



**Planning Commission  
Agenda  
April 4, 2017**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
  - 1. Lot 209 Bentonville Original Subdivision** **Lot Split**  
224 North Main Street
  - 2. Lots 19 & 20, Block 4, Railroad Addition** **Lot Split**  
222 & 224 Southeast 2<sup>nd</sup> Street
  - 3. Lots 26, 27 & 28, Block 5, Dunn & Davis Addition** **Lot Split**  
601 Southwest 'C' Street
  - 4. Cornerstone Ridge Subdivision Phase 7** **Preliminary Plat**  
Southwest Rainbow Farm Road
  - 5. Wildwood Subdivision Phase 6** **Final Plat**  
Southwest Morning Star Road
- IV. Old Business**
  - 1. I Street Luxury Apartments** **Large Scale Development**  
4000 Southwest Modern Way
- V. New Business**
  - 1. PMD Enterprises, LLC** **Rezoning\***  
(A-1, Agricultural to C-2, General Commercial)  
Rice Lane & Rice Road
  - 2. Riggins Commercial Construction & Development** **Rezoning\***  
(R-O, Residential Office to R-1, Single Family Residential)  
SW Rainbow Farms Road
  - 3. Faciszewski** **Rezoning\***  
(R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential)  
Northeast Monroe Street
  - 4. Central Investments, LLC** **Rezoning\***  
(I-2, Heavy Industrial to C-2, General Commercial)  
1602 East Central Avenue
  - 5. 8<sup>th</sup> Street Market Outdoor Vendor Park** **Conditional Use\***  
801 Southeast 8<sup>th</sup> Street
- VI. Other Business**
- VII. Planner's Report**
- VIII. Adjournment**

Planning Commission  
Minutes  
March 21, 2017

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

Present: Joe Haynie, Scott Eccleston, Greg Matteri, Jim Grider, Tregg Brown, and Rod Sanders  
Absent: Richard Binns  
Staff: Troy Galloway and Jon Stanley

Motion by Mr. Grider, seconded by Mr. Binns to approve the minutes of March 7, 2017 as written  
Approved 6-0

Consent Agenda

- |                                                                                         |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| 1. Lot 4 Neal's Center Subdivision<br>220, 226 & 230 North Walton Boulevard             | Property Line Adjustment |
| 2. Lot 1 Groundhog Addition<br>Southeast 'C' Street & Southeast 10 <sup>th</sup> Street | Property Line Adjustment |
| 3. Casa Castillo Daycare<br>3906 East Central Avenue                                    | Large Scale Development  |
| 4. Kensington Square Subdivision<br>East Central Avenue                                 | Preliminary Plat         |

Approved 6-0

New Business

Item #1

Lamplighter Restorations, LLC: Rezoning, 206 Southeast 6<sup>th</sup> Street, R-1, Single Family Residential to DN-4, Downtown Mixed Use Residential

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #2

Kupillas: Rezoning, 3700 East Central Avenue, R-1, Single Family Residential to R-O, Residential Office

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #3

Kensington Square, LLC: Rezoning, East Central Avenue, R-O, Residential Office to R-1, Single Family Residential

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #4

Priato Pizzeria: Conditional Use, 213 Northeast 'A' Street

Jon Stanley reads staff report

This is the first time where the Commission has been presented with two vendors in the same area.

Mr. Matteri is concerned about traffic and pedestrians. Mr. Galloway states there has been no previous issues and most of the customer base will be pedestrians.

Condition of approval is to add a 24-month review.

Opened public hearing

No public comment

Closed public hearing

Approved 6-0

Item #5

Arvest 71 Branch Temp Modular: Conditional Use, 602 North Walton Boulevard

Jon Stanley reads staff report

Opened public hearing

No public comment

Closed public hearing

Condition of approval is to add a 24-month review.

Approved 6-0

Item #6

Walton Crossing: Large Scale Development, Southeast 'C' Street & Southeast 28<sup>th</sup> Street

Jon Stanley reads staff report

Mr. Galloway states that they are meeting the tree requirements, but not the open space requirements.

He feels that if the applicant can plant more trees, it would be a good trade-off.

Motion by Mr. Haynie, seconded by Mr. Brown to approve waiver request

Approved 6-0

Large Scale Development

Mr. Brown votes against

Approved 5-1

Item #7

Thaden School Phase 1: Large Scale Development, Southeast 'C' Street & Southeast 28<sup>th</sup> Street

Jon Stanley reads staff report

The fee in lieu of typically holds up for 5 years.

In Phase 1, all drop-offs will be held internal at the site.

Approved 6-0

Item #8

I Street Luxury Apartments: Large Scale Development, 4000 Southwest Modern Way

Jon Stanley reads staff report

Motion by Mr. Grider, seconded by Mr. Eccleston to table item

Tabled 6-0

Item #9

Bentonville Flight Center: Large Scale Development, 2205 Southwest 'I' Street

Jon Stanley reads staff report

Motion by Mr. Grider, seconded by Mr. Eccleston to approve waiver request for west-facing facade

Approved 6-0

Motion by Mr. Haynie, seconded Mr. Grider to approve waiver request for south-facing facade

Approved 6-0

Large Scale Development

Approved 6-0

Other Business

Mr. Galloway mentions the April 13<sup>th</sup> Planning Commission and City Council workshop to be held at the Bentonville Public Library.

The Commission agrees to change Staff Technical Review times to be changed to 4:30pm from here on out.

Meeting adjourned

*Ali Worley*

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



## Lot 209 Bentonville Original Subdivision

224 North Main Street

PC Date: 4/4/2017

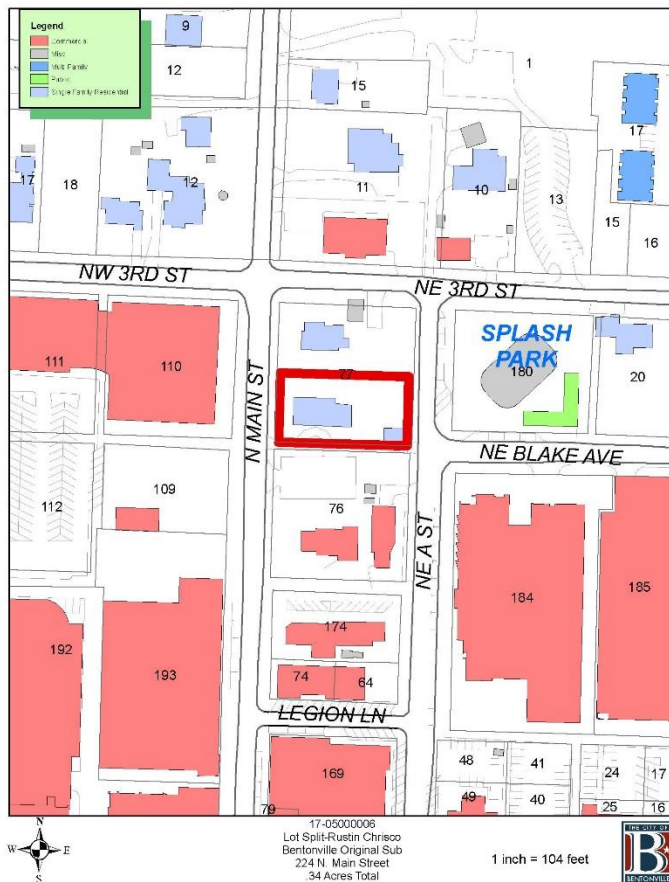
Recommendation: Approval

Reviewer: Jon Stanley, Planner

|                                        |                                                                  |
|----------------------------------------|------------------------------------------------------------------|
| <b>Project Number</b>                  | 17-05000006                                                      |
| <b>Applicant / Current Owner</b>       | Rustin Chrisco<br>224 North Main Street<br>Bentonville, AR 72712 |
| <b>Site Area</b>                       | 0.32 acres                                                       |
| <b>Current Zoning</b>                  | R-1, Single Family Residential                                   |
| <b>Future Land Use Map Designation</b> | High Density Residential (HDR)                                   |

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

### Location Map



### Property Description

This property is the location of a single-family home in an established Downtown Mixed Use Residential neighborhood 1 block north of the downtown square.

### Project Details

The applicant has submitted a proposal for a lot split that will create one new lot from one existing parcel. The new lot will be known as Lot 209 (0.32 acres) of Bentonville Original Subdivision. Per the current Master Street Plan, additional right-of-way is being dedicated along North Main Street. The new lot will have access to public utilities and a public street.

### Projected Traffic Impact

The proposed lot split will not adversely affect traffic in the area. The existing downtown street grid provides adequate options for ingress and egress to the new lot.

### Utility Infrastructure

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

### Drainage Report

A drainage report is not required.

### Waivers

No waivers requested.

### Conclusion

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

### Standard Conditions of Approval

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

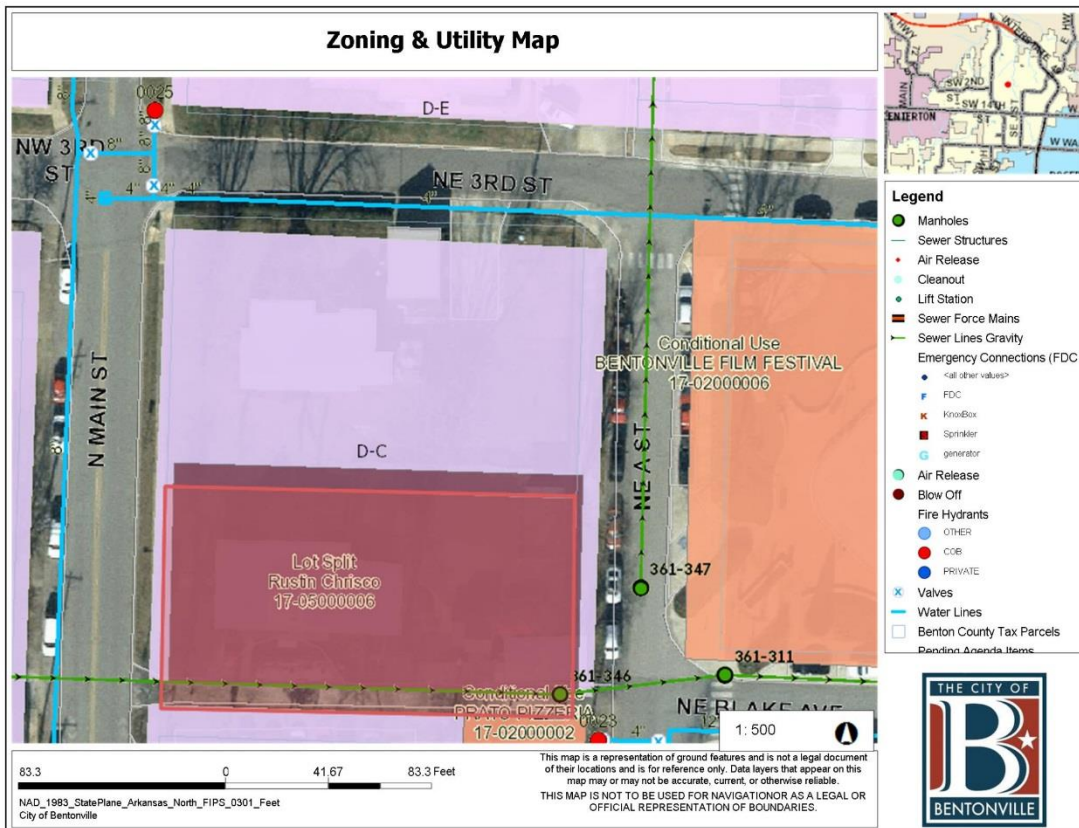
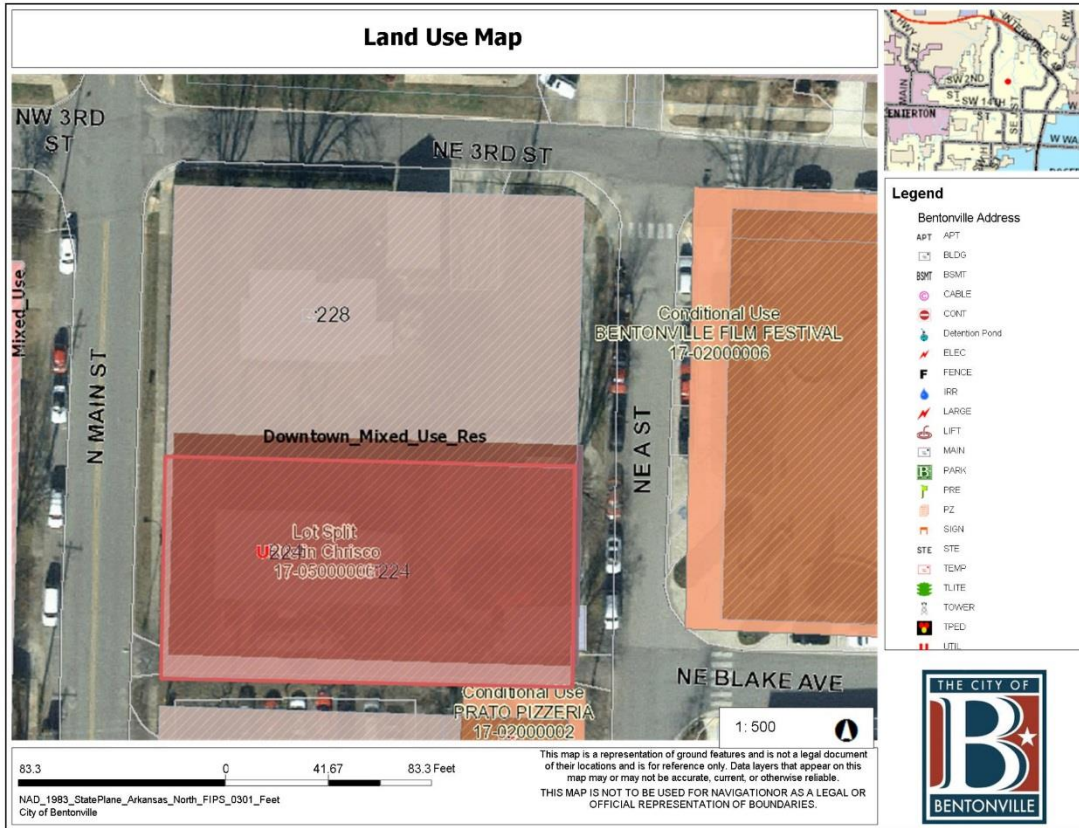
### Recommendation

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

### NOTES

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

# LOT SPLIT STAFF REPORT





# LOT SPLIT STAFF REPORT



## Lots 19 & 20, Block 4, Railroad Addition

222 & 224 SE 2<sup>nd</sup> Street

PC Date: 4/4/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

|                                 |                                                                            |
|---------------------------------|----------------------------------------------------------------------------|
| Project Number                  | 17-05000007                                                                |
| Applicant / Current Owner       | TNG Properties, LLC (Neal Greenhaw)<br>PO Box 692<br>Bentonville, AR 72712 |
| Site Area                       | 0.23 acres                                                                 |
| Current Zoning                  | DE, Downtown Edge                                                          |
| Future Land Use Map Designation | Downtown High-Density Residential (D-HDR)                                  |

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

### Location Map



### Property Description

This property is the location of an occupied mixed-use building and a vacant parcel in an established Downtown High Density Residential area, one block southeast of the downtown square.

