Planning Commission
Agenda
September 19, 2017

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

1. **Phillips Park Townhomes** — **Large Scale Development**
   SE 'C' Street & SE 34th Street

2. **Amber Ridge South @ Woods Creek Subdivision** — **Preliminary Plat**
   NE Marina Drive & NE Amber Ridge Drive

3. **Lochmoor Club Subdivision Phase 2** — **Final Plat**
   Southwest Edinburgh Avenue

IV. New Business

1. **Chambers Bank** — **Rezoning ***
   (Expired PUD to R-2, Duplex & Patio Home Residential)
   Ginn Road & Brookside Road

2. **Chambers Bank &**
   Faith, Hope & Grace Properties, LLC — **Rezoning***
   (Expired PUD to R-1, Single Family Residential)
   Ginn Rd & N. Rainbow Farm Road

3. **Yessur Investments, LLC** — **Rezoning***
   (R-1 & R-3 to DN-2, Downtown Medium Density Residential)
   507 NW 5th Street & 410 Dickson Street

4. **Crystal Bridges Museum of American Modern Art, Inc.** — **Rezoning***
   (I-2 & R-3 to C-2)
   507 SE 'E' Street

V. Other Business
   a. **Planning Commission Training, September 27th from 8:30am to 4:30pm @ the Arvest Conference Center.**
   b. **National Community Planning Month – at the 9-26-17 tech review meeting PC member to select one winning poster from Jr. High Students 7 one from High School Student. 10-10-17 Banner will be unveiled at 5:45p.m., before CC.**

VI. Planner's Report
VII. Adjournment

*Denotes Public Hearing

Planning Commission
Minutes
September 5, 2017

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

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

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of August 15, 2017 as written
Approved 6-0

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

Approved 6-0

New Business

Item #1
Chambers Bank: General Plan Amendment, Agriculture to Medium Density Residential, Ginn Road & Brookside Road
Jon Stanley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 6-0

Item #2
Chambers Bank & FH&G Properties, LLC: General Plan Amendment, Agriculture to Low Density Residential, Ginn Road & North Rainbow Farm Road
Jon Stanley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 6-0

Item #3
King: Rezoning, R-1, Single Family Residential to DE, Downtown Edge, Southeast 7th Street
Jon Stanley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 6-0

Item #4
First Baptist Church of Bentonville: Rezoning, DN-2, Downtown Medium-Density Residential and DE, Downtown Edge to DC, Downtown Core, 200 Southwest 'A' Street
Jon Stanley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 6-0

Item #5
Lots 23, 24, & 25 Huffman Addition: Lot Split, 211 Northwest 'D' Street
Jon Stanley reads the staff report.
Mr. Stanley explains the reason for the Right-of-Way Waiver Request
Motion by Mr. Brown, seconded by Mr. Haynie to approve the Waiver Request for Article 1100.5.B
Approved 6-0
Lot Split
Approved 6-0

Item #6
Stracener: Sidewalk Waiver, 5300 Southwest Regional Airport Boulevard
Jon Stanley reads the staff report.
Approved 6-0

Item #7
O'Brate: Sidewalk Waiver, 805 Kings Drive
Jon Stanley reads the staff report.
Approved 6-0

Item #8
Adair: Sidewalk Waiver, Northwest Park Drive
Jon Stanley reads the staff report.
Approved 6-0

Item #9
I Street Luxury Apartments: Large Scale Development Extension, 4000 Southwest 'I' Street
Jon Stanley reads the staff report.
Approved 6-0

Item #10
Adoption of Medical Marijuana: Ordinance
Shelli Kerr explains the purpose for the Ordinance.
Opened public hearing
No public comments
Closed public hearing
Approved 6-0

Other Business

Planning Commission Training will be held on September 27th from 8:30am to 4:30pm at the Arvest Conference Center

Meeting adjourned

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

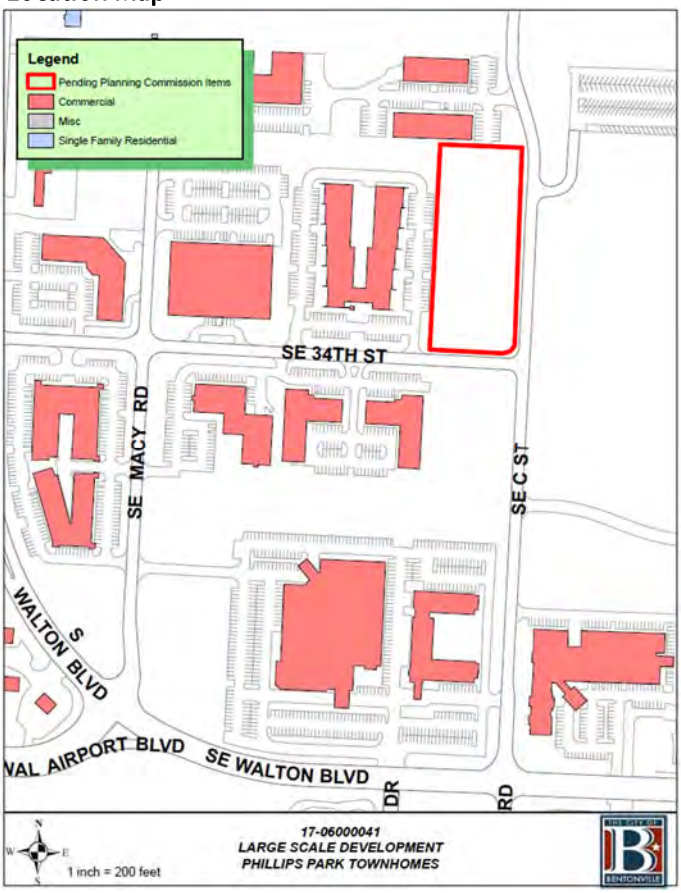
Phillips Park Townhomes

SE 'C' Street & SE 34th Street
PC Date: 9/19/2017
Reviewer: Jon Stanley, Planner

Project Number	17-06000041
Applicant / Current Owner	Honey Creek Lan & Cattle, LLC PO Box 304 Bentonville, AR 72712
Site Area	2.38+/- acres
Current Zoning	R-4, High Density Residential
Future Land Use Map Designation	High Density Residential (HDR)
Development Type / Use	Townhomes

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

Location Map



Property Description
This property is vacant and adjacent to an established commercial subdivision and near Phillips Park.

Project Details
The applicant is proposing a large scale development consisting of 4 separate buildings that contain 22 two story townhome units. Fifty-seven parking spaces will be provided, including 44 garage spaces and 13 off-street spaces. The primary ingress/egress will be from a single proposed curb cut onto SE 34th Street. A portion of new sidewalk will be constructed along SE 34th street and will connect to the existing sidewalk along SE 'C' Street. The primary materials depicted for the exterior elevations include fiber cement board & batten siding, masonry and / or stone veneer and aluminum windows.

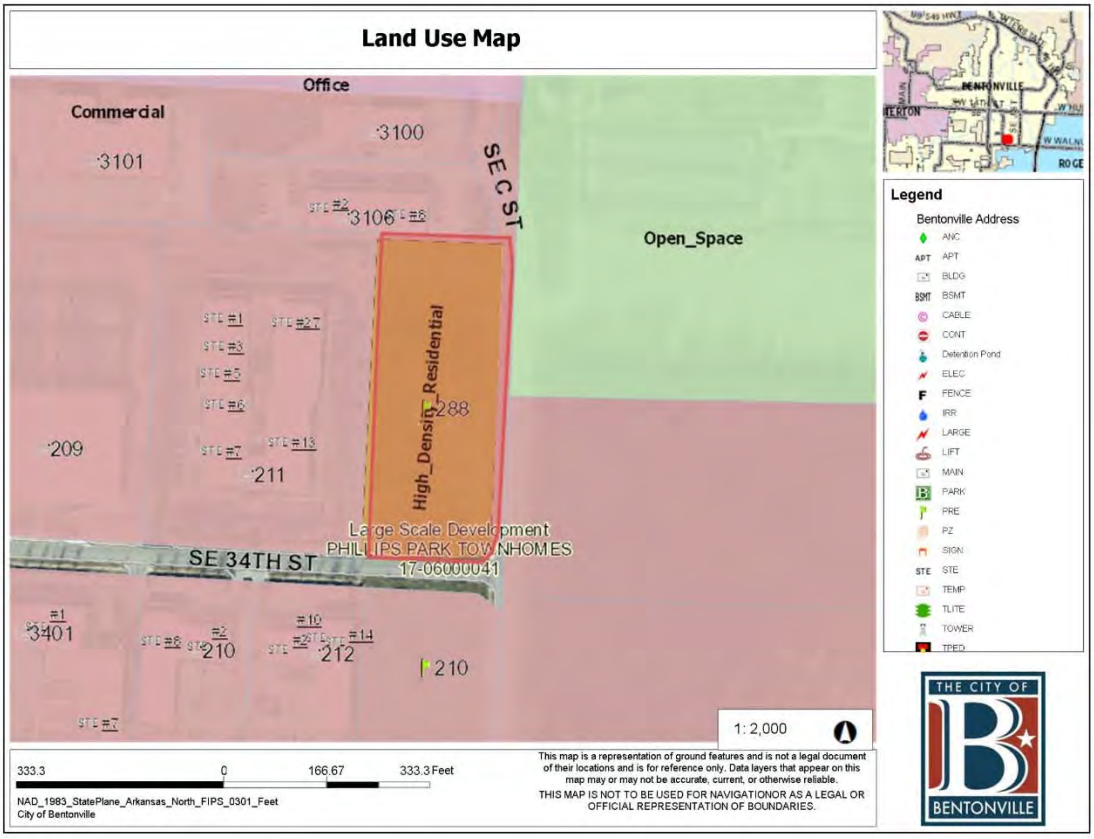
Projected Traffic Impact
The proposed zoning designation will not adversely impact traffic in the area. The property is situated on a corner and is bordered by a local street to the south and a collector street to the west. These two streets will provide adequate options for ingress and egress. The close proximity to employment centers will further reduce the impact on the city's transportation network.

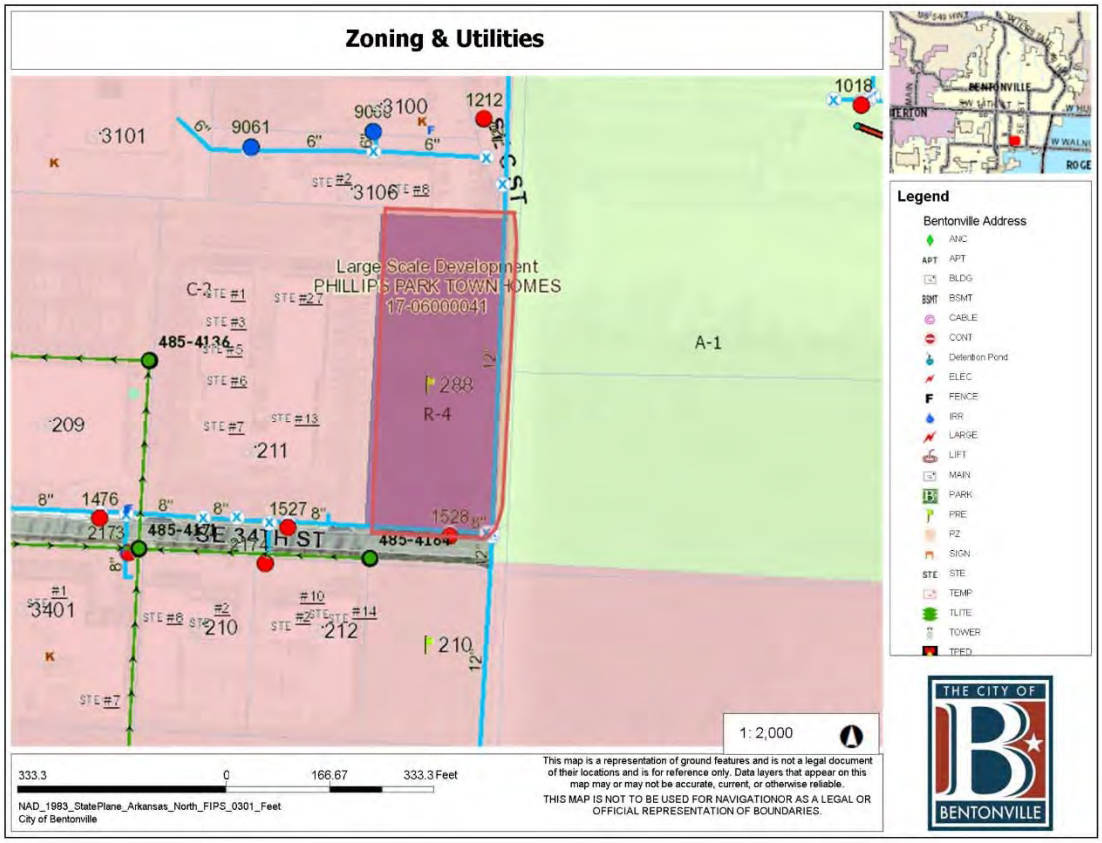
Utility Infrastructure
Per the city GIS website, public water and sewer are available at this location.

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

Waivers
No waivers requested.

