCE INSTRUCTIONS FOR ALL PLANT MATERIAL TO THE OWNER AND TO THE OWNER'S REPRESENTATIVE AT THE TIME OF SUBSTANTIAL INSTALLATION COMPLETION
13. CONTRACTOR SHALL STAKE/MARK LOCATIONS OF ALL TREES AND OUTLINES OF BEDS FOR APPROVAL BY OWNER'S REP AND LANDSCAPE ARCHITECT
14. CONTRACTOR SHALL NOTIFY OWNER'S REP OF ANY DISCREPANCY WITH EXISTING CONDITIONS OF LANDSCAPE PLANS/DETAILS BEFORE INSTALLATION
15. ROUGH GRADING NOT WITHIN CONTRACT (BY OTHERS)

LANDSCAPE SCOPE

1. PACKAGING, DELIVERY, AND STORAGE OF ALL MATERIALS
2. PREPARATION OF PLANTER SOIL (GROWING MEDIUM)
3. FIELD LAYOUT OF PLANT MATERIAL
4. EXCAVATING FOR PLANT MATERIAL
5. SETTING AND BACKFILLING
6. TREE AND SHRUB PLANTING
7. PREPARATION OF THE GROUND SURFACE
8. STAKING TREES
9. PRUNING
10. PROVIDE AND APPLY PRE-EMERGENT HERBICIDE
12. PROVIDE AND INSTALL MULCH
13. CLEAN-UP AND ACCEPTANCE
14. GUARANTEE AND MAINTENANCE OF PLANT MATERIALS

CITY LANDSCAPE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE-HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8&1400.8.G-7)

MINIMUM PLANTING REQUIREMENTS

Section 1400.6 Street Frontage Buffer Landscaping

- 20' min. buffer zone, 1 tree per 20 LF
  NWA Frontage, 570LF = 29 Trees required, 29 Provided
  New Interior ROW 2588LF = 130 Trees required, 65 Provided (+74 existing credits)

Section 1400.7 Perimeter Landscaping and Screening

- 7' min. dedicated landscape strip, screening type along entire south frontage *(Type 'C': Broken screen, intended to create the impression of a screen without necessarily eliminating visual contact between spaces)*
  Strategy: Existing trees create a strong, almost continuous visual buffer above eye level. The few existing open gaps in the existing buffer backdrop with proposed orchards and green spaces. Pockets of ground level screening is proposed at the ends of the townhome drive lanes. Elsewhere a front yard image is proposed with townhome patios and pocket parks fronting the south green space

Section 1400.8 Parking Lot Landscaping

- 8% green space for lots (sized 3000 sq. ft. - 49900 sq. ft.), 1 tree per 125 sq. ft. Internal island every 15 spaces
  NWA Parking Lot, 4580 sq. ft. = 366 sq. ft. green space required, 3 trees required
  NWA Parking Lot, 14 spaces = No new internal islands required

EXISTING TREE CREDITS

Tree Survey ID	DBH	Tree Credits	Counts for ROW
1	26	3	
2	36	4	
3*	20		
44	30	4	Y
45	8	2	Y
46	8	2	Y
47	20	2	Y
48	8	2	Y
62	30	4	
63	10	2	
205	19	2	
206	14	2	
208	33	4	
224	13	2	Y
225	18	2	Y
226	12	2	Y
227	13	2	Y
228	41	4	Y
229	12	2	Y
230	22	2	Y
231	18	2	Y
232	17	2	Y
233	32	4	Y
242	8	2	Y
243	24	3	Y
244	17	2	
254**	18	2	
271**	18	2	
272**	18	2	
277	14	2	Y
278	38	4	Y
282	16	2	Y
283	34	4	Y
284	12	2	Y
292	20	2	
293	20	2	
294	20	2	
295	15	2	
297	30	4	
298	20	2	
300	30	4	Y
301	24	3	Y
310	12	2	Y
312	30	4	Y
313	18	4	Y
315	30	4	Y

Preserved Trees credited towards requirements; 117 Total Tree Credits (74 of these credits in new INTERNAL ROW)

PLANTING SCHEDULE

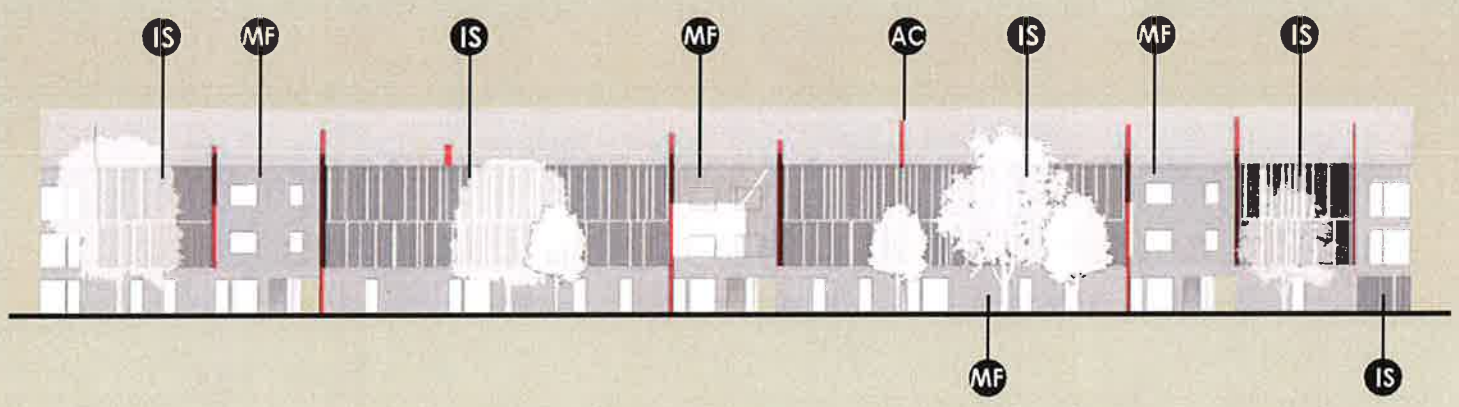
SYM.	KEY	COMMON NAME *BOTANICAL NAME*	SIZE & REMARKS
	SHADE TREES*		
		American Elm, *Ulmus americana 'Princeton'* Chinese Elm, *Ulmus parvifolia 'Athena'* Chinese Pistache, *Pistacia chinensis* Lacebark Elm, *Ulmus parvifolia* Eastern Redbud, *Cercis canadensis* River Birch, *Betulus nigra 'Heritage'* Swamp White Oak, *Quercus bicolor* Shumard Oak, *Quercus shumardii* Water Oak, *Quercus nigra* Willow Oak, *Quercus phellos 'Highlower'* Zelkova, *Zelkova serrata 'Musashino'*	2.5" cal.
	GROUNDCOVER		
P1		Maintained Lawn Bermuda or Fescue Sod	
P2		No-Mow Turf Buffalo, Bermuda, or Zoysia Grass	4-8" ht
P3		Pasture Mix KY31 Fescue, Orchard, Rye, & Timothy Grass	
P4		BMP Plantings- Perennials & Grasses Prairie Aster, *Aster pulidosus* Yellow Wild Indigo, *Baptisia sphaerocarpa* Northern Sea Oats, *Chasmanthium latifolium* Copper Iris, *Iris fulva* Little Bluestem, *Schizachyrum scoparium* Arkansas Ironweed, *Vernonia arkansana*	
P5		Planting Beds- Mix of grasses & shrubs False Indigo, *Baptisia australis* Beautyberry, *Callicarpa americana* Sweetspire, *Itea virginica* Spicebush, *Lindera benzoin* Sweet Azalea, *Rhododendron canescens* Switchgrass, *Panicum virgatum* Indian Grass, *Sorghastrum nutans*	3 gal. @ 36" o.c.
		EXISTING TREE TO REAMIN (WITHIN ZONE 1)	

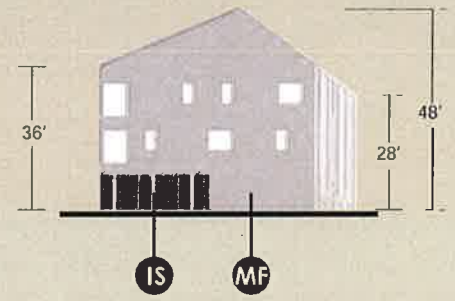
17.08 - RED BARN

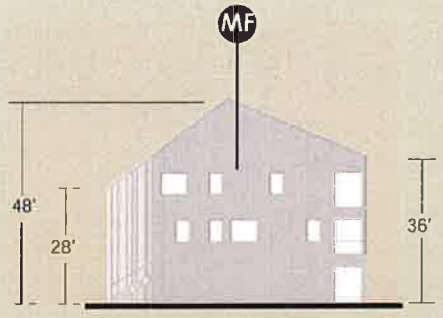
PLA

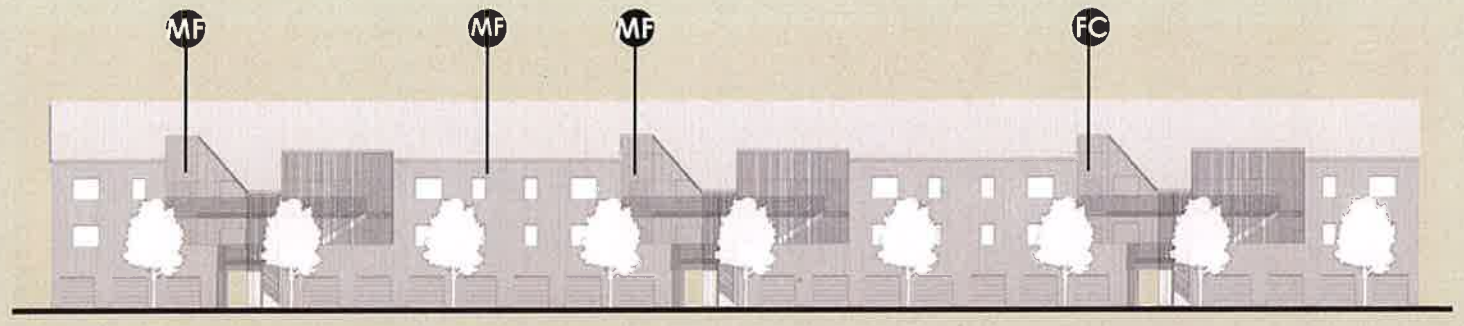
L1

ARCHITECTURAL ELEVATIONS - FLATS





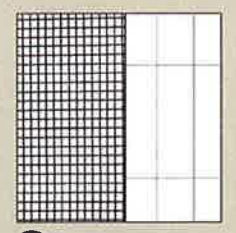




PRD: total proposed materials for flats

MF metal panel

fiber cement panel

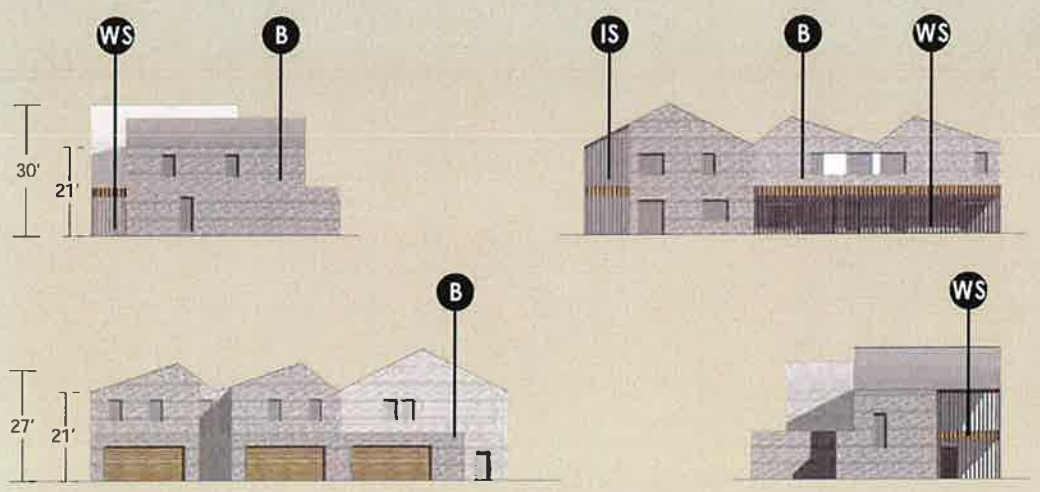


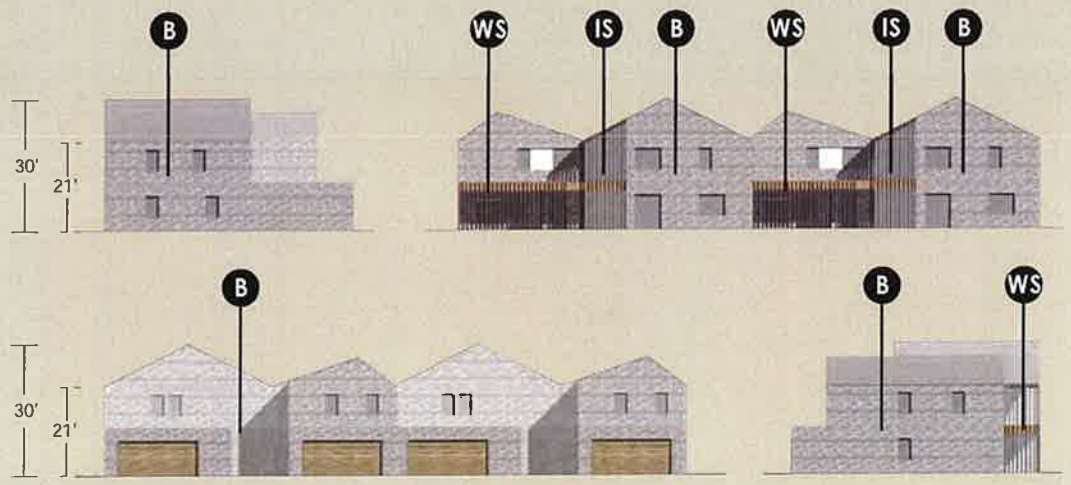
IS insect screen over fiber cement panel