### Project Details

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 19 (0.12 acres) and Lot 20 (0.11 acres) of Block 4, Railroad Addition. The plat shows the dedication of a public drainage, utility and access easement along the southern portion of the new Lot 20. Each of the new lots will have access to public utilities and a public street.

### Projected Traffic Impact

The proposed lot split will not adversely affect traffic in the area. The existing downtown street grid accompanied by the proposed public access easement provides adequate options for ingress and egress to the new lot.

### Utility Infrastructure

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

### Drainage Report

A drainage report is not required.

### Waivers

No waivers requested.

### Conclusion

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

### Standard Conditions of Approval

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

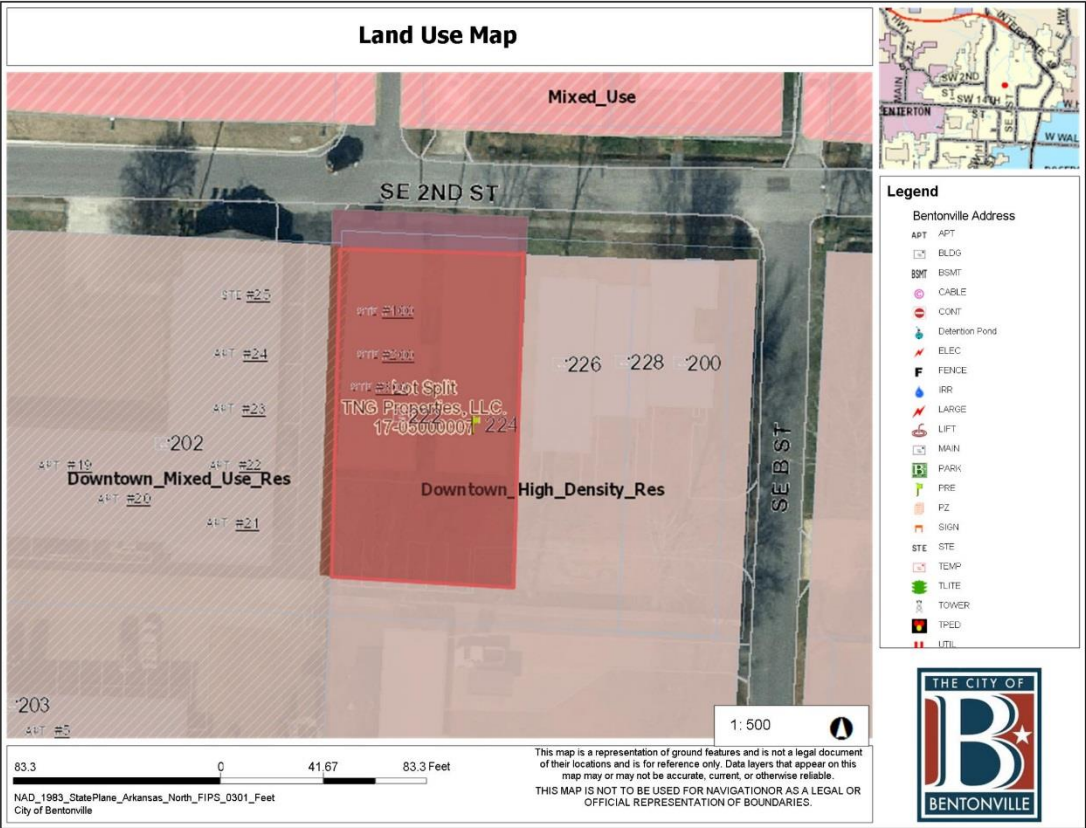
### Recommendation

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

### NOTES

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

# LOT SPLIT STAFF REPORT





# LOT SPLIT STAFF REPORT



## Lots 26, 27 & 28, Block 5, Dunn & Davis Addition

601 SW 6<sup>th</sup> Street

PC Date: 4/4/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

|                                 |                                                                     |
|---------------------------------|---------------------------------------------------------------------|
| Project Number                  | 17-05000008                                                         |
| Applicant / Current Owner       | 6 <sup>th</sup> & C, LLC<br>101 SE G Court<br>Bentonville, AR 72712 |
| Site Area                       | 0.15 acres                                                          |
| Current 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 vacant in a Downtown Mixed-use Residential area where infill and redevelopment is occurring.

### 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 26 (0.05 acres), Lot 27 (0.05 acres) and Lot 28 (0.05 acres) of Block 5, Dunn & Davis Addition. The plat shows the dedication of right-of-way along SW C Street and SW 6<sup>th</sup> Street per the current Master Street Plan requirements. Each of the new lots will have access to public utilities and a public street.

### Projected Traffic Impact

The proposed lot split will not adversely affect traffic in the area. The existing downtown street grid will provide adequate options for ingress and egress to each of the new lots.

### Utility Infrastructure

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

### Drainage Report

A drainage report is not required.

### Waivers

No waivers requested.

### Conclusion

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

### Standard Conditions of Approval

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

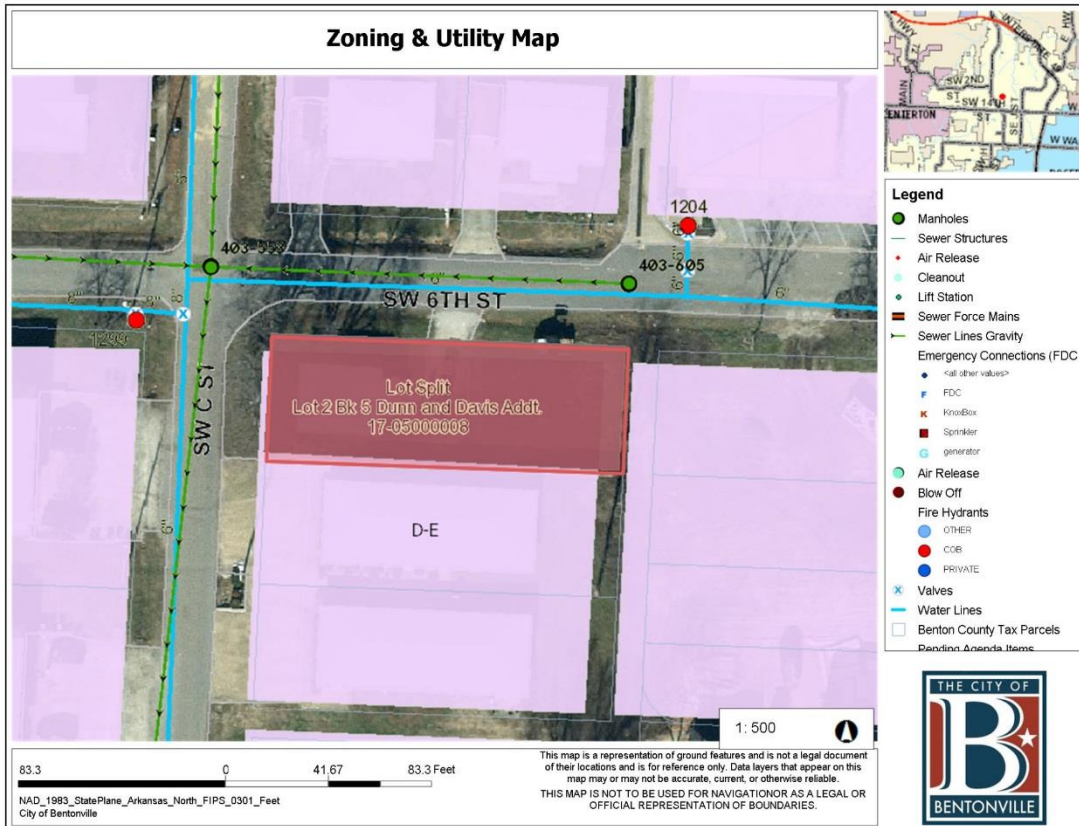
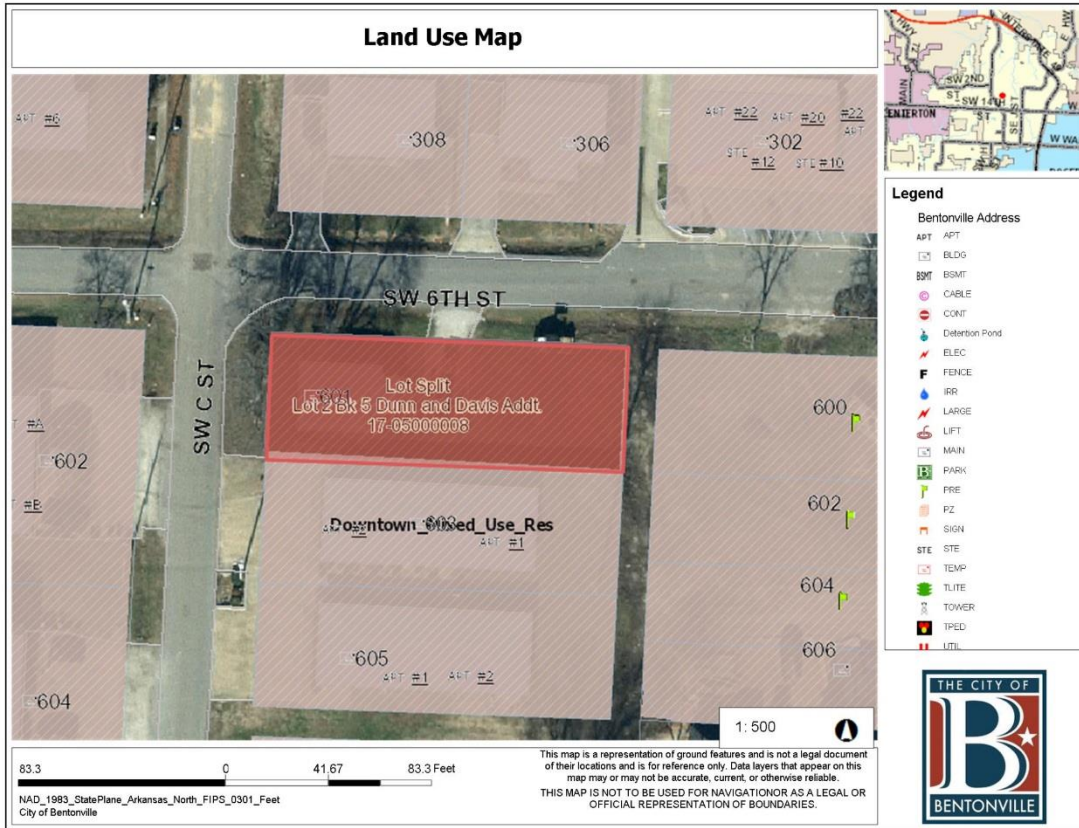
### Recommendation

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

### NOTES

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

# LOT SPLIT STAFF REPORT



NAME OF EXHIBIT \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 STATE OF \_\_\_\_\_  
 DATE OF EXPIRATION \_\_\_\_\_  
 NUMBER OF THIS CERTIFICATE \_\_\_\_\_  
 NO. OF \_\_\_\_\_  
 STATE OF \_\_\_\_\_

DEPARTMENT OF AGRICULTURE  
 1000 BANKERS BUILDING  
 1000 BANKERS BUILDING  
 1000 BANKERS BUILDING

[illegible]

# PRELIMINARY PLAT STAFF REPORT



## Cornerstone Ridge Subdivision, Phase 7 Southwest Rainbow Farm Road

PC Date: 4/4/2017

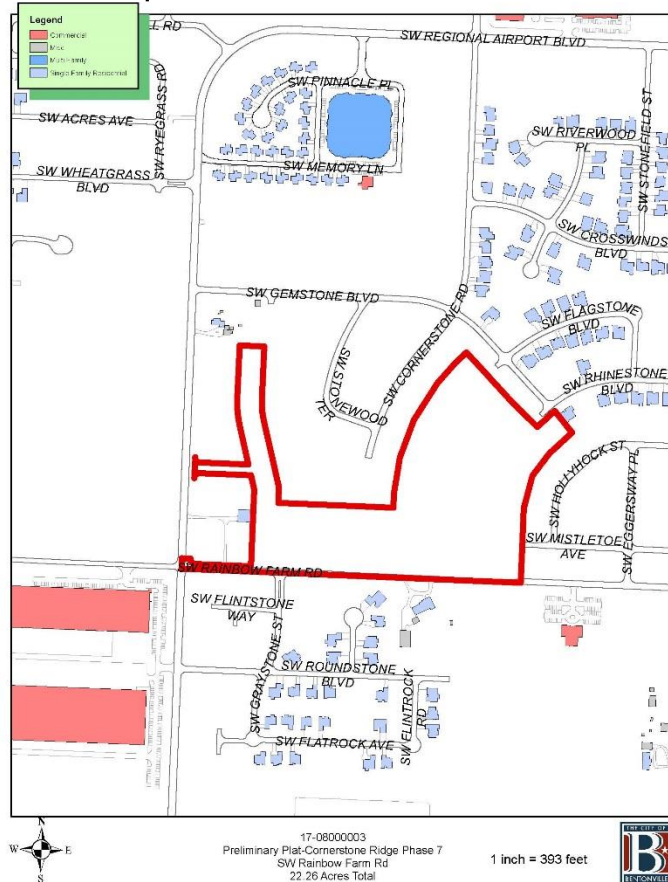
Recommendation: Approval

Reviewer: Jon Stanley, Planner

|                                 |                                                                             |
|---------------------------------|-----------------------------------------------------------------------------|
| Project Number                  | 17-08000003                                                                 |
| Applicant / Current Owner       | Cornerstone Ridge, LLC<br>1204 E. Joyce Boulevard<br>Fayetteville, AR 72703 |
| Site Area                       | 22.26 acres                                                                 |
| Current Zoning                  | R-1, Single Family Residential                                              |
| Future Land Use Map Designation | Low Density Residential (LDR)                                               |
| No. of Lots                     | 83 total lots, 81 Single Family and 2 Residential Office Lots               |
| Subdivision Name                | Cornerstone Ridge Subdivision PH 7                                          |

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

### Location Map



### Property Description

This property is the location of an existing single-family home and the immediately adjacent property is vacant. Surrounding property to the west, east and south is a rapidly developing medium density residential area in the southwest part of the city.