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


Land Use Map
Office
Commercial
Open_Space
High_Density_Residential
SE 34TH ST
SE C ST
Large Scale Development
PHILLIPS PARK TOWNHOMES
17-06000041
3100
3101
3106
209
211
210
212
288
3401
Legend
Bentonville Address
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.
THE CITY OF
BENTONVILLE


Zoning & Utilities
C-2
A-1
R-4
Large Scale Development
PHILLIPS PARK TOWNHOMES
17-06000041
SE 34TH ST
SE C ST
485-4136
485-4164
9061
9063
3100
1212
1018
1476
1527
1528
3101
3106
209
211
210
212
288
3401
Legend
Bentonville Address
1:2,000
333.3 0 166.67 333.3 Feet
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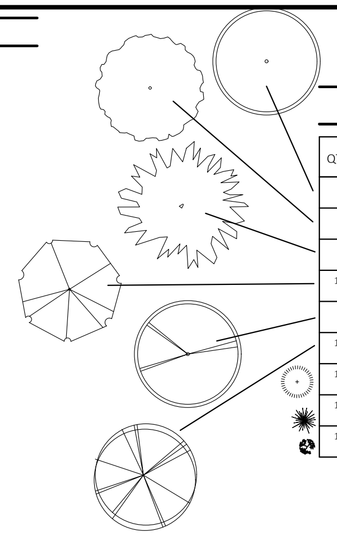
THE CITY OF
BENTONVILLE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
8. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES. THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
13. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
14. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
15. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
16. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
17. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SODDED WITH BERMUDA SOD.
18. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
19. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL CITY UTILITIES.
20. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C–10)
21. 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)
22. 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)
23. 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)



PLANT LIST

QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
5	RED BUD Cercis canadnesis 'FOREST PANSY'	B&B	2.5" CAL	PLANT AS SHOWN
6	PIN OAK Quercus palustris	B&B	2.5" CAL	PLANT AS SHOWN
7	HONEY LOCUST Gleditsia triacanthos	B&B	3" CAL	PLANT AS SHOWN
11	AMERICAN HORNBEAM Carpinus caroliniana	B&B	3" CAL	PLANT AS SHOWN
2	YOSHINO CHERRY Prunus x yedoensis	B&B	2.5" CAL	PLANT AS SHOWN
12	TRIDENT MAPLE Acer buergerianum	B&B	2.5" CAL	PLANT AS SHOWN
16	MUHLY GRASS Muhlenbergia capillaris	CONT.	10 GAL.	PLANT AS SHOWN
10	DAYLILY Hemerocallis 'STELLA DE ORO'	CONT.	5 GAL.	PLANT AS SHOWN
10	BUTTERFLY WEED Asclepias tuberosa	CONT.	5 GAL.	PLANT AS SHOWN

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

SITE BENCHMARK

SITE BENCHMARK #1- 5/8" REBAR(CEI CAP) SET BEHIND THE CURB ON THE SOUTH EAST SIDE OF SE 34TH ST. APPROXIMATELY 83' WEST OF SE C ST. ELEV.=1298.61

SITE BENCHMARK #2- MAG NAIL SET IN BACK OF CURB ON THE SOUTH EAST SIDE OF SE 34TH ST. APPROXIMATELY 65' WEST OF SE C ST. ELEV.=1298.51

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

N

0 20' 30' 40'
SCALE IN FEET

LEGEND

EXISTING

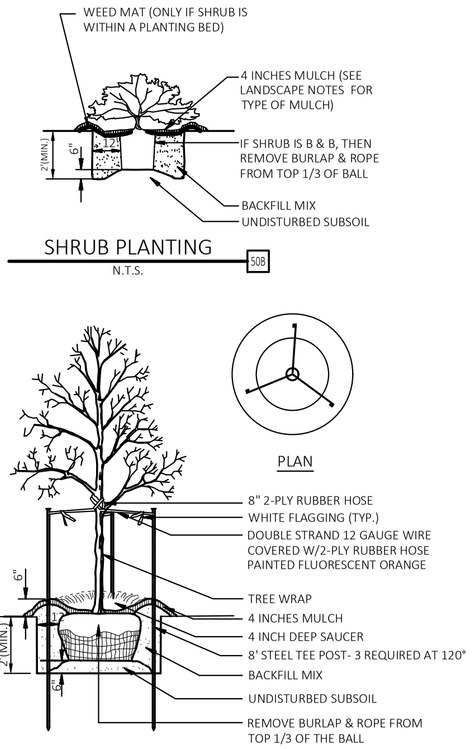
e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- STORM DRAIN
- INTERIOR ISLAND GREENSPACE
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

LANDSCAPE DETAILS

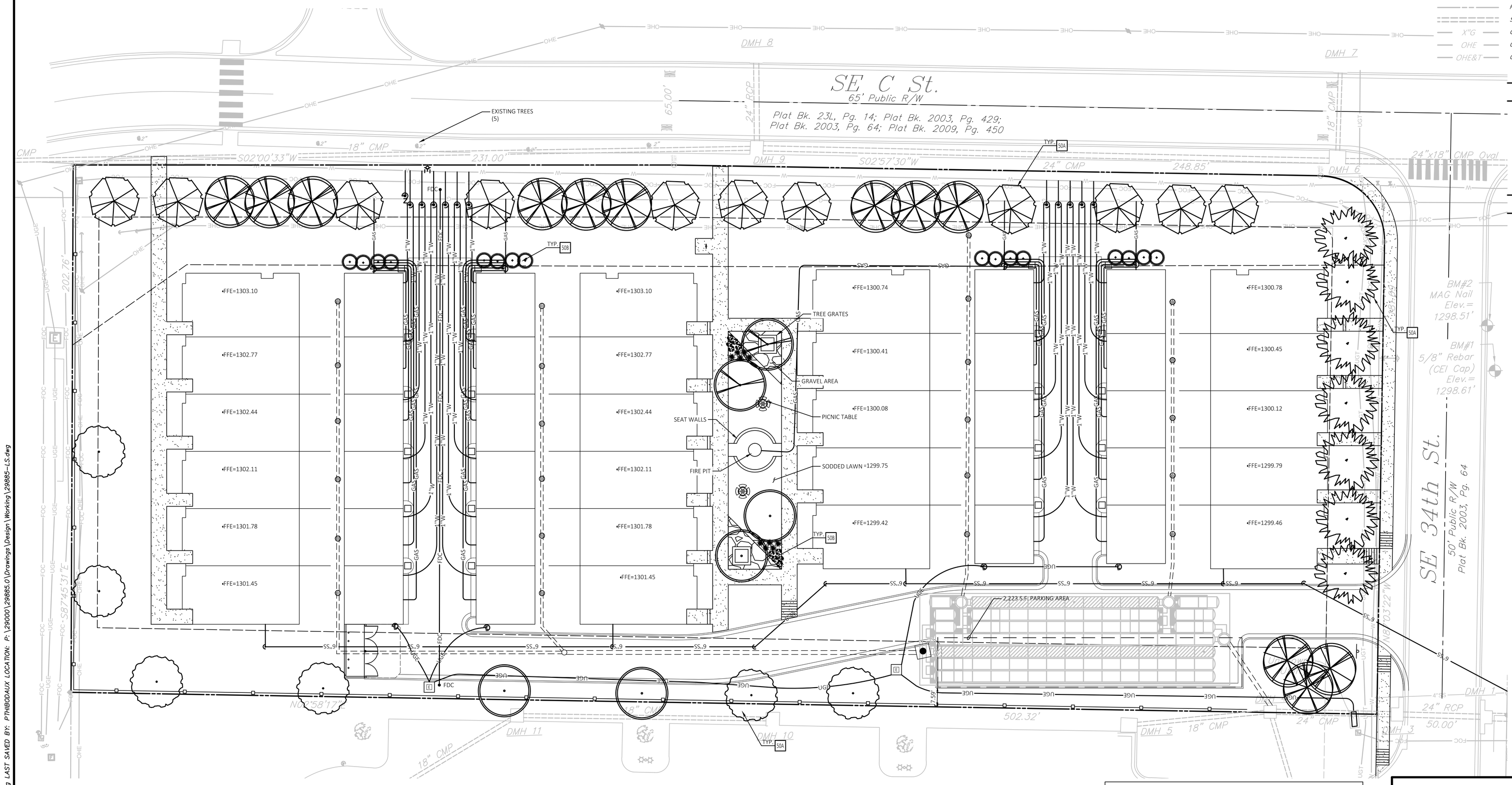
50A TREE PLANTING



SHRUB PLANTING 50B
N.T.S.

TREE PLANTING 50A
N.T.S.

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.



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

LANDSCAPE REQUIREMENTS

CITY REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES	• 1 TREE PER 20 L.F. • 700 L.F. TOTAL STREET FRONTAGE • 35 REQUIRED	• 5 EXISTING • 30 PROPOSED • 35 TOTAL
PERIMETER TREES	• 1 TREE PER 50 L.F. • 700 L.F TOTAL SITE PERIMETER • 14 REQUIRED	• 15 PROPOSED

BUFFER REQUIREMENTS:
TOWNHOME/COMMERICAL - TYPE A SCREEN = OPAQUE SCREEN ALONG NORTH AND WESTERN BORDERS

CITY PROJECT# LSD17-00041

29885	9/1/17	NLB	NLB	ATW	ATW
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 S.W. REGENCY PARKWAY, SUITE 2 (479)273-9472
Bentonville, AR 72712 FAX (479)273-0844

PHILLIPS PARK TOWNHOMES

SE C ST. & SE 34TH ST.
BENTONVILLE ARKANSAS

LANDSCAPE PLAN

REV DATE 9/1/17 REV-1

SHEET NO. 6 OF 10

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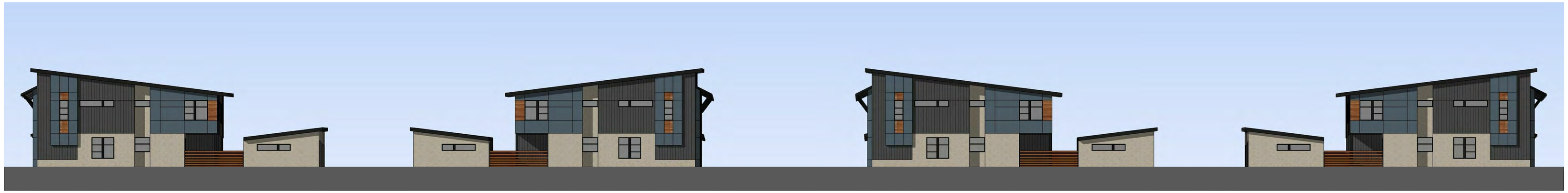
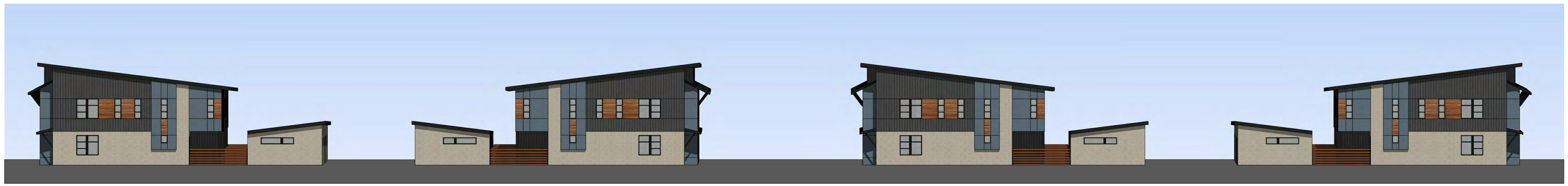
JOB # 29885 DRAWING: 29885-LS.dwg LAST SAVED BY: PTHIBODAUX LOCATION: P:\29000\29885.0\Drawings\Design\Working\29885-LS.dwg



EAST OVERALL ELEVATION

NORTH OVERALL AND TYPICAL 6-TENANT FRONT ELEVATION

SOUTH OVERALL AND TYPICAL 5-TENANT FRONT ELEVATION



WEST OVERALL ELEVATION

TYPICAL REAR AND GARAGE ELEVATION

SEE SHEET A1.0B FOR TYPICAL ENLARGED ELEVATIONS AND EXTERIOR BUILDING FINISH NOTES

BiLD ARCHITECTS PLLC

REVIEW
08/14/2017

PHILLIPS PARK TOWNHOMES

SE C STREET AND SE 34TH STREET

BENTONVILLE, ARKANSAS

PROJECT NO.
2017-012

ISSUE DATE
8/14/2017

REVISION DATES
DATE DESCRIPTION

A1.0A

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TYPICAL FRONT ELEVATION

TYPICAL SIDE ELEVATION

TYPICAL REAR AND GARAGE ENTRANCE ELEVATION

BILD ARCHITECTS PLLC

REVIEW 08/14/2017

SE C STREET AND SE 34TH STREET

PHILLIPS PARK TOWNHOMES

BENTONVILLE, ARKANSAS

PROJECT NO.
2017-012

ISSUE DATE
8/14/2017

REVISION DATES
DATE DESCRIPTION

A1.0B

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PRELIMINARY PLAT STAFF REPORT

Amber Ridge South @ Woods Creek Subdivision

NE Marina Dr. & NE Amber Ridge Dr.
PC Date: 9/19/2017
Reviewer: Jon Stanley, Planner

Project Number	17-08000006
Applicant / Current Owner	The Meadows of Woods Creek, Inc. 1417 N. Addington Avenue Fayetteville, AR 72703
Site Area	18.95+/- acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	29 total
Subdivision Name	Oak Meadows

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

Location Map

Property Description

The property is the location of an 18.95+/- acre, low density parcel situated west of NE Marina Drive.

Project Details

The applicant has submitted a preliminary plat for a 29 lot single family subdivision that will be known as Amber Ridge South @ Woods Creek. All 29 lots are buildable and range in size from 0.24 acres to 2.33 acres. The subdivision will be constructed in a single phase. All sidewalk within the subdivision will be the responsibility of the home owner/builder. Two points of access are being proposed, onto NE Marina Drive. Public water, sewer and electric will serve each lot under the approved plat.

Projected Traffic Impact

The proposed preliminary plat will not adversely impact traffic in the area. The property has direct access to two local streets. Both streets will provide adequate options for ingress and egress.