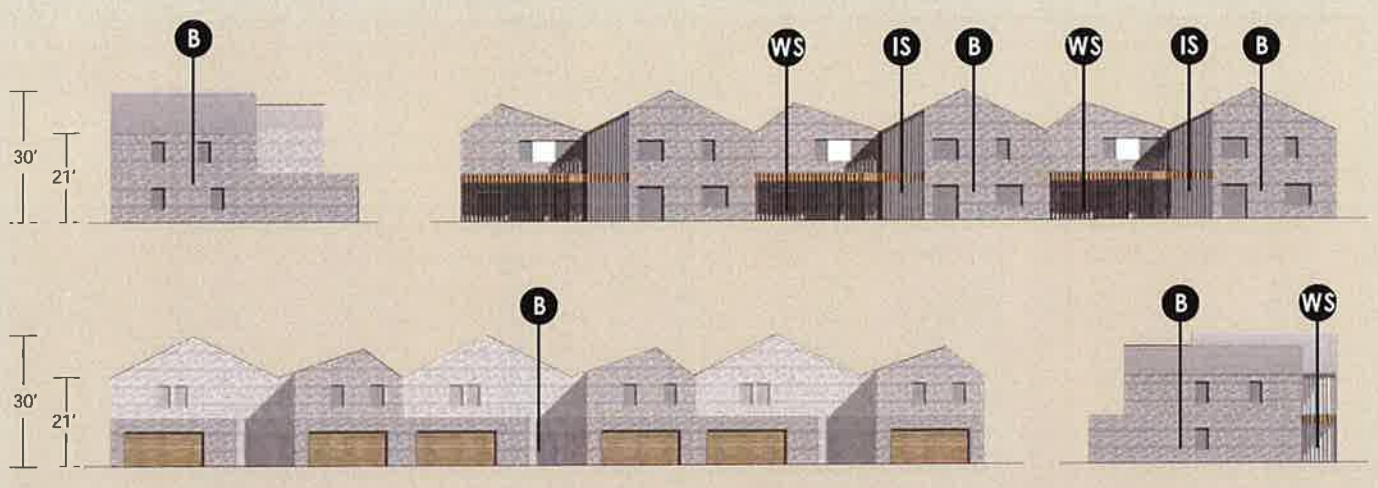
the existing barn

AC accent color

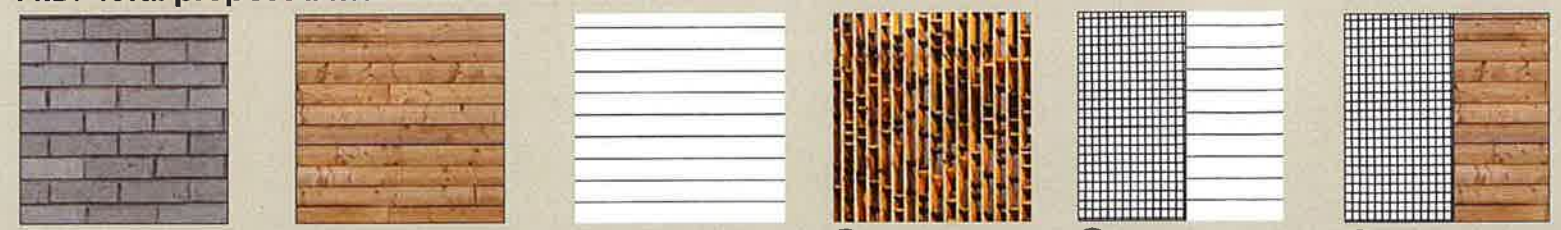
ARCHITECTURAL ELEVATIONS - TOWNHOUSES







PRD: total proposed materials for townhouses



B brick

horizontal wood plank

fiber cement lap

WS wood screen

IS insect screen over fiber cement lap

IS insect screen over horizontal wood plank

FINAL PLAT STAFF REPORT

Lot 7 Prime Parc Subdivision

5806 SW Crozier Circle

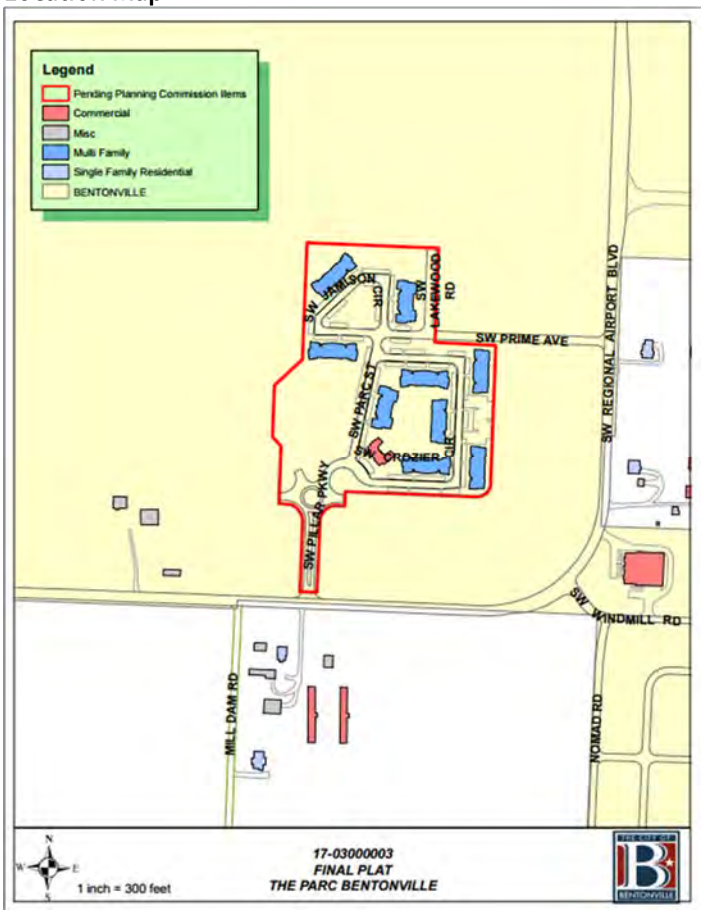
PC Date: 9/5/2017

Reviewer: Jon Stanley, Planner

Project Number	17-03000003
Applicant / Current Owner	Abby Bentonville, LLC 1603 LBJ FWY, STE 300 Dallas , TX 75234
Site Area	13.26+/- acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Industrial (I)
No. of Lots	1
Subdivision Name	Prime Parc Subdivision

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

Location Map



Property Description

The property is a multi-family residential apartment complex, zoned PUD and known as Prime Parc Subdivision, located at 5806 SW Crozier Circle.

Project Details

The applicant has submitted a final plat for Phase 1 of the Prime Parc Apartments project that will create Lot 7 of Prime Parc Subdivision (13.26+/- acres). This final plat dedicates right-of-way for the three public streets (SE Parc St., SW Prime Ave. & SW Lakewood Rd.) that will serve the new development. Various utility and drainage easements are also being dedicated to serve the new lot. The sections of sidewalk the developer are responsible for have been installed. A stub out for future connection has been constructed per the approved plan. All public infrastructure has been inspected and accepted by the utility 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

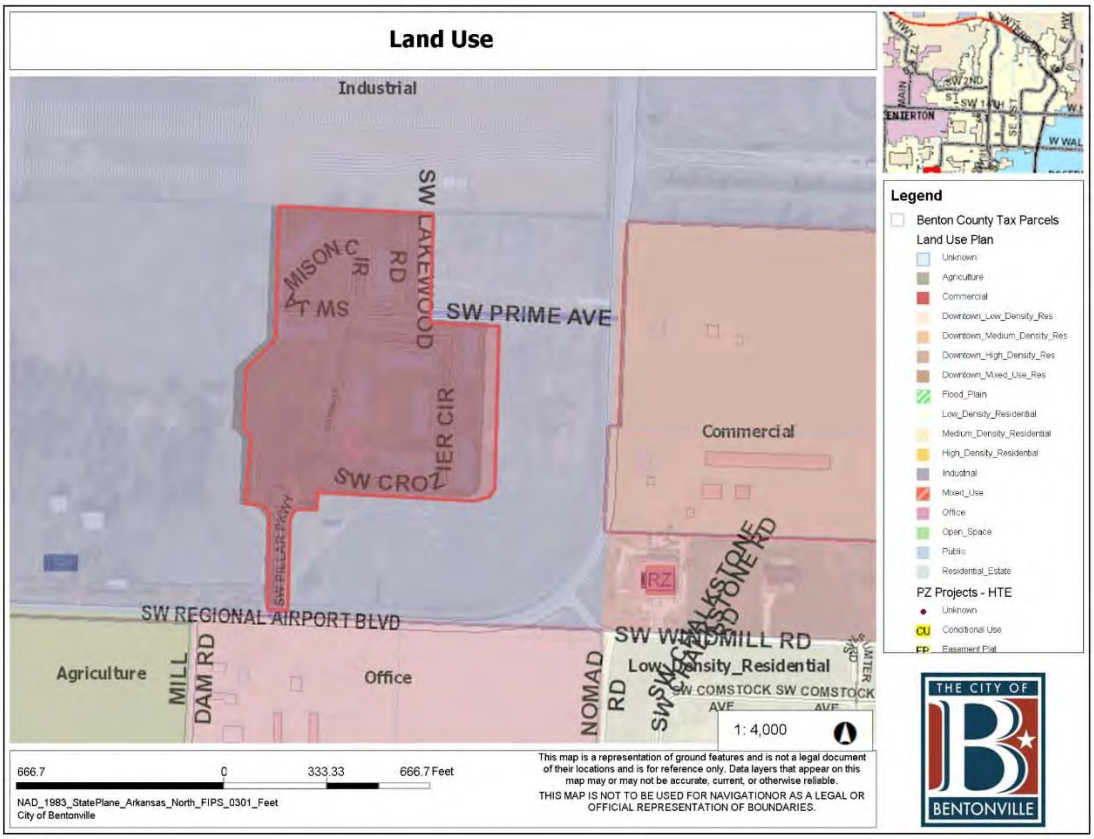
No waivers requested.

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.


Land Use
Industrial
SW LAKEWOOD RD
MISON CIR
SW PRIME AVE
SW CROZIER CIR
Commercial
SW REGIONAL AIRPORT BLVD
SW WINDMILL RD
Low_Density_Residential
Agriculture
MILL DAM RD
Office
NOMAD RD
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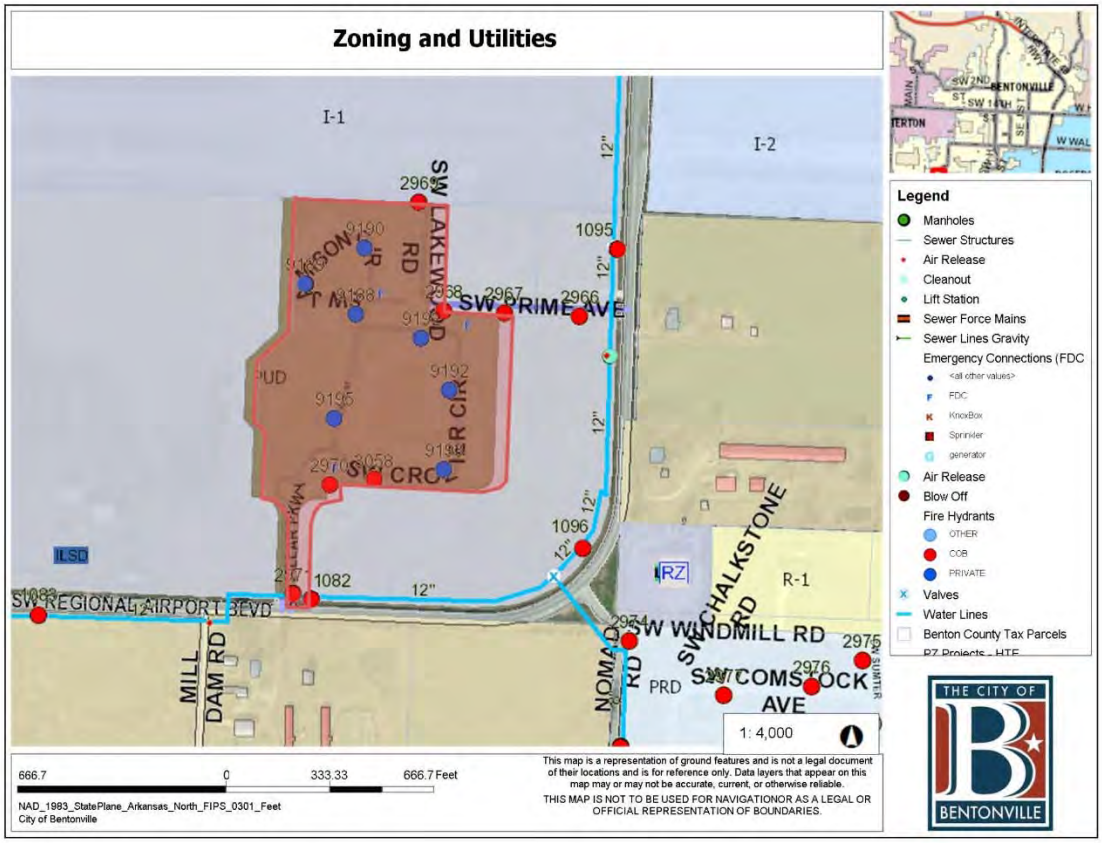
PZ Projects - HTE
Unknown
Conditional Use
Easement Plat
THE CITY OF BENTONVILLE


Zoning and Utilities
I-1
I-2
SW LAKEWOOD RD
SW PRIME AVE
SW CROZIER CIR
SW REGIONAL AIRPORT BLVD
SW WINDMILL RD
SW COMSTOCK AVE
SW CHALKSTONE RD
NOMAD RD
MILL DAM RD
R-1
PRD
1: 4,000
666.7 0 333.33 666.7 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville
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Legend
Manholes
Sewer Structures
Air Release
Cleanout
Lift Station
Sewer Force Mains
Sewer Lines Gravity
Emergency Connections (FDC
<all other values>
FDC
KnoxBox
Sprinkler
generator
Air Release
Blow Off
Fire Hydrants
OTHER
COB
PRIVATE
Valves
Water Lines
Benton County Tax Parcels
PZ Projects - HTE
THE CITY OF BENTONVILLE

01-07956-000
FT SCOTT PROPERTY LLC
KUTAK ROCK LLP
234 E MILLSAP RD, STE 400
FAYETTEVILLE AR 72703
ZONED:A-1

N:730206.20
E644429.20

N:730190.28
E644857.36

D/E AT TOP OF POND BANK, PER THIS PLAT

S87°52'12"E 52.00'

N87°52'12"W 428.45'

N87°52'12"W 634.60'

NE CORNER
SW 1/4, SE 1/4,
SEC. 15,
T-19-N, R-31-W

42' TO CENTER LINE

01-08293-000
WAL MART PROPERTY
TAX DEPARTMENT
PO BOX 8050
MS 0555
BENTONVILLE, AR 72712
ZONED: I-2

300.00'

30' G.E.
96-088985

NOT A PART
LOT 1
01-15898-000
CITY OF BENTONVILLE
ATTN: THOMPSON, CAMILLE
117 W CENTRAL AVE
BENTONVILLE AR 72712
2.0 acres±

S2°00'17"W 281.07'

N2°00'20"E 281.15'

S02°00'20"W 295.00'

NOT A PART
LOT 3
01-15900-000
TCI BENTONVILLE INC
1603 LBJ FREEWAY
DALLAS TX 75234
2.03 acres±

18-08979-000
HENDERSON, ROBERT ARTHUR &
NANCY ANN
6539 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712
ZONED-COUNTY

N2°14'24"E 427.99'

SE1/4, SW1/4
SW1/4, SE1/4

40 LINE

L=21.94'
R=14.0'

Cross hatch is dedicated Right-of-Way per this Plat

20' UE

S87°52'13"E 581.03'

S2°00'20"W 52.00'

SW PRIME AVE

N87°52'13"W 194.77'

N87°52'13"W 386.37'

L=20.39'
R=13.0'

N47°14'24"E 139.25'

SW1/4, SE1/4
15-19-31

REVISED LOT 4
LESS THE RIGHT-OF-WAY
DEDICATION OF SW
LAKEWOOD, SW PRIME AVE, &
SW PILLAR PARKWAY
13.26 Ac.+/-

ORIG LOT 4
14.55 Ac.+/-
PER LOT SPLIT
BK 2015 PG 526

N2°14'24"E 188.41'

N42°45'36"W 46.32'

N2°13'45"E 161.29'

N2°00'51"E 500.56'

20' U/E 10' EACH SIDE OF SEWER PIPE PER THIS PLAT

30' U.E.

42' TO CENTERLINE

20' EASEMENT LINE

18-08980-000
PARRISH, JAMES H & YVONNE
6065 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712
ZONED-COUNTY

N69°50'46"E
81.83'

L=51.21'
R=66.0'

S65°42'06"E
84.11'

L=19.57'
R=50.0'

L=19.22'
R=50.0'

20' U/E MIN 10' EACH SIDE OF WATER MAIN PER THIS PLAT

N2°14'52"E
52.00'

S87°43'22"E 479.77'

S2°16'38"W
52.00'

N87°43'22"W
26.57'

N87°43'22"W
27.78'

L=98.04'
R=62.5'

L=98.31'
R=62.5'

C-2 ZONING LIMITS

C-2 ZONING LIMITS

LOT 5
11.44 Ac.+/-
PER LOT SPLIT
BK 2015 PG 526

Cross hatch is dedicated Right-of-Way per this Plat

S2°09'08"W
258.27'

20' D/E 10' EACH SIDE OF STORM PIPE PER THIS PLAT

20' D/E 10' EACH SIDE OF STORM PIPE PER THIS PLAT

N2°09'08"E
258.53'

20' UTILITY EASEMENT DEDICATED PER THIS PLAT

35' UTILITY EASEMENT DEDICATED PER THIS PLAT

SW PILLAR PKWY

EX UTILITY EASEMENT

24" TREE

30' U.E.