### Project Details

The applicant has submitted a preliminary plat for an 83 lot subdivision, 81 of these lots are for single-family home development and the two remaining lots that front SW Regional Airport Boulevard are zoned Residential-Office. The subdivision will be known as Cornerstone Ridge, Phase 7 and will be constructed as a single phase. The single-family lots range in size from 0.15 acres to 0.26 acres. Half-street improvements to SW Rainbow Farm Road will be constructed with the development. Regional storm water detention already exists for this phase of the subdivision. A 5' wide sidewalk along a portion SW Cornerstone and a 6' wide sidewalk along SW Rainbow Farm Road will be constructed with the development. This phase will connect to phases 2, 5, & 6 of Cornerstone Ridge. Public water, sewer and electric will serve each lot under the approved plan.

### Projected Traffic Impact

The proposed preliminary plat will not adversely impact traffic in the area. The property has direct access to two arterial streets. Both streets will provide adequate ingress / egress opportunities to the property.

### Utility Infrastructure

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

### Drainage Report

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

### Waivers

No waivers requested.

### Conclusion

This preliminary plat does meet the minimum requirements of the subdivision regulations.

### Standard Conditions of Approval

1. Provide a digital copy of the plat.

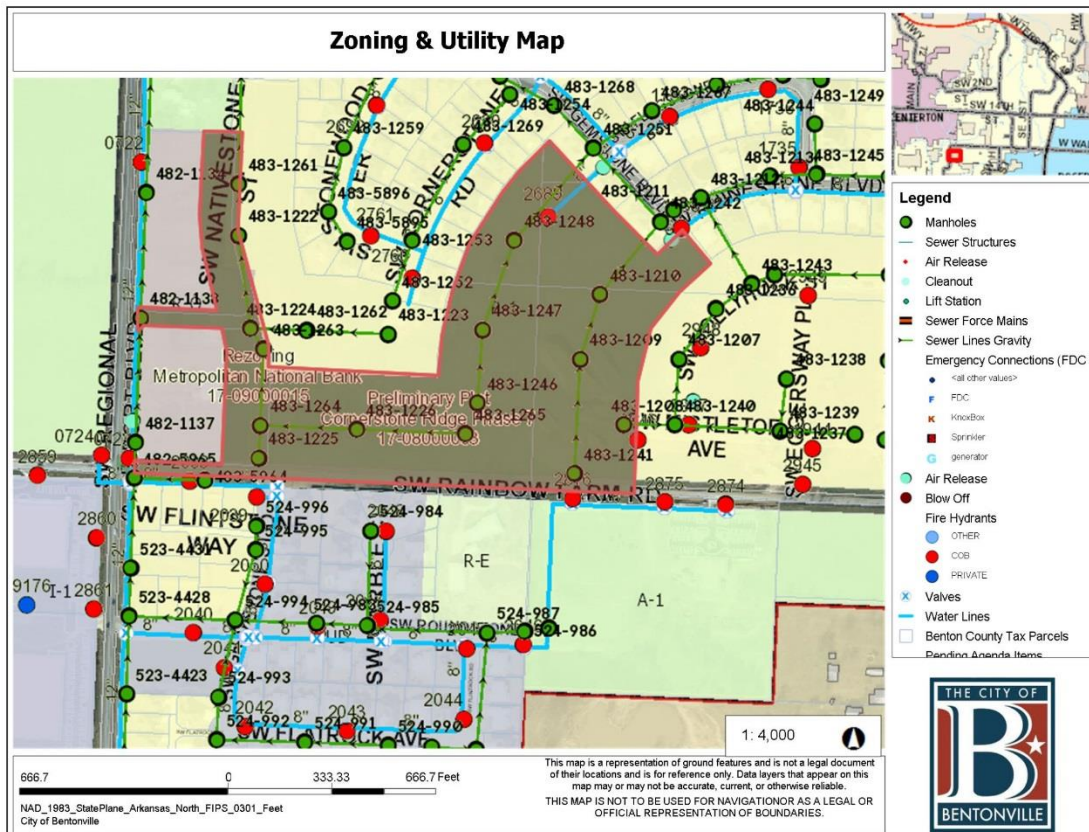
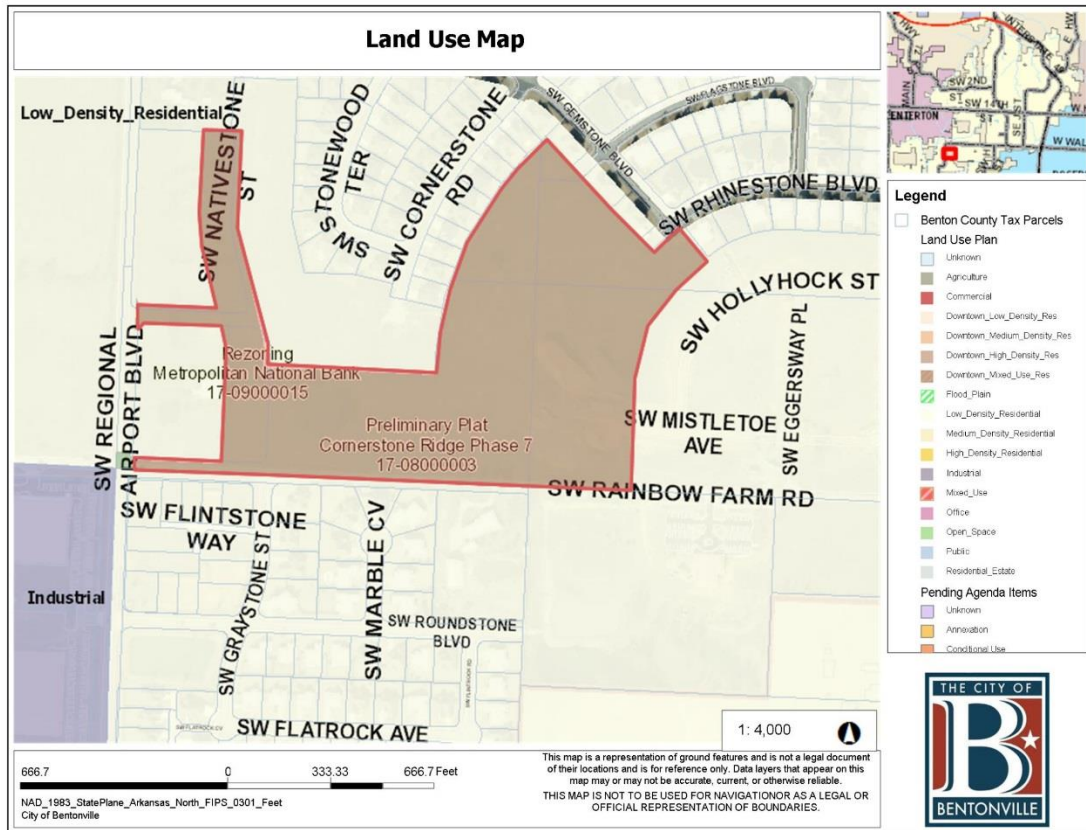
### Recommendation

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

### 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.

# PRELIMINARY PLAT STAFF REPORT





**JORGENSEN**  
**+ASSOCIATES**  
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

City of Bentonville  
305 SW A Street  
Bentonville, AR. 72712

1/15/17

At: Beau Thompson  
RE: Preliminary Plat and Rezoning for  
Cornerstone Ph 7

Attached please find information pertaining to the preliminary plat and rezoning for Cornerstone Ph 7. This is for a total of 81 lots which is the remainder of the single family residential in this area. The rezoning request is to rezone a portion of property from R-0 to R-1 for a row of lots on the West side of SW Nativestone Street (15 single family homes).

These additional 15 lots will be compatible with the lots across the street. Water and sewer (8") will be on Nativestone Street.

Please call concerning any questions you may have.

Thank you.

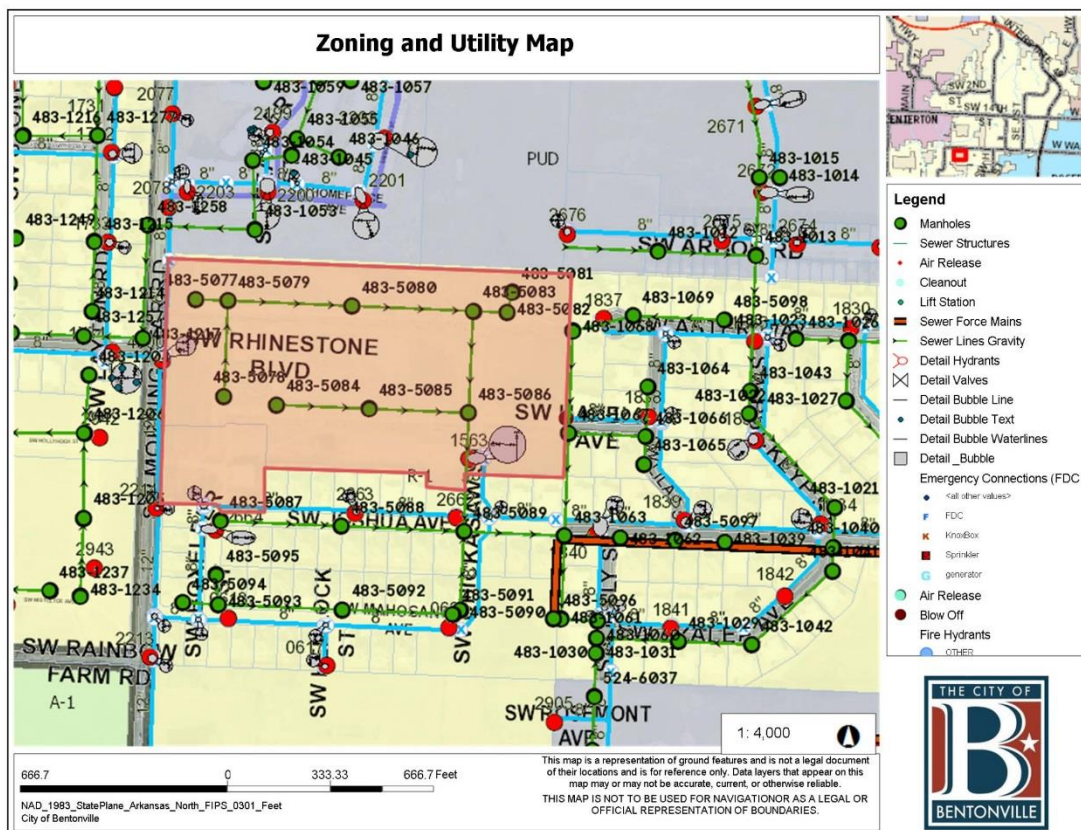
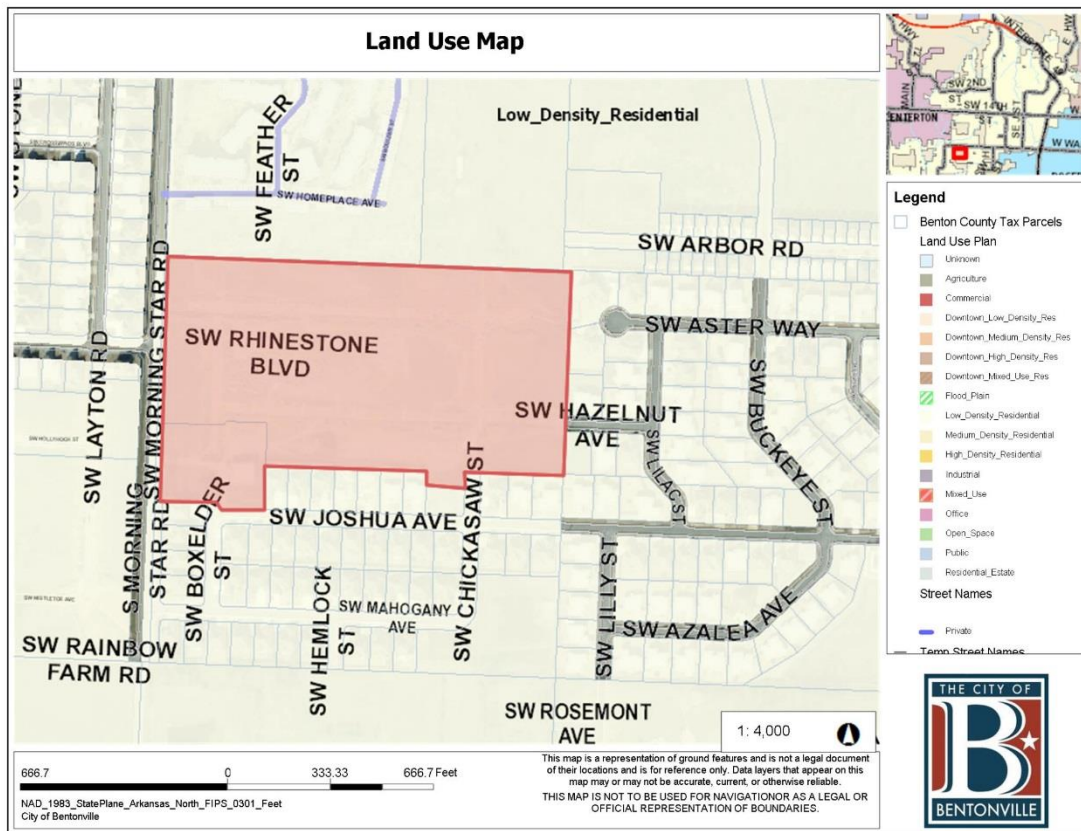
Sincerely;

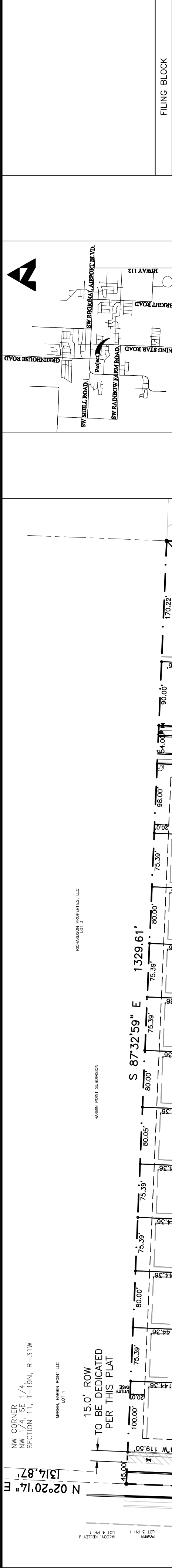
  
David L. Jorgensen, P.E.