Utility Infrastructure

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

Drainage Report

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

Waivers

Conclusion

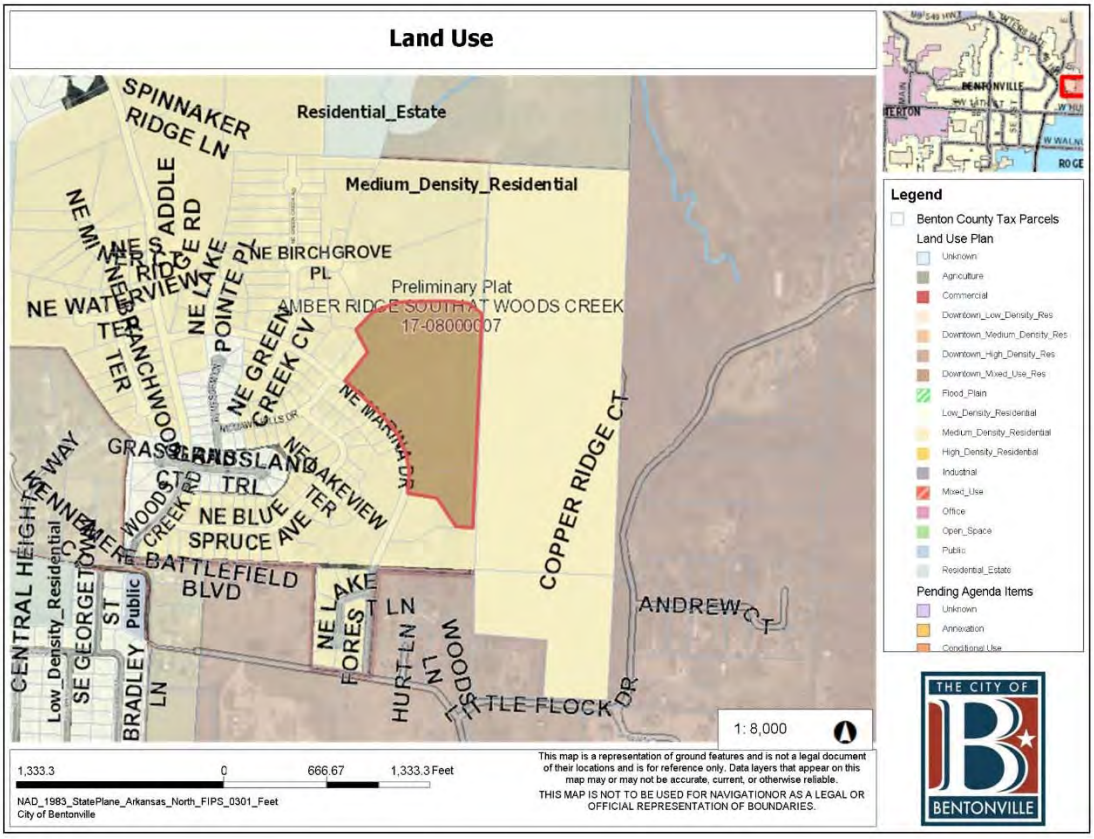
In conclusion, this preliminary plat does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.

NOTES

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


Land Use
Residential_Estate
Medium_Density_Residential
Preliminary Plat
AMBER RIDGE SOUTH AT WOODS CREEK
17-08000007
SPINNAKER RIDGE LN
NE BIRCHGROVE PL
NE WATERVIEW TER
NE LAKE POINTE PL
NE GREEN CREEK CV
NE MARINA DR
NE LAKEVIEW TER
GRASSLAND CT
GRASSLAND TRL
NE BLUE SPRUCE AVE
BATTLEFIELD BLVD
COPPER RIDGE CT
ANDREW CT
LITTLE FLOCK DR
HURT LN
NE LAKE FOREST LN
WOODSLN
CENTRAL HEIGHTS WAY
KENNEMER CT
SE GEORGETOWN ST
BRADLEY LN
Low_Density_Residential
Public
1:8,000
1,333.3 0 666.67 1,333.3 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville
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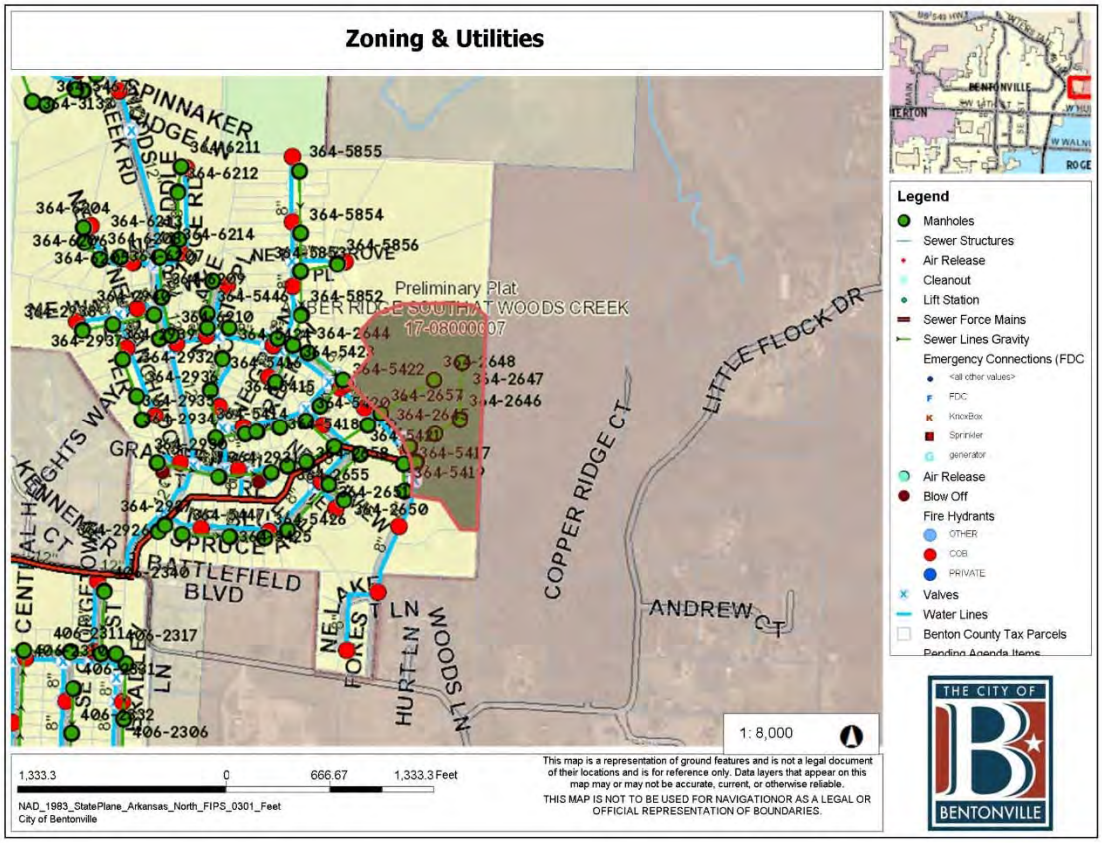
THIS MAP IS NOT TO BE USED FOR NAVIGATIONOR AS A LEGAL OR OFFICIAL REPRESENTATION OF BOUNDARIES.
Legend
Benton County Tax Parcels
Land Use Plan
Unknown
Agriculture
Commercial
Downtown_Low_Density_Res
Downtown_Medium_Density_Res
Downtown_High_Density_Res
Downtown_Mixed_Use_Res
Flood_Plain
Low_Density_Residential
Medium_Density_Residential
High_Density_Residential
Industrial
Mixed_Use
Office
Open_Space
Public
Residential_Estate
Pending Agenda Items
Unknown
Annexation
Conditional Use
THE CITY OF BENTONVILLE


Zoning & Utilities
Preliminary Plat
AMBER RIDGE SOUTH AT WOODS CREEK
17-08000007
SPINNAKER RIDGE LN
NE BIRCHGROVE PL
NE WATERVIEW TER
NE LAKE POINTE PL
NE GREEN CREEK CV
NE MARINA DR
NE LAKEVIEW TER
GRASSLAND CT
GRASSLAND TRL
NE BLUE SPRUCE AVE
BATTLEFIELD BLVD
COPPER RIDGE CT
ANDREW CT
LITTLE FLOCK DR
HURT LN
NE LAKE FOREST LN
WOODSLN
CENTRAL HEIGHTS WAY
KENNEMER CT
SE GEORGETOWN ST
BRADLEY LN
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
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
Pending Agenda Items
THE CITY OF BENTONVILLE

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
℄	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
FIRELANE	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
—X—	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
00SPACES	Parking Counter
OUTFALL STRUCTURE, GRATED CURB INLET, GRATED INLET, JUNCTION BOX, AREA INLET, AREA INLET, CURB INLET	Storm Catch Basin(s)
	Retaining Wall
	See UTILITY PLAN for More Information
	Gate Valve
	Fire Hydrant Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Flood Certification:

This property is located within Zone "X", Areas determined to be outside the 0.2% (500 year) annual chance floodplain as determined by graphical plotting from the National Flood Insurance Program Flood Insurance Rate Map for Benton County, Arkansas and Incorporated Areas as shown on Flood Panel 05007C0095K, Dated June 5, 2012.

Notes:

1. No fences or structures to be constructed in drainage easements.
2. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
3. In addition to the named lots, some of the other lots on this Final Plat have areas which might require a grinder pump if the owner/builder seeks to build the house at a greater distance from the street than the front yard building setback.
4. It is expected that the owner will be financially responsible for the installation, operation, and maintenance of any private grinder pump which is installed.
5. The streets and drainage were designed with the expectation that many of the lots will have houses built which are farther from the street than is typical.

Survey Description

LOT 36 OF AMBER RIDGE SUBDIVISION AS RECORDED AT BOOK 2015 & PAGES 47-50, LOT 6 OF EAST RIDGE SUBDIVISION AS RECORDED AT BOOK 2013 & PAGES 527-530, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS.

WITH THE METES AND BOUND DESCRIPTION AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, AND RUNNING THENCE S02°05'27"W 1284.31, S87°12'05"E 1721.80', S02°39'50"W 962.45' TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A FOUND IRON PIN, AND RUNNING THENCE S02°39'50"W 1379.29', THENCE N87°24'06"W 105.66', THENCE N32°52'26"W 224.07', THENCE N80°02'11"W 189.31' TO THE EAST RIGHT-OF-WAY LINE OF NE MARINA DRIVE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 550.00', HAVING A CHORD BEARING AND DISTANCE OF N19°50'46"W 565.70', THENCE N50°47'41"W 294.38', THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING N39°13'20"E 249.73', THENCE N27°01'19"W 170.75', THENCE N49°09'04"E 161.76', THENCE N68°43'36"E 163.34', THENCE N87°47'50"E 306.66', THENCE S82°03'25"E 150.55', THENCE S52°14'33"E 110.61' TO THE POINT OF BEGINNING. CONTAINING 18.95 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

Offsite Benchmark:

Bentonville Control Point #54 is a concrete monument with a 3¼" bronze cap located on the southeast corner of E. Central Ave. and Water Tower Rd. This monument is approximately 31' from the edge of Water Tower Rd. and 34 1/2' from E. Central Ave.

NORTHING: 748,569.80 FEET
EASTING: 673,906.95 FEET
ELEVATION: 1304.84 FEET

Owners Cerfication:

We, the undersigned, do hereby certify that we are the sole owners of the hereon platted property and do hereby dedicate all rights-of-way and easements for the use by the general public and for the installation of utilities.

____

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me, this ______ day of __________, 20__.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES __________

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	76.40'	184.83'	023°40'57"	75.85'	S51°04'26"W
C2	261.25'	125.00'	119°44'51"	216.23'	N57°12'40"W
C3	127.08'	125.00'	058°15'03"	121.68'	N31°47'18"E
C4	347.17'	550.00'	036°09'57"	341.43'	N06°58'49"W
C5	75.35'	550.00'	007°50'57"	75.29'	N28°59'17"W
C6	127.68'	550.00'	013°18'02"	127.39'	N39°33'46"W
C7	43.98'	550.00'	004°34'54"	43.97'	N48°30'14"W
C8	19.63'	12.50'	089°58'21"	17.67'	N84°13'08"E
C9	21.38'	210.83'	005°48'39"	21.37'	S42°08'17"W
C10	65.76'	210.82'	017°52'19"	65.50'	S53°58'46"W
C11	56.99'	151.00'	021°37'31"	56.65'	S73°43'41"W
C12	35.32'	151.00'	013°24'09"	35.24'	N88°45'30"W
C13	83.69'	151.00'	031°45'20"	82.62'	S21°09'25"W
C14	69.86'	151.00'	026°30'34"	69.24'	S50°17'22"W
C15	69.72'	151.00'	026°27'17"	69.10'	S76°46'18"W
C16	31.10'	151.00'	011°47'58"	31.04'	N08°33'45"E
C17	67.17'	151.00'	025°29'11"	66.62'	N27°12'20"E
C18	55.25'	151.00'	020°57'54"	54.94'	N50°25'52"E
C19	18.76'	12.50'	085°58'37"	17.05'	S17°55'31"W
C20	18.80'	12.50'	086°10'25"	17.08'	S75°59'58"E
C21	100.65'	99.00'	058°15'03"	96.37'	N31°47'18"E
C22	206.91'	99.00'	119°44'51"	171.25'	N57°12'40"W
C23	14.53'	158.83'	005°14'26"	14.52'	S60°17'42"W
C24	51.12'	158.83'	018°26'31"	50.90'	S48°27'13"W
C25	19.64'	12.50'	090°01'36"	17.68'	S05°46'50"E

Bentonville Notes:

- Before any work in the Right-of-Way commences, Contractor and/or Owner is to contact the City of Bentonville engineering and transportation departments and notify said departments on the intent and type of the work that will take place with-in the right-of-way.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.

Site Information

PROPERTY INFORMATION		
Gross Site Area:	825,420.88 sf	18.95 acres
Proposed Dedicated R.O.W.:	69,020.96 sf	1.58 acres
Net Site Area:	756,399.92 sf	17.36 acres
Zoning:	District R-1 - Single Family Residential	
ZONING REGULATIONS		
Front Yards:		20 ft
Garage		30 ft
Side Yards:		
Interior		7 ft
Exterior		20 ft
Rear Yards:		25 ft
Minimum Lot Width:		60 ft
Corner		75 ft

FINISHED FLOOR ELEVATIONS

MINIMUM FINISHED FLOOR ELEVATIONS (FFES) WERE ESTABLISHED ON THE FOLLOWING LOTS IN AMBER RIDGE SOUTH.