42' TO CENTERLINE

35' U.E.
99-129241

01-16691-000
ROTH FAMILY PARTNERSHIP LLLP
PO BOX 239
BENTONVILLE AR 72712
ZONED-COUNTY

NOMAD RD

N2°09'08"E 38.28'

SW REGIONAL ARIPORT BLVD.

N87°45'20"W 1096.14'

SE CORNER SW 1/4,
SE 1/4, SEC. 15,
T-19-N, R-31-W
PER PLAT 2005-218

01-15901-000
0.45 ACRES± OF
CITY OF BENTONVILLE
RIGHT OF WAY

18-09113-000
DOUGLAS, DAN MARSHALL & TARA LEE
6251 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712
ZONED-COUNTY

18-09113-002
STAN ENTERPRISES LLC
%NAPLES, JAMES, J
699 HERITAGE OAKS
TEXARKANA TX 75503
ZONED-COUNTY

City Project # 17-03000003

Legend Features:

Feature	Description
●	Found 5/8" rebar
•	Set Iron Pin
	Property Line
ROW	Right-Of-Way Line
	Street / Drive Centerline
	Curb And Gutter
BSL	Building Setback Line
UE	Proposed Utility Easement Line
	Building Setback & Utility Easement Line
	Access Easement
	Min 26' access easement per this plat
	Dedicated Right-of-Way Per this Plat
	Fireflane Striping
	Asphalt Pavement
	Concrete Pavement
	Concrete Sidewalk
	Gate Vale
	Fire Hydrant & Assembly
W	Water Meter
S	Sanitary Sewer Manhole
	Street Light
	Hotbox
6" W	8" Water Line
8" SS	8" Sanitary Sewer Line
6" W	6" Fire Line
WS	Water Service Lines
	Storm Pipe
	Storm Box

SWOPE ENGINEERING
Civil Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

FINAL PLAT
OF Lot 4 of Prime Parc The Parc @ Bentonville
WEST HIGHWAY 12
BENTONVILLE, AR

PROJECT NO.	SCALE
14-213	1" = 60'
DATE: July 5, 2017	
SHEET 2 of	NO. 2

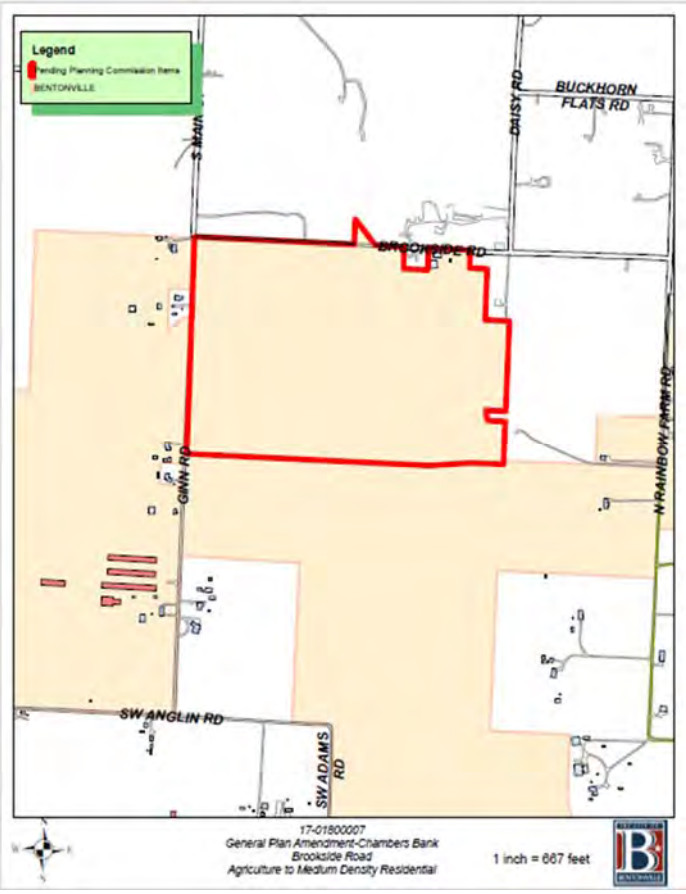
Chambers Bank

Ginn Road & Brookside Road
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	17-01800007
Applicant/ Current Owner	Chambers Bank 901 Main Street Danville, AR 727833
Site Area	100+/- acres
Current Zoning	PRD, Planned Residential Development
Current Future Land Use Map Designation	Agricultural (A)
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 100+/- acre parcel that is currently being used for agricultural practices on the SE corner of Ginn Road and Brookside Road. The property was zoned PUD in 2005; that zoning has since expired.

Projected Traffic Impact

The proposed land use designation will not adversely impact traffic in the area. The development of the property is scheduled to occur in phases. As these phases come on-line and density in the area increases, additional and improved access to the area will be necessary.

Utility Infrastructure

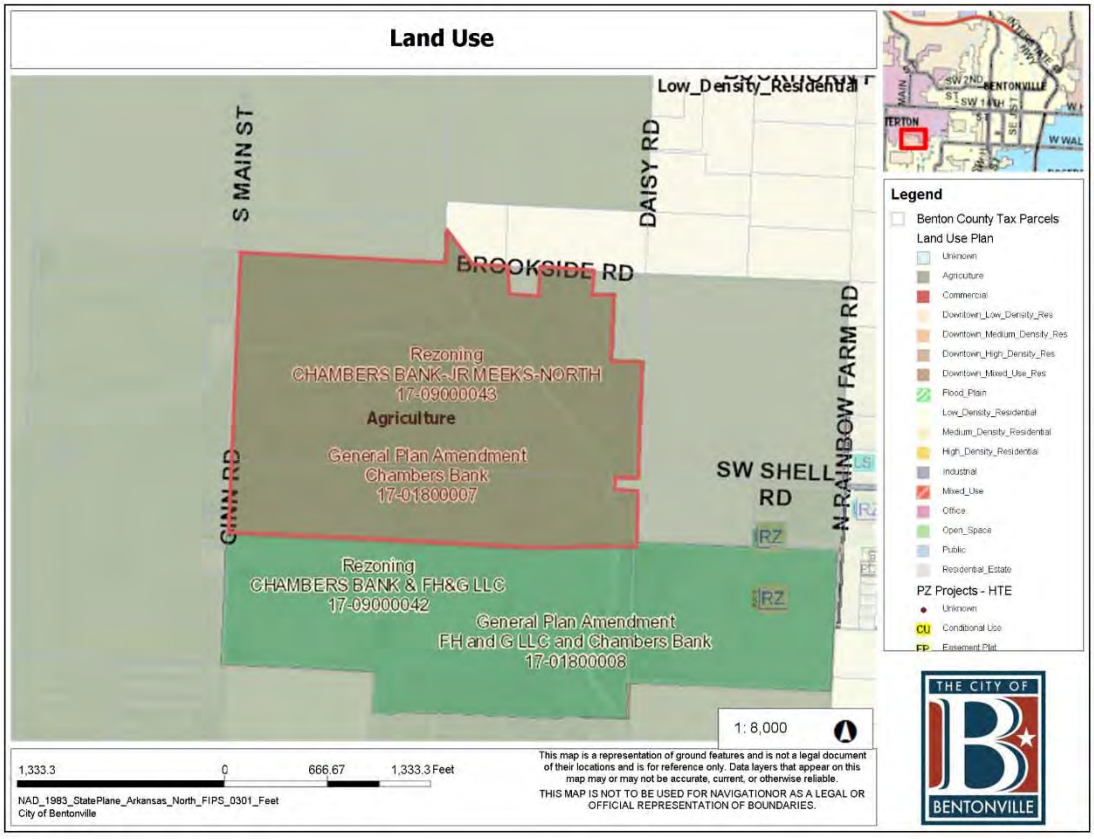
Per GIS website, water is available however, sewer is not available at the time of this report.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Agricultural (A). 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 residents throughout their lives. As utilities are extended to new locations within the city, the city should reevaluate and adjust the land uses accordingly. The proposed subdivision will help to reduce the impact on city infrastructure by the extension of public utilities that will be required with the development of this land, all helping to meet the intent of the policy.

Analysis

In conclusion, the requested Future Land Use Map designation of Medium Density Residential (MDR) will offer a variety of two-family housing types and opportunities in a rapidly developing sector of the city. The proposed land use designation will promote future growth in the area and create opportunities for commercial, mixed-use and industrial development that will ultimately provide goods and services to residences in and near this area. **Error! Reference source not found.**


Land Use
Low_Density_Residential
S MAIN ST
DAISY RD
BROOKSIDE RD
N RAINBOW FARM RD
GINN RD
SW SHELL RD
Rezoning
CHAMBERS BANK-JR MEEKS-NORTH
17-09000043
Agriculture
General Plan Amendment
Chambers Bank
17-01800007
Rezoning
CHAMBERS BANK & FH&G LLC
17-09000042
General Plan Amendment
FH and G LLC and Chambers Bank
17-01800008
RZ
1: 8,000
1,333.3 0 666.67 1,333.3 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
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Legend
Benton County Tax Parcels
Land Use Plan
Unknown
Agriculture
Commercial
Downtown_Low_Density_Res
Downtown_Medium_Density_Res
Downtown_High_Density_Res
Downtown_Mixed_Use_Res
Flood_Plain
Low_Density_Residential
Medium_Density_Residential
High_Density_Residential
Industrial
Mixed_Use
Office
Open_Space
Public
Residential_Estate
PZ Projects - HTE
Unknown
CU Conditional Use
THE CITY OF
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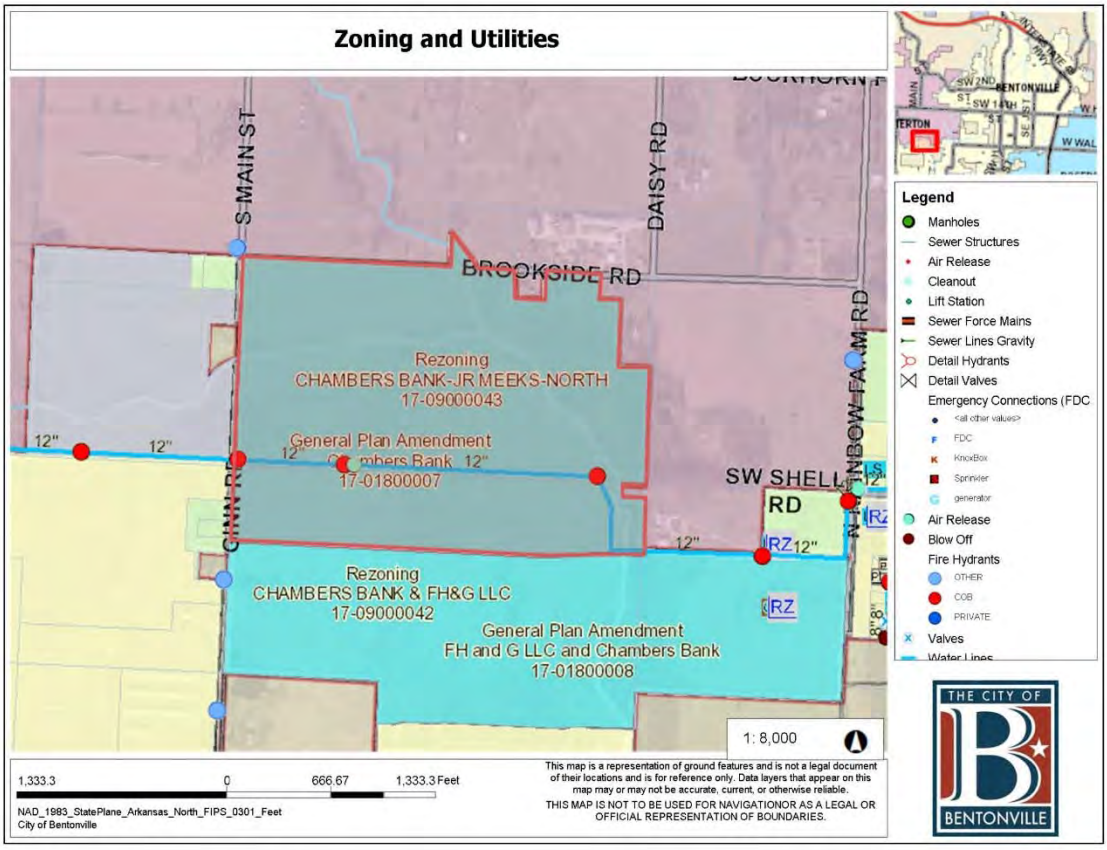
Zoning and Utilities
S MAIN ST
DAISY RD
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N RAINBOW FARM RD
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17-09000043
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17-01800008
12"
RZ
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1,333.3 0 666.67 1,333.3 Feet
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OTHER
COB
PRIVATE
Valves
THE CITY OF
BENTONVILLE

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

July 27, 2017

City of Bentonville Planning Department
Attn: Jon Stanley
305 SW "A" Street
Bentonville, AR 72712

Re: **Requested Narrative, Medium-Density Residential**
General Plan Amendment- Chambers Bank (Osage Hills 2)
(parcels 01-00828-500) & a portion of 01-00828-550)

Dear Jon:

Please accept this narrative, as required, for the subject properties. Listed below are the application-required questions, each of which is followed by our response.

1. Reasons for initiation of this proposal. Has information become available that was not available at the time of adoption of the Future Land Use Map? Or, since the adoption of the map has land use in the area changed?

The owner is proposing to develop the subject property as single-family residential. As you know, the General Plan shows the future land use of this property as agriculture.

Information has changed since adoption of the map, and that consists of a growing demand for single-family housing. At the time, this map was adopted, no infrastructure was available nearby. There are now plans to extend these nearby.

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

The character of the property will change in that it will receive water, sewer, and electric extensions that future residents on this land will then pay in utility bills to the city.

The map amendment would allow more surrounding properties to develop and also provide improvements to Rainbow Farm Road and Adams Road – which would benefit the city's overall infrastructure.

3. 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?

The proposed single-family designation is more suitable because development on this land would provide a greater benefit to more people than if it is left agricultural. The benefits come in the way of more housing, and revenue for construction workers and city employees (taxes, utility bills, etc).

4. Would the uses permitted by the proposed change be detrimental in any way to the surrounding property?

The only two negatives are that the land won't be left as it is, and the traffic count would increase. However, the proposed improvements on Rainbow Farm Road and Adams Road will help mitigate the increased traffic load.

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

If the land use is not changed, other lands will be found to develop single-family, and the land will go for years before homes are built (if ever).

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

The current proposal is a medium density residential subdivision that will comply with all city zoning and development requirements.

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

There is no alternative to this request other than to do nothing, and leave the property as-is.

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

Regarding the request to convert land to single-family, please keep in mind the natural pressures of housing that the city encounters now in this time of growth. While the current economic cycle has seen a focus on apartment construction, the supply of single-family housing is not keeping up.

The market needs to provide for this demand. Your support of this request will bring needed housing to an area that is a great fit.

Please let me know if you have any questions or concerns.