**Reviewer:** Jon Stanley, Planner

Troy Galloway, AICP, Community & Economic Development Director | 305 SW A Street, Bentonville, AR | (p) 479-271-3122 | (f) 479-271-5906

# FINAL PLAT STAFF REPORT





**FLOOD ZONE NOTE:**  
THIS PROPERTY IS LOCATED IN ZONE X, BEING OUTSIDE THE 100-YEAR FLOOD ZONE, AS GRAPHICALLY DEPICTED ON F.I.R.M. MAP NUMBER 05007C0258K DATED JUNE 5, 2012.

**BASIS OF BEARING:**

BASIS OF BEARINGS:  
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83 GRID,  
PER G.P.S. OBSERVATIONS FROM CITY OF BENTONVILLE  
G.I.S. MONUMENTS #86, #82 AND #15.

**LEGEND**

- FOUND IRON PIN
- SET IRON PIN
- PROPERTY LINE
- LOT LINE
- EASEMENT
- STREET R/W
- BUILDING SETBACK
- WATER METER
- FIRE HYDRANT
- SANITARY MANHOLE
- WATER VALVE
- STREET ADDRESS

**CERTIFICATE OF APPROVAL:**

PURSUANT TO THE ENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION \_\_\_\_\_  
SIGNED \_\_\_\_\_  
BENTONVILLE PLANNING  
COMMISSION CHAIRMAN

SIGNED \_\_\_\_\_  
MAYOR CITY OF BENTONVILLE

SIGNED \_\_\_\_\_  
CITY CLERK, CITY OF BENTONVILLE

**CERTIFICATE OF OWNERSHIP:**

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

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_

PRINT NAME \_\_\_\_\_

REGISTERED LAND SURVEYOR  
STATE OF ARKANSAS REGISTRATION # 1301

**TERRY GING SERVICES**

212 SE MOORES PLACE  
CELL (479)-621-3592  
Bentonville, Arkansas 72712  
OFFICE (479)-254-2909

REGISTERED  
STATE OF  
ARKANSAS  
NO.1301  
TERRY L. GING  
PROFESSIONAL LAND SURVEYOR

WILDWOOD SUBDIVISION  
PHASE 6  
SEC-11, T-19-N, R-31W  
ATLAS PAGE #403  
BENTONVILLE, AR

WILDWOOD SUBDIVISION  
PHASE 6  
SEC-11, T-19-N, R-31W  
ATLAS PAGE #403  
BENTONVILLE, AR

FINAL PLAT

PROJECT NO.:  
WILDWOOD PH 6 FINAL PLAT  
PLOT DATE/REV.:  
3/20/17 0

SHEET No. 1

**SURVEY INFORMATION**

**OWNER:**  
STEVE FISHER  
DREAM STRUCTURES  
PO BOX 49  
LOWELL, AR.

**SURVEYOR:**  
TERRY L. GING  
212 SE MOORES PLACE  
BENTONVILLE, AR 72712

**NUMBER OF LOTS:**  
LOTS.....32

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 7.69   | S87°32'59"E |
| L2         | 7.69   | N87°32'59"W |

| CURVE TABLE |        |        |             |
|-------------|--------|--------|-------------|
| CURVE       | LENGTH | RADIUS | CHORD BR.   |
| C1          | 39.22  | 25.00  | S42°36'23"E |
| C2          | 18.06  | 11.50  | N47°27'01"E |
| C3          | 18.06  | 11.50  | S42°32'59"E |
| C4          | 21.96  | 23.50  | N65°40'31"E |
| C5          | 60.00  | 61.71  | S66°48'09"W |
| C6          | 45.03  | 61.88  | N63°42'33"W |
| C7          | 41.11  | 61.50  | N23°10'58"W |
| C8          | 53.41  | 61.50  | N20°50'46"E |
| C9          | 47.71  | 61.51  | N67°56'59"E |
| C10         | 59.92  | 61.50  | S61°34'45"E |
| C11         | 21.96  | 23.50  | N60°46'29"W |
| C12         | 18.06  | 11.50  | S47°27'01"W |
| C13         | 18.06  | 11.50  | S42°32'59"E |
| C14         | 18.06  | 11.50  | S47°27'01"W |
| C15         | 18.06  | 11.50  | N42°32'59"W |
| C16         | 25.01  | 15.00  | S47°25'04"W |
| C17         | 22.12  | 25.00  | S22°57'59"E |
| C18         | 66.53  | 35.00  | N06°08'21"E |
| C19         | 4.20   | 35.00  | N64°02'09"E |
| C20         | 38.12  | 35.00  | S81°19'31"E |
| C21         | 33.87  | 35.00  | S22°24'01"E |
| C22         | 29.18  | 35.00  | S29°12'27"W |
| C23         | 22.12  | 25.00  | N27°44'14"E |
| C24         | 31.77  | 77.00  | S12°08'33"E |
| C25         | 18.05  | 11.50  | N42°34'56"W |
| C26         | 39.32  | 25.00  | S47°23'37"W |
| C27         | 18.08  | 11.50  | S47°25'04"W |
| C28         | 18.06  | 11.50  | N42°32'59"W |
| C29         | 18.06  | 11.50  | N47°27'01"E |
| C30         | 36.10  | 23.00  | S42°34'56"E |

**NOTES:**  
BEFORE ANY WORK IN THE RIGHT OF WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPT. AND NOTIFY SAID DEPARTMENT ON THEINENT AND TYPEOF 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.

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

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

LOTS 1, 27, 28, 29, 30, AND 31 SHALL HAVE NO DIRECT ACCESS TO MORNING STAR ROAD.

**LEGAL DESCRIPTION:**

PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, THENCE ALONG MORNINGSTAR ROAD S02°20'14"W 1314.87 FEET TO A FOUND COTTON SPINDLE IN THE CENTERLINE OF SAID MORNINGSTAR ROAD FOR THE POINT OF BEGINNING, THENCE LEAVING SAID ROAD S87°32'59"E 1329.61 FEET TO A FOUND IRON PIN, THENCE S02°16'13"W 664.92 FEET TO A FOUND IRON PIN, THENCE N87°32'59"W 314.31 FEET TO A FOUND IRON PIN ON THE WEST RIGHT OF WAY OF SW CHICKASAW STREET, THENCE FOLLOWING SAID RIGHT OF WAY S02°27°01"W 42.50 FEET TO A FOUND IRON PIN, THENCE LEAVING SAID RIGHT OF WAY N87°32'59"W 126.20 FEET TO A FOUND IRON PIN, THENCE N02°21'26"E 42.50 FEET TO A FOUND IRON PIN, THENCE N87°32'59"W 525.00 FEET TO A FOUND IRON PIN, THENCE N02°23'08"E 140.00 FEET TO A FOUND IRON PIN, THENCE N87°32'59"W 136.51 FEET TO A FOUND IRON PIN, THENCE 21.19 FEET ALONG A 13.5' FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF N42°34'56"W 19.08 FEET, THENCE N02°23'08"E 1.80 FEET, THENCE N87°32'59"W 214.73 FEET TO THE CENTERLINE OF SW MORNINGSTAR ROAD, THENCE FOLLOWING SAID ROAD N02°20'14"E 789.63 FEET TO THE POINT OF BEGINNING, CONTAINING 21.52 ACRES, MORE OR LESS. SUBJECT TO ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD OR FACT.

# LARGE SCALE DEVELOPMENT STAFF REPORT



## I Street Luxury Apartments

SW 41<sup>st</sup> Street and SW I Street

PC Date: 3/21/2017

Recommendation: In Report

Reviewer: Jon Stanley, Planner

|                                 |                                                                      |
|---------------------------------|----------------------------------------------------------------------|
| Project Number                  | 17-06000009                                                          |
| Applicant / Current Owner       | BC Center LLC<br>2144 E Republic Suite 8300<br>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)                                |

### 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 41<sup>st</sup> Street.

### Project Details

The applicant is proposing a large-scale development consisting 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 41<sup>st</sup> 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 41<sup>st</sup> Street & SW 'I' Street.

### Projected Traffic Impact

Multi-family projects add approximately nine trips per day per unit. SW I Street and SW 41<sup>st</sup> 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.

### Conclusion

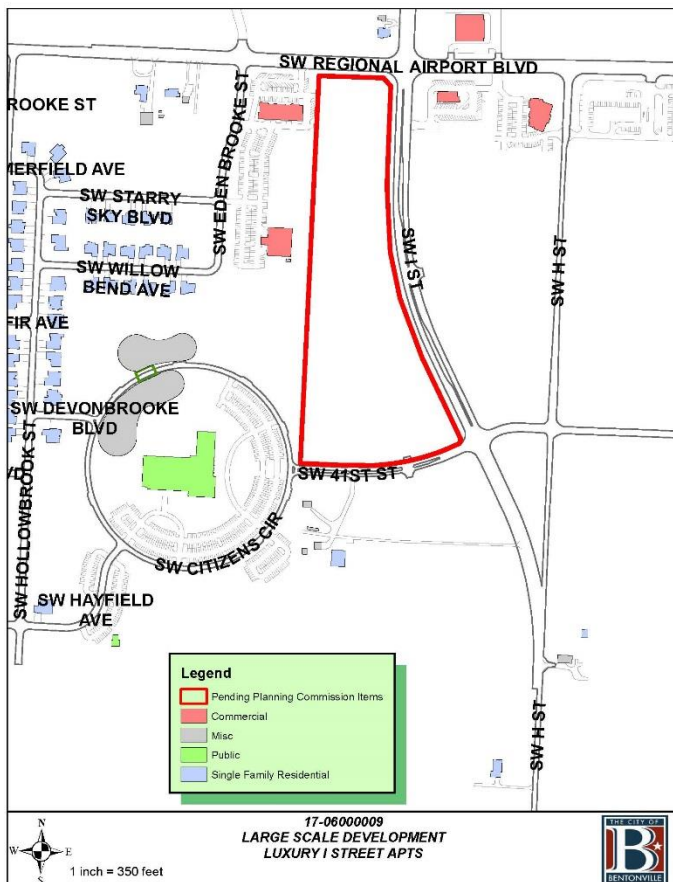
This large scale development does meet the minimum requirements of the subdivision regulations.

### Recommendation

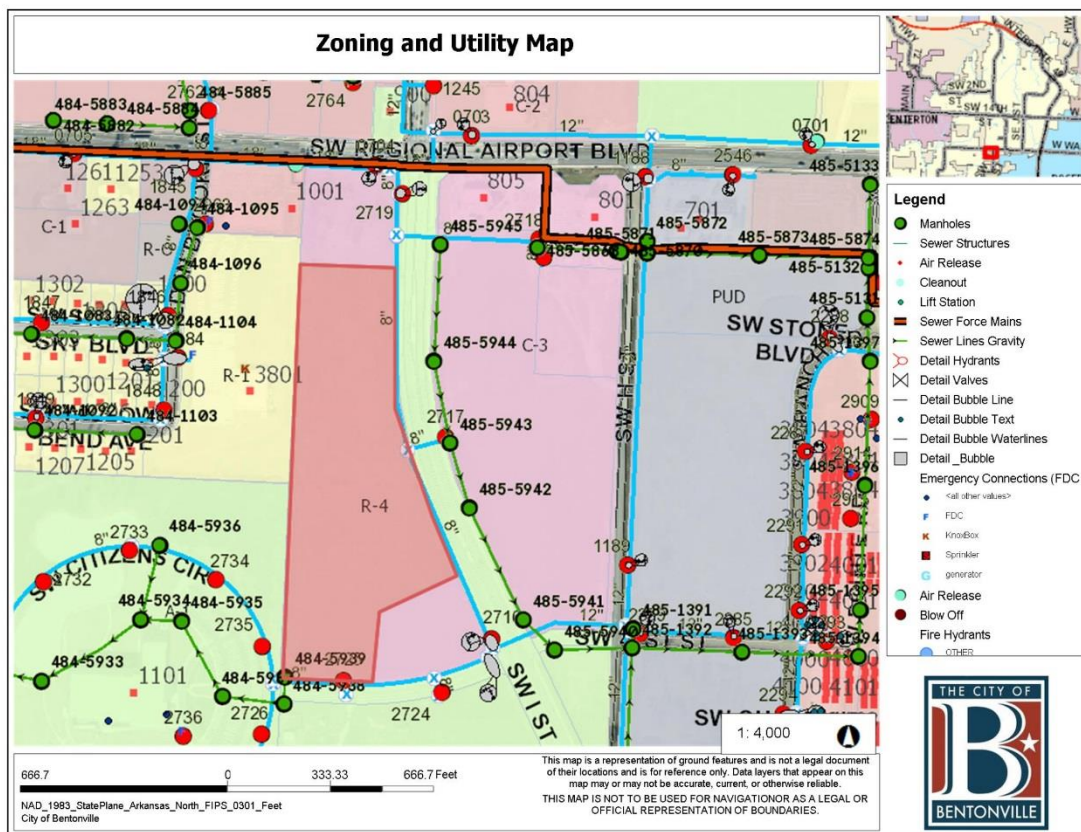
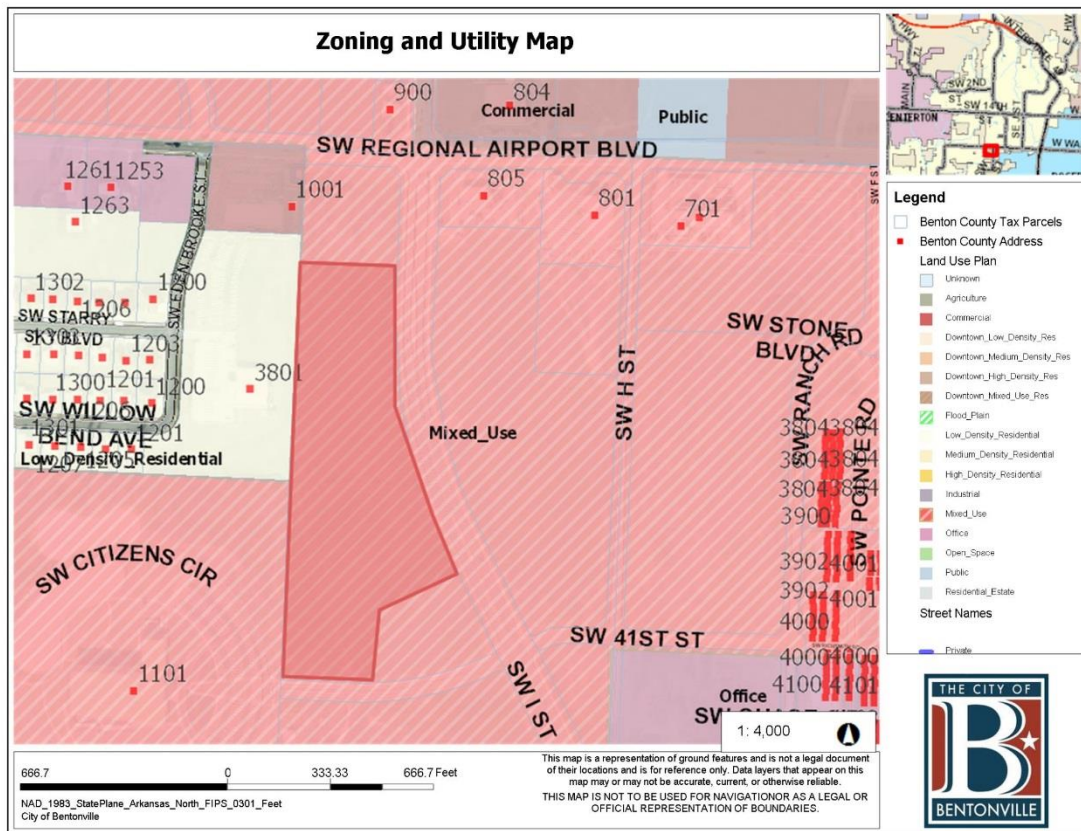
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of the Large Scale Development with a 25% contribution to the traffic signal at the intersection of SW 41<sup>st</sup> Street and SW 'I' Street.