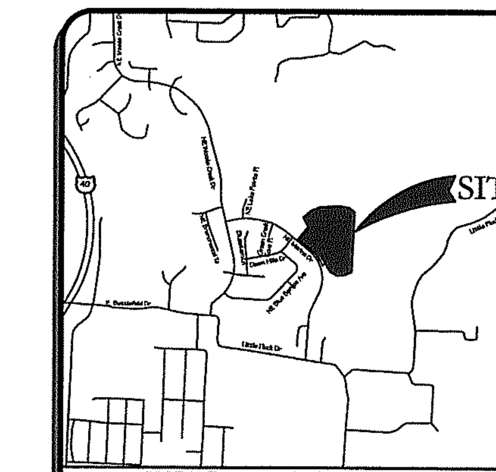
LOT 3 - 1279.0
LOT 4 - 1279.0
LOT 5 - 1279.5
LOT 6 - 1279.5
LOT 7 - 1279.5
LOT 8 - 1281.0
LOT 9 - 1284.0
LOT 10 - 1284.0
LOT 11 - 1282.0
LOT 12 - 1282.0
LOT 13 - 1281.5
LOT 14 - 1281.5
LOT 15 - 1280.5
LOT 16 - 1280.5
LOT 17 - 1278.5
LOT 18 - 1278.5
LOT 19 - 1273.0

THE FFES WERE SET AT AN ELEVATION WHICH WILL ALLOW THE HOUSE TO BE SERVED BY GRAVITY TO THE SEWER SERVICES PROVIDED FOR EACH LOT. ANY HOUSE FOR WHICH THE FINAL FFE IS LOWER THAN THOSE FFES ESTABLISHED ON THE FINAL PLAT MAY REQUIRE A GRINDER PUMP FOR SEWER SERVICE.

IN ADDITION TO THE NAMED LOTS, ALMOST ALL THE LOTS ON THIS FINAL PLAT HAVE AREAS WHICH MIGHT REQUIRE A GRINDER PUMP IF THE OWNER/BUILDER SEEKS TO BUILD THE HOUSE AT A GREATER DISTANCE FROM THE STREET THAN THE FRONT YARD BUILDING SETBACK.

IT IS EXPECTED THAT THE OWNER WILL BE FINANCIALLY RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY PRIVATE GRINDER PUMP WHICH IS INSTALLED.

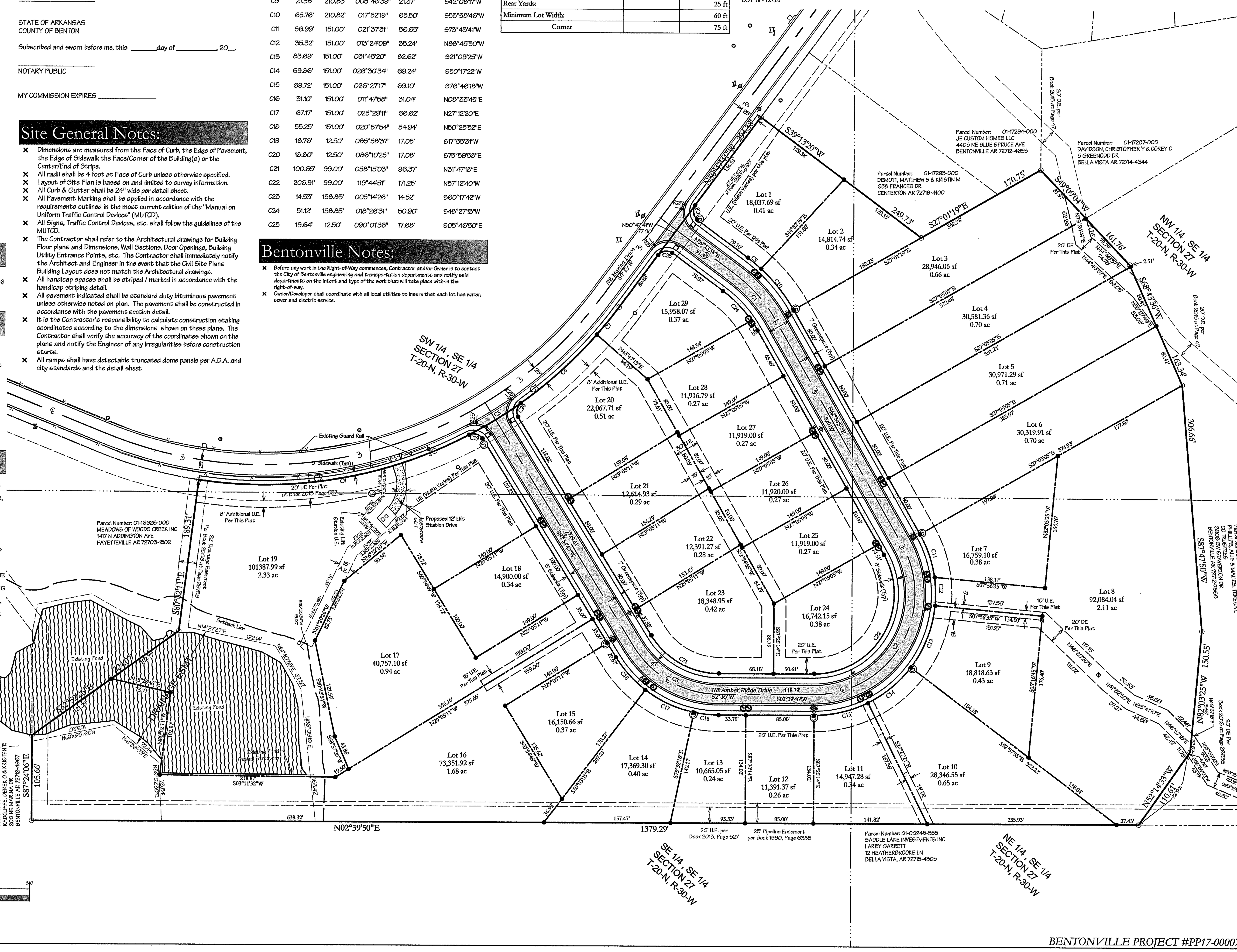
THE STREETS AND DRAINAGE WERE DESIGNED WITH THE EXPECTATION THAT MANY OF THE LOTS WILL HAVE HOUSES BUILT WHICH ARE FARTHER FROM THE STREET THAN IS TYPICAL.



VICINITY MAP
N.T.S.

No:	DESCRIPTION	DATE:

REVISIONS: PRE-BID POST-BID



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

N S E W

GRAPHIC SCALE
0 30' 60' 120' 240'
(IN FEET)
1 inch = 60 ft

Preliminary Plat
Atlas Page 364

Preliminary Plat for:
Amber Ridge South at Woods Creek S/D
Bentonville, AR

The Meadows of Woods Creek, Inc.
1417 N. Addington Ave.
Fayetteville, AR
479-283-0153

SEAL:
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12006
JORGE I. DUQUESNE, JR.
8/28/17

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:	J. Du Quesne	JOB NUMBER:	15-769
SUBMITTAL DATE:	2017-08-28	SCALE:	As Noted
DRAWING NAME:	15-769 Civil 010.dwg		
SHEET NUMBER:	C2		

BENTONVILLE PROJECT #PP17-00007

FINAL PLAT STAFF REPORT

Lochmoor Club Subdivision Phase 2

SW Edinburgh Ave.

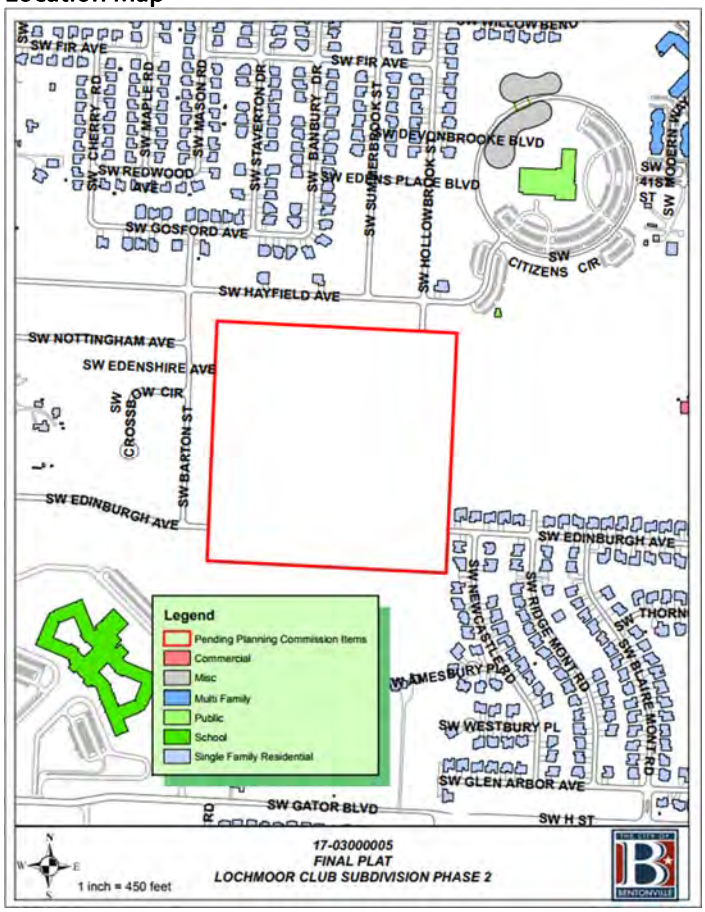
PC Date: 9/19/2017

Reviewer: Jon Stanley, Planner

Project Number	17-03000005
Applicant / Current Owner	Lochmoor III, LLC P.O. Box 368 Bentonville, AR 72712
Site Area	40+/- acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	105 total, 102 buildable
Subdivision Name	Lochmoor Club Phase 2

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

Location Map



Property Description

The property is currently under construction and adjacent to several existing and developing single family subdivisions in the SW part of the city.

Project Details

The applicant has submitted a final plat for 40+/- acres consisting of 102 single-family residential lots that will be known as Lochmoor Club Subdivision Phase 2. The homes that will be constructed in this phase will be consistent with previous phases of the subdivision. This phase will connect to Lochmoor Club Phase 1 to the southwest, Edens Brook Phase 4 to the north, and Edgar Estates to the west. Additionally a future street stub has been provide for connectivity, as development begins to occur south of this property. This final plat dedicates right-of-way and utility and drainage easements that will serve the subdivision. The sections of sidewalk the developer is responsible for have been installed. All public infrastructure has been inspected and accepted by the utility departments and all non-bondable items have been completed.

Utility Infrastructure

Per the city's 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

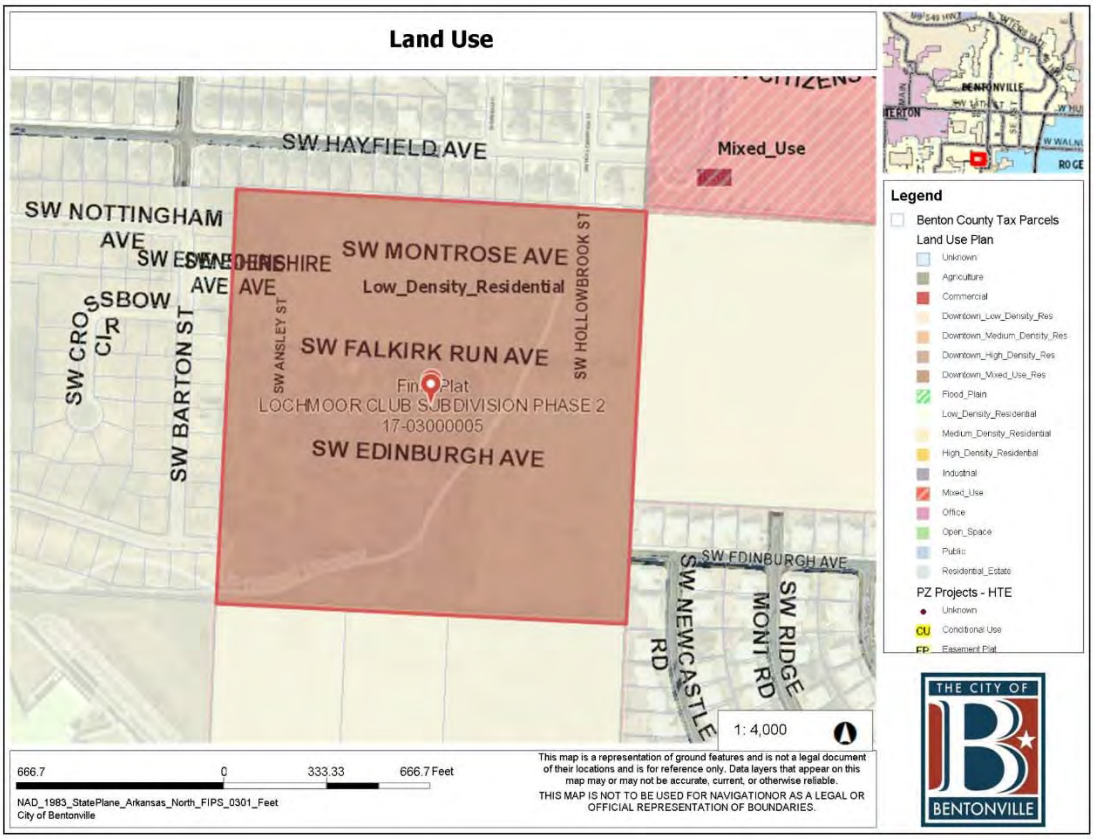
No waivers requested.