Regards,

Phil Swope

Phil R Swope, PE
President

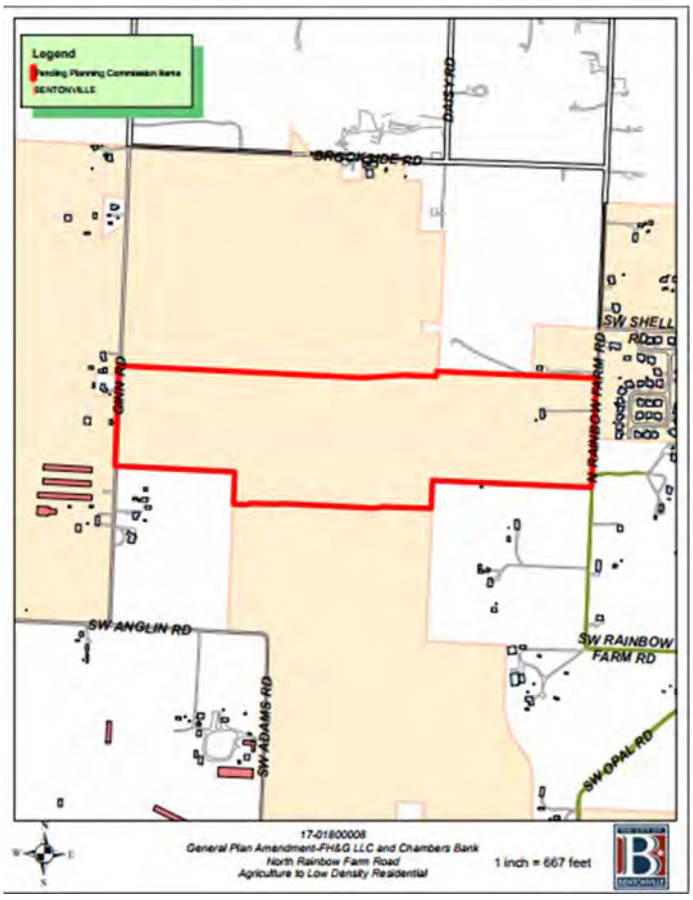
Chambers Bank and FH&G LLC

Ginn Road & N. Rainbow Farm Road
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	17-01800008
Applicant/ Current Owner	Chambers Bank and FH&G LLC PO Box 1653 Springdale, AR 72762
Site Area	80 acres
Current Zoning	PUD, Planned Unit Development
Current Future Land Use Map Designation	Agricultural (A)
Requested Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

This property is the location of an 80+/- acre parcel that is currently being used for agricultural practices situated between Ginn Road and N. Rainbow Farm Road. The property was zoned PUD in 2005; that zoning has since expired.

Projected Traffic Impact

The proposed land use designation will not adversely impact traffic in the area. The development of the property is scheduled to occur in phases. As these phases come on-line and density in the area increases, additional and improved access to the area will be necessary.

Utility Infrastructure

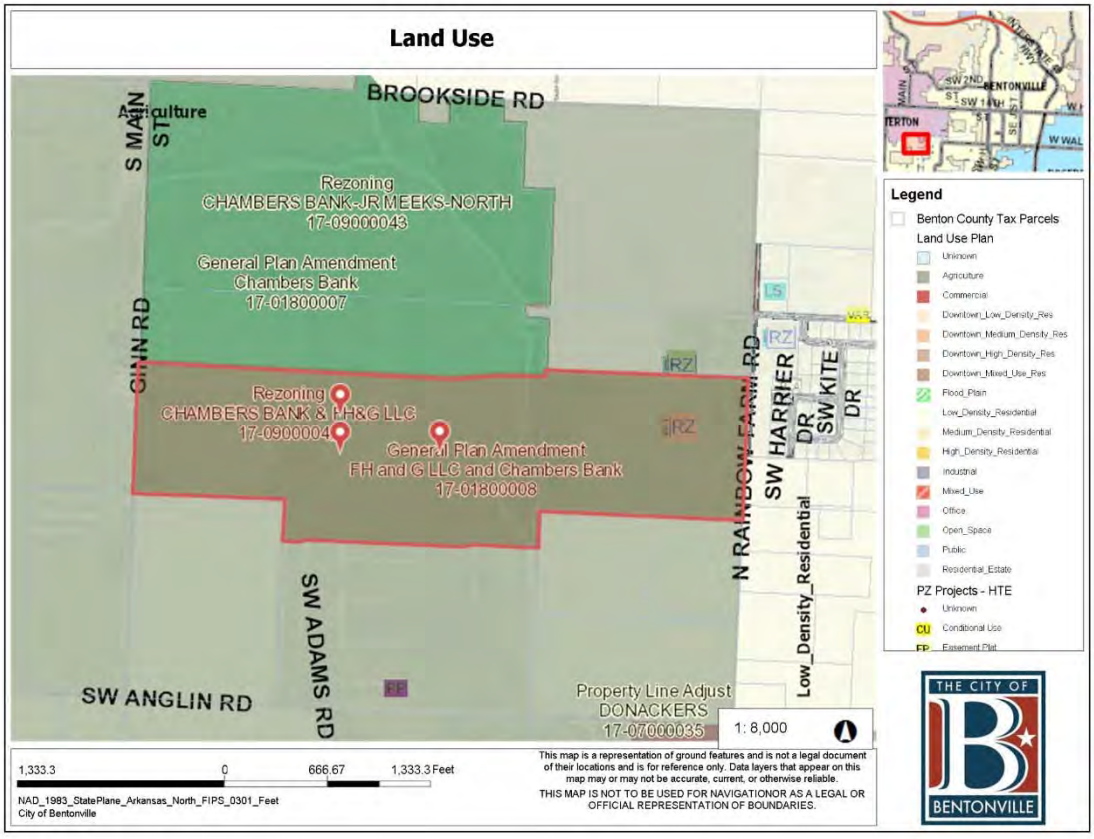
Per GIS website, water is available however, sewer is not available at the time of this report.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Agricultural (A). 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 residents throughout their lives. As utilities are extended to new locations within the city, the city should reevaluate and adjust the land uses accordingly. The proposed subdivision will help to reduce the impact on city infrastructure by the extension of public utilities that will be required with the development of this land, all helping to meet the intent of the policy.

Analysis

In conclusion, the requested Future Land Use Map designation of Low Density Residential (LDR) will offer a variety of single-family housing types and opportunities in a rapidly developing sector of the city. The proposed land use designation will promote future growth in the area and create opportunities for commercial, mixed-use and industrial development that will ultimately provide goods and services to residences in and near this area. **Error! Reference source not found.**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General Plan Amendment
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Rezoning
CHAMBERS BANK & FH&G LLC
17-0900004
General Plan Amendment
FH and G LLC and Chambers Bank
17-01800008
SW ADAMS RD
SW ANGLIN RD
N RAINBOW FARM RD
SW HARRIER DR
SW KITE DR
Low_Density_Residential
Property Line Adjust
DONACKERS
17-07000035
1: 8,000
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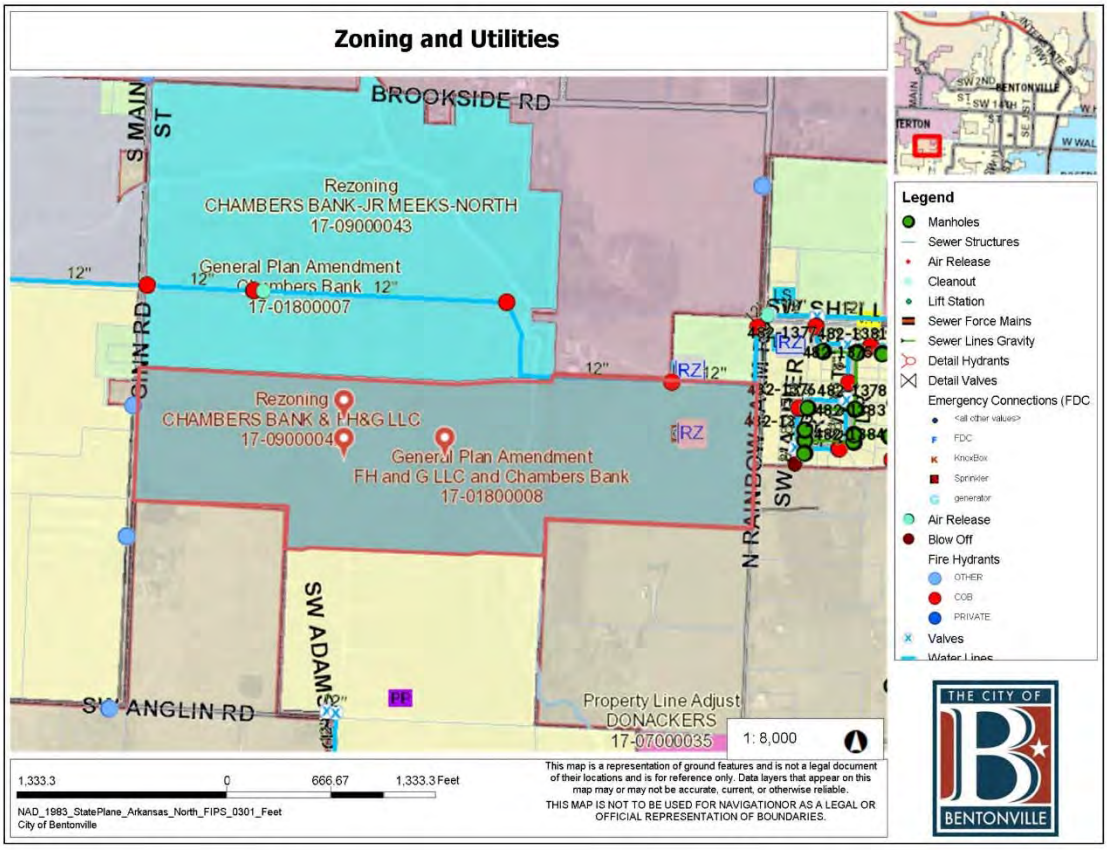
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Detail Hydrants
Detail Valves
Emergency Connections (FDC
<all other values>
FDC
KnoxBox
Sprinkler
generator
Air Release
Blow Off
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OTHER
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Valves
THE CITY OF BENTONVILLE

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

July 27, 2017

City of Bentonville Planning Department
Attn: Jon Stanley
305 SW "A" Street
Bentonville, AR 72712

Re: **Requested Narrative, Low-Density Residential**
General Plan Amendment- FH&G Properties LLC (Osage Hills 2)
(parcels 01-07928-040) & a portion of 01-00828-550)

Dear John:

Please accept this narrative, as required, for the subject properties. Listed below are the application-required questions, each of which is followed by our response.

1. Reasons for initiation of this proposal. Has information become available that was not available at the time of adoption of the Future Land Use Map? Or, since the adoption of the map has land use in the area changed?

The owner is proposing to develop the subject property as single-family residential. As you know, the General Plan shows the future land use of this property as agriculture.

Information has changed since adoption of the map, and that consists of a growing demand for single-family housing. At the time, this map was adopted. No infrastructure was available nearby. There are now plans to extend these nearby.

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

The character of the property will change in that it will become a part of the city limits, and will receive water, sewer and electric extensions that future residents on this land will then pay in utility bills to the city.

The map amendment would allow more surrounding properties to develop and also provide improvements to Rainbow Farm Road – which would benefit the city's overall infrastructure.

3. 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?

The proposed single-family designation is more suitable because development on this land would provide a greater benefit to more people than if it is left agricultural. The benefits come in the way of more housing, and revenue for construction workers and city employees (taxes, utility bills, etc).

4. Would the uses permitted by the proposed change be detrimental in any way to the surrounding property?

The only two negatives are that the land won't be left as it is, and the traffic count would increase. However, the proposed improvements on Rainbow Farm Road and Adams Road will help mitigate the increased traffic load.

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

If the land use is not changed, other lands will be found to develop single-family, and the land will go for years before homes are built (if ever).

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

The current proposal is a single-family residential subdivision that will comply with all city zoning and development requirements.

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

There is no alternative to this request other than to do nothing, and leave the property as-is.

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

Regarding the request to convert land to single-family, please keep in mind the natural pressures of housing that the city encounters now in this time of growth. While the current economic cycle has seen a focus on apartment construction, the supply of single-family housing is not keeping up.

The market needs to provide for this demand. Your support of this request will bring needed housing to an area that is a great fit.

Please let me know if you have any questions or concerns.

Regards,

Phil Swope

Phil R Swope, PE
President

REZONING STAFF REPORT

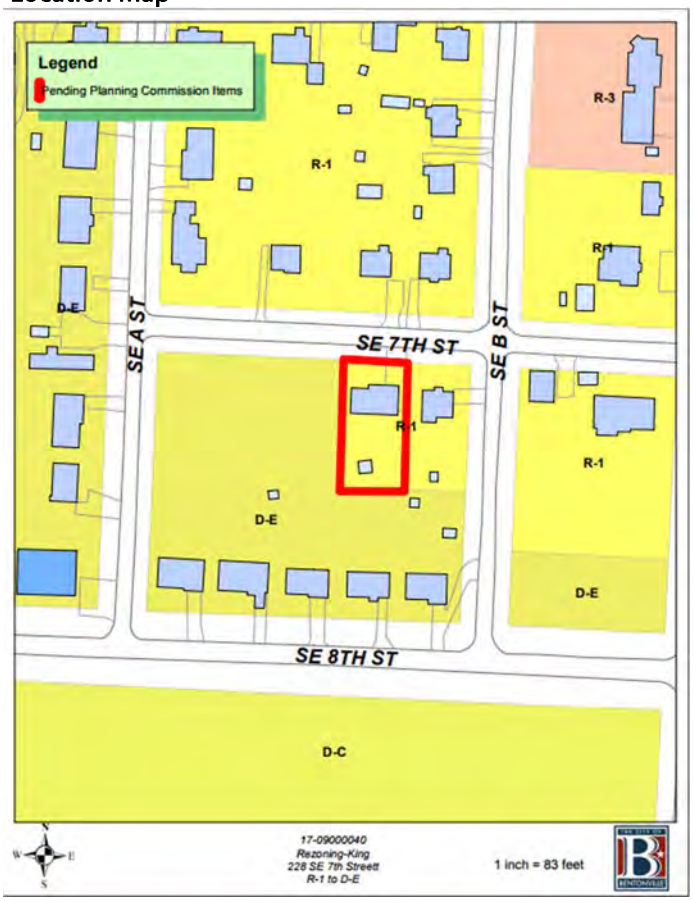
King

228 SE 7th Street
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	17-09000040
Applicant / Current Owner	Virginia Carol King 2003 NE Oak Trail Road Bentonville, AR 72712
Site Area	20+/- acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

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

Location Map



Property Description

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

Projected Traffic Impact

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

Utility Infrastructure

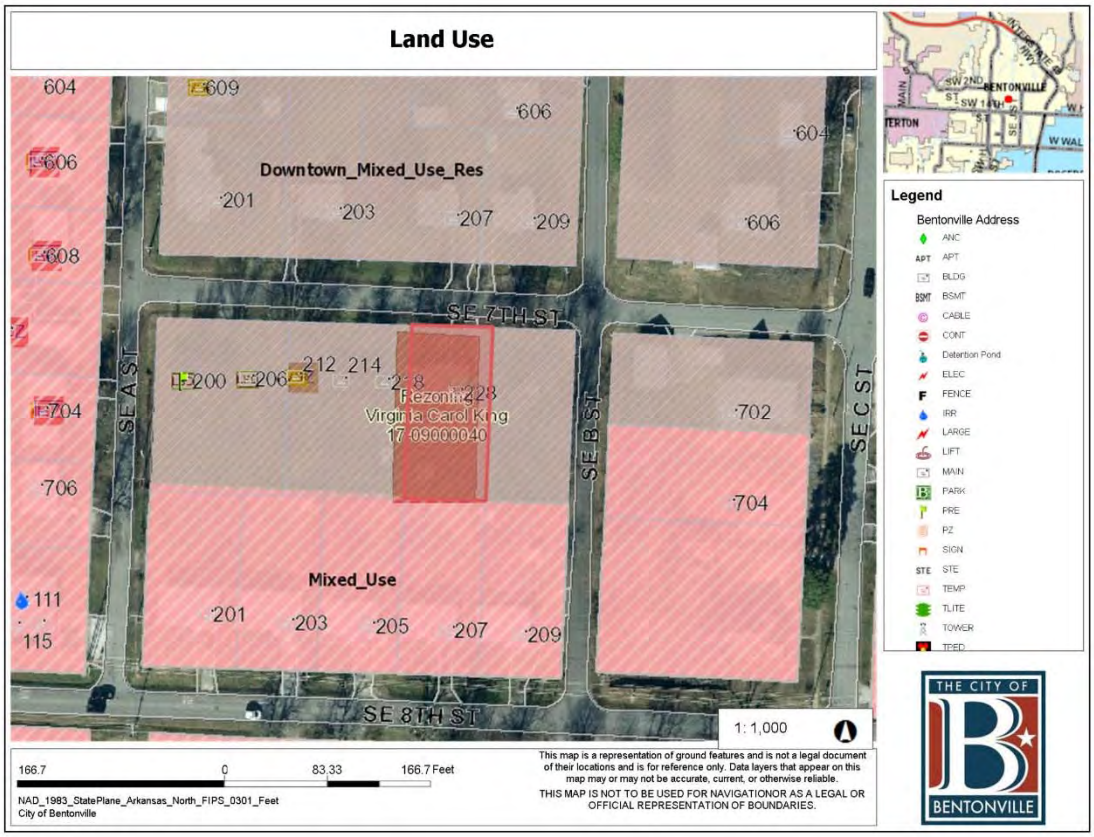
Per the City's GIS website, public water and sewer are available at this location.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The intent of the Downtown Mixed-Use Residential district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures.