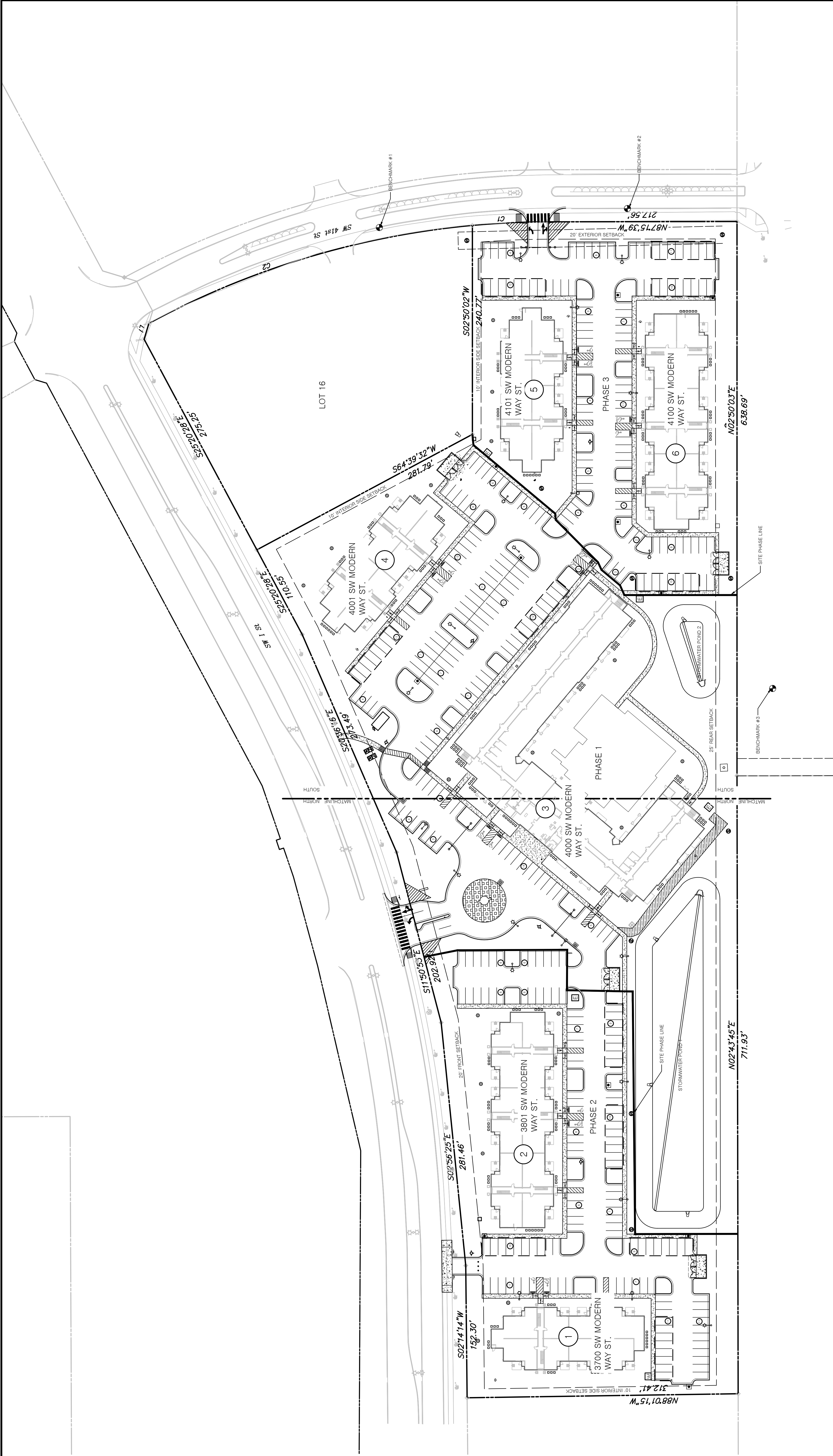
<http://geo.bentonville.com/mgweb/PZpending/>

### Location Map



# LARGE SCALE DEVELOPMENT STAFF REPORT





UNIT CALCULATION TABLE:

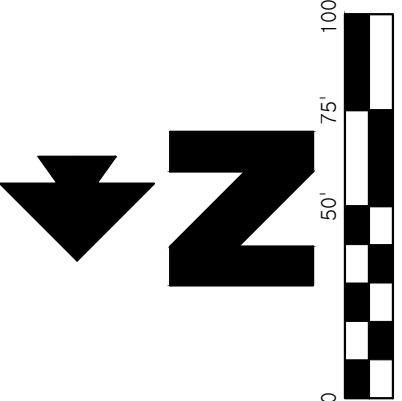
|                |            |
|----------------|------------|
| 911.1 BEDS     | = 214 BEDS |
| 121.1 x 2 BEDS | = 214 BEDS |
| 244.3 BEDS     | = 214 BEDS |
| 239 UNITS      | = 444 BEDS |

PARKING CALCULATION TABLE:

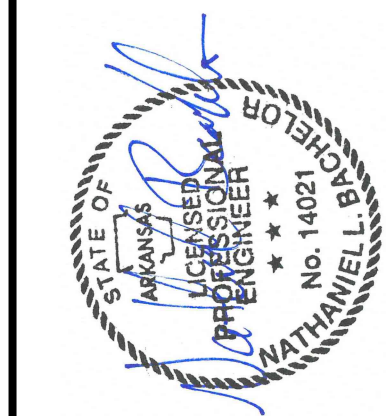
|                           |                              |
|---------------------------|------------------------------|
| 3700 SW MODERN            | 8 ADA SPACES REQUIRED        |
| 3801 SW MODERN            | 8 ADA SPACES REQUIRED        |
| 4000 SW MODERN            | 364 STANDARD SPACES PROVIDED |
| 14 ADA SPACES PROVIDED    |                              |
| 318 TOTAL SPACES PROVIDED |                              |

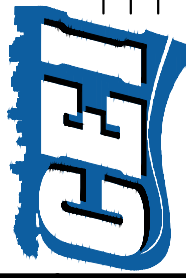
GREENSPACE CALCULATION TABLE:

|                           |             |
|---------------------------|-------------|
| PHASE 1                   | 15,100 SF   |
| PHASE 2                   | 15,100 SF   |
| PHASE 3                   | 15,100 SF   |
| TOTAL GREENSPACE REQUIRED | = 15,100 SF |
| GREENSPACE PROVIDED       | = 16,000 SF |



**SITE BENCHMARK**  
BENCHMARK # 1 MAGN. ELEVATION 1303.48  
BENCHMARK # 2 MAGN. ELEVATION 1308.72  
BENCHMARK # 3 MAGN. ELEVATION 1304.10





**Engineering Associates, Inc.**  
ENGINEERS • PLANNERS • SURFSCAPE  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. AGENCY PARKWAY, SUITE 2  
BENTONVILLE, AR 72712  
(479) 273-8472  
FAX (479) 273-3842

CEI PROJECT NO. 29611

|              |        |      |      |      |    |     |     |
|--------------|--------|------|------|------|----|-----|-----|
| INITIAL DATE | 3/6/17 | M.B. | M.B. | DPOR | PM | DSS | DRW |
|              |        |      |      |      |    |     | 271 |

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3108 S.W. AGENCY PARKWAY, SUITE 2  
BENTONVILLE, AR 72712  
(479) 273-8472  
FAX (479) 273-3842

**4000 SW MODERN WAY ST**  
**BENTONVILLE, ARKANSAS**

**I-STREET LUXURY APARTMENTS**

**SITE OVERALL**

REV DATE 3/6/17  
SHEET NO. 3 OF 32  
REV-1

CITY PROJECT # 17-06000009

03/06/2017

# REZONING STAFF REPORT



## PMD Enterprises, LLC

Rice Lane & Rice Road

PC Date: 4/4/17

Recommendation: Approval

Reviewer: Jon Stanley, Planner

|                                 |                                                                      |
|---------------------------------|----------------------------------------------------------------------|
| Project Number                  | 17-09000014                                                          |
| Applicant / Current Owner       | PMD Enterprises, LLC<br>1501 McCollum Drive<br>Bentonville, AR 72712 |
| Site Area                       | 10.4+/- acres                                                        |
| Current Zoning                  | A-1, Agricultural                                                    |
| Requested Zoning                | C-2, General Commercial                                              |
| Future Land Use Map Designation | Commercial (C)                                                       |

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

### Location Map



### Property Description

This property is vacant and adjacent to Interstate 49.

### Projected Traffic Impact

The proposed zoning designation has the potential to impact traffic in the area. A proposed collector street is shown to traverse the property on the current Master Street Plan therefore any proposed development will be required to construct said collector street helping to alleviate traffic concerns.

### Utility Infrastructure

Per the city 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 commercial. The C-2, General Commercial zoning designation is a recommended zoning for this classification. This location will provide goods and services to the surrounding single-family developments, act as a buffer between the low and medium density residential located to the north and east and the expressway located to the west.

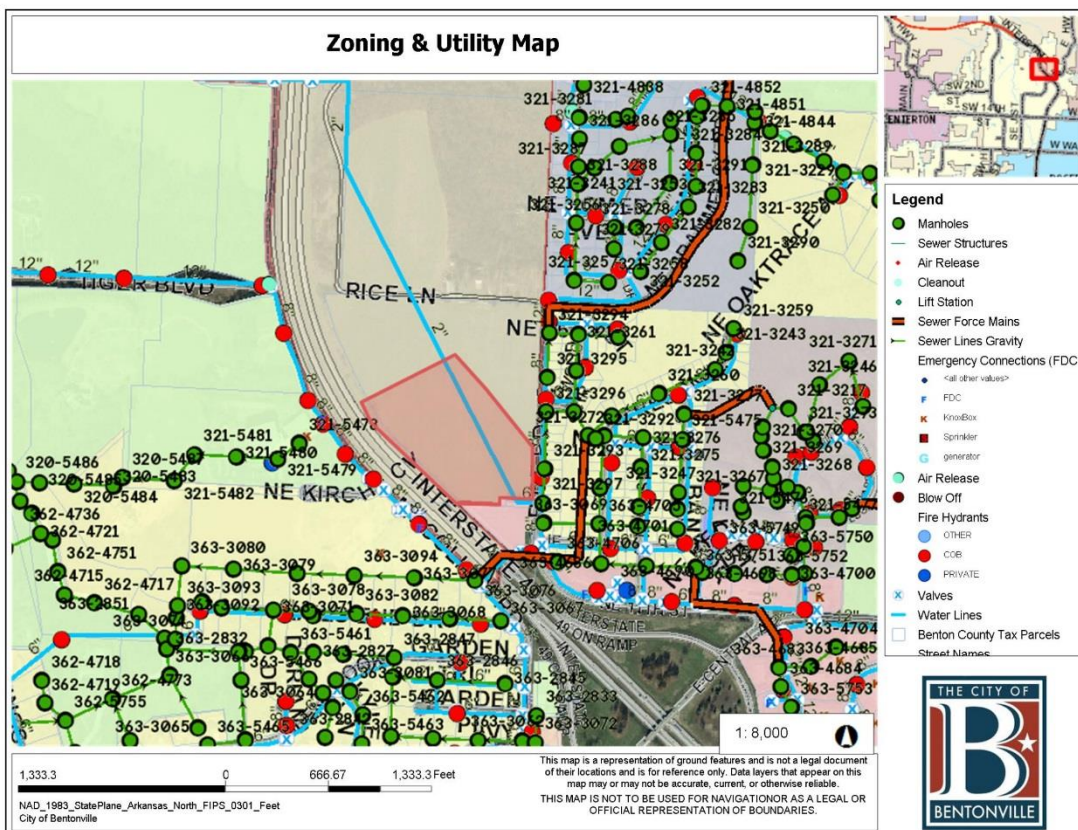
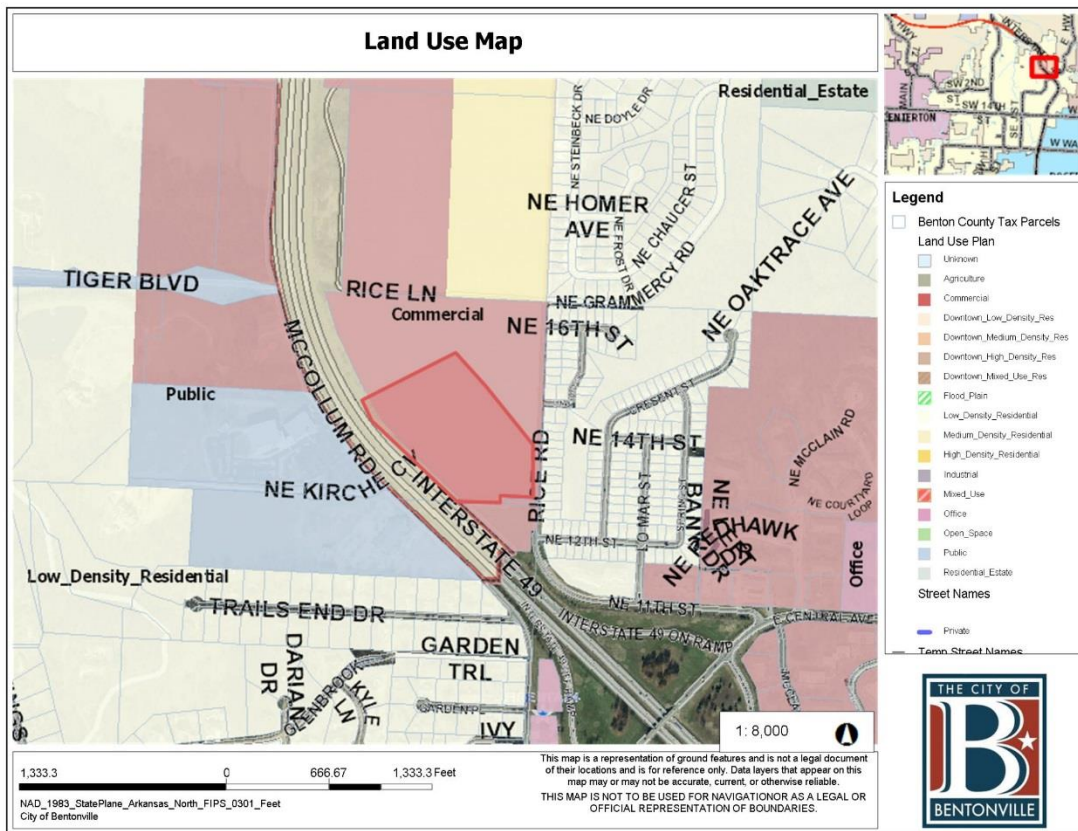
### Conclusion