Conclusion

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
SW HAYFIELD AVE
Mixed_Use
SW NOTTINGHAM AVE
SW MONTROSE AVE
Low_Density_Residential
SW HOLLOWBROOK ST
SW ANSLEY ST
SW BARTON ST
SW FALKIRK RUN AVE
Final Plat
LOCHMOOR CLUB SUBDIVISION PHASE 2
17-03000005
SW EDINBURGH AVE
SW NEWCASTLE RD
SW RIDGEMONT RD
1: 4,000
666.7 0 333.33 666.7 Feet
NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
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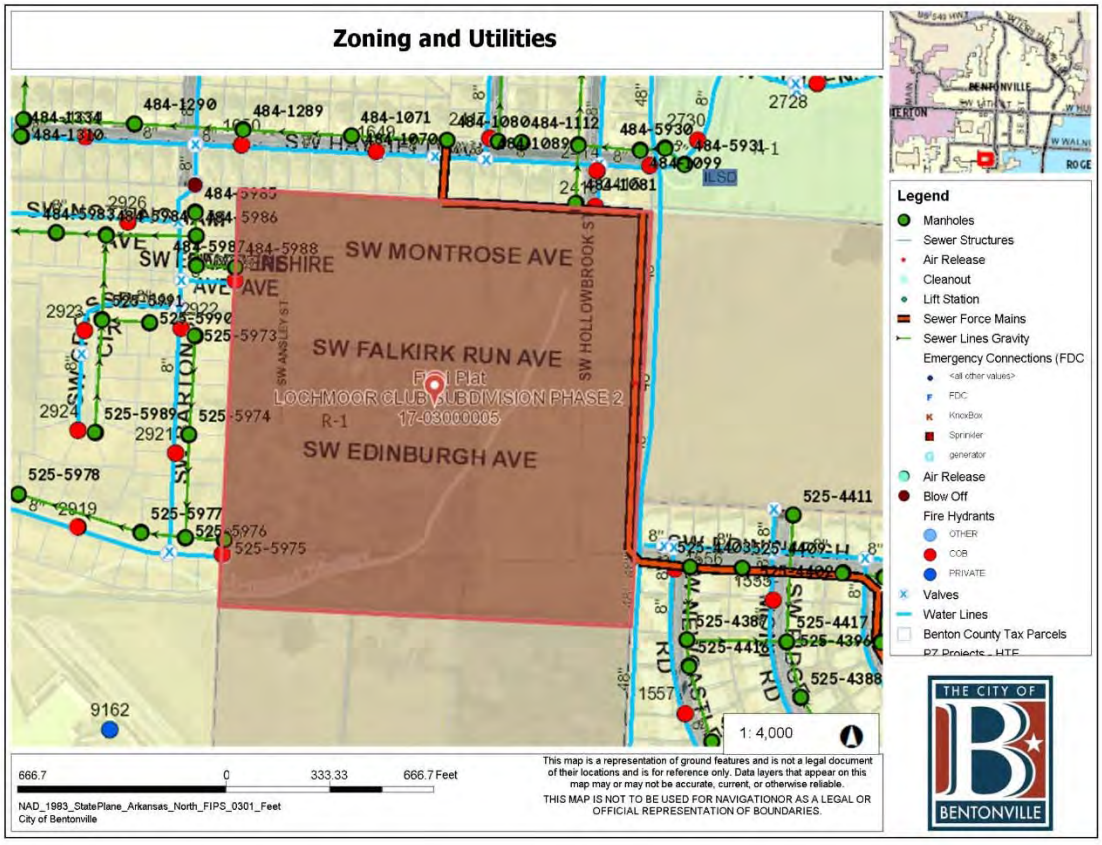
CU Conditional Use
EP Easement Plat
THE CITY OF BENTONVILLE


Zoning and Utilities
484-1290
484-1289
484-1071
484-1080
484-1112
484-5930
484-5931
SW MONTROSE AVE
SW HOLLOWBROOK ST
SW ANSLEY ST
SW FALKIRK RUN AVE
Final Plat
LOCHMOOR CLUB SUBDIVISION PHASE 2
17-03000005
R-1
SW EDINBURGH AVE
525-5978
525-5977
525-5976
525-5975
525-5974
525-5973
525-5989
525-5990
525-5991
525-4411
525-4387
525-4417
525-4396
525-4388
9162
1: 4,000
666.7 0 333.33 666.7 Feet
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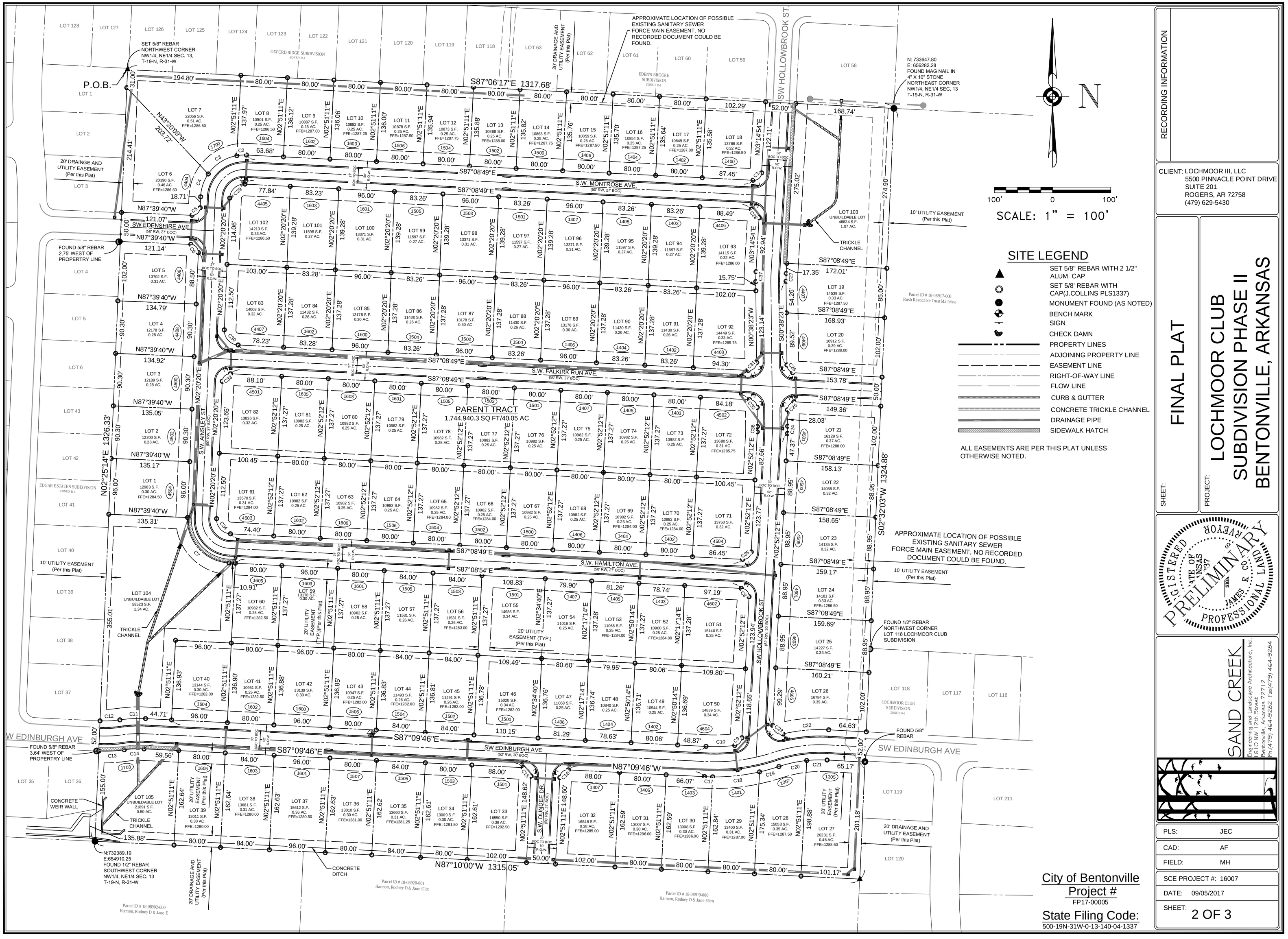
THE CITY OF BENTONVILLE



SITE LEGEND

- SET 5/8" REBAR WITH 2 1/2" ALUM. CAP
- SET 5/8' REBAR WITH CAP(J.COLLINS PLS1337)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- SIGN
- CHECK DAMN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- FLOW LINE
- CURB & GUTTER
- CONCRETE TRICKLE CHANNEL
- DRAINAGE PIPE
- SIDEWALK HATCH

ALL EASEMENTS ARE PER THIS PLAT UNLESS OTHERWISE NOTED.

RECORDING INFORMATION

CLIENT: LOCHMOOR III, LLC
5500 PINNACLE POINT DRIVE
SUITE 201
ROGERS, AR 72758
(479) 629-5430

SHEET: FINAL PLAT

PROJECT: LOCHMOOR CLUB SUBDIVISION PHASE II BENTONVILLE, ARKANSAS

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

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

PLS:	JEC
CAD:	AF
FIELD:	MH
SCE PROJECT #:	16007
DATE:	09/05/2017
SHEET:	2 OF 3

City of Bentonville
Project #
FP17-00005

State Filing Code:
500-19N-31W-0-13-140-04-1337

REZONING STAFF REPORT

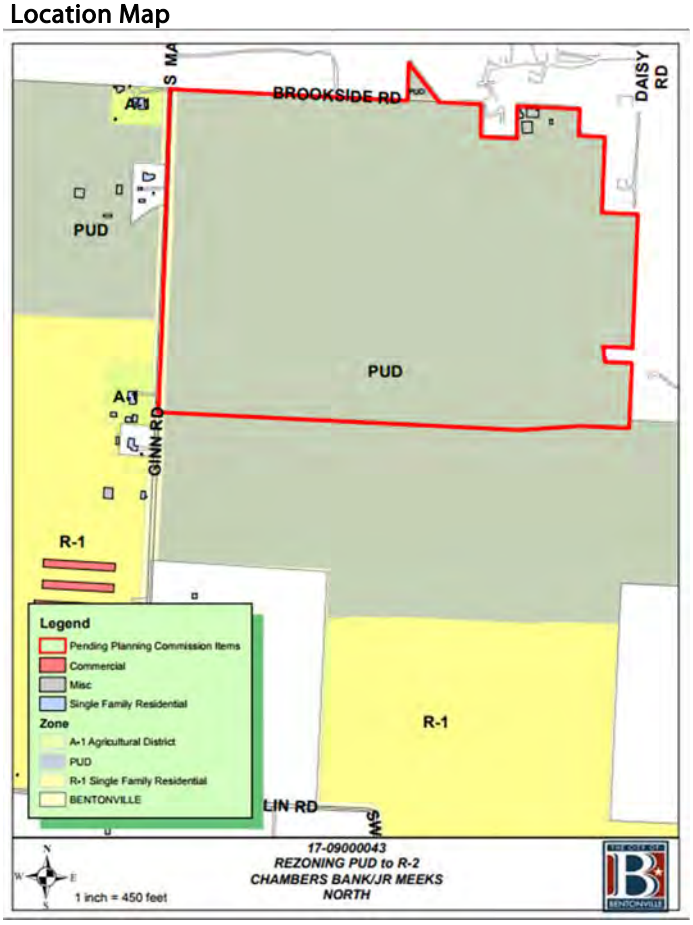
Chambers Bank

Ginn Rd. & Brookside Rd
PC Date: 9/19/2017
Reviewer: Jon Stanley, Planner

Project Number	17-09000044
Applicant / Current Owner	Chambers Bank, JR Meeks 901 Main Street Danville, AR 72833
Site Area	100+/- acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	R-2, Duplex and Patio Home Residential
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

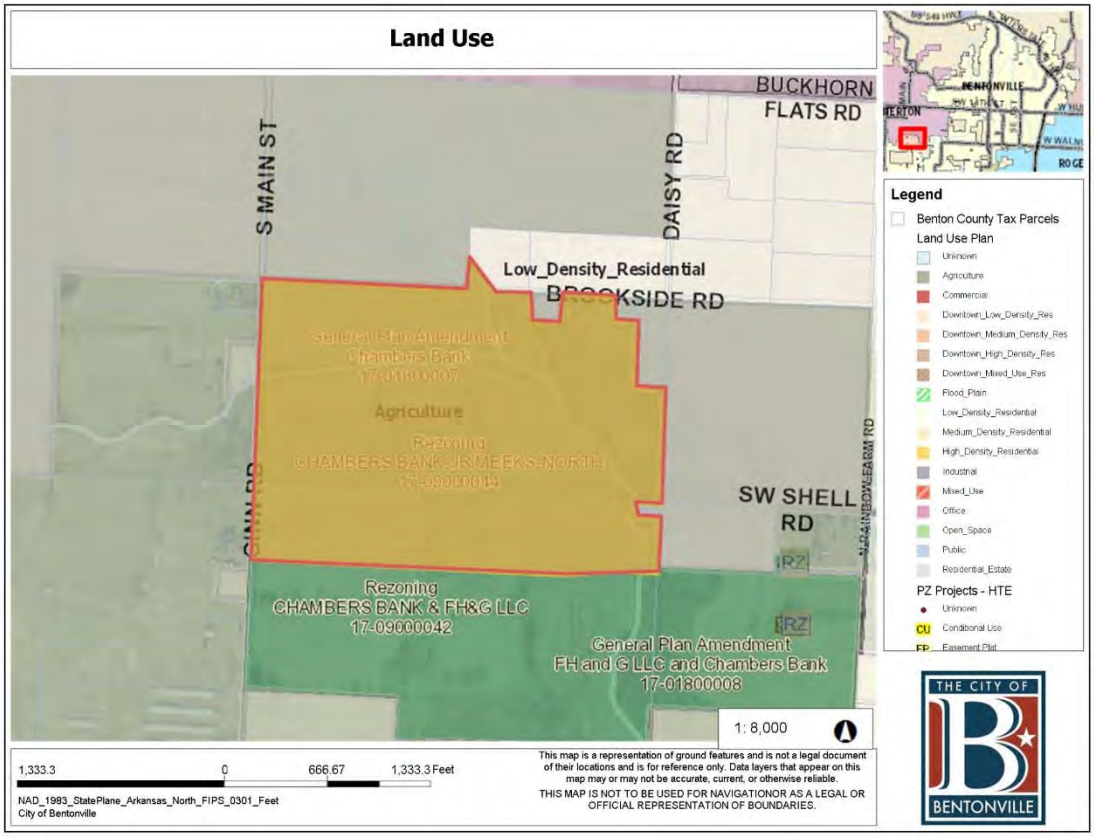
Per the city's GIS website, water is available however, sewer is not available at the time of this report.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Medium Density Residential (MDR). 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.