Conclusion

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


Land Use
Downtown_Mixed_Use_Res
Mixed_Use
Rezoning
Virginia Carol King
17-09000040
SE 7TH ST
SE 8TH ST
SE A ST
SE B ST
SE C ST
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City of Bentonville
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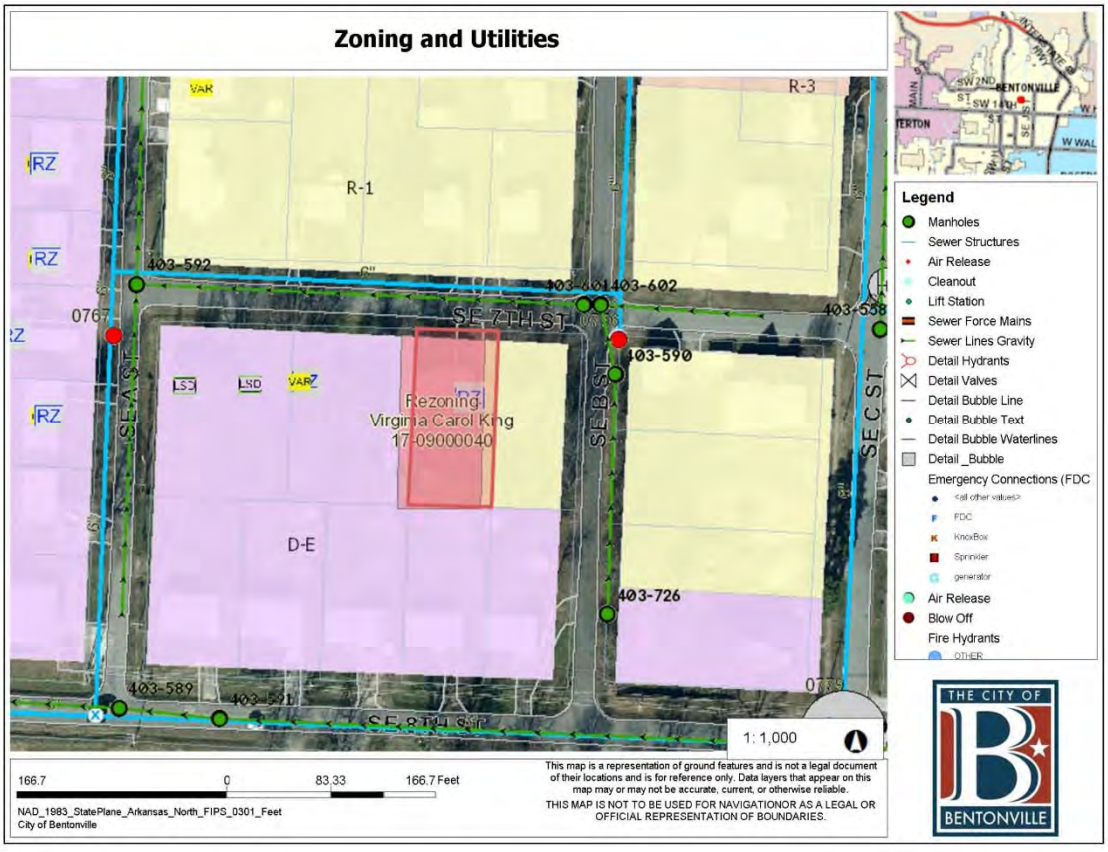
THIS MAP IS NOT TO BE USED FOR NAVIGATIONOR AS A LEGAL OR OFFICIAL REPRESENTATION OF BOUNDARIES.
Legend
Bentonville Address
THE CITY OF BENTONVILLE


Zoning and Utilities
R-1
R-3
D-E
RZ
VAR
LSD
Rezoning
Virginia Carol King
17-09000040
403-592
403-601
403-602
403-588
403-590
403-726
403-589
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Legend
Manholes
Sewer Structures
Air Release
Cleanout
Lift Station
Sewer Force Mains
Sewer Lines Gravity
Detail Hydrants
Detail Valves
Detail Bubble Line
Detail Bubble Text
Detail Bubble Waterlines
Detail _Bubble
Emergency Connections (FDC
Air Release
Blow Off
Fire Hydrants
THE CITY OF BENTONVILLE

JACOBS GROUP

Specializing in Downtown Housing

June 13, 2017

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: Property at 208 SE 7th Street – Rezoning Request

Dear Mr. Stanley,

In keeping with the Bentonville Downtown Master Plan to increase residential housing opportunities and have a vibrant downtown, we are requesting that the property located at 208 SE 7th Street, which is currently zoned R-1, to be rezoned to Downtown Edge. This zoning change will allow for new housing to be built on this property. The properties directly abutting this parcel are already zoned DE and we believe it best to keep the surrounding zonings consistent.

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

Sincerely,

Todd Jacobs

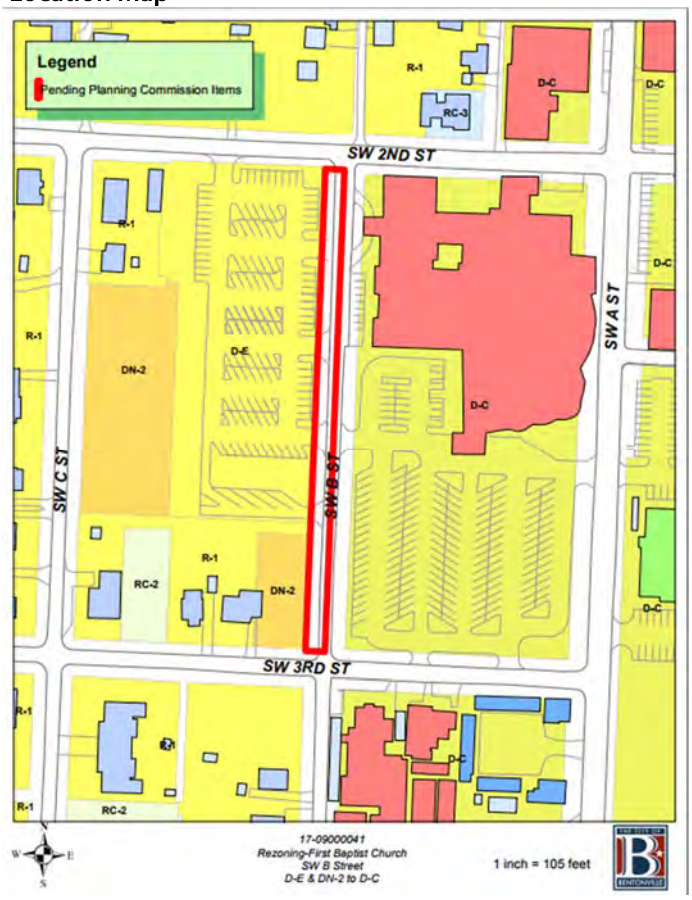
First Baptist Church

200 SW A Street
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	17-09000041
Applicant / Current Owner	First Baptist Church of Bentonville 220 S. Main Street Bentonville, AR 72712
Site Area	0.36 acres
Current Zoning	DE, Downtown Edge and DN-2, Downtown Medium Density Residential
Requested Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)

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

Location Map



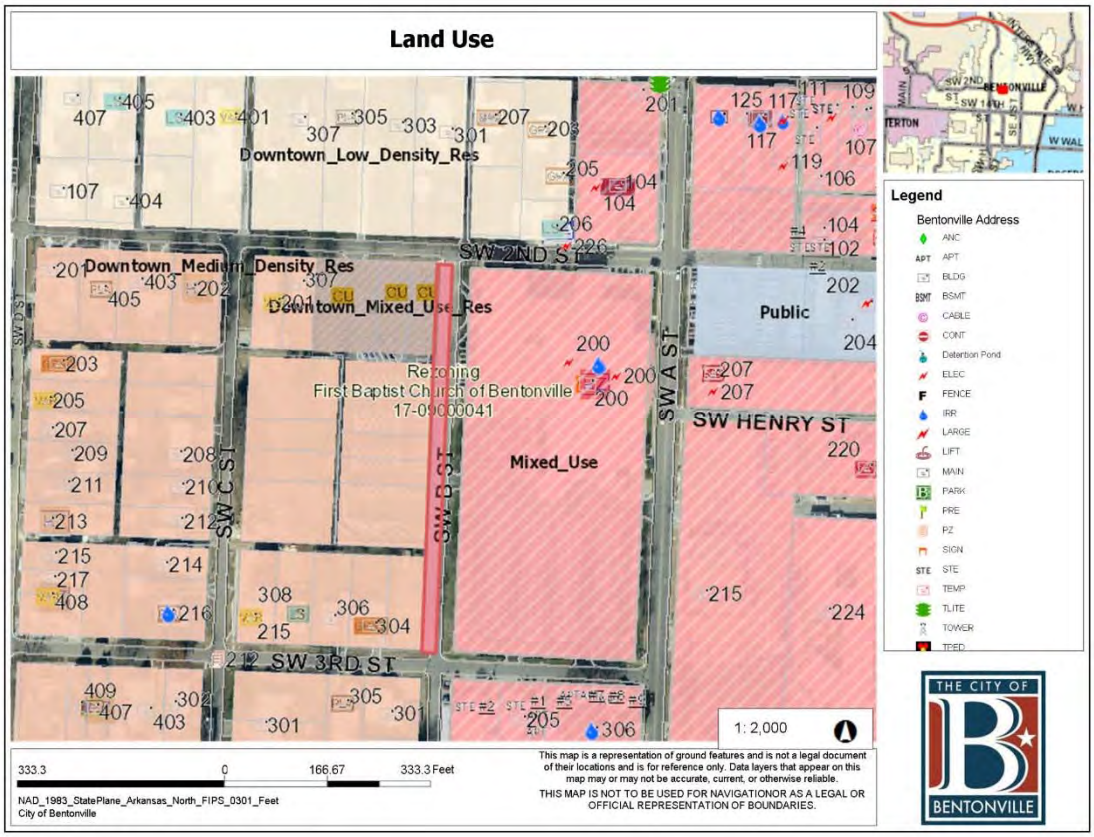
Property Description
This property is the location of the western 25'+/- of recently vacated public right-of-way along what was SW B Street between SW 2nd and SW 3rd Street.

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

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

Relationship to the General Plan
The Future Land Use Plan depicts this property as Mixed Use (MU). The DC, Downtown Core zoning district is an appropriate zoning district for this land use designation.

Conclusion
In conclusion, the DC, Downtown Core zoning designation is an appropriate zoning district for this property and will serve as a transition from the more intense uses allowed along SW A Street to the east and the single–family residential neighborhoods to the west.


Land Use
Downtown_Low_Density_Res
Downtown_Medium_Density_Res
Downtown_Mixed_Use_Res
Public
Mixed_Use
Rezoning
First Baptist Church of Bentonville
17-09000041
SW 2ND ST
SW A ST
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SW HENRY ST
SW 3RD ST
Legend
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City of Bentonville
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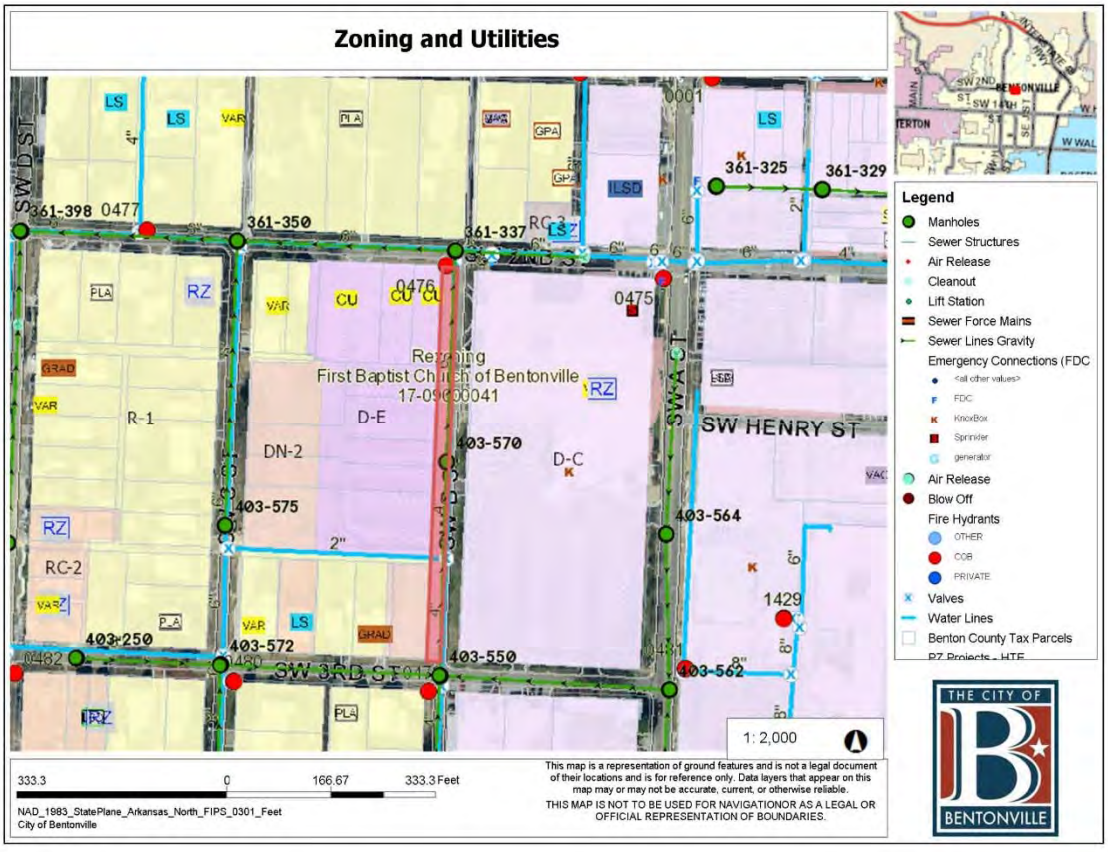
THE CITY OF BENTONVILLE