The C-2, General Commercial zoning district is consistent with the City of Bentonville's Future Land Use Map and the General Plan. The property is situated along an expressway and C-2, General Commercial is an appropriate zoning designation for this property.

### Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from A-1, Agricultural to C-2, General Commercial.

## REZONING STAFF REPORT





# MORRISON SHIPLEY

ENGINEERS • SURVEYORS

February 27, 2017  
Planning Department  
City of Bentonville  
315 S.W. "A" St.  
Bentonville, AR 72712

**Re:    *The ROC, SW Corner of Rice Ln & Rice Rd  
          Bentonville, AR 72712  
          Rezoning Request***

We are representing a request by CrossMar Investments to rezone the property located at the southwest corner of Rice Lane and Rice Road. This property is currently pasture and is in the annexation property to bring it into the city limits. The owner would like to develop the 33 acre property into a commercial development housing 4 – 70,000 square feet office buildings. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

- The property is currently in the county but will be A-1, Agricultural, when annexed into the city. The proposed zoning is C-2, General Commercial.
- The rezone is requested to accommodate the construction of the proposed four office buildings that will be submitted as an LSD after the rezone is approved.
- The proposed four office buildings will be situated along I-49 leaving approximately 12 acres separating the office space from the existing residential. Based on the land use plan this property is planned commercial so it will meet the cities expectations. The developer does not know what will be constructed on the 12 acres at this time.
- The proposed use of the property is currently 4 – 70,000 square feet office buildings. Each building will be leased out to different interested clients by the square foot. Each building is anticipated to be single story.
- The four office buildings have the potential to bring 2000 jobs to Bentonville at full building out. Along with this development a collector will be constructed through the

middle of the property and apportion of Rice Road will be upgraded to assist with traffic demands.

- Signage is anticipated to be the typical CrossMar monument sign for each building meeting the cities signage ordinance.
- The planned exterior for the facility is still in design but is anticipated to be along the lines of Vista 21 or Central Investments. A final design will be submitted for LSD.
- An 8" Sewer line is on the east side of Rice Road that will be extended to serve all four office buildings. This sewer line conveys sewage to the Dogwood Place Lift Station. MSE has analyzed the existing lift station and found the pumps must be upgraded for this development, due to the existing pumps being out dated. The developer and MSE is currently working with City Public Works, Engineering, and Water Departments on this matter. There is also an 8" water line on the east side of Rice Road, assumed to be 10' west of the sewer line, that will be extended through the development to serve all four buildings.

Sincerely,

***Morrison Shipley Engineers, Inc.***

A handwritten signature in blue ink, appearing to read 'Patrick Foy', is written over a horizontal line.

Patrick Foy, E.I.  
Project Manager

# REZONING STAFF REPORT



## Riggins Commercial Construction & Development, LLC

SW Rainbow Farm Road

PC Date: 4/4/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

|                                 |                                                                                                         |
|---------------------------------|---------------------------------------------------------------------------------------------------------|
| Project Number                  | 17-09000015                                                                                             |
| Applicant / Current Owner       | Riggins Commercial Construction & Development, LLC<br>1204 E. Joyce Boulevard<br>Fayetteville, AR 72703 |
| Site Area                       | 3.0 acres                                                                                               |
| Current Zoning                  | R-O, Residential Office                                                                                 |
| 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 vacant and bordered by Cornerstone Phase 1, 2 & 3 to the north and Phase 5 to the east and is situated between SW Gemstone Boulevard and SW Rainbow Farms Road.

### Projected Traffic Impact

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

### Utility Infrastructure

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

### Relationship to the General Plan

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-1, Single Family Residential zoning is an appropriate zoning district for this designation.

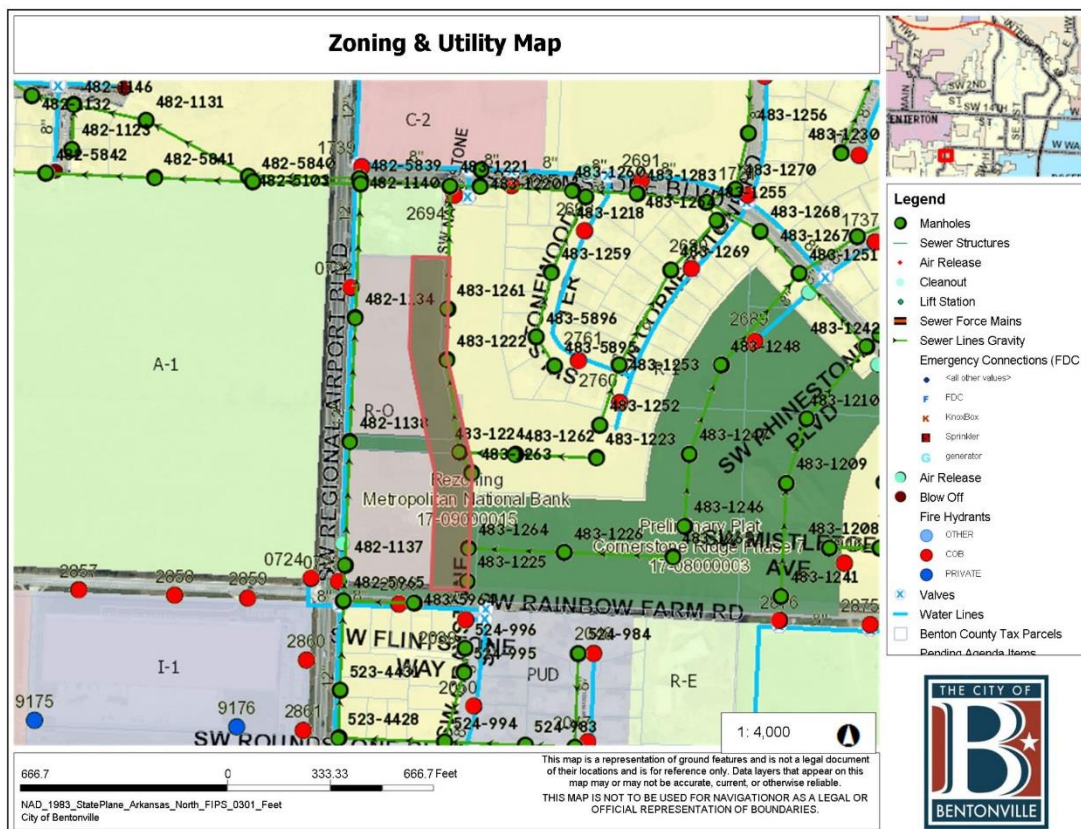
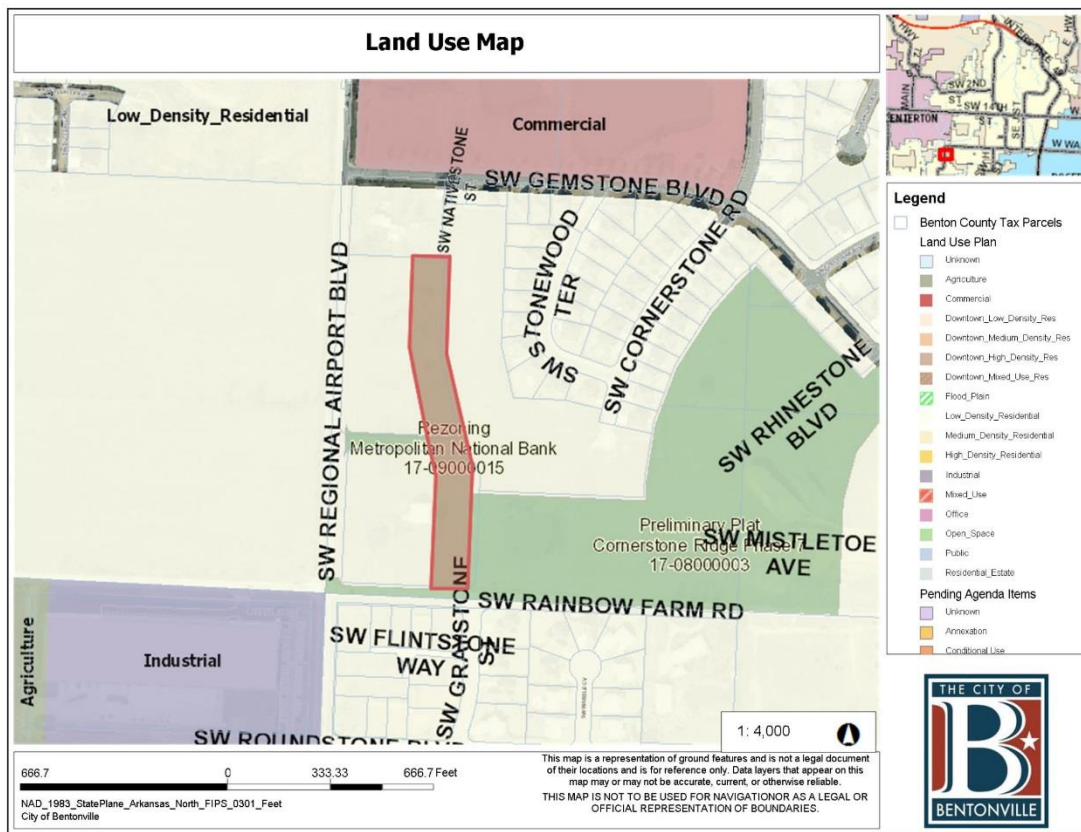
### Conclusion

The R-1, Single Family Residential zoning designation is compatible with the surrounding land uses at this location and is consistent with the Future Land Use Map and the General Plan. The property is bordered by single-family residences on three sides.

### Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from R-O, Residential Office to R-1, Single Family Residential.

# REZONING STAFF REPORT





**JORGENSEN**  
**+ASSOCIATES**  
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

City of Bentonville  
305 SW A Street  
Bentonville, AR. 72712

1/15/17

At: Beau Thompson  
RE: Preliminary Plat and Rezoning for  
Cornerstone Ph 7

Attached please find information pertaining to the preliminary plat and rezoning for Cornerstone Ph 7. This is for a total of 81 lots which is the remainder of the single family residential in this area. The rezoning request is to rezone a portion of property from R-0 to R-1 for a row of lots on the West side of SW Nativestone Street (15 single family homes).

These additional 15 lots will be compatible with the lots across the street. Water and sewer (8") will be on Nativestone Street.

Please call concerning any questions you may have.

Thank you.

Sincerely;

  
David L. Jorgensen, P.E.

# REZONING STAFF REPORT



## Faciszewski

Northeast Monroe Street

PC Date: 4/4/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

|                                 |                                                                             |
|---------------------------------|-----------------------------------------------------------------------------|
| Project Number                  | 17-09000016                                                                 |
| Applicant / Current Owner       | Jared & Sonia Faciszewski<br>1210 NE Monroe Street<br>Bentonville, AR 72712 |
| Site Area                       | 0.55 acres                                                                  |
| Current Zoning                  | R-1, Single Family Residential                                              |
| Requested Zoning                | DN-2, Downtown Medium-Density Residential                                   |
| Future Land Use Map Designation | Downtown Medium-Density Residential (D-MDR)                                 |

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

### Location Map



### Property Description

This property is the location of 4 existing single-family lots in a single-family neighborhood in the downtown area where infill development is beginning to occur.

### Projected Traffic Impact

The proposed zoning designation will not adversely affect traffic in the area. The properties are located within the downtown area and the existing street grid and alley network will provide adequate options for ingress and egress.

### Utility Infrastructure

Per the city GIS website, public water and sewer are available at these locations.