Conclusion

In conclusion, the requested R-2, Duplex & Patio Home Residential zoning designation (R-2), will offer a variety of two-family housing types in a rapidly developing sector of the city and is an appropriate zoning district for the Future Land Use Map designation of Medium Density Residential. **Error! Reference source not found.**


Land Use
BUCKHORN FLATS RD
S MAIN ST
DAISY RD
Low_Density_Residential
BROOKSIDE RD
Agriculture
Rezoning
CHAMBERS BANK - JR MEEKS NORTH
17-09000044
SW SHELL RD
RZ
Rezoning
CHAMBERS BANK & FH&G LLC
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General Plan Amendment
FH and G LLC and Chambers Bank
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City of Bentonville
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Legend
Benton County Tax Parcels
Land Use Plan
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Downtown_Medium_Density_Res
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Downtown_Mixed_Use_Res
Flood_Plain
Low_Density_Residential
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High_Density_Residential
Industrial
Mixed_Use
Office
Open_Space
Public
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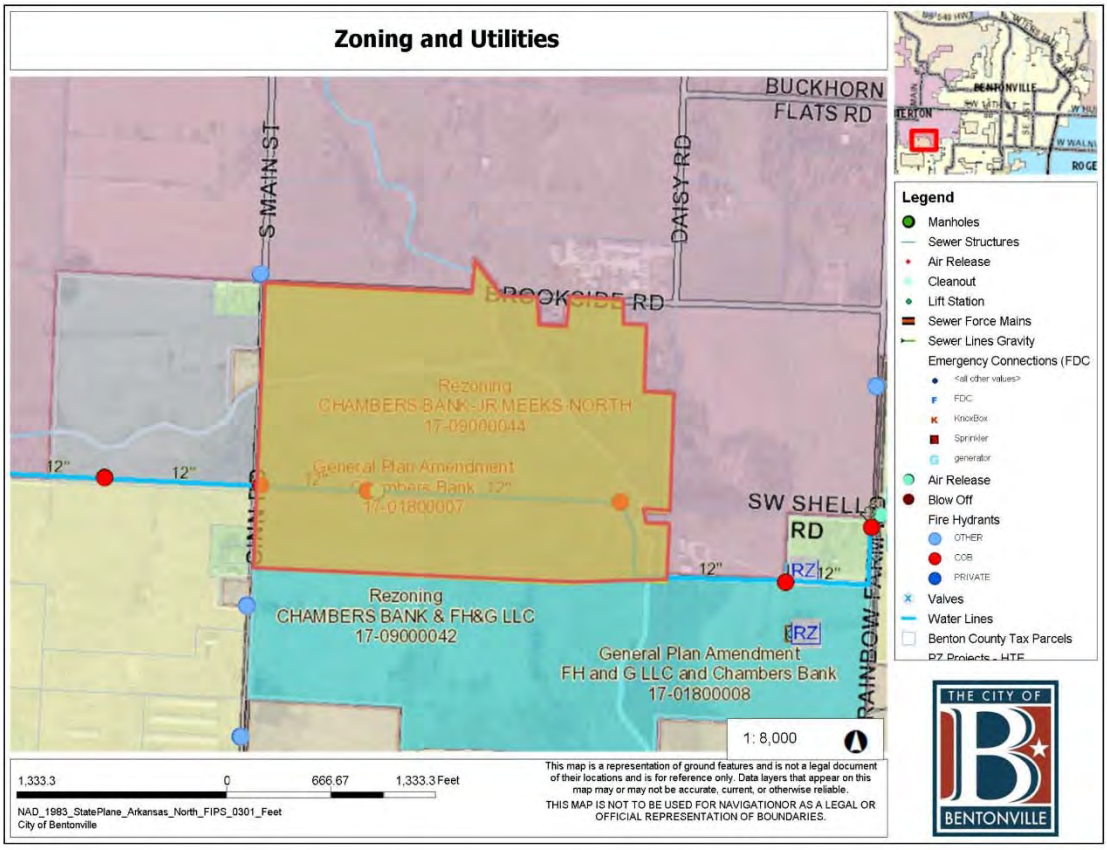
PZ Projects - HTE
Unknown
CU Conditional Use
THE CITY OF BENTONVILLE


Zoning and Utilities
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General Plan Amendment
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Legend
Manholes
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Air Release
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Sewer Lines Gravity
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FDC
KnoxBox
Sprinkler
generator
Air Release
Blow Off
Fire Hydrants
OTHER
COB
PRIVATE
Valves
Water Lines
Benton County Tax Parcels
THE CITY OF BENTONVILLE

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

August 14, 2017

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

Re: Rezone Request Narrative
Osage Hills Phase 2
A-1 to R-2
parcel 01-00828-500 & part of parcel 01-00828-550

Dear Mr. Stanley,

Please accept this narrative for the subject rezone to R-2 (two ~~single~~-family residential). Prior to this request we have met with multiple persons at the City of Bentonville staff in order to relay intent of development and get an understanding of Staff's requests & concerns for the subject property. Listed below is our response to each of the application-required topics.

Current zoning: The current zoning of these properties is PUD, Planned Unit Development, however the land is undeveloped and currently unused/agricultural in use.

Reason for zoning change request: The applicant intends to develop the land into a medium-density subdivision by extending nearby roads and utilities.

How property will relate to surrounding properties: NORTH- The lands south are currently under rezone application to R-1, low-density residential. These lands will be located north of the proposed collector street (Shell Road), providing sufficient buffer between zones.

Use: Proposed use in an R-2 zone would include duplexes and other medium-density residential uses.

Traffic: Increased traffic in this area will be accommodated through existing and proposed network of collector streets.
To the east and west, an extension of Shell Road is proposed through the site. Shell Road will connect to Ginn Road on the west property limits, and highway 12 to the east.
To the north and south, an extension of Adams Road is proposed through the site. Adams Road will connect to Brookside Road on the north, and Opal Road on the south.
Additionally, the site proposes a collector east-west, which is the extension of Anglin Road.

Signage: Signage is planned in order to advertise Osage Hills' subdivision as a whole. The specifics are not known yet, however all city codes/requirements will be followed.

Appearance: This proposed R-2 development will look like most other similar subdivisions in this area of the city. Some duplexes are proposed, while the rest are undetermined.

Availability of water and sewer: The project relies on the main-line connection of a 24" sewer line into the NACA line. Existing sewer and water lines were built through phase one, however these await testing approval through the city.

This application is submitted to gain your support, and for the board's approval. Please let me know if you have any questions or concerns.

Regards,

Phil R Swope, PE
President

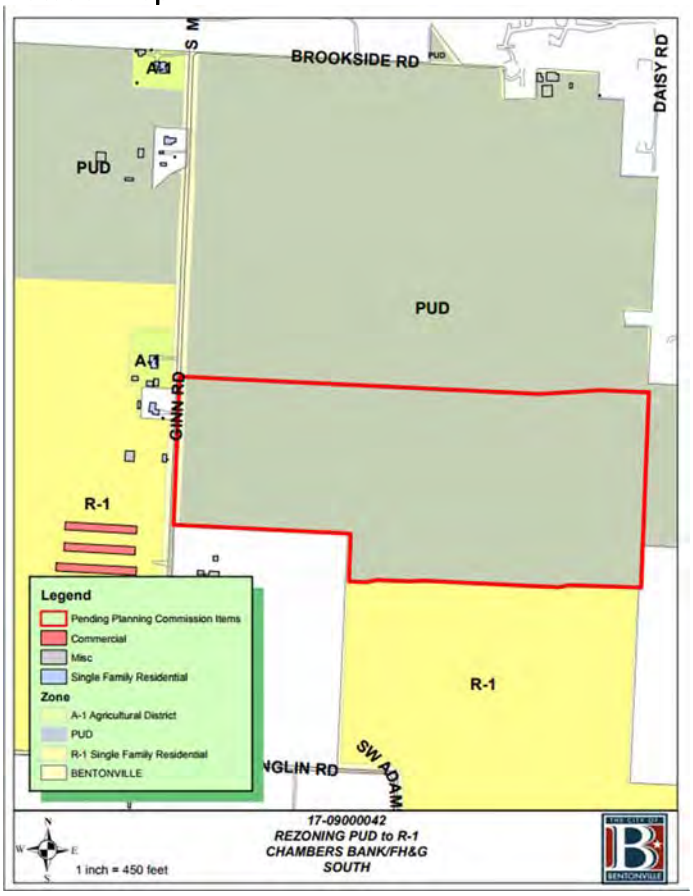
Chambers Bank/ FH&G LLC

N Rainbow Farm Rd & Ginn Rd.
PC Date: 9/19/2017
Reviewer: Jon Stanley, Planner

Project Number	17-090000042
Applicant / Current Owner	Chambers Bank/ 901 Main Street Danville, AR 727833 FH&G LLC PO Box 1653 Springdale, AR
Site Area	89.13+/- acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



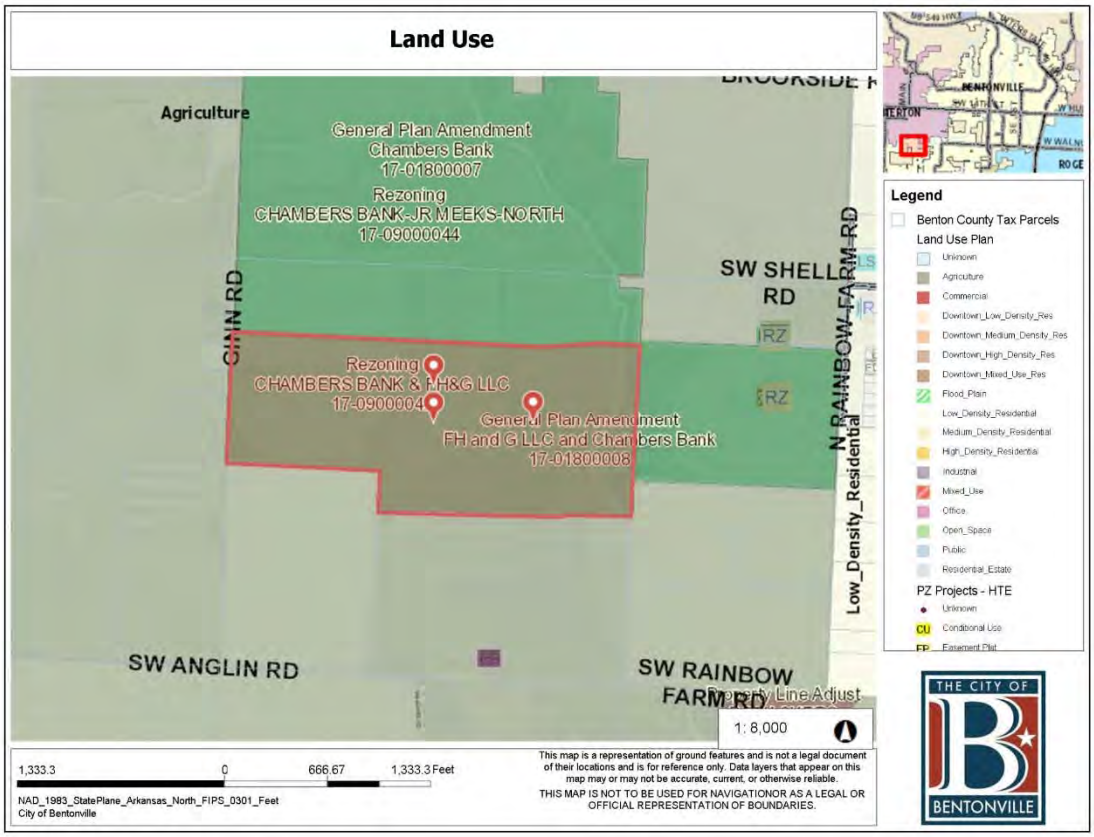
Property Description
This property is the location of an 89+/- acre parcel that is currently being used for agricultural practices situated between Ginn Road and N. Rainbow Farm Road. The property was zoned PUD in 2005; that zoning has since expired.

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 the city's 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.