Zoning and Utilities
R-1
D-E
DN-2
D-C
RC-2
RZ
CU
Rezoning
First Baptist Church of Bentonville
17-09000041
SW A ST
SW HENRY ST
SW 3RD ST
Legend
Manholes
Sewer Structures
Air Release
Cleanout
Lift Station
Sewer Force Mains
Sewer Lines Gravity
Emergency Connections (FDC
Air Release
Blow Off
Fire Hydrants
Valves
Water Lines
Benton County Tax Parcels
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Rezone Narrative

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

Current Zoning: R-1, Single Family Residential

Proposed Zoning: DC, Downtown Core

Owner: First Baptist Church

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

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

Proposed Use: Continued Church use

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

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

Appearance: There are no immediate proposed changes

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

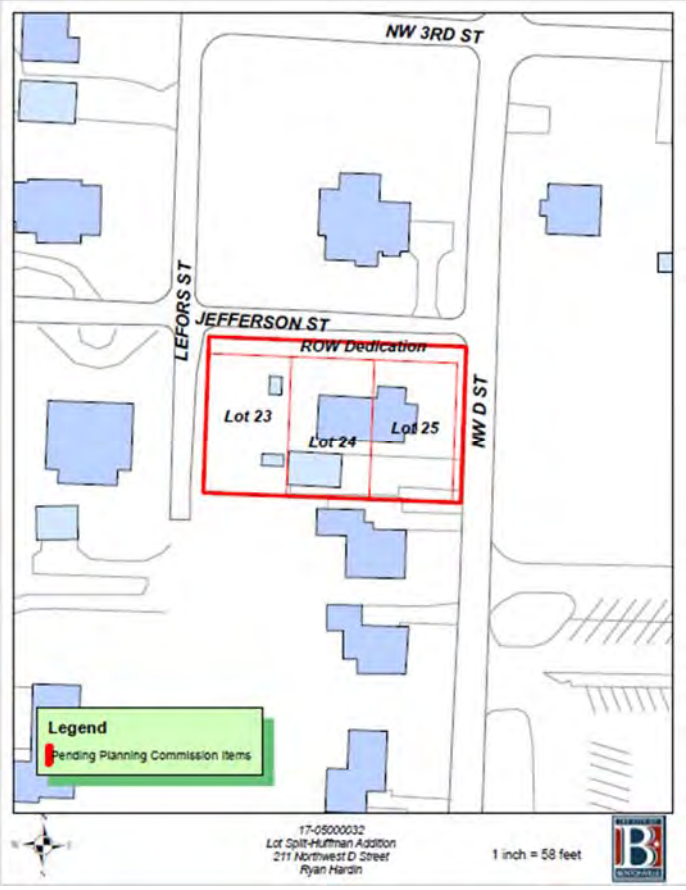
Lots 23, 24 & 25 Huffman Addition

211 NW D Street
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	17-05000032
Applicant / Current Owner	Ryan Hardin 802 N. Park Ave. Fayetteville, AR 72701
Site Area	0.42+/- 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 an existing single family lot located at 211 NW D Street in an established single-family residential neighborhood.

Project Details

The applicant has submitted a proposal for a lot split that will create three new lots from one existing lot. The new lots will be known as Lot 23 (0.14 acres), Lot 24 (0.14 acres) and Lot 25 (0.14 acres) of Huffman Addition. Per the requirements of the Master Street Plan, right-of-way will be dedicated along Jefferson Street and NW D Street. A private cross access easement will be provided to allow rear access to each of the new lots. All lots have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The property 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

1 waiver request

- Waiver to Article 1100, Design Standards, Section 1100.5.B, Streets, Master Street Plan Requirements, Right-of-way for a Local Street. 26' r/w required from centerline along NW 'D' Street, proposing 22' of right-of-way.

Conclusion

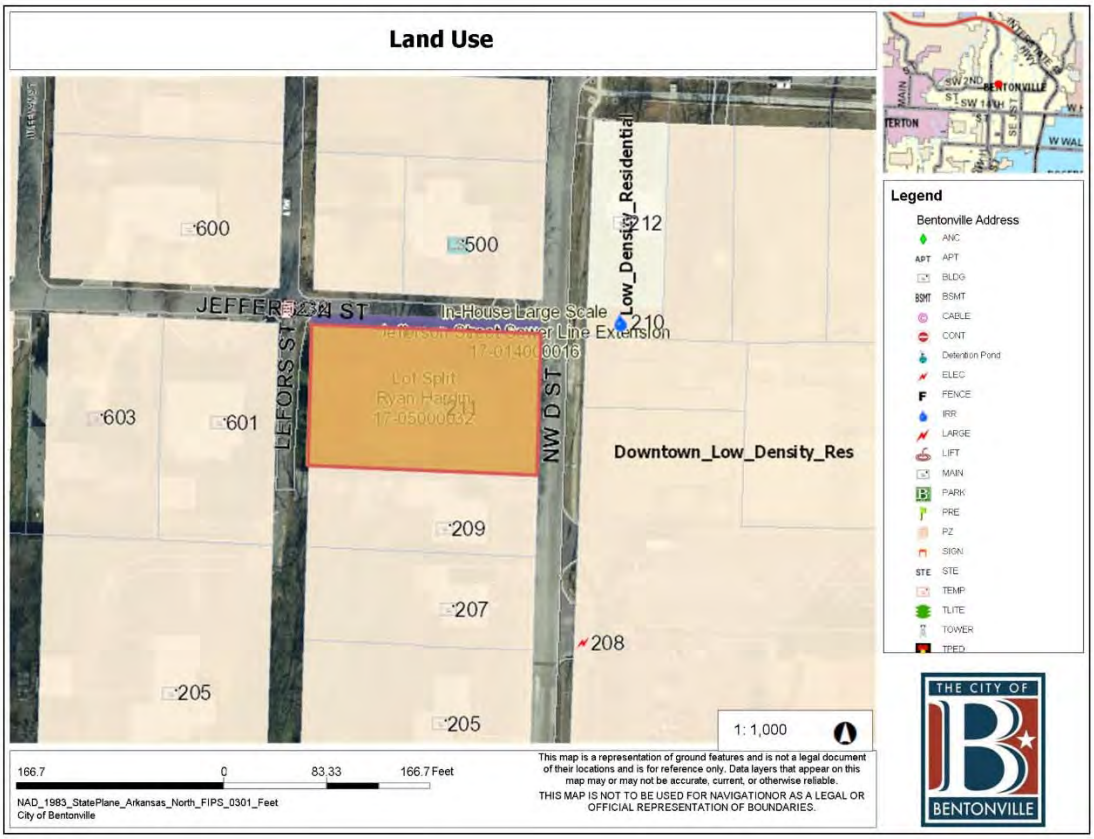
In conclusion, this lot split does not meet the minimum requirements of the subdivision regulations due to the waiver request.

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.


Land Use
600
500
212
210
603
601
209
207
208
205
205
JEFFERSON ST
LEFORS ST
NW D ST
In-House Large Scale
Jefferson Street Sewer Line Extension
17-01400016
Lot Split
Ryan Hardin
17-05000032
Low_Density_Residential
Downtown_Low_Density_Res
Legend
Bentonville Address
ANC
APT
BLDG
BSMT
CABLE
CONT
Detention Pond
ELEC
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City of Bentonville
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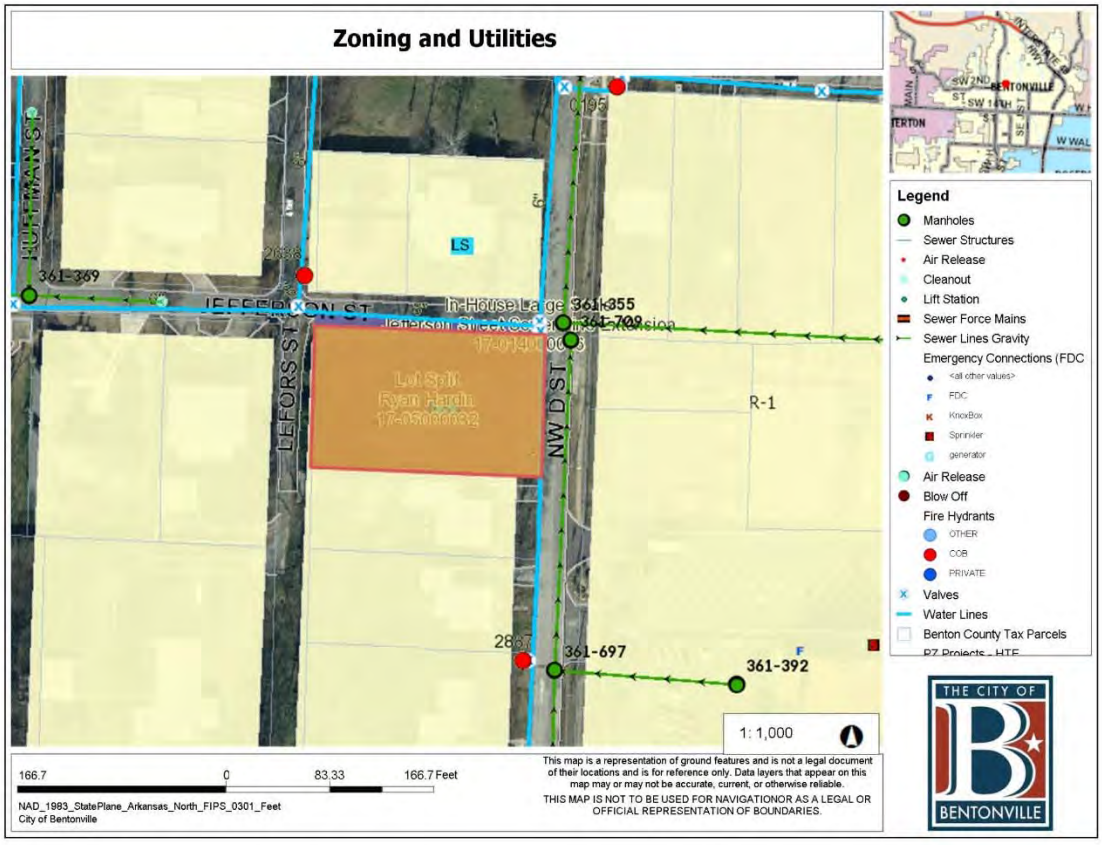
THE CITY OF
BENTONVILLE


Zoning and Utilities
HUFFMAN ST
361-369
2638
LS
JEFFERSON ST
In-House Large Scale
Jefferson Street Sewer Line Extension
17-01400016
361-355
361-709
Lot Split
Ryan Hardin
17-05000032
LEFORS ST
NW D ST
R-1
2867
361-697
361-392
Legend
Manholes
Sewer Structures
Air Release
Cleanout
Lift Station
Sewer Force Mains
Sewer Lines Gravity
Emergency Connections (FDC
<all other values>
FDC
KnoxBox
Sprinkler
generator
Air Release
Blow Off
Fire Hydrants
OTHER
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PRIVATE
Valves
Water Lines
Benton County Tax Parcels
PZ Projects - HTE
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NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville
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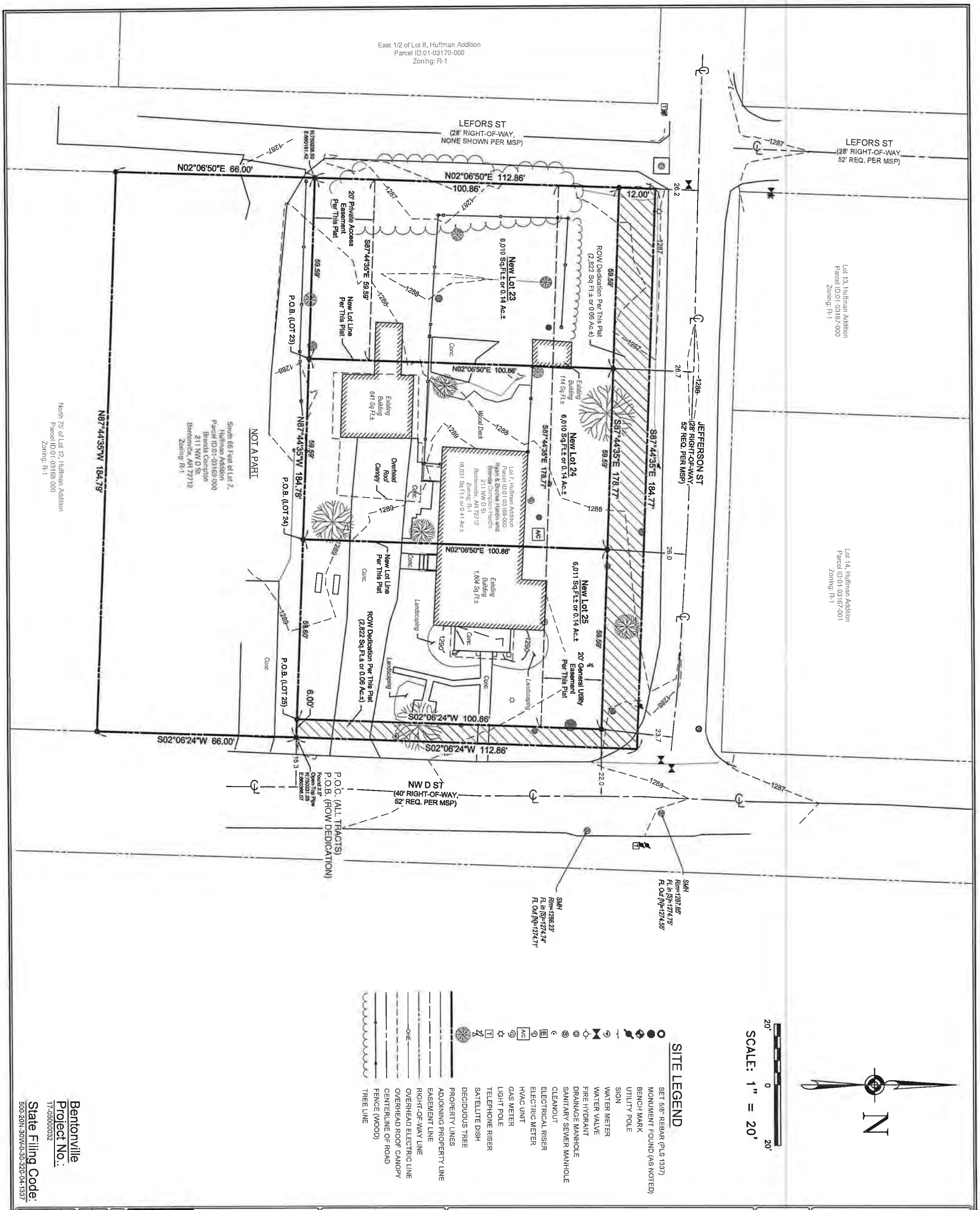


Bentonville
Project No.:
17-05000032
State Filing Code:
500-20N-30W-0-30-320-04-1337

SAND CREEK
Engineering and Landscape Architecture, Inc.
1610 NW 12th Street
Bentonville, Arkansas 72712
Ph (479) 464-9282 Fax(479) 464-9284

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
1337
JAMES E. COLLINS
PRELIMINARY

SHEET: LOT SPLIT

PROJECT: LOT SPLIT OF LOT 7, CREATING LOTS 23, 24, & 25 OF HUFFMAN'S ADDITION BENTONVILLE, ARKANSAS

CLIENT: Ryan Hardin
802 N Park Ave
Fayetteville, AR 72701
Ph: 479-841-1301
rghardin@hotmail.com

RECORDING INFORMATION

PLS: JEC
CAD: JDW
FIELD: MJH
SCE PROJECT #: 17052
DATE: 7-27-2017
SHEET: 2 OF 2

WAIVER REQUEST STAFF REPORT

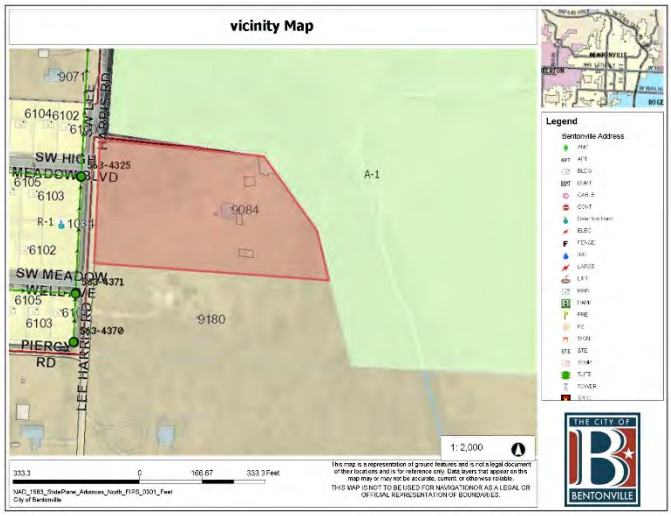
Stracener

9084 Lee Harris Road
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	N/A
Applicant / Current Owner	Tommy Stracener 9084 Lee Harris Road Bentonville, AR 72712
Site Area	acres
Current Zoning	Benton County
Future Land Use Map Designation	Agricultural (A)
Waiver Request	Sidewalk

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

Location Map



Property Description

This property is the location of an agricultural parcel, located in the county but with the city's planning jurisdiction.