### Relationship to the General Plan

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

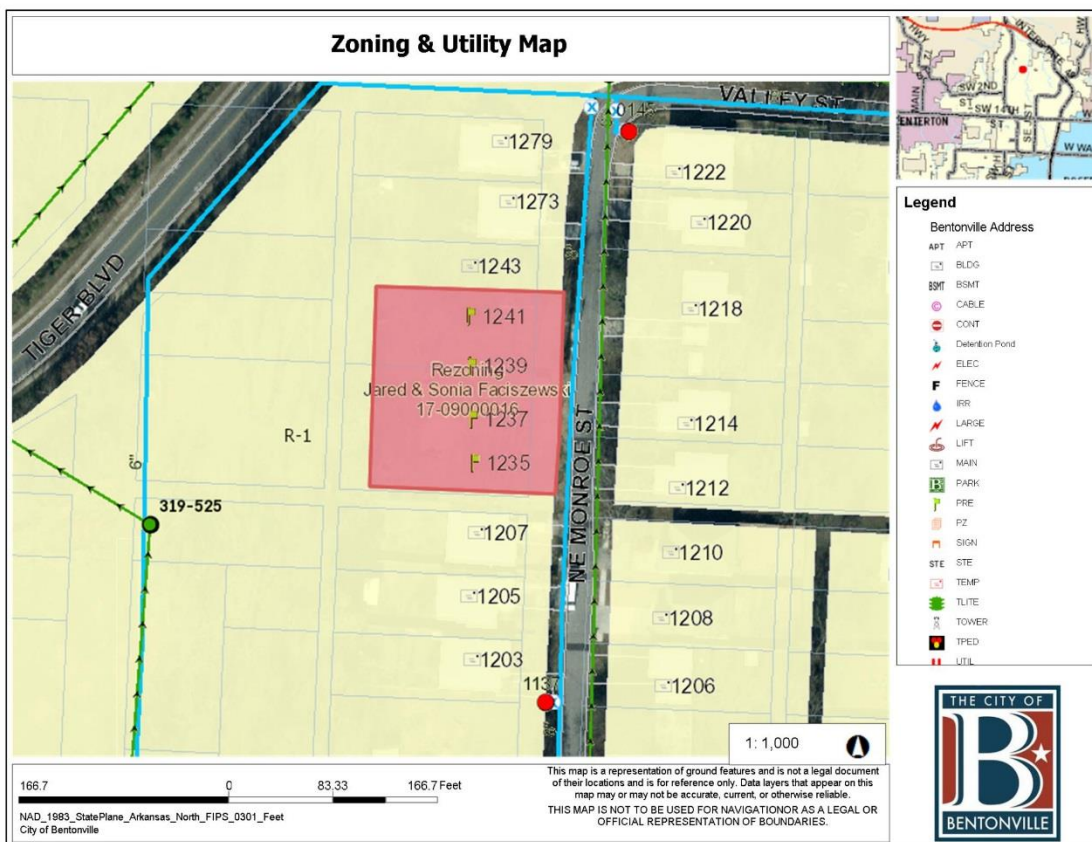
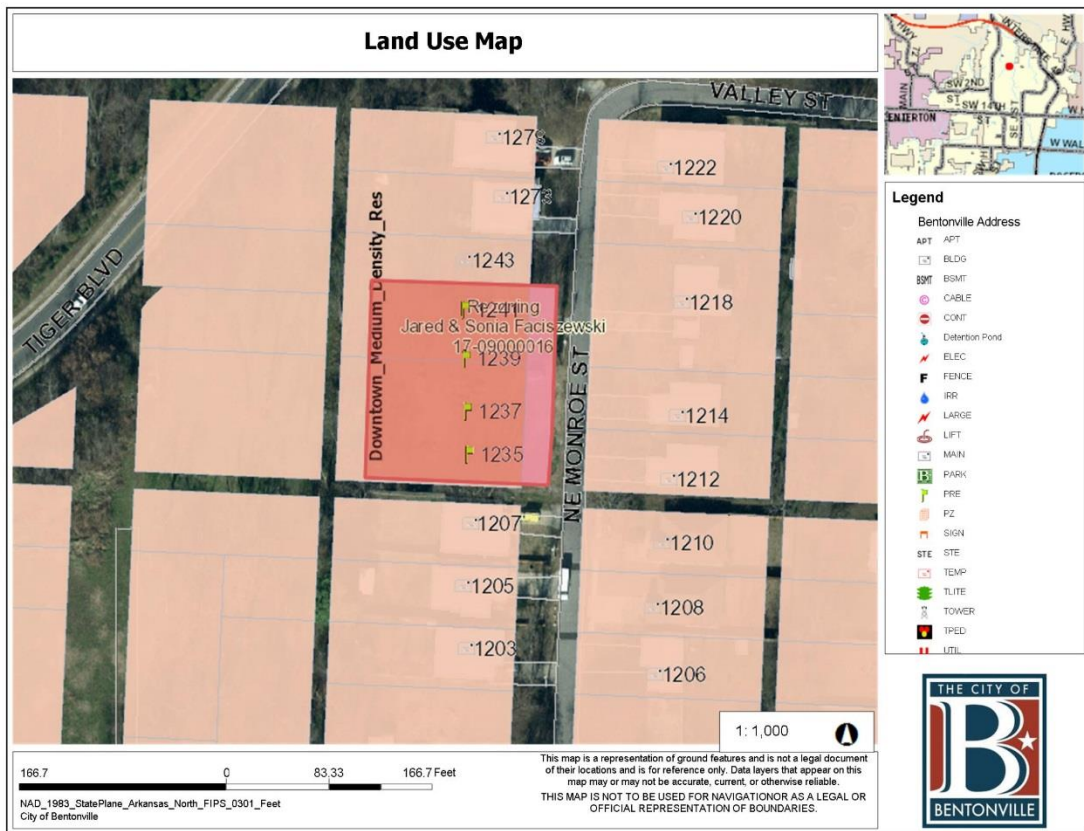
### Conclusion

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

### Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from R-1, Single Family Residential to DN-2 Downtown Medium-Density Residential.

# REZONING STAFF REPORT



## Legal Description for Parcels #: 01-04571-000, 01-04571-001, 01-04572-000

### 01-04571-000

Lot/Block: 25/7

Subdivision: W A BURK'S ADD-BENTONVILLE

Legal Description: REPLAT 1/29/2016 2016-69 SURVEY 2012-116

### 01-04571-001

Lot/Block: 26, SPT 27/7

Subdivision: W A BURK'S ADD-BENTONVILLE

Legal Description: REPLAT 1/29/2016 2016-69

### 01-04572-000

Lot/Block: 28, NPT 27/7

Subdivision: W A BURK'S ADD-BENTONVILLE

Legal Description: REPLAT 1/29/2016 2016-69

#### **Addresses of Lots affected:**

- 1235 NE Monroe Street
- 1237 NE Monroe Street
- 1239 NE Monroe Street
- 1241 NE Monroe Street

---

## Narrative

The current zoning of these parcels is R-1. Per the Master Plan for downtown rezoning, this is a proposal to adopt the new zone of DN-2. It is the intention of the owners, Jared & Sonia Faciszewski to build a residential home on Parcel # 01-04572-000.

The reason for this rezone request is due to the new downtown Master plan and to allow for the use of updated setbacks.

This neighborhood "Briartown" is a residential area comprised of single and multi-family units. Many of the houses in the neighborhood have fallen into disrepair and are in need of demolition or intense remodeling. (As was the case with the previous home on this property, 1211 NE Monroe Street.) The new home will be an improvement to the neighborhood and feature custom architecture influenced by the lot grade and existing mature trees.

This home/building should not change the use, traffic, or signage needs of the neighborhood. The garage will be accessed via the existing alley that runs parallel and West of NE Monroe Street.

Electricity Pole #427

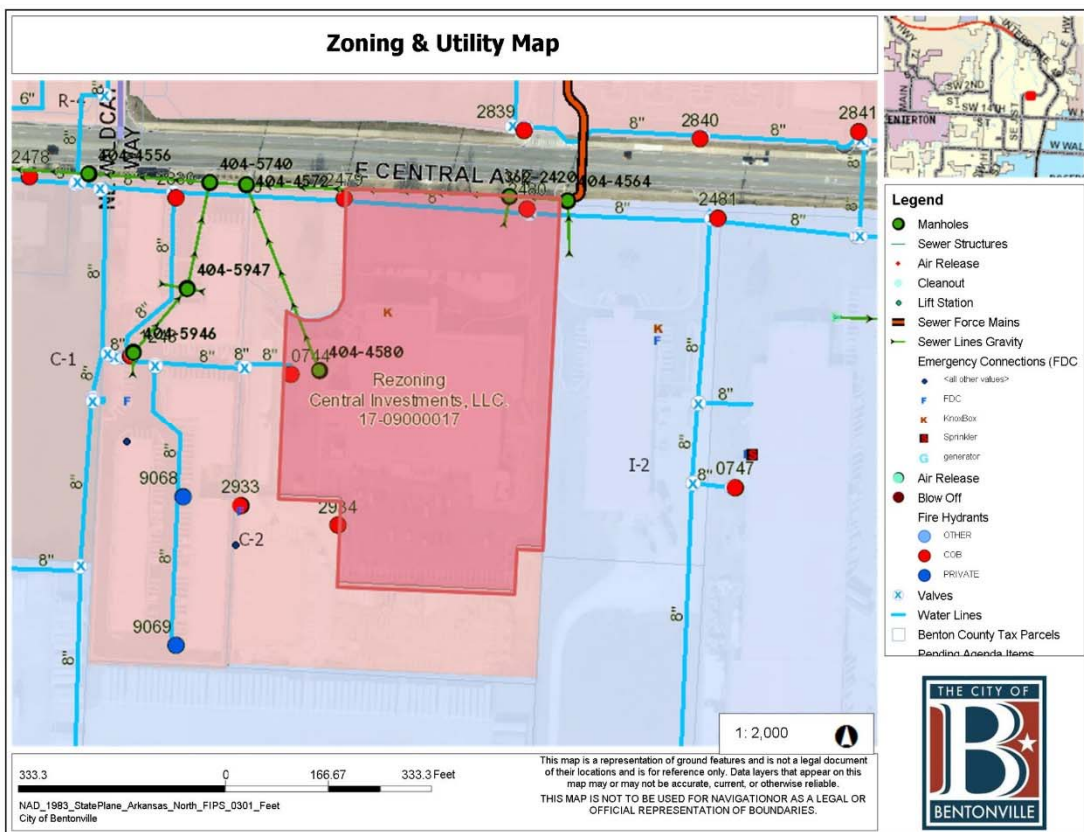
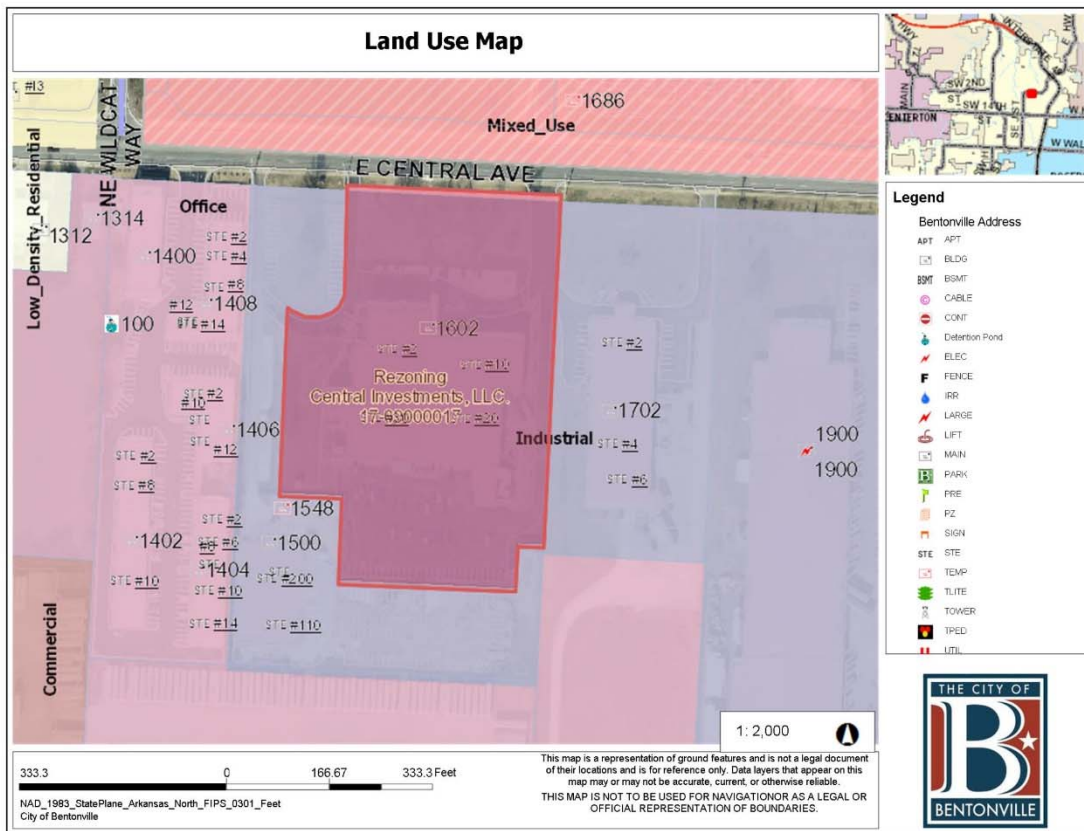
Water Line 8"

Fire Hydrant 1137

Sewer 6"



# REZONING STAFF REPORT





# MORRISON SHIPLEY

ENGINEERS • SURVEYORS

February 27, 2017  
Planning Department  
City of Bentonville  
315 S.W. "A" St.  
Bentonville, AR 72712

**Re: 1602 Central Ave  
Bentonville, AR 72712  
Rezoning Request**

We are representing a request by CrossMar Investments to rezone the property located at 1602 Central Ave. This property currently has an office building with associated parking. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

- The property is currently I-2, Heavy Industrial. The proposed zoning is C-2, General Commercial.
- This zoning change will allow Crossmar Investments to expand the current building. There is currently an approx. 1800 square feet building that they plan to expand to be approx. 7900 square feet. Crossmar is trying to utilize the surrounding drives and therefore would like to expand east. The I-2 zoning requires a 50' side setback and will not allow the expansion where it would be most ideal.
- This zone change would relate to the property to the west that is also zoned for commercial. This location has no residential property around, but does have commercial and industrial zones surrounding it.
- The proposed use of the property is currently office space and the owner would like to expand the office space for a client to keep them in the building.
- The site would have the required amount of parking and the expansion is expected to have minimal impact to the traffic on Central Ave.

- Signage is already onsite and no additional signage is anticipated.
- The planned exterior for the expansion will match the existing building. A final design will be submitted in the LSD process.
- All utilities to serve the expansion will be extended from the existing building. There is however a 6" Sewer line is on the north side of the property as well as an 8" water line.