Conclusion
In conclusion, the requested R-1, Single-Family Residential zoning designation (R-1), will offer a variety of single-family housing types in a rapidly developing sector of the city and is an appropriate zoning district for the Future Land Use Map designation of Medium Density Residential. **Error! Reference source not found.**


Land Use
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17-01800007
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CHAMBERS BANK-JR MEEKS-NORTH
17-09000044
SW SHELL RD
SINN RD
N RAINBOW FARM RD
Rezoning
CHAMBERS BANK & FH&G LLC
17-0900004
General Plan Amendment
FH and G LLC and Chambers Bank
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Downtown_High_Density_Res
Downtown_Mixed_Use_Res
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Medium_Density_Residential
High_Density_Residential
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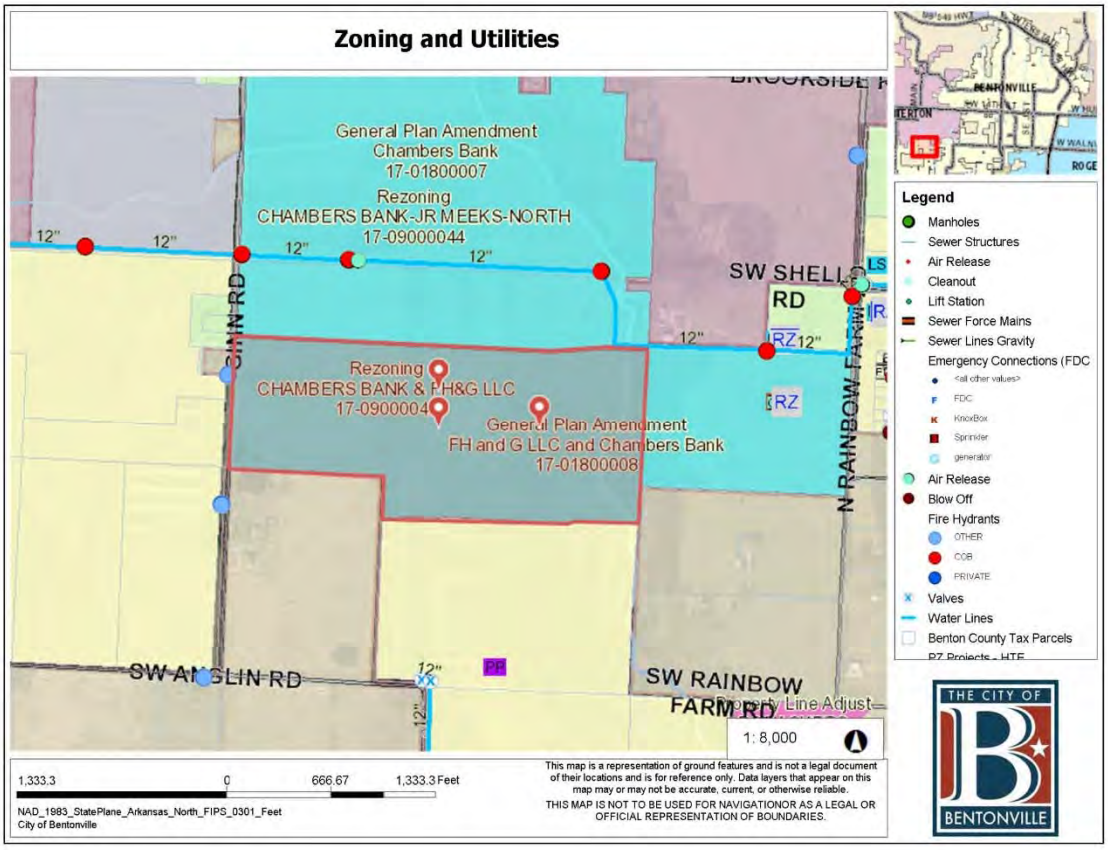
Zoning and Utilities
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Benton County Tax Parcels
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BENTONVILLE

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3511 SE J Street, Suite 9
Bentonville, AR 72712 479-685-8399

August 14, 2017

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

Re: Rezone Request Narrative
Osage Hills Phase 2
A-1 to R-1
parcel 01-07928-040 & part of parcel 01-00828-550

Dear Mr. Stanley,

Please accept this narrative for the subject rezone to R-1 (single-family residential). Prior to this request we have met with multiple persons at the City of Bentonville staff in order to relay intent of development and get an understanding of Staff's requests & concerns for the subject property. Listed below is our response to each of the application-required topics.

STATE OF CURRENT ZONING
The current zoning of these properties is PUD, Planned Unit Development, however the land is undeveloped and currently unused/agricultural in use.

THE REASONING OR NEED
The applicant intends to develop the land into a single-family subdivision by extending nearby roads and utilities.

How property will relate to surrounding properties: NORTH- The lands north are currently under rezone application to R-2, medium-density residential. These lands will be located south of the proposed collector street (Shell Road), providing sufficient buffer between zones.

Use: Proposed use in an R-1 zone would include single-family houses and other low-density residential uses.

Traffic: Increased traffic in this area will be accommodated through existing and proposed network of collector streets.

To the east and west, an extension of Shell Road is proposed through the site. Shell Road will connect to Ginn Road on the west property limits, and highway 12 to the east.

To the north and south, an extension of Adams Road is proposed through the site. Adams Road will connect to Brookside Road on the north, and Opal Road on the south. Additionally, the site proposes a collector east-west, which is the extension of Anglin Road.

Signage: Signage is planned in order to advertise Osage Hills' subdivision as a whole. The specifics are not known yet, however all city codes/requirements will be followed.

Appearance: This proposed R-1 development will look like most other similar subdivisions in this area of the city. Some 3-car garages are proposed, while the rest are 2-car garages.

Availability of water and sewer: The project relies on the main-line connection of a 24" sewer line into the NACA line. Existing sewer and water lines were built through phase one, however these await testing approval through the city.

This application is submitted to gain your support, and for the board's approval. Please let me know if you have any questions or concerns.

Regards,

Phil Swope

Phil R Swope, PE
President

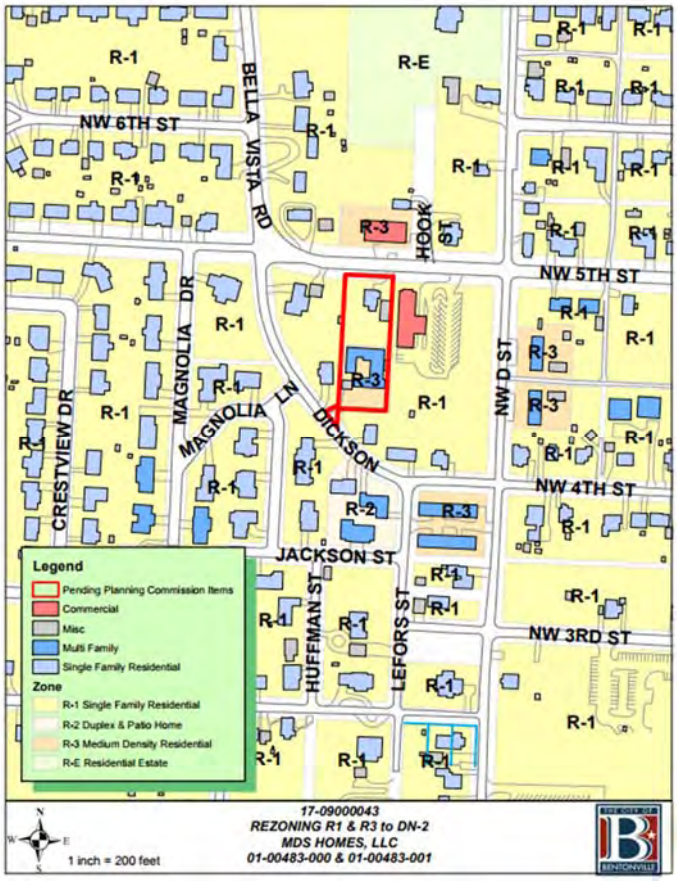
Yessur Investments, LLC

410 Dickson Rd. & 507 NW 5th Street
PC Date: 9/19/2017
Reviewer: Jon Stanley, Planner

Project Number	17-09000043
Applicant / Current Owner	Yessur Investments LLC 1803 SW Regional Airport Blvd. Ste. 15 Bentonville, AR 72712
Site Area	0.91 acres
Current Zoning	R-1, Single Family Residential & R-3, Medium Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

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

Location Map



Property Description

This property is the location of a single family home located at 507 NW 5th Street and a multi-family development located at 410 Dickson Street in an established neighborhood.

Projected Traffic Impact

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

Utility Infrastructure

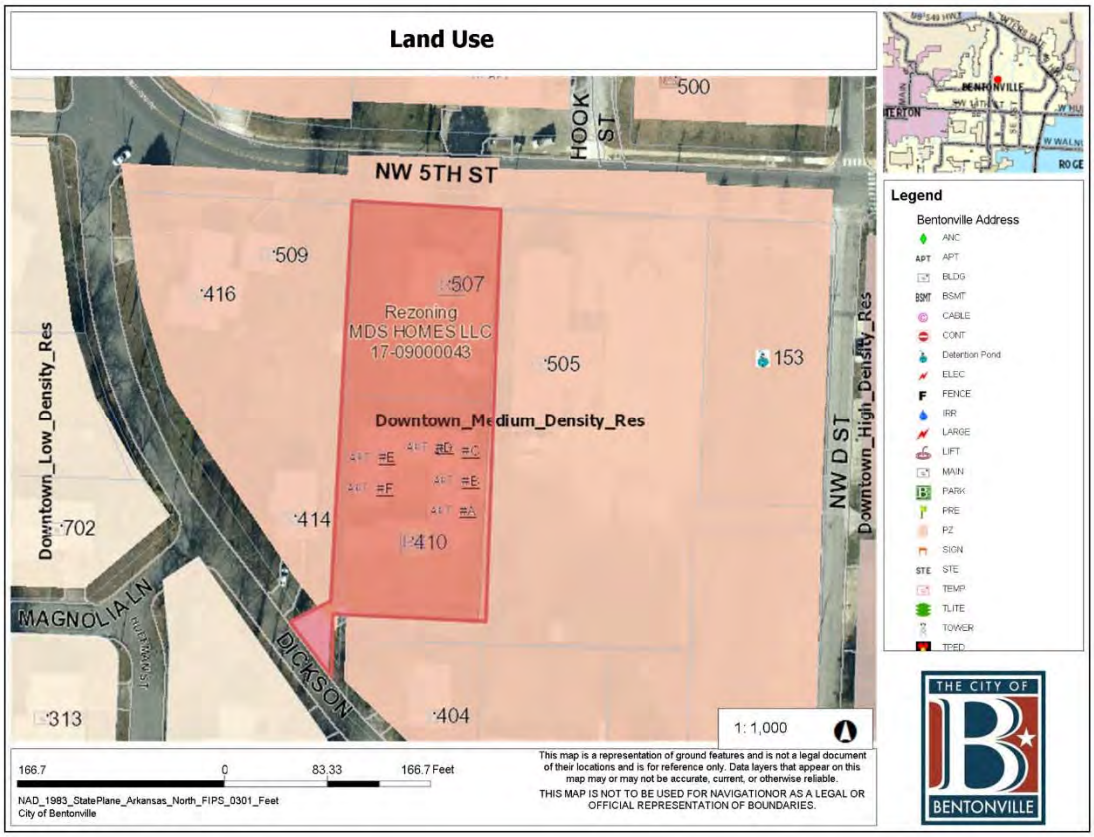
Per the city's GIS website, water and sewer are available.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation.

Conclusion

The DN-2, Downtown Medium-Density Residential zoning designation is consistent with the Future Land Use Plan that depicts this property as Downtown Medium Density Residential and is compatible with the existing and adjacent uses.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Rezoning
MDS HOMES LLC
17-09000043
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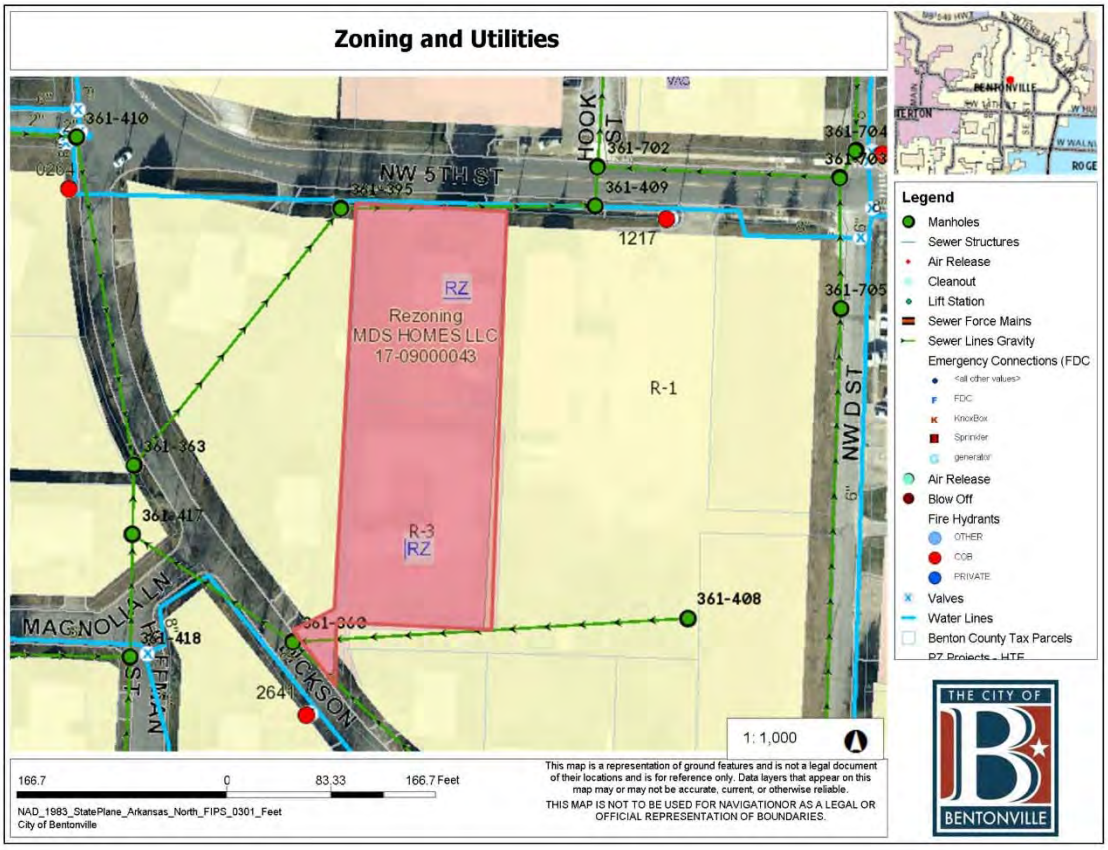
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Rezoning
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generator
Air Release
Blow Off
Fire Hydrants
OTHER
COB
PRIVATE
Valves
Water Lines
Benton County Tax Parcels
THE CITY OF
BENTONVILLE

Rezone Narrative

Owner: Yessur Investments, LLC
Address: 410 Dickson St./507 NW 5th St.
Bentonville, AR 72712

Current Zoning: R-1, Single Family Residential & R-3, Medium Density Residential

Proposed Zoning: DN-2, Downtown Medium Density Residential

Owner: Yessur Investments, LLC

Reason for rezone: Part of the property currently has Multi-Family Residential housing (Apartments) that are in poor condition and part of the property has a Single Family Residence that is also in poor condition. Our intention is to remove the existing buildings on this property and replace it with new Medium Density Townhomes that blend with the surrounding area, while adopting the new zoning classifications for the downtown and surrounding area.

How will property relate to surrounding properties: The current surrounding properties are a Church located on the East side of our property, some multi-family residential units on the North side across NW 5th St, and older single family residences on the West side and South side, with a mixture of single-family residential and multi-family residential within a one block radius.

Proposed Use: Medium Density, Multi-Family Residential use

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

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

Appearance: Existing buildings in poor condition on property will be removed with the intention of building new housing that will blend with the surrounding residences in style and materials.