Reason for Waiver Request

The applicant is requesting a waiver to the sidewalk requirements of the subdivision code, stating a lack of improvements along the east side of Lee Harris Road and topographic constraints.

Analysis

The applicant has submitted a waiver to the sidewalk section of the Design Standards within the City of Bentonville subdivision regulations. Section 11.6 states all new residential construction must construct a sidewalk when abutting a public street and shall construct the sidewalk per the street standards. The proposed single family home is located in an undeveloped agricultural area where sidewalk exists along the western side of the street. Currently, the pedestrian traffic in this area is extremely low or non-existent.

August 25, 2017

Tommy Stracener
9084 Lee Harris Road
Bentonville, Arkansas 72712

Jon Stanley
Planner, City of Bentonville
305 SW A Street
Bentonville, Arkansas72712

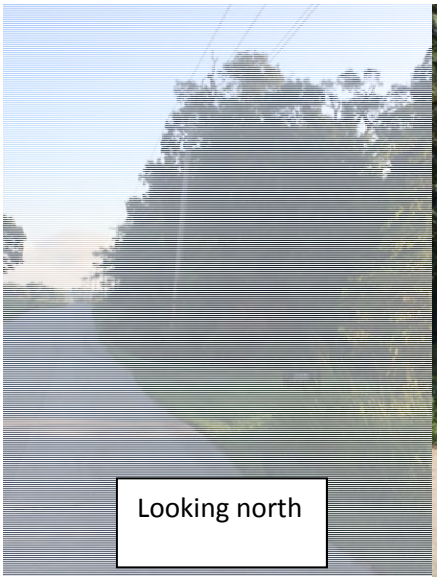
Dear Mr. Stanley,

We are requesting a waiver to Article 1100, Design Standards, Section1100.6, Sidewalks of the subdivision code for a new residence that will be accessed from the east side of Lee Harris Road.

Per the submitted plat the distance is approximately 260' along the west property line and within the dedicated public right-of-way. The reason for our request is the lack of connectivity and/or future potential for connectivity to an existing sidewalk system. Such potential connectivity in this location would be highly unlikely due to the feasibility of construction (30' drop off to a ravine) and the lack of any existing sidewalk system south and north of the east side of Lee Harris Rod. Please see attached pictures for reference.

Thank you,

Tommy Stracener



WAIVER REQUEST STAFF REPORT

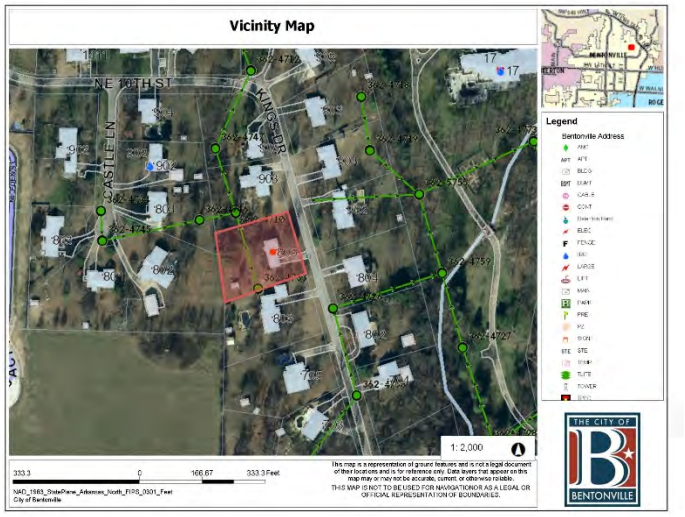
O'Brate

805 Kings Drive
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	N/A
Applicant / Current Owner	Mark O'Brate 805 Kings Drive Bentonville, AR 72712
Site Area	0.85 +/- acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Sidewalk

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

Location Map



Property Description

This property is an existing single family lot located at 805 Kings Drive.

Reason for Waiver Request

The applicant is requesting a waiver to the sidewalk requirements of the subdivision code, stating a lack of and connectivity to existing sidewalks within and near the established single-family neighborhood.

Analysis

The applicant has submitted a waiver to the sidewalk section of the Design Standards within the City of Bentonville subdivision regulations. Section 11.6 states all new residential construction must construct a sidewalk when abutting a public street and shall construct the sidewalk per the street standards. The single family home is located in an established single-family neighborhood with no sidewalks. The nearest sidewalk network is approximately 2,300 feet away along NE J Street. Currently, the pedestrian traffic in this area is extremely low or non-existent.

August 15, 2017

Mr. Beau Thompson, Planning Administrator
Planning Department - City of Bentonville
305 SW "A" Street
Bentonville, AR 72712

Re: New construction at 805 Kings Drive

Greetings:

This letter is to request a waiver of the requirement for including a sidewalk in connection with the construction of our new home at 805 Kings Drive. The reason that we are making this request is in part that building a sidewalk at this particular property is contrary to the overall character of the neighborhood. This neighborhood has already been built out more than thirty years ago (including our property – we are replacing an existing house which was torn down). Within the defined borders of the subdivision, which includes at least fifty homes on three different main streets and a couple cul-de-sacs, there are no sidewalks. In fact, the closest sidewalk to our home site is on "J" Street, approximately 2,300 feet away. While we understand that sidewalks are a welcome amenity for a neighborhood, they are not as necessary in this one due to the limitations on traffic because of the subdivision's isolated nature, and the fact that that isolated nature is not going to change (at least not anytime soon) due to existing infrastructure. A sidewalk in front of our house would be completely out of place, and with that, an unnecessary expense.

Accordingly, we ask that waiver of this requirement be put before the appropriate body for consideration.

Sincerely,

Mark O'Brate

Mark O'Brate

WAIVER REQUEST STAFF REPORT

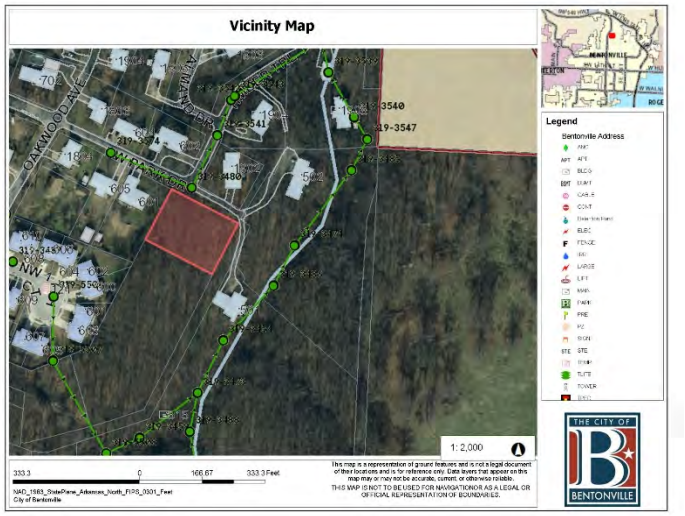
Adair

NW Park Drive
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	N/A
Applicant / Current Owner	Ed Adair NW Park Drive Bentonville, AR 72712
Site Area	2.64+/- acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Sidewalk

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

Location Map



Property Description

This property is the location of single family lot that fronts onto NW Park Drive in an established single-family neighborhood.

Reason for Waiver Request

The applicant is requesting a waiver to the sidewalk requirements of the subdivision code, stating a lack of and connectivity to existing sidewalks within and near the established single-family neighborhood.

Analysis

The applicant has submitted a waiver to the sidewalk section of the Design Standards within the City of Bentonville subdivision regulations. Section 11.6 states all new residential construction must construct a sidewalk when abutting a public street and shall construct the sidewalk per the street standards. The proposed single family home is located in an established single-family neighborhood with no sidewalks. The nearest sidewalk network is approximately 1,000 feet away along Oakwood Avenue. Currently the pedestrian traffic in this area is extremely low or non-existent. NW Park Street is a dead-end street that serves only seven single family residences.

SAND CREEK
Engineering and Landscape Architecture, Inc.

August 11th, 2017

Sand Creek Project # 17035
Bentonville Project # 17-01400015

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

SUBJECT: **Adair Residential Sidewalk Waiver**

Mr. Stanley,

On behalf of Ed and Marinell Adair, I am requesting a waiver to Article 1100, Design Standards, Section 1100.6, Sidewalk, of the subdivision code for a new residence that will be located along NW Park Drive. Mr. Adair is constructing a new house on a newly split lot, that was approved by the City of Bentonville on June 27th, 2017. NW Park Drive is a dead end street that serves 7 residences, with the Adair's residence located at the dead end section of the street. Currently there are no sidewalks along NW Park Drive and no sidewalks in the neighborhoods adjacent to this location. The proposed sidewalk would be 80' long and only serve Mr. Adair on the south side of the roadway. No pedestrians would use this sidewalk and the future connectivity with this sidewalk is improbable. Also, the maintenance alone over the years would be more than the construction of the sidewalk itself.

To help with your decision, I have attached a few pictures of the site and surrounding area for your reference. I have also attached two emails from Mr. Adair's neighbors that state they have reservations to a sidewalk being built. For the reasons above, I formally request that the waiver for no sidewalk be approved. If you have any questions or need any more information, do not hesitate to get in touch with me. Thank you.

Respectfully submitted,

Aaron Boehmler, PE

Civil Engineer
Sand Creek Engineering &
Landscape Architecture
Email-aboehmler@sandcreek.us

SAND CREEK
Engineering and Landscape Architecture, Inc.

1610 NW 12th Street Bentonville, AR 72712 Ph. (479) 464-9282

Aaron Boehmler

From: Tony Bornhoft <TBORNHOFT@arvest.com>
Sent: Friday, August 11, 2017 11:13 AM
To: Aaron Boehmler
Subject: Adair Sidewalk

Aaron,

My name is Tony Bornhoft and I am in ownership of the property located @ 502 Park Drive, Bentonville, Arkansas 72712 contiguous to the Adair acreage. I am opposed to a sidewalk on the Adair property as this would lead to increased trespassing onto the Adair property and my property.

Best wishes,

Tony Bornhoft
Regional Manager Special Assets
(o) 479-986-5032
© 479-366-9233
tbornhoft@ arvest.com

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***** Arvest Confidential *****

DAVID AND ANNE GEORGE
1902 TIMBER TRAIL
BENTONVILLE, ARKANSAS 72712

August 11, 2017

VIA EMAIL

Dear Mr. Aaron Boehmler,

Our house is across Park Drive from the property owned by Dr. and Mrs. Edward Adair. We understand the Adairs may be required to construct a sidewalk in front of their lot on which they are constructing a new home.

Please know we would prefer to maintain the drainage as it currently exists and accordingly would prefer that a sidewalk not be required. There are no sidewalks in our entire subdivision that adjoin the Adairs' property, so any sidewalk on the Adairs' property would not be connected to another sidewalk and is unlikely to ever connect to another sidewalk.

Thank you for your consideration.

Regards,
David & Anne George
David and Anne George

cc. Edward and Marinell Adair

LARGE SCALE DEVELOPMENT EXTENSION STAFF REPORT

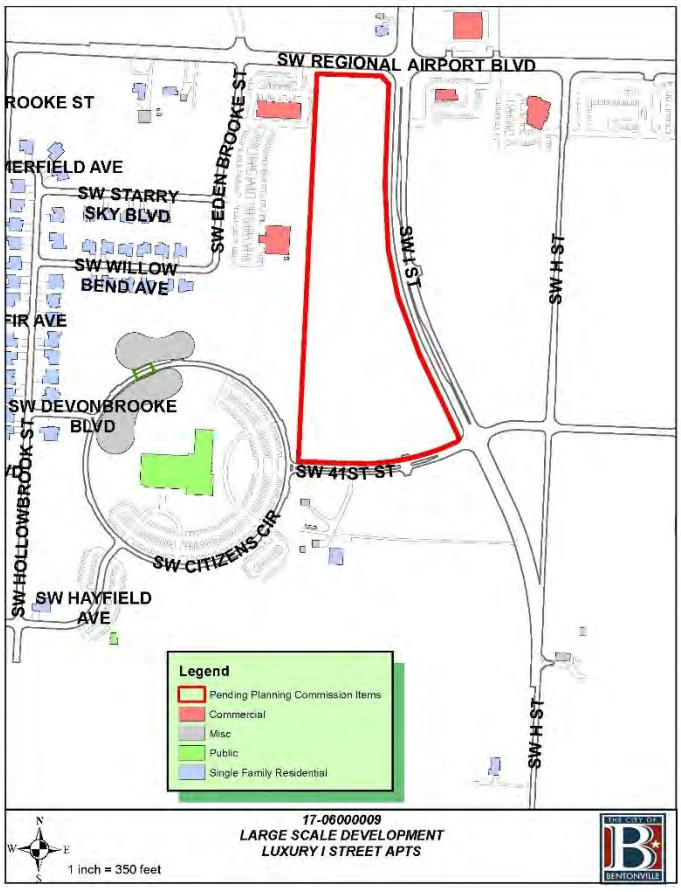
I Street Luxury Apartments

SW 41st Street and SW I Street
PC Date: 9/5/2017
Reviewer: Jon Stanley, Planner

Project Number	17-06000009
Applicant / Current Owner	BC Center LLC 2144 E Republic Suite 8300 Springfield, MO 65804
Site Area	11.61 acres
Current Zoning	R-4, High Density Residential
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Multi-family Residential (Apartments)
Date of First Approval	3/21/17

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

Location Map



Property Description

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

Project Details

The applicant is requesting the extension of a large scale development approval from 4/4/2017. The large-scale development consists of six three-story buildings, divided between three phases, totaling 236 units. The applicant has proposed 91 one-bedroom units, 121 two-bedroom units and 24 three-bedroom units. 378 parking spaces are being provided. The primary ingress/egress will be from one proposed curb cut onto SW I Street and one existing curb cut onto SW 41st Street. The exterior elevations depict brick, fiber cement siding and manufactured stone. The applicant is proposing funding 25% of the cost for a traffic signal at the intersection of SW 41st Street & SW I Street