Sincerely,  
**Morrison Shipley Engineers, Inc.**

A handwritten signature in blue ink, appearing to read "Patrick Foy", written over a horizontal line.

Patrick Foy, E.I.  
Project Manager

# CONDITIONAL USE STAFF REPORT



## 8<sup>th</sup> Street Market Outdoor Vendor Park

801 SE 8<sup>th</sup> Street

PC Date: 4/4/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

|                                 |                                                           |
|---------------------------------|-----------------------------------------------------------|
| Project Number                  | 17-02000004                                               |
| Applicant / Current Owner       | Food Hub NWA, LLC<br>PO Box 1860<br>Bentonville, AR 72712 |
| Site Area                       | 8.86 acres                                                |
| Current Zoning                  | C-2, General Commercial                                   |
| Future Land Use Map Designation | Mixed Use (MU)                                            |
| Requested Use                   | Outdoor Vendor Park                                       |
| Protective Covenants            | Not Applicable                                            |

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

### Location Map



### Property Description

This property is the location of the newly renovated NWA Culinary School.

### Proposed Use Description

The applicant is requesting a conditional use permit for an outdoor vendor park for property located at 801 SE 8<sup>th</sup> Street. The outdoor vendor park will consist of four vendors. Hours of operation will vary seasonally. General vending hours will occur Monday through Saturday from 9:00 a.m. to 10:00 p.m. and may vary for each vendor. Each vendor will have access to public water and electric services. All gray water will be contained and disposed of at an off-site location. Existing on-site parking will be utilized. Existing restrooms within the 8<sup>th</sup> Street Market are accessible to the public. There are no outdoor lighting nor indoor or outdoor structural changes being proposed.

### Projected Traffic Impact

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

### Public Notice

On 3/8/2017, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on 3/27/2017. This meets legal noticing requirements and is adequate for the scope of this project.

Staff has not been contacted regarding this request.

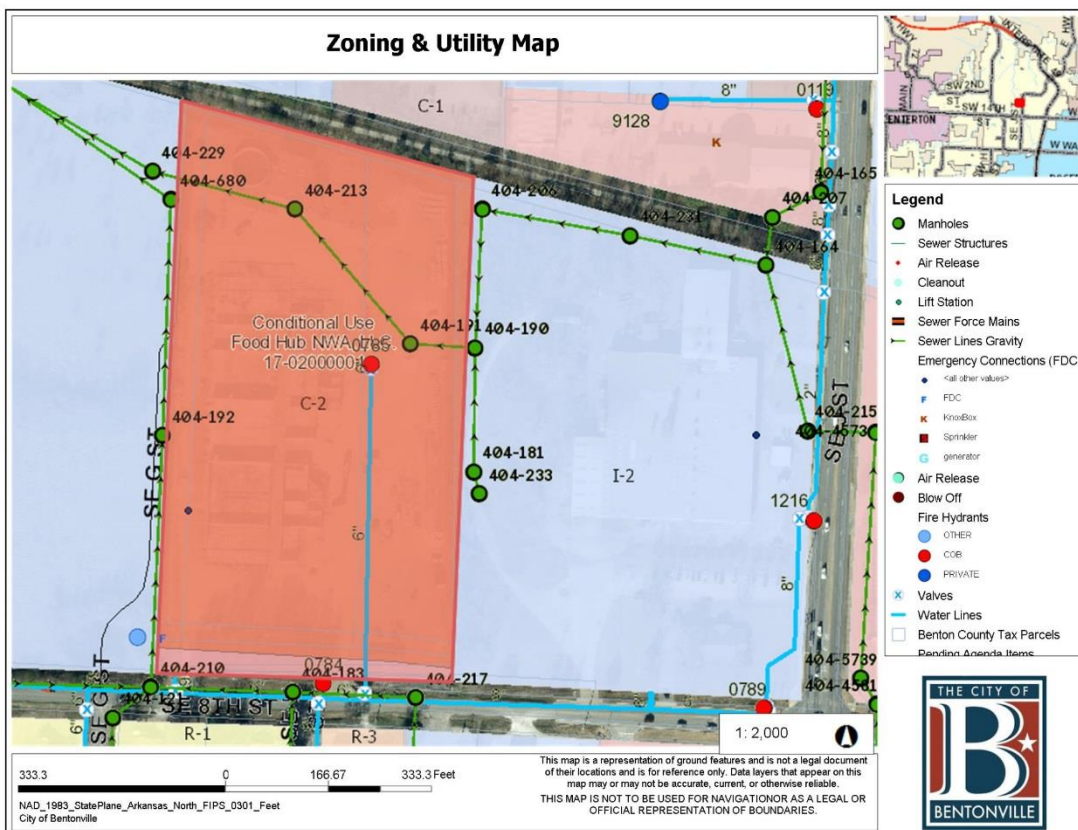
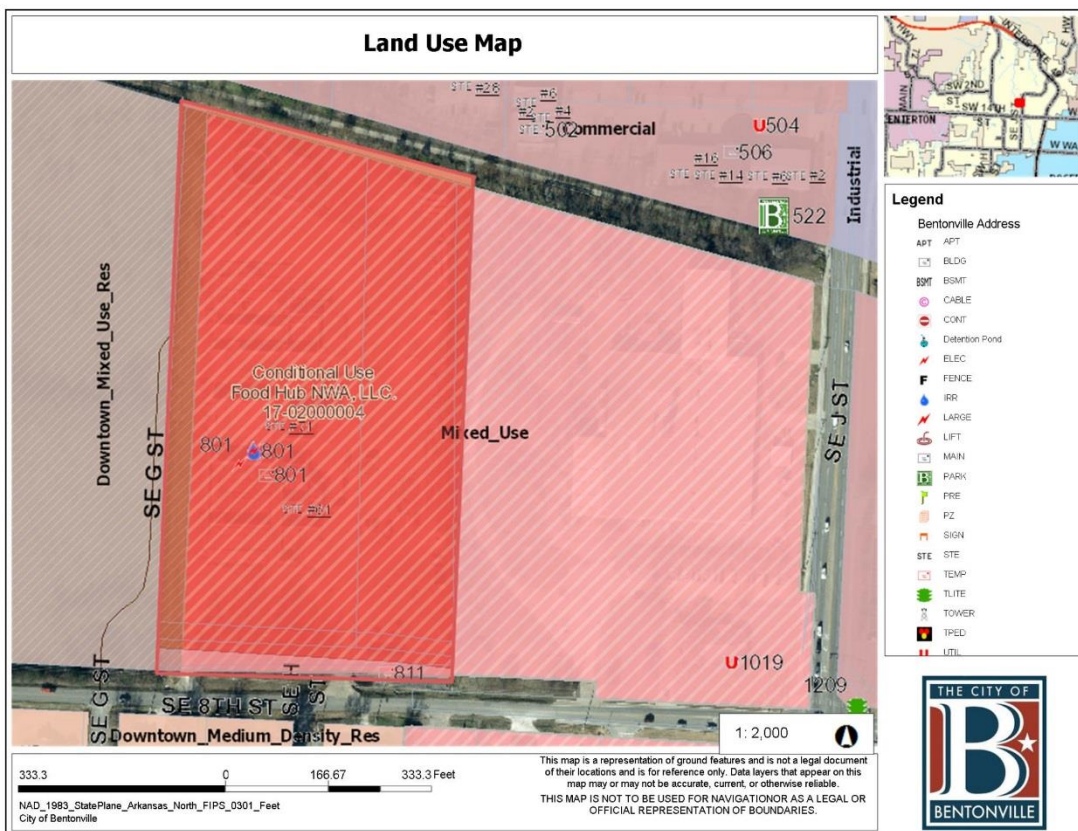
### Conditions of Approval

1. All technical review comments must be addressed before a building permit will be issued.
2. An outdoor vendor permit must be obtained by the applicant.
3. This conditional use permit is valid for a period of two years from the date of approval, at which time the conditional use permit will expire and must be renewed by the applicant.

### Recommendation

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

# CONDITIONAL USE STAFF REPORT



**Conditional Use Permit Request**

**8<sup>th</sup> Street Market project.**

**801 SE 8<sup>th</sup> Street**

**Bentonville, AR 72712**

**5a. Proposed Use and reason for proposed use**

Formally the Tyson Plant on 8<sup>th</sup> Street, the 8th Street Market is an 80,000 square foot building on a 9.5-acre site in the southeast part of downtown. The site has been transformed into a community focused food hub where the anchor tenants and merchants serve as a model for creating economic growth, food education, production, and entrepreneurship by supporting small and midsize local farmers, food entrepreneurs and Brightwater: A Center of the Study of Food.

The 8<sup>th</sup> Street Market project was alluded to as a key deliverable in the realization of the SE Downtown Master Plan and the Market District concept, an experience district the city identified as an area to promote and strengthen city's food and cultural scene.

We are requesting a conditional use on our food truck park designated area as a part of the overall campus food and culinary experience. The food truck park is located on private property next to the southeast part of the building. It faces the main parking lot of the campus, which includes handicap parking spaces. We have access to bathrooms inside the main building and have included electrical outlets and access to water.

We have not included sanitary sewer as part of the design due to the high infrastructure costs and are asking for a waiver for this requirement.

**5b. Site plan drawn to scale (See attached documents)**

**5c. Hours of operation, including days of the week**

The first year of this project the overall project hours of operation will be flexible as we onboard our tenant roll. The food truck park hours will be flexible as well, depending on weather, special programming on site and other conditions. It will be assumed, however, that initial general hours of operation will be between 9am – 10pm, Monday - Saturday depending on the food offerings for each truck.

**5d. Planned indoor and outdoor structure (see attached documents)**

**5f. Parking requirements**

The food truck park is located on a campus that includes approximately 240+ parking spaces

**5g. Planned Outdoor Lighting**

The campus area is fully lit and the outdoor food truck park also has its own lighting system.

**5h. Anticipated patrons, clients, deliveries and/or customers (average per day)**

At this point, we do not know the patterns of use. The building will generate daily traffic, special events will generate traffic and the food trucks themselves will generate traffic. Since this food truck park is located on the inside of the campus, any traffic issues will be contained within the 9.5 acre parcel itself.

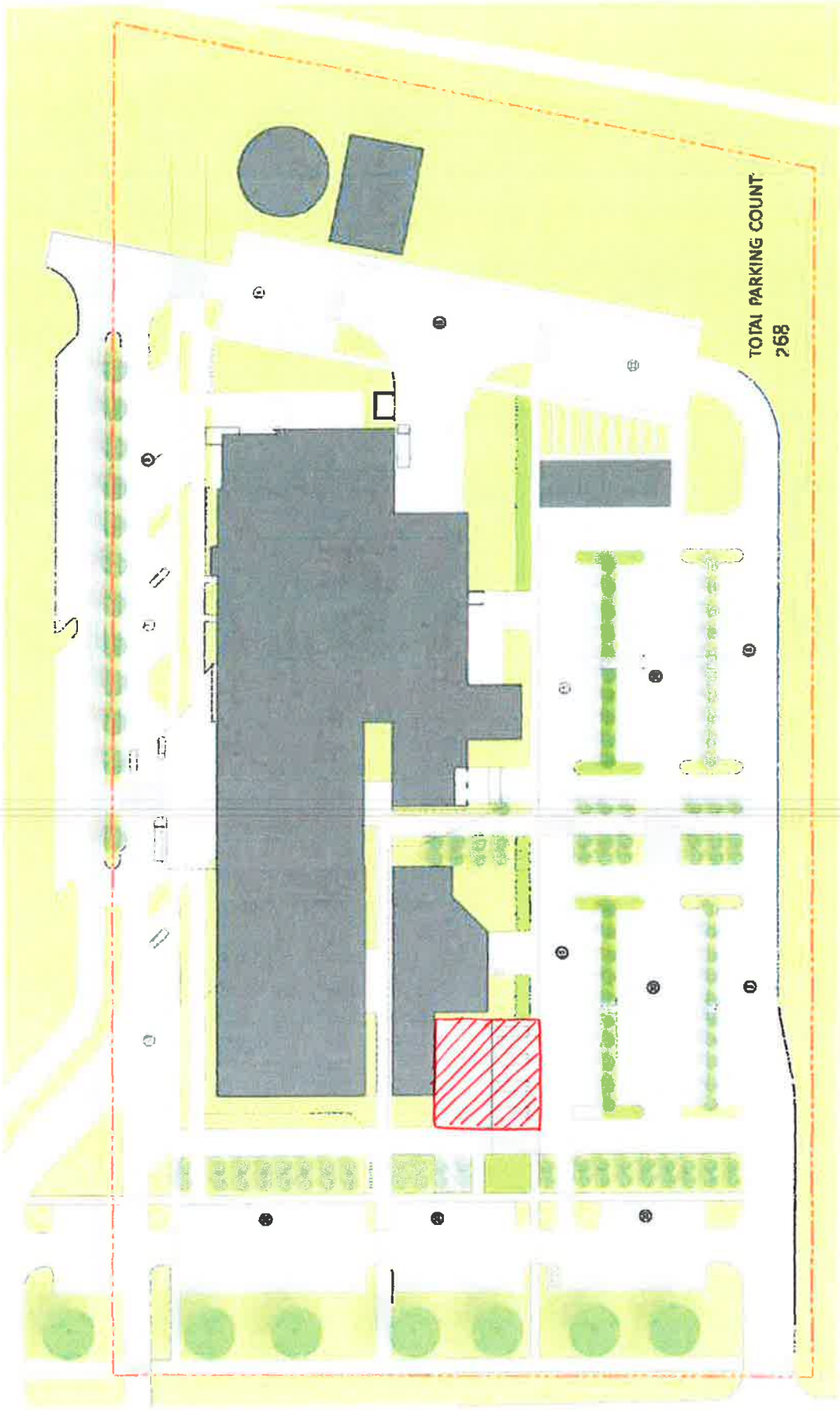
**5i. Proposed number of employees**

Unknown at this point.

**5j. Photographs of site**

Site current still under construction, so photographs would not show the completed space. Photos are of current conditions.

SITE PLAN



## FOOD TRUCK PLAZA

1. FOOD TRUCK / DELIVERY AREA ON PERMEABLE PAVER
2. MARKET / CAFE AREA ON CONCRETE
3. SHADED CAFE SEATING AREA ON CRUSHED GRANITE
4. ROW OF HONEY LOCUST TREES
5. RAIN GARDEN COLLECTING SOUTH PARKING LOT RUNOFF
6. LOW 30" LOADING WALL
7. MONUMENTAL STAIR