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

NOTICE OF INTENT TO REZONE

MDS Homes has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single Family Residential & R-3, Medium Density Residential to DN-2, Downtown Medium-density Residential

The legal description of the property is as follows:

See attached Legal Descriptions

The common description of the property is: 410 Dickson St & 507 NW 5th St.

Proposed land use: Medium Density Residential Use

The public hearing will be held September 26th, 2017 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or and deliver it to the City of Bentonville Planning Department, 305 S.W. A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

For more information, you may call the Planning Department at (479) 271-3122.

I/we have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

I would like to apear before the board

Virgil Dawson 416 Dickson — Signature and Physical Address

Lila Dawson — Signature and Physical Address

NOTICE OF INTENT TO REZONE

MDS Homes has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single Family Residential & R-3, Medium Density Residential to DN-2, Downtown Medium-density Residential

The legal description of the property is as follows:

See attached Legal Descriptions

The common description of the property is: 410 Dickson St & 507 NW 5th St.

Proposed land use: Medium Density Residential Use

The public hearing will be held September 26th, 20 17 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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I/we have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.

☑ I / we object to the rezoning because:

ROADS CANNOT HANDLE INCREASED TRAFFIC

Signature and Physical Address

311 HUFFMAN STREET

BENTONVILLE, AR 72712

Signature and Physical Address

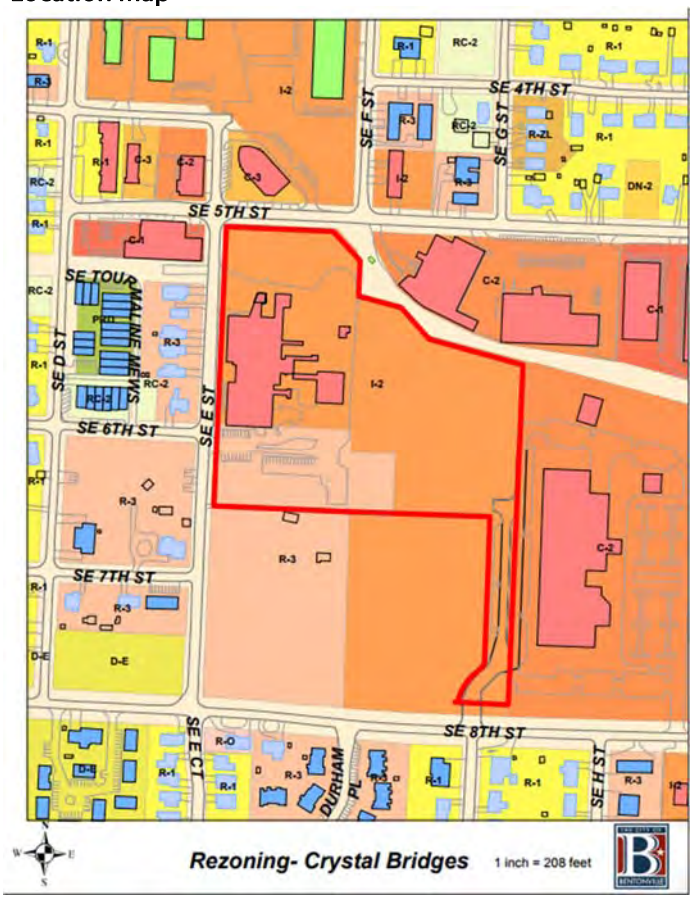
Crystal Bridges Museum of American Modern Art, Inc.

509 SE 'E' Street
PC Date: 9/19/2017
Reviewer: Jon Stanley, Planner

Project Number	17-09000045
Applicant / Current Owner	Crystal Bridges Museum 600 Museum Way Bentonville, AR 72712
Site Area	10.29 acres
Current Zoning	I-2, Heavy Industrial and R-3, Medium-Density Residential
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

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

Location Map



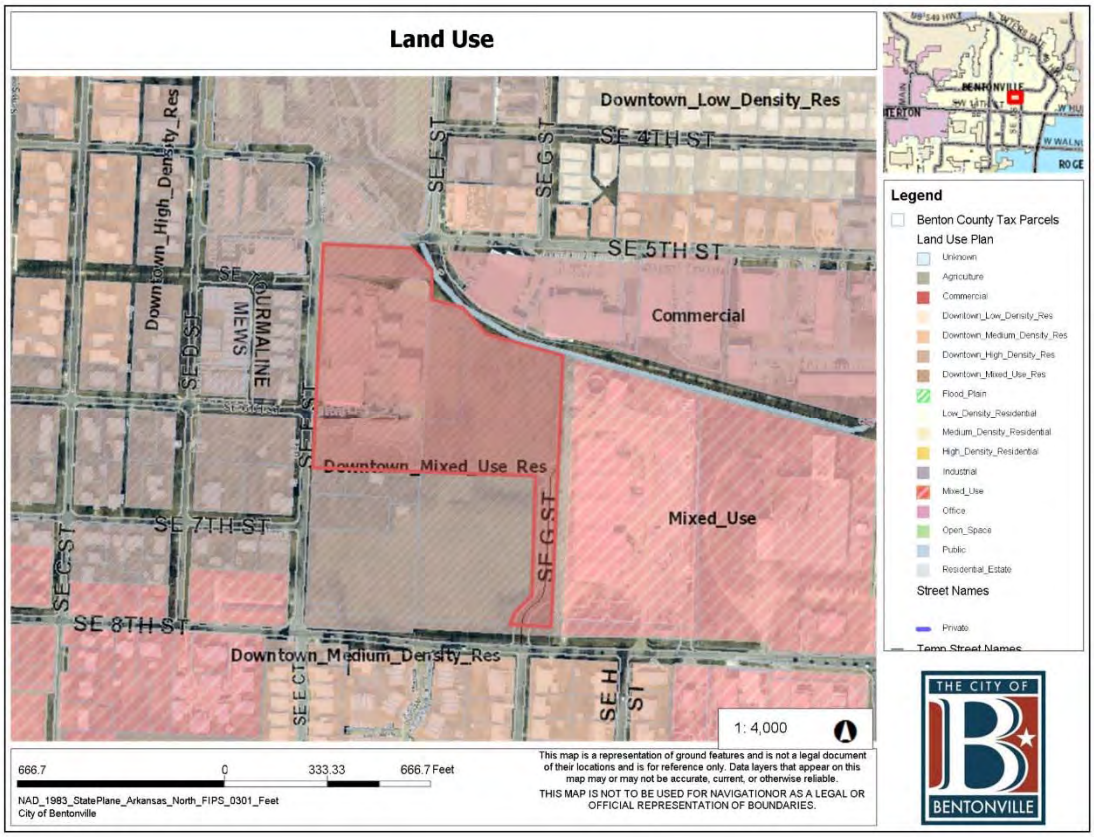
Property Description
This property is the location of the vacant Kraft Plant located at 509 SE E Street and two adjacent parcel to the north and two to the east.

Projected Traffic Impact
The proposed zoning does have the potential to cause an adverse effect on current traffic patterns in the area. The scheduled improvements to Southeast 8th Street will help to alleviate those concerns. The impact on traffic conditions will be assessed at the time of development and improvements will be provided as needed.

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

Relationship to the General Plan
The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The C-2, General Commercial zoning designation is compatible with existing and adjacent uses in the area.

Conclusion
In conclusion, the C-2, General Commercial zoning district will allow uses that are consistent with the existing and adjacent uses and with other uses in the near vicinity. The proximity to SE 8th Street and the property being located in the heart of the Market District, is keeping with good land use planning, the General Plan and the SE Downtown Area plan.


Land Use
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Street Names
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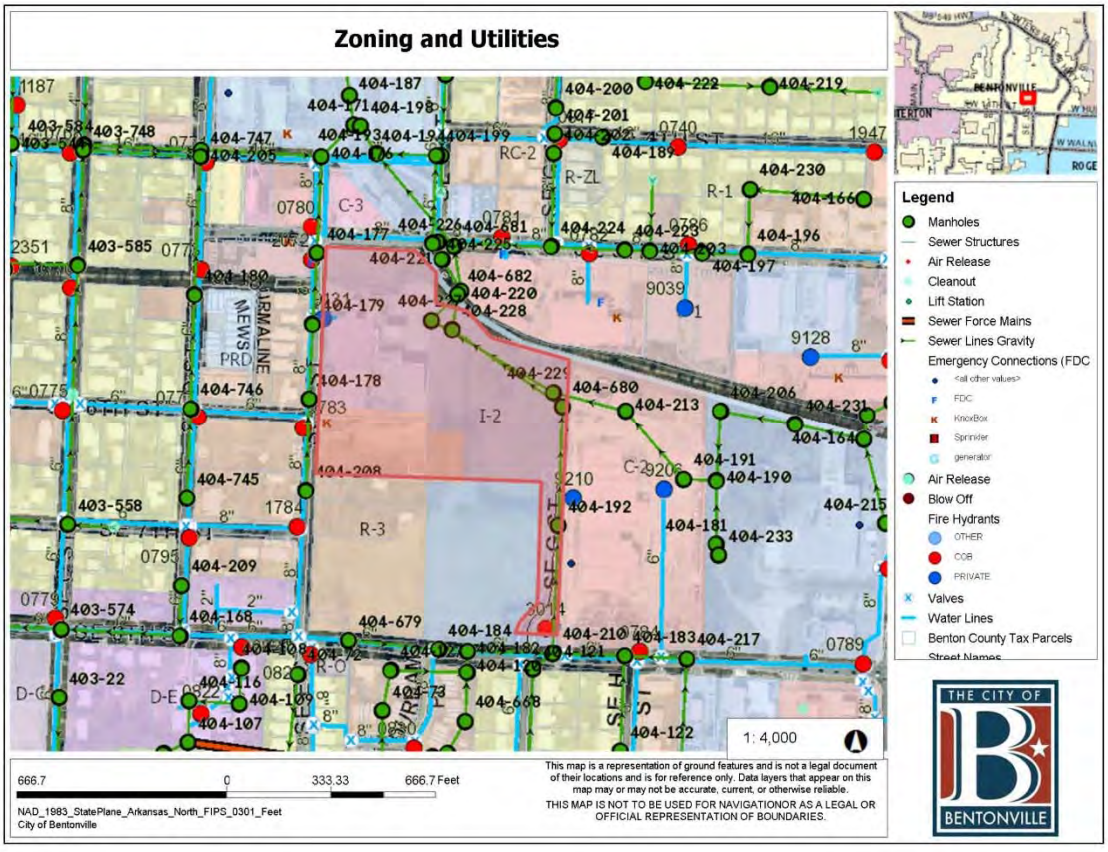
Zoning and Utilities
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Sewer Force Mains
Sewer Lines Gravity
Emergency Connections (FDC
<all other values>
FDC
KnoxBox
Sprinkler
generator
Air Release
Blow Off
Fire Hydrants
OTHER
COB
PRIVATE
Valves
Water Lines
Benton County Tax Parcels
Street Names
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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THE CITY OF BENTONVILLE

wkarch

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Rezoning Request — Narrative

Explanation of proposed zoning change:
Crystal Bridges Museum of American Art (CBMAA) is requesting that the parcels it owns in Bentonville's Market District be rezoned from I-2 Heavy Industrial and R-3 Medium-Density Residential to C-2 General Commercial.

Reason for requesting zoning change:
CBMAA intends to adapt the decommissioned Kraft Foods plant into a facility dedicated to the exploration of the visual and performing arts. Current zoning does not allow this use.

How the property will relate to surrounding properties:
The property will better relate to and strengthen Bentonville's emerging Market District. This project is similar in concept to the former Tyson plant to the east, which was rezoned to C-2 General Commercial and then adapted for retail and vocational uses. The former Tyson plant incorporates storefronts facing a large public field/green space east of the Kraft plant, and neighboring buildings are responding to a green space-oriented setting as well.

Likewise, Crystal Bridges will locate its new main entry on the east side of the Kraft plant adjacent to the field, deferring to the residential neighborhood west of E Street. Expanding the surrounding C-2 zoning to incorporate Crystal Bridge's facility will further enhance the city's strategically-planned Market District development.

Use:
As a new cultural asset for the neighborhood and city, the Crystal Bridges' project will provide visual art exhibition space and performance venues for music, film, and theatre. As a benefit to the entire Market District and neighborhood, the central green space may host periodic music performances.

Traffic:
By integrating two spurs of the Razorback Greenway and providing plentiful bicycle parking on site, Crystal Bridges is actively promoting pedestrian and bicycle access. To discourage street traffic, Crystal Bridges is proposing to limit on-site parking to 100 spaces. Large events will be held with the cooperation of surrounding commercial properties so that existing parking resources can be shared.

Signage:
Any proposed signage will be designed to meet the planning design standards set by the City of Bentonville.

Appearance:
To preserve its authenticity, the appearance of the adapted Kraft plant will be maintained, while a few new interventions will help adapt the space for new uses. These interventions, located predominantly in the interior of the block, will be enclosed in glass, contrasting with the existing walls of red brick, concrete block, precast concrete and insulated metal panels. Landscape will introduce meadows of wild flowers and a generous number of trees that will co-mingle with paths traversing the open green space.

Availability of water and sewer:
There are adequate water and sewer lines to serve the project under E street.

Owner

Crystal Bridges Museum of
American Art,
Rod Bigelow
Executive Director, Chief Diversity Officer
600 Museum Way
Bentonville, AR 72712
Rod.Bigelow@crystalbridges.org
479-418-5700

Property Information

Address:
507 SE E Street

Parcels:
01-03603-000, 01-03606-000,
01-06308-001 and 01-17771-000

Acreage:
TOTAL: 10.29 ACRES

Project Information

Current Zoning:
I-2 Heavy Industrial
R-3 Medium Density Residential

Proposed Zoning:
C-2 General Commercial

Proposed Land Use:
Commercial

Applicant/Representative

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Momentary property site plan

At the north end of the Kraft Plant, a small addition to the existing loading dock.

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On the south side of the Kraft plant looking north to the new glass entry.

At the north end of the Kraft Plant, looking toward a new wild flower meadow planted along 5th Street.