Projected Traffic Impact

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

Utility Infrastructure

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

Drainage Report

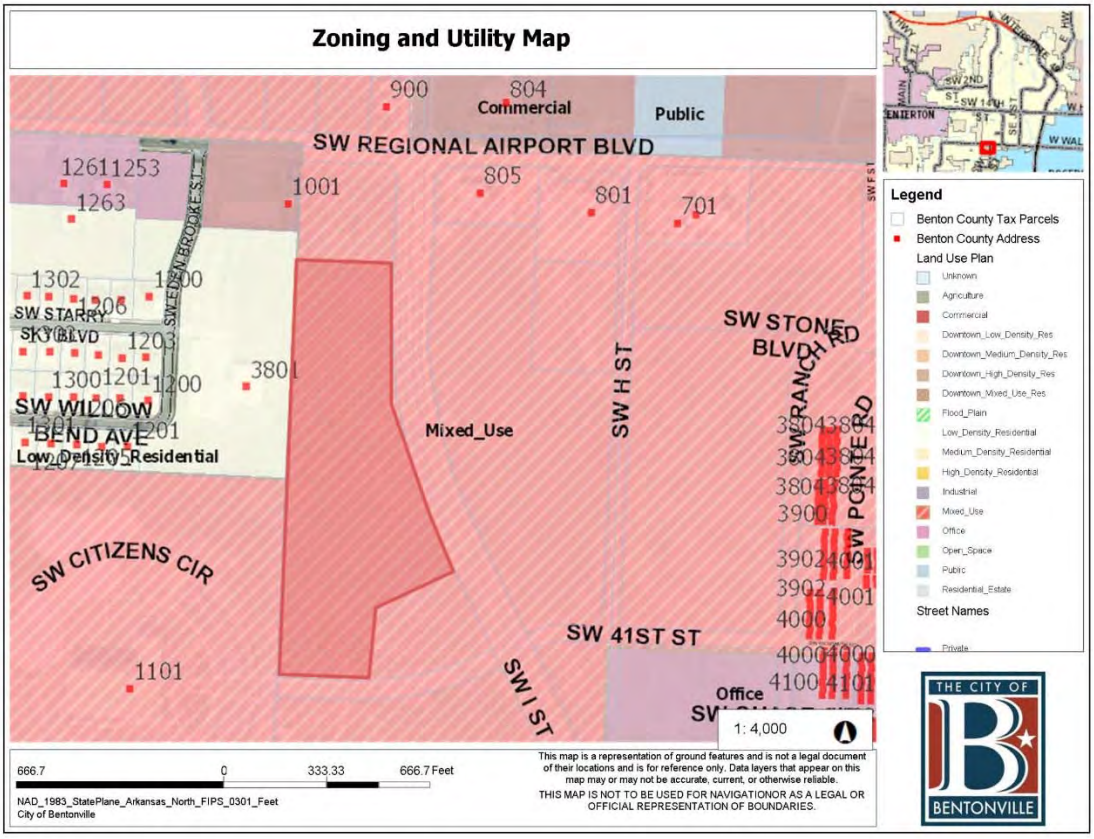
A drainage report was submitted and tentatively approved by the city engineer.

Waivers

No waivers requested.

Conclusion

In conclusion, this large scale development extension does meet the minimum requirements of the subdivision regulations.


Zoning and Utility Map
Commercial
Public
SW REGIONAL AIRPORT BLVD
Mixed_Use
Low_Density_Residential
SW H ST
SW STONE RANCH RD
SW PONCE RD
SW CITIZENS CIR
SW 41ST ST
SW I ST
SW WILLOW BEND AVE
SW STARRY SKY BLVD
Office
Legend
Benton County Tax Parcels
Benton County Address
Land Use Plan
Unknown
Agriculture
Commercial
Downtown_Low_Density_Res
Downtown_Medium_Density_Res
Downtown_High_Density_Res
Downtown_Mixed_Use_Res
Flood_Plain
Low_Density_Residential
Medium_Density_Residential
High_Density_Residential
Industrial
Mixed_Use
Office
Open_Space
Public
Residential_Estate
Street Names
1: 4,000
666.7 0 333.33 666.7 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville
This map is a representation of ground features and is not a legal document of their locations and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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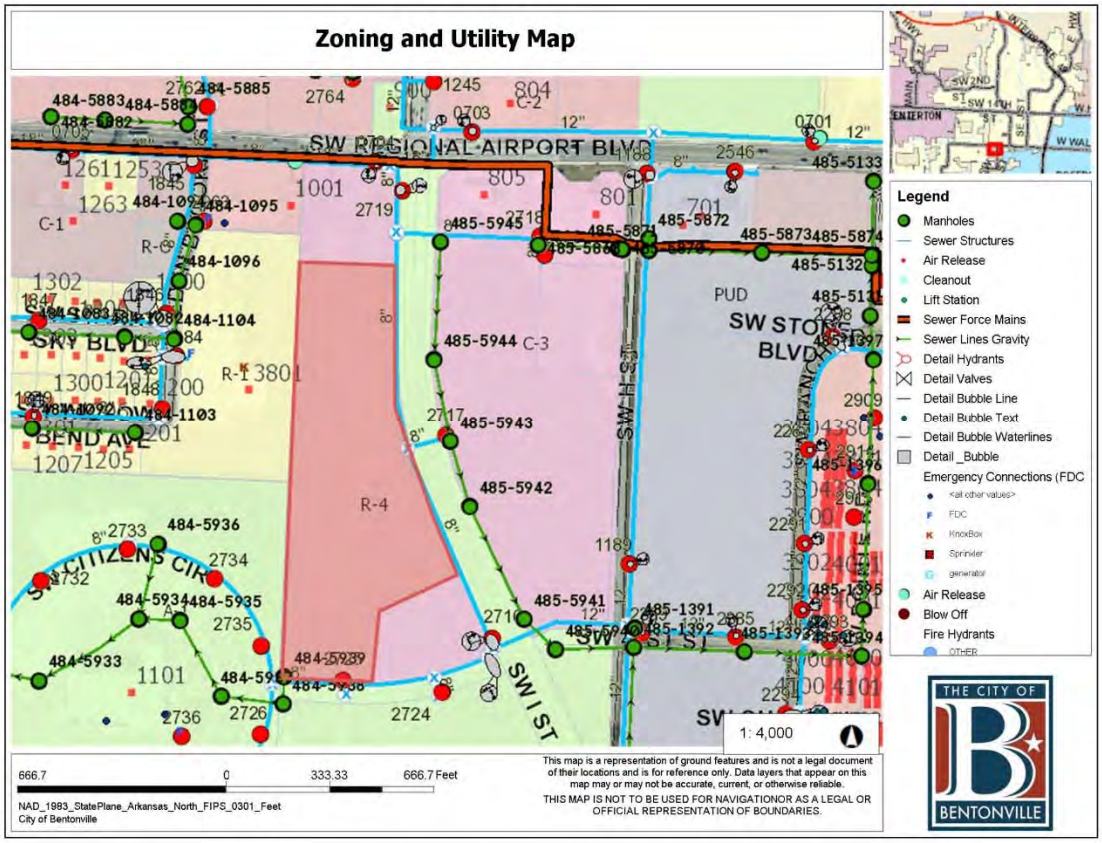
THE CITY OF BENTONVILLE


Zoning and Utility Map
SW REGIONAL AIRPORT BLVD
SW STONE RANCH BLVD
SW H ST
SW I ST
SW CITIZENS CIR
SW WILLOW BEND AVE
SW STARRY SKY BLVD
PUD
C-1
C-2
C-3
R-1
R-4
Legend
Manholes
Sewer Structures
Air Release
Cleanout
Lift Station
Sewer Force Mains
Sewer Lines Gravity
Detail Hydrants
Detail Valves
Detail Bubble Line
Detail Bubble Text
Detail Bubble Waterlines
Detail _Bubble
Emergency Connections (FDC
Air Release
Blow Off
Fire Hydrants
1: 4,000
666.7 0 333.33 666.7 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
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THE CITY OF BENTONVILLE

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

August 14, 2017

City of Bentonville
Beau Thompson / Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: Eversole Addition - LSD extension (COB project # 17-06000009)

Dear Planning Commission:

Please accept this letter as a formal request by BC Center, LLC for a 6-month extension of the approved LSD for the I-Street Luxury Apartment development at the West side of SW "I" St and North of SW 41st (4000 SE Modern Way) in Bentonville, Arkansas. The date of Planning Commission approval for this LSD was March 21, 2017 and the Owner may not have pulled a building permit by the expiration date of the LSD approval due to delays in financing for the project and working through building permit review comments.

Thank you for your time and consideration in this matter. Should you have any questions, please do not hesitate to call.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor

Nate Bachelor, PE
Project Manager

Zoning Amendment for Medical Marijuana Dispensaries & Cultivation Facilities

PC Date: 9/5/2017
Reviewer: Shelli Kerr, AICP, Planning Services Mngr

Type	Amendment
Code Impacted	Zoning Code
Section(s)	Art. 201 Definitions Art. 401 Zoning Regulations

http://www.bentonvillear.com/departments/planning-department/codes/code-changes/

Purpose

The purpose for this amendment is to bring the City of Bentonville zoning regulations into compliance with Amendment 98 of the Arkansas Constitution regarding zoning for medical marijuana dispensaries and cultivation facilities.

Background

On November 8, 2016, the voters of the State of Arkansas passed The Arkansas Medical Marijuana Amendment of 2016, Amendment 98 of the Arkansas Constitution. Several sections of the amendment address local regulation of dispensaries and cultivation facilities.

- "This amendment does not prohibit a city, incorporated town, or county of this state from enacting reasonable zoning regulations applicable to dispensaries or cultivation facilities, provided that those zoning regulations are the same as those for a licensed retail pharmacy." - § 14(a)
- "Dispensaries may not be located within 1,500 feet of a public or private school, church, or daycare center." - § 8(g)(2)(C)(i))
- "A cultivation facility may not be within 3,000 feet of a public or private school, church or daycare center. – § 8(g)(2)(C)(ii)

Code Review

The code does not specifically list or define "pharmacy" as a land use. However, it does define "retail" as the "sale of general merchandise or food…that includes….drugs….and similar consumer goods." Based on this definition, a pharmacy would be regulated as a retail use. Because Amendment 98 indicates that the zoning regulations for dispensaries and cultivation facilities are to be the same as pharmacies, these facilities would be considered a retail use.

The zoning district where the "Retail" land use category is allowed depends on the size of the facility:

Small Scale Retail (<=4,000 sq. ft.): DN-3, Downtown High Density Residential; DN-4, Downtown Mixed-Use Residential; C-1, Neighborhood Commercial; C-2, General Commercial; C-3, Central Commercial; DC, Downtown Core; DE, Downtown Edge; I-1, Light Industrial

Large Scale Retail (>4,000 sq. ft.): C-2, General Commercial and DC, Downtown Core

The definition of the "Intensive Industrial" land use includes "compounding of cosmetics, toiletries, drugs, and pharmaceutical products." Presumably, cultivation facilities would fall into this land use category. However, since the constitutional amendment states that cultivation facilities must be treated the same as a retail pharmacy, this land use category is not applicable.

Based on the interpretation above, under the current regulations, medical marijuana dispensaries and cultivation facilities would be allowed by right in the DN3, DN4, DC, C1, C2, C3, and I1 zoning districts if the facility is 4,000 square feet or less; and in the DC and C2 zoning districts if larger than 4,000 square feet.

Proposed Amendments

- Delete the word "drugs" from the definitions of Retail, Small Scale and Retail, Large Scale and "drugs and pharmaceutical products" from the definition of Industrial, Intensive.
- Define "pharmacy", "medical marijuana dispensary" and "cultivation facility" consistent with the definitions provided in the constitutional amendment.
- Establish pharmacy, medical marijuana dispensary and cultivation facility as uses allowed by right in the C2, C3, DC, I1 and I2 districts.
- Add supplemental regulations regarding the distance requirements from schools, churches and daycares consistent with the constitutional amendment.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF BENTONVILLE, ARKANSAS TO ESTABLISH ZONING REGULATIONS FOR MEDICAL MARIJUANA DISPENSARIES AND CULTIVATION FACILITIES CONSISTENT WITH THE ARKANSAS MEDICAL MARIJUANA AMENDMENT OF 2016, AMENDMENT 98 OF THE ARKANSAS CONSTITUTION, AND DECLARING AN EMERGENCY.

WHEREAS, on November 8, 2016, the voters of the State of Arkansas passed The Arkansas Medical Marijuana Amendment of 2016, Amendment 98 of the Arkansas Constitution; and

WHEREAS, section 14(a) of Amendment 98 states "This amendment does not prohibit a city, incorporated town, or county of this state from enacting reasonable zoning regulations applicable to dispensaries or cultivation facilities, provided that those zoning regulations are the same as those for a licensed retail pharmacy;" and

WHEREAS, section 2(4) of Amendment 98 defines a "cultivation facility" as an entity that (A) has been licensed by the Medical Marijuana Commission under § 8 of this amendment; and (B) cultivates, prepares, manufactures, processes, packages, sells to and delivers usable marijuana to a dispensary; and

WHEREAS, section 2(7) of Amendment 98 defines a "dispensary" as an entity that has been licensed by the Medical Marijuana Commission under § 8 of this amendment; and

WHEREAS, the Bentonville Zoning Code does not specifically list or define "pharmacy" as a land use, however, defines "retail" as the *sale of general merchandise or food…that includes….drugs….and similar consumer goods*, which would include pharmacies; and

WHEREAS, the Bentonville Zoning Code allows by right "retail, small scale" (4,000 gross square feet or less) in the DN3, DN4, DC, C1, C2, C3, and I1 zoning districts and allows by right "retail, large scale" (more than 4,000 gross square feet) in the DC and C2 zoning districts.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the Zoning Code, Article 201 Definitions shall be and is hereby amended by deleting "drugs" from the definitions of *Retail, Small Scale* and *Retail, Large Scale*.

Section 2. That the Zoning Code, Article 201 Definitions shall be and is hereby amended by deleting "drugs and pharmaceutical products" from the definition of *Industrial, Intensive*.

Section 3. That the Zoning Code, Article 201 Definitions shall be and is hereby amended by adding the following definitions:

Pharmacy: An establishment substantially devoted to the compounding and/or sale of prescription medicines and drugs, supplies and equipment. This definition does not include medical marijuana dispensaries or medical marijuana cultivation facilities,

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which are defined separately and consistent with § 8 of Amendment 98 of the Arkansas Constitution.

Medical marijuana dispensary: An entity that has been licensed by the Medical Marijuana Commission under § 8 of Amendment 98 of the Arkansas Constitution.

Medical marijuana cultivation facility: An entity that (1) has been licensed by the Medical Marijuana Commission under § 8 of Amendment 98 of the Arkansas Constitution, and (2) cultivates, prepares, manufactures, processes, packages, sells to and delivers usable marijuana to a dispensary.

Section 4: That the Zoning Code, Appendix A: Table of Permitted Uses shall be and is hereby amended by adding the uses "pharmacy" and "medical marijuana dispensary" under the *Retail* category and the use "medical marijuana cultivation facility" under the *Industrial and Warehousing* category and permitting such uses in the C2, C3, DC, I1, and I2 zoning districts.

Section 5: That the Zoning Code, Article 601 Use Regulations shall be and is hereby amended by adding the following use regulations:

MEDICAL MARIJUANA DISPENSARY
As set forth in § 8 of Amendment 98 of the Arkansas Constitution, a medical marijuana dispensary may not be located within one thousand five hundred feet (1,500') of a public or private school, church, or daycare center, existing before the date of the dispensary application.

MEDICAL MARIJUANA CULTIVATION FACILITY
As set forth in § 8 of Amendment 98 of the Arkansas Constitution, a medical marijuana cultivation facility may not be located within three thousand feet (3,000') of a public or private school, church, or daycare center, existing before the date of the cultivation facility application.

Section 6: This ordinance is necessary to preserve the public peace, health, safety and welfare, and because of such, an emergency is declared to exist and this ordinance shall be in full force and effect from the date of its passage and approval.

PASSED and APPROVED this _____ day of _____, 2017.

APPROVED:

_____
Mayor Bob McCaslin

ATTEST:

_____
City Clerk

